

Exhibit G

Open Space (Excerpts from Board of Supervisors Regular Meeting Minutes)

June 14, 2022

5) Land Preservation Plan

Sarah Sharp, from the Brandywine Conservancy, was present to review and answer any questions regarding the final draft of the Land Preservation Plan which was developed with the Open Space Committee over the last 12 months. The Land Preservation Plan was created for ongoing open space education and planning and is available for review on the Township's website.

A motion was made by Chairman Goodley, seconded by Supervisor Wallace, to accept the Land Preservation Plan. The motion carried:

Ayes: 4 Nays: 0

November 8, 2022

Open Space Report

Supervisor Goodley reiterated that there are farms in the pipeline for preservation in 2023. The Open Space Committee continues to reach out to prospective landowners within the Township to discuss the possibility of preserving their properties.

December 12, 2022

Open Space Report

Supervisor Goodley reported the County has released the rankings for the farms that applied for preservation during the last application round. Within this list, are a couple farms in the Township which the County plans to pursue with the Township's participation. If all goes well, these farms should be preserved in 2023.

January 3, 2023

Open Space Report

Chairman Goodley explained the County is expecting to preserve several farms within the Township this year which will use some of the money in the Township's Open Space fund. Chairman Goodley explained the Township does have an informal Open Space Committee which meets as necessary. Chairman Goodley reviewed the individuals who currently serve on the committee.

February 14, 2023

Open Space Report

Chairman Goodley reported several farms within the Township remain in the pipeline for preservation this year. Any property owners who are interested in preservation are encouraged to reach out to the Township for more information.

March 14, 2023

Open Space Report

Chairman Goodley had nothing specific to report regarding preservation. He explained that the partnership with Chester County, in preserving farms under the Challenge Grant program, can be a slow process but is a necessary one to ensure as many farms are preserved as possible with the money available in the Township's Open Space fund.

April 11, 2023

Open Space Report

Chairman Goodly had nothing new to report on preservation but reminded residents one third of the land area in the Township is preserved and preservation efforts will continue.

May 9, 2023

Open Space Report

Chairman Goodley reported the .25% EIT, which residents voted in favor of, funds the Open Space program. A farm on McCoury Road will likely be preserved within the next month which will be funded by both Chester County and East Nottingham Township. There are several other farms that will likely be preserved in the near future and will result in the spending of the taxpayer's contributions to this well-supported program which preserves the rural nature of the area.

June 13, 2023

Open Space Report

Chairman Goodley reported the agreement for a large farm preservation project within the Township will be considered later in the meeting and there are many other farms in the pipeline for preservation.

July 11, 2023

Open Space Report

Supervisor Goodley reported a couple of transactions are in the pipeline for land preservation and will be going to settlement very soon. Interest and support in the Open Space program is strong and growing.

August 8, 2023

Open Space Report

Chairman Goodley reported that settlement on a Deed of Agricultural Preservation Easement for a farm within East Nottingham Township is scheduled to be finalized within the next two weeks. There are other farms within the Township that are going through the preservation process and are also expected to go to settlement this year.

September 12, 2023

Open Space Report – no report given.

October 10, 2023

Open Space Report

1) Consideration of Agricultural Conservation Easement Appraisal Proposal

Chairman Goodley reported three applications to preserve farmland within the Township have been received and therefore a proposal has been obtained from Eberly Appraisal Services to complete conservation easement appraisals for all three parcels of land. The cost will total \$6,000. The Township generally follows the County guidelines for the process of preservation and as a result will require the landowner to pay a deposit of \$1500 per appraisal.

A motion was made by Chairman Goodley, seconded by Supervisor Wallace, to adopt the proposal from Eberly Appraisal Services for the three appraisals contingent on the landowner providing an appraisal deposit in the amount of \$4,500.00. The motion carried:

Aye: 4

Nay: 1 (Faux)

November 14, 2023

Open Space Report

Chairman Goodley reported that a couple of preservation projects are in the works, and he is hopeful they will come to fruition in the near future.

December 12, 2023

Open Space Report

Chairman Goodley reported preservation agreements have been given to landowners and the Township is awaiting a response. The Township is hopeful that these agreements will be signed and then a formal announcement of the land preservation will come shortly thereafter.

January 2, 2024

Open Space Report

Supervisor Goodley reported that during the 2023 close out meeting the Board approved the preservation of 130+ acre farm that would have been a prime location for a residential development. This preservation is made possible by the resident's continued support of maintaining the rural quality of life within the Township.

February 12, 2024

Open Space Report

Chairman Goodley reported that settlement on a farm is expected to occur in the next 1-2 months. Several other farms remain in the pipeline for preservation. Chairman Goodley stated the Open Space Program is thriving and well over 1/3 of the land area in the Township is preserved.

