

FINAL

MINUTES
VIRGINIA OUTDOORS FOUNDATION BOARD OF TRUSTEES MEETING
BROWNSVILLE HOUSE, NASSAWADDOX, VA
THURSDAY, APRIL 28, 2011 10:00 AM

Attendees:

Board Members

Suzanne Lacy
Hank Hartz
Jeff Walker
Harry Atherton
Charlie Seilheimer
Not Present: Mark Allen, Ben Chafin

Staff Members

Bob Lee, Executive Director
Leslie Grayson, Deputy Director, Policy and Land Acquisitions
Martha Little, Deputy Director, Stewardship
Ruth Babylon, Easement Project Manager
Sherry Buttrick, Assistant Director, Easements
Bobbie Cabibbo, Executive Assistant
Anna Chisholm, Finance Manager
Kristin Ford, Assistant Director, Easements
Josh Gibson, Easement Project Manager
Kerry Hutcherson, Staff Attorney
Neil Kilgore, Easement Project Manager
Jason McGarvey, Communications & Outreach Manager
Dave Morton, GIS Manager
Philip Reed, Easement Project Manager
Bruce Stewart, Staff Attorney
Estie Thomas, Easement Project Manager
Laura Thurman, Easement Project Manager

Additional Attendees:

Ned Carter, Blue Line Conservation
Brett Ellsworth Glymph, Office of the Attorney
General
Matt Lohr, Commissioner Virginia Department of
Agriculture and Consumer Services (VDACS)
Kevin Schmidt, Coordinator, Office of Farmland
Preservation, VDACS
Steve Parker, Virginia Nature Conservancy, Director,
Virginia Coast Reserve Program
Nancy Ambler, Wood Thrush Conservation
Sarah Richardson, Land Conservation Coordinator,
Virginia Department of Conservation and Recreation

Pete Glubiak, Attorney
Katie Frazier, Vice President- Public Affairs, Virginia
Agribusiness Council
Martha Moore, Governmental Relations, Virginia
Farm Bureau Federation
Nan Mahone, Conservation Partners
Pete Henderson, Executive Director, Virginia Eastern
Shore Land Trust

The meeting was called to order by the Chairman Hank Hartz at 10:00 am

Mr. Steve Parker, Virginia Nature Conservancy, Director, Virginia Coast Reserve Program welcomed the group and gave a brief overview of Virginia Coast Reserve properties and programs.

Public Comments

No comments

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Approval of the Order of Business Hank Hartz

Approved as presented but will consider each easement separately vs. on a Consent Agenda.

Approval of Minutes

February 8, 2011 Virginia Outdoors Foundation Board of Trustees Personnel and Finance Committee and Full Board Easement and Policy Meeting. Motion made by Charlie Seilheimer to approve minutes as submitted; motion seconded by Jeff Walker and passed unanimously.

Reconsideration of previous approved minutes for June 2010 VOF Board of Trustees meeting

Corrections: 1. **Huskey easement**: the PTF award was \$5,000 not \$6,000 as recorded in the minutes.

2. **Valley View Farms - Buchanan & Smyth** is mislabeled it should read : **Valley View Farms, Buchanan – Smyth**

Motion made by Charlie Seilheimer to correct minutes for June 2010 as noted above; motion seconded by Harry Atherton, and passed unanimously.

Directors' Reports

Bob Lee – Spring Newsletter passed out to trustees and following events were noted:

- May 14 – VOF Living Landscapes Celebration - a decade of conservation at Elmwood Farm, Culpeper County
- Attending on May 3, the Virginia Land Conservation Foundation meeting in Richmond
- June 1st & 2nd, is the Virginia United Land Trust (VaULT) Conference

Hank Hartz spoke to the future of the enhanced federal deduction for land conservation donations and the effect it might have on the number of easements for 2011.

Leslie Grayson reported: 18 projects, 3075 acres have recorded thus far in 2011 of which 1,933 are new, 48 projects approved but not recorded within the one year period and if all 48 were to be completed they would represent 15,400 acres; for consideration today - 9,085 acres.

Policy Discussions

Matt Lohr, Commissioner of Virginia Department of Agriculture and Consumer Services (VDACS), attended the meeting to express the Department's support of the Working lands initiative that VDACS has been coordinating (which included VA Farm Bureau, VA Agribusiness Council and state agencies). After speaking of how important farmland preservation is to him and his family, Mr. Lohr sought the VOF Board's support of the initiative to foster easements on working farm and forests. After some personal remarks he turned the presentation over to Kevin Schmidt, Coordinator, Office of Farmland Preservation, VDACS. Kevin reviewed the process of the Working Lands Discussion Group and asked that the Board of Trustees review and approve the Working Group's submission in the board package for incorporation in to the VOF template when applicable.

Commissioner Lohr noted that at the end of the process, all of the members of the Working Lands Discussion Group were "on the same page".

Martha Moore, Governmental Relations for Virginia Farm Bureau, expressed her support for the recommendations and indicated that Farm Bureau wants easements to be part of the toolbox of options for farmers especially as the farms transition from one generation to the next generation.

