

East Pikeland Township Open Space Committee
July 16, 2008

Meeting began 7:05 Meeting ended 7:55

Present: Rusty Strauss, Stock Illoway, Marilyn Randolph, David Jarvie,
Frank Giardina, Leo Galletto.

Absent: Kim Dunn, Gus Orr, David Toth

Approval of minutes from May 15, 2008 meeting:

A motion to approve the minutes was made by Stock, seconded by Frank and passed unanimously.

Approval of minutes from June 19, 2008 meeting:

A motion to approve the minutes was made by Stock, seconded by Marilyn and passed unanimously.

Preparation for next weeks meeting :

Location: 185 Spring Hollow Farm

Time: 7:00 pm

Attendance: Majority of contacts indicated interest in attending the meeting with the anticipation of 5-8 landowners to be present. This represents a majority of the landowners in the first contact area.

Format:

Stock to make presentation and will provide materials for the landowners to take home. This literature was presented to open Space Committee at the last meeting.

Rusty to provide a map of the township that will help demonstrate the importance of the area these landowners reside to the open space project.

Marilyn to provide light refreshments and will be reimbursed by the township for the cost.

General Discussion

There was general discussion to help each individual of the Open Space Committee understand the benefits to the landowners to become involved with the open space project. Engaged in discussion regarding the overall process to include establishing interest from the landowner, subsequent land appraisal to determine TDRs available for

the land in question, determination by the landowner of how to appropriate the TDR (retain, sell or donate) and completing the transaction.

Stock presented a proposal to all members from J. Brian O'Donnell, MAI. In the way of background, Mr. O'Donnell, has worked with the West Vincent Township Open Space Committee so he is familiar with the process and our area.

The initial study will cost \$5,000. The scope of this study will be to establish a probable market value range for the TDRs in the East Pikeland Township.

Individual property appraisals will cost \$1,800.

Rusty will contact Kim Moretti to see if she has had experience with appraisers and if these fees seem appropriate.

Discussion regarding who would pay for the individual property appraisals and the consensus indicated that the expense should come from Open Space Funds.

Stock presented a rough estimate of TDR values-

Raw land 50 acres or more- \$20,000-\$25,000 per acre. TDR's should be approx. 50% or \$12,000-\$15,000. This number will vary depending on the number of acres of the subject property.

Miller Property

Stock informed the OSC that research is ongoing regarding the cross easements on the property. No additional news

Yahoo Group

Rusty was successful in getting Kim on the yahoo group and will be extending that to the rest of the OSC soon.

Meeting Adjourned