March 12, 2024

Open Space Report

Chairman Goodley reported a farm, consisting of approximately 130 acres, is planned for settlement next week. More details regarding this preservation will likely be shared in the Township's spring newsletter.

April 9, 2024

Open Space Report

Chairman Goodley reported the preservation of a 135-acre farm within the Township was finalized in March. The purchase of this agricultural easement was paid for by Township only funds. Part of this farm is zoned R-2 and could have been easily developed. Chairman Goodley explained several other sizable farms within the Township remain in the pipeline to be preserved. Well over 1/3 of East Nottingham Township, area wise, has been preserved from future development through the Open Space program which is well supported by residents, farmers, and the Amish community.

May 14, 2024

Open Space Report

Chairman Goodley reported the efforts to preserve as much land as possible in order to keep future development at a reasonable rate continues. The next Open Space Committee meeting is scheduled for June 4th. Solicitor Sebastian stated she has not received any response from the developer's lawyer about the possibility of East Nottingham purchasing the portion of the Moran Tract within the Township for open space.

June 11, 2024

Open Space Report

Chairman Goodley reported many farms remain in the pipeline for preservation.

July 9, 2024

Open Space Report

- 1) Consider approval of appraisal proposal for ag preservation easement application

Chairman Goodley explained an opportunity has presented itself to potentially preserve a farm within the Township under the Challenge Grant Program. The next step in the process is to obtain an appraisal to determine the value of the agricultural conservation easement. Eberly Appraisal Services submitted a proposal to complete the appraisal for \$3,000. A \$750 appraisal deposit fee has been obtained from the landowners which will be returned if the landowners agree to preserve the farm. Chairman Goodley explained the rest of the process for the preservation of this particular farm which is approximately 80 acres.

A motion was made by Chairman Goodley, seconded by Supervisor Wallace, to authorize any supervisor to sign the appraisal proposal from Eberly Appraisal Services. The motion carried:

Aye: 5 Nay: 0

- 2) Authorization to enter into a joint contract with Chester County to hold an agricultural conservation easement for a farm on Mt. Olivet Road

Chairman Goodley explained the landowners of a farm on Mt. Olivet Road have signed the agreement to preserve their approximately 60-acre farm. This preservation and all fees associated are being paid 100% by Chester County however the Township, as the local government unit, will be a joint easement holder and therefore must sign the agreement.

A motion was made by Chairman Goodley, seconded by Supervisor Smoker, to enter into the agreement with Chester County for the sale and purchase of an agricultural conservation easement. The motion carried:

Aye: 5 Nay: 0

August 21, 2024

Open Space Report

Chairman Goodley reported a couple of farm preservation efforts are in pipeline and will likely be achieved by the end of this year. Chairman Goodley reiterated the reason that the Township is dedicated to farm preservation is because the taxpayers voted to be taxed in order to make it possible and because it is a tremendous tax savings to the taxpayers. Every farm that is preserved in theory prevents a large development from being built which would impact not only the expense to the school district but also to the Township for road maintenance as well as increased traffic to the entire community.

September 10, 2024

Open Space Report

1) Consider extending an offer for Open Space Preservation

Chairman Goodley explained an application has been received to preserve a farm within the Township. The consideration is for the Township to extend an offer to the landowner to preserve their farm with the proviso that before settlement the county will contribute funds towards the preservation. An appraisal was completed and set the agricultural easement value at \$9,637.00 per acre. The appraisal for the entire property was \$777,706.00 however the final total will be less as the property owner needs to determine how much ground they will survey out of the agricultural easement for the building envelope which will not be preserved. The total acreage of the farm is approximately 80 acres.

A motion was made by Chairman Goodley, seconded by Supervisor Wallace, to offer the landowner the per acre price of \$9,637.00 to purchase the agricultural conservation easement for the property with the proviso that the County of Chester will contribute funds for the final settlement. The motion carried:

Aye: 5 Nay: 0

October 8, 2024

Open Space Report – no report given

November 12, 2024

2) Fulton agricultural preservation and survey

Chairman Goodley reported there is a signed agreement to purchase an agricultural conservation easement for the farm located at 192 Fulton Road. The next step in the preservation process is to have a survey completed to determine the exact acreage that will be included in the easement. A proposal was received from Crossan-Raimato to complete a boundary survey of the property at a cost of \$10,850 with a \$1,000 deposit required. Pending approval from the Chester County Ag Preservation Board, the farm will be preserved under the Challenge Grant Program in which the County contributes funds towards the preservation cost.

A motion was made by Chairman Goodley, seconded by Supervisor Herlihy, to authorize any supervisor to sign this proposal and authorize the township treasurer to send a \$1,000 deposit to Crossan-Raimato out of the Open Space fund. The motion carried:

Aye: 5

Nay: 0