Katie Frazier, Vice President- Public Affairs at Virginia Agribusiness Council, encouraged the Board of Trustees to adopt the recommendations in the Board agenda package.

Hank Hartz noted that VOF has always thought of farm land as a part of a conservation easement portfolio.

Commissioner Lohr indicated that the next phase of the Working Lands initiative would be to form a partnership with VDACS, VOF, Farm Bureau and others to educate farmers about conservation easements. There will be listening

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sessions across the state and hopefully there will be a presentation at an upcoming annual meeting of the VA Farm Bureau.

Harry Atherton, Board of Trustees, Fauquier County, related that it is important to correct the perception that easements and farms don't mix. He believes that the Working Lands Discussion Group has come up with extremely reasonable changes and those changes will make easements even more viable to farmers. Harry Atherton moved that VOF adopt the recommendations presented by the Working Lands Discussion Group and that staff develop appropriate language for a template variant and complete by October VOF meeting; motion seconded by Charlie Seilheimer and passed unanimously.

Budget FY 2012

Bob Lee stated that the Personnel and Finance Committee met on April 8, to do the final work on the presented budget and now it comes to the full board with the recommendation of the Committee.

Budget Resolution

Motion made by Harry Atherton to accept FY12 Budget as presented, motion seconded by Suzanne Lacy and was passed unanimously. (Attachment A)

Bull Run Mt. Preserve Ranger Resolution

Resolution presented changing the position of Bull Run Mountains Preserve Ranger from part time to full time regular. Motion made by Charlie Seilheimer to adopt resolution; motion seconded by Suzanne Lacy and passed unanimously. (Attachment B)

Conflict of Interest Training for Board of Trustees

Brett Ellsworth Glymph, Assistant Attorney General, Office of the Attorney General suggested that each member of the Board participate in the online Conflict of Interest Training. She will email a link to members with the information and the training is self guided.

Owned Land Parcel Sale Resolution

Leslie Grayson ensured Board members that before each piece of property has a price set and/or is sold, a resolution will come before the board for specific approval. It was suggested that the resolution add the words "before listing" in the last recital. Charlie Seilheimer moved that we ask staff to proceed with the sale of certain parcels with the specific understanding that the staff will come back to board *before listing* and then again before sale of each property with the stated change to the resolution; motion seconded by Jeff Walker and passed unanimously. (Attachment C)

Policy Discussions

Cost - recovery Resolution

Motion made by Charlie Seilheimer to follow staff recommendation and **rescind resolution R-10-08 "Resolution Authorizing Recovery of Costs in Educating New Landowners About the Terms of an Easement and Its Applicability to Property Under Easement passed on June 25, 2010,** to remove the provision from the 2011 template and of deeds that have not been recorded and if any monies have been collected they are to be returned; motion seconded by Jeff Walker and passed unanimously.

Plasticulture Presentation

Trustee Jeff Walker used a power point presentation to educate staff and board members about Plasticulture. (A copy of this presentation resides with the official record of this meeting.)

Preservation Trust Fund (PTF)

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Preservation Trust Fund Committee has adopted a program policy that caps PTF awards at \$6,500 per request unless there is a severe extenuating circumstance.

Note: The board requested that all members receive the PTF Income Charts with the board package vs. just the PTF Committee.

Easement Reconsideration Boyer - Grayson County - 141 acres – This easement was approved for \$2,000 PTF and are now requesting an additional \$4,000 in PTF. There are no changes to the easement. Recommendation from the committee is grant request. Harry Atherton moved that Boyer be given an additional \$4,000 in PTF monies for a total of \$6,000; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Cowden - Grayson County - 85 acres – This project is in the newest Special Project Area. Motion made by Jeff Walker to award \$6,000 of PTF monies and to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Reconsideration – Gilmore - Pulaski County - 205.63 acres Reconsideration: new request for funds. There are no changes to the easement. Motion made by Jeff Walker to award \$6,000 PTF monies; motion seconded by Harry Atherton and passed unanimously.

Easement: Huckleberry Dairy and Sowers - Floyd County - 144.287 acres – Motion made by Jeff Walker to award \$6,500 PTF monies and approve easement as presented; motion seconded by Harry Atherton and passed unanimously.

Easement Phipps Grayson 237.67 acres - Motion made by Jeff Walker to award \$6,500 PTF monies and approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Robertson - Giles County - 400+/- acres - NOTE: 5 acre parcel to be left out as represented in map handed out. Easement is deferred until lien can be sorted out. Motion made by to award \$8,000 in PTF monies and to approve easement contingent upon clear title to (removal of liens) and inclusion of the 5 acre parcel; motion seconded by Jeff Walker and passed unanimously.

Note from the board to staff: When noting “buffers are protected by CREP” easements on the Easement Summary Sheet, please include the details of the CREP terms e.g. are they leases, are they permanent buffers, if not when do leases expire? It is important to know if buffers are permanently protected by CREP or need permanent protection in the conservation easement.

Easement: Morris - Greene County - 153.34 acres - Motion made by Jeff Walker to award \$6,000 PTF monies and approve easement as presented; motion seconded by Harry Atherton and passed unanimously.

Easement: Waddle - Smyth County - ~326 acres - Amend easement to include a 100’ no plow