

Buncombe County Agricultural Advisory Board

Meeting Agenda for January 16, 2024, at 11:00 am 49 Mount Carmel Rd, Asheville, NC 28806

Call to order	Steve Duckett, Chair
Public Comment	
Approval of January 16, 2024, meeting agenda	Board
Approval of November 21, 2023, meeting minutes	Board
Board Member Reports	Board
Board Terms	Board
2024 Board Meeting Calendar Approval	Board
Applications for VAD and EVAD	Avni Naik, BCSWCD
Farmland Preservation Report	Ariel Zijp, BCSWCD
Announcements and Discussion	Board



Ariel Zijp Farmland Preservation Manager

Agricultural Advisory Board 2024 Board Meeting Calendar

- January 16, 2024
- February 20, 2024
- March 19, 2024
- April 16, 2024
- May 21, 2024
- June 18, 2024
- July 16, 2024
- August 20, 2024
- September 17, 2024
- October 15, 2024
- November 19, 2024
- December 17, 2024





- VAD GIS layer update and VAD renewals/removals
- Program process update & Program Workdays
 - Planning to start estimates & title searches upfront.
 - Updating process documents & determining landowner commitment
- Easement Project Updates
 - Larson Easement –deed final edits and review, ROW negotiations, scheduling closing
 - Wesley Easement deed final edits and review & scheduling closing
 - SAHC Teague Property Easement working to exclude the disputed area should resolve in a couple months.
 - Sluder Easement- waiting for additional funding
 - Ramsey Easement final documents submitted to request closing funds!
 - Jasperwood Farm Easements BDR submitted for review and deed work drafts
 - Splendor Valley LLC Easement –Needing to request extension/final conversation with lender
 - Clark Easement waiting on subordination agreement resolution March/April
 - Worthen & Krekel survey in progress and starting deed work
 - Soden survey in progress
 - Parham/Fortner Farm Bond easement purchase request to commissioners in February
 - Rogers Farm Trust –NCDA contract signed & starting survey in January
 - David Rogers NCDA contract signed & starting survey in January
 - Scott Fisher–NCDA contract signed & starting survey in January

Applicant	Township	Acres	Program	Determination	Appl. Date	Phone Number	Appl. No.
Phillip Worley	Leicester	88.5	VAD	Eligible - Renewal	11/22/2023	864-304-5211	671-Worley
David Snelson	Leicester	109.22	EVAD	Eligible	12/4/2023		672-Snelson
The Light Center	Black Mountain	120	VAD	Eligible	12/8/2023	2098 NC Hwy 9 South	673-Light Center
Mark & Donna Diaz	Sandy Mush	46.79	EVAD	Eligible	12/11/2023	Dr., Leicester	674-Diaz
Tempas Renatus	Black Mountain	113.65	VAD	Eligible	11/27/2023	910-986-7743	675-Tempus
		478.16					
	VAD Tota	VAD Totals EV		Totals	VAD/EVAD Combined Totals		
Totals as of November 2023	Number of Farms	320	Number of Farms	21	341		
Totals as of November 2025	Total Acreage	22615.68	Total Acreage	2258.58	24874.26		
New totals for December	Number of Farms	321	Number of Farms	23	344		
2023 (if proposed							
applications are approved)	Total Acreage	22740.11	Total Acreage	2414.59	25154.7		

Meeting Minutes Buncombe County Agricultural Advisory Board - Buncombe Soil & Water Conservation District 49 Mount Carmel Rd, Asheville, NC 28787 November 21, 2023, at 11:00 am

Ag Advisory Board Members Present: Terri Wells, Suzy Rankin, Wayne Welch, Anne Grier, Mark Diaz.

Others Present: Whitney Meadows, Keith Miller, Ariel Zijp, Avni Naik, Johanna Cano (BC Staff).

The meeting was called to order at 11:34 am by Terri Wells due to lack of quorum at the beginning of the meeting. The Board and Staff presented their reports first. Once the quorum was established, all items requiring votes were addressed.

Board Member Reports: Ms. Wells and Mr. Duckett attending NC Ag Tech last Friday – had good information available and hopes there'll be more conversation around ag economic viability. They mentioned studies showing that ag land is a net positive tax base for NC. There will be a new program from the NC Ag Manufacturing and Processing Initiative through the Appropriations Act providing \$20 million over the next two fiscal years to invest in infrastructure. They hope to have applications ready to go by 2024.

Farmland Preservation Report:

- Working on grant applications:
 - o Submitted two USDA applications for the IRA funding pool (mid-November deadline)
 - Will submit the two same applications for the regular ACEP pool as well to increase chances of funding
 - Working on 3 NCDA applications (December deadline)
- LCAB voted on Lake Eden Preserve easement purchase request for SAHC.
- Ag Breakfast on Nov. 14th at Claxton Farms was a success!
- Easement Project Updates
 - Larson Easement BDR and EA complete, working on deed.
 - Wesley Easement forest management plan & EA complete; hope to start on BDR soon.
 - SAHC Garrett on hold as per SAHC's request, hope to start survey soon.
 - SAHC Teague Property Easement working with SAHC on options to move forward.
 - Sluder Easement– submitted additional funding application.
 - Ramsey Easement –Final documents under review with grant agencies. Hoping to close on this easement soon.
 - Jasperwood Farm Easements starting deed work and hoping to wrap up baselines soon. Environmental assessments and appraisals are complete.
 - Splendor Valley LLC Easement waiting on Ag South Farm Credit for subordination agreement.
 - Clark Easement landowners checking in with their loan officers on subordination.
 - Worthen & Krekel started survey work.
 - Soden starting survey work.
- Ms. Nesbitt reached out to Staff asking for a few changes to the easement homesites and exclusions. Staff are bringing back those changes to the Board since they are different from what the Board approved a few months

ago. Staff is also thinking about putting this project forward for grant funding first because there is an additional application slot available and the State grant has additional funding this year from the IRA, so it may be more likely that the project will be funded.

Approval of the <u>November 21, 2023, Meeting Agenda</u> (after meeting was called to order at 11:34 am once quorum was established).

Wayne Welch made a motion to approve the November 21, 2023, meeting agenda, seconded by Suzy Rankin, and the motion passed on the vote.

Approval of the October 17, 2023, Meeting Minutes

- Wayne Welch made a motion to approve the October 17, 2023, meeting minutes, seconded by Suzy Rankin, and the motion passed on the vote.
- > Anne Grier made a motion to approve putting the Nesbitt project forward for the State grant with the changes to the boundary/exclusion, seconded by Suzy Rankin, and the motion passed on the vote.

Applicant	Township	Acres	Program	Determination	Appl. Date	
Wesley Alderfer	Leicester	19	VAD	Eligible	10/27/2023	
		19				
	VAD Totals		EVAD Totals		VAD/EVAD Combined Totals	
Totals as of October 2023	Number of Farms	319	Number of Farms	21	340	
	Total Acreage	22596.68	Total Acreage	2258.58	24855.26	
New totals for November	Number of Farms	320	Number of Farms	21	341	
2023 (if proposed						
applications are approved)	Total Acreage	22615.68	Total Acreage	2258.58	24874.26	

VAD and EVAD Applications (Ms. Naik): One new VAD application in Leicester

Anne Grier made a motion to approve the VAD application, seconded by Wayne Welch, and the motion passed on the vote.

PUV Presentation

Whitney Meadows and Keith Richards with the Buncombe County Tax Department presented information on the County's present-use valuation tax program. The Board agreed to wait on making any motions until the next meeting since a quorum was not present at the time and a vote was not needed for the grant application.

With no other announcements, the meeting was adjourned at 12:20 pm.