

# Jefferson County Farmland Protection Board

## Board Meeting - April 12, 2021 6:00PM

Via Zoom

Join Zoom Meeting

<https://zoom.us/j/99469035048?pwd=NXdVdnJJa3NNSFJsUmF3ZDZTSm5sdz09>

Meeting ID: 994 6903 5048

Passcode: 309631

Dial by your location

+1 301 715 8592 US (Washington DC)

### AGENDA

\* Action item

6:00pm .....Call to Order and Opening Remarks

Approval of Minutes of Previous Meeting (March 8, 2021)\*

**Introduction of Guests:**

**Treasurer's Report \***

**Administrator's Report**

**Old Business:**

**Consider for approval:** That the Board authorize the Director to identify existing deeds of easement that require either;

- a corrective deed to correct mistakes in the nature of typographical mistakes or scrivener's errors, or;
- an amendment to correct substantive errors in the deed of easement and review these deeds of easement with the easement committee.
- The Board delegates to the easement committee the authority to review these deeds of easement to determine whether they fall into category (a) or (b) above.
- If the easement committee determines that a deed of easement requires correction, the Director is authorized to oversee the drafting of a deed of correction to address the mistakes in the deed and seek approval of the deed of correction by the grantor, all co-holders and all third-party beneficiaries (e.g., NRCS, ABPP).
- If the easement committee determines that a deed of easement requires a substantive amendment, the easement committee shall make a recommendation to the Board to approve an amendment to the deed of easement.

All Farmland Protection Board meetings are open to the public.

To address the Board, contact Elizabeth Wheeler to be placed on the agenda.

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- If approved by the Board, the Director is authorized to oversee the drafting of an instrument of amendment and seek approval of such instrument by the grantor, all co-holders and all third-party beneficiaries.
- Upon approval of all parties of the final forms of corrective deeds or amendments, bur prior to execution, the easement committee shall review the final forms and make a recommendation to approve the final forms for execution on behalf of the Board.
- If approved by the Board, the Director shall then arrange for full execution of such instruments and record the fully executed instruments in the Jefferson County Land Records at the cost of the Board.

**New Business:**

**Consider for approval: Spring 2021 Monitoring reports for the following:**

CC	T	M
R2	Q	ZZ
R3	H	EEE
R1	V	JJJ
RR	EE	HHH
JJ	U	LLL1
G	D	LLL2
AAA	Z	LLL3

**Consider for approval:** Proposal from F.M. Schiavone for a Baseline Report for Property SD04 for \$1,030. \*

**Consider for approval:** Submit Property SD02 application to WVALPA for matching funding request of \$224,303 by May 1, 2021 deadline. \*

**Consider for approval:** Increase hourly wage of part-time GIS contractor to \$20 per hour. \*

**Consider for approval:** That the Board amend its Bylaws to include the following text regarding the distribution of the Board’s assets if the organization is dissolved:

**Dissolution of Jefferson County FPB and Distribution of Assets**

**Section 8: Distribution of Assets.** Upon the dissolution of the Jefferson County Farmland Protection Board, all of the assets and property of the corporation shall be distributed to the Jefferson County government, if exempt within the meaning of section 501(c)(3) at the time of dissolution, for a public purpose. If named beneficiary is not qualified, or not in existence, or unwilling to unable to accept the assets, then assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) if the Internal Revenue Code, or corresponding section of any future federal tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. \*

**Adjourn.**