



***Buncombe County Agricultural Advisory Board***

Meeting Agenda for August 15, 2023, at 11:00 am

49 Mount Carmel Rd, Asheville, NC 28806

Call to order	Steve Duckett, Chair
Approval of August 15, 2023, meeting agenda	Board
Approval of July 18, 2023, meeting minutes	Board
Board Member Reports	Board
Ag Advisory Board By-Laws	Board
Applications for VAD and EVAD	Avni Naik, BCSWCD
Farmland Preservation Report	Avni Naik, BCSWCD
Announcements and Discussion	Board



**Buncombe County Ag Advisory Board Meeting**  
**Farmland Preservation Program Report**  
**August 15, 2023**  
**Avni Naik**

- New board position approved – Mark Diaz.
- Hoping to confirm/schedule grant project visits in August.
- Bond projects – Open Space Bond Manager & Finance to go through internal processes before taking to BOC, working on pre-appraisals to get quotes.
- Waiting to hear back on FY23 grant applications.
- Easement Project Updates
  - Larson Easement – starting BDR and EA
  - Wesley Easement –forest management plan & EA in progress; hope to start on BDR soon.
  - SAHC Garrett – on hold as per SAHC’s request, hope to start survey soon.
  - SAHC Teague Property Easement – closing postponed due to boundary dispute.
  - Sluder Easement– adding in edits from NCDAs, additional funding opportunity.
  - Ramsey Easement – Federal representatives visited site in July, Ph II EA and updated BDR currently under review.
  - Jasperwood Farm Easements – starting deed work; environmental assessments and appraisals are completed and under review.
  - Splendor Valley LLC Easement –refinancing to get subordination agreement signed. Ag South Credit says earliest they’d have things complete is the end of Aug.
  - Clark Easement – postponed until September - banks reviewing subordination agreements.
  - Worthen & Krekel – started survey work.
  - Soden – Letter of Intent is signed, scheduling initial visit with surveyor.



**Meeting Minutes**  
**Buncombe County Agricultural Advisory Board - Buncombe Soil & Water Conservation District**  
**49 Mount Carmel Rd, Asheville, NC 28787**  
**July 18, 2023, at 11:00 am**

**Ag Advisory Board Members Present:** Chair Steve Duckett, Wayne Welch, Terri Wells, Suzy Rankin, Ed Bulluck, and David Lee.

**Others Present:** Avni Naik, Angelica Tyler (BC Staff). Landowners present: Justin & Michelle Gillespie; Debra & Michael Nesbitt; Joann Parham & Aline Fortner.

Meeting was called to order at 11:00am by Chair Steve Duckett.

**Approval of the July 18, 2023, Meeting Agenda**

- **David Lee made a motion to approve the July 18, 2023, meeting agenda, seconded by Ed Bulluck, and the motion passed on the vote.**

**Approval of the Jun 20, 2023, Meeting Minutes**

- **David Lee made a motion to approve the July 18, 2023, meeting minutes, seconded by Ed Bulluck, and the motion passed on the vote.**

**Board Member Reports:** No reports at this time.

**FY24 Bond Project Proposals:** Four potential bond projects were proposed to the Board:

1. Fairacres Farm, Debra & Michael Nesbitt – +/-155 acres in Fairview. Working farm (beef cattle production).
2. Parham Farm, Joann Parham and Aline Fortner - +/-30 acres in Leicester. Working farm (leased for beef cattle and hay production).
3. Gillespie Farm, Justin & Michelle Gillespie - +/- 21 acres in Leicester. Working farm (beef cattle, goats, hay).
4. Reed Farm, Kenneth & Linda Reed - +/- 16.5 acres in Fairview. 1-2 cattle on the farm seasonally.

The Board asked landowners to share their interest in placing conservation easements on their respective properties.

After presentation of all four proposed projects, landowners left the meeting. The Board discussed the four projects and their impressions after visiting the properties. Board members were in favor of the Fairacres, Parham, and Gillespie Farms as they are active working farms with good soils, but voiced concern over the Reed Farm. They were concerned that given the property's location, the easement value would be high despite the smaller size of the property and thus wouldn't be the most cost-effective use of County funds.

Ms. Wells asked Ms. Naik if the Fairacres Farm would be a good candidate for grant funding. Ms. Naik stated that Staff had applied for grant funds for this property a few years ago with the State agency, but the project did not go through. The Nesbitt's have been on the list since then as they are still interested in placing an easement on the property.

- **David Lee made a motion to approve the Nesbitt project and pre-appraisal cost, seconded by Suzy Rankin, and the motion passed on the vote.**
- **David Lee made a motion to approve the transaction costs for the Nesbitt project, seconded by Ed Bulluck, and the motion passed on the vote.**
- **David Lee made a motion to approve the Gillespie Farm CE project and associated transaction and pre-appraisal costs, seconded by Ed Bulluck, and the motion passed on the vote.**
- **David Lee made a motion to approve the Parham farm CE project and associated transaction and pre-appraisal costs, seconded by Ed Bulluck, and the motion passed on the vote.**
- **The Kenneth Reed CE proposal died for a lack of a motion.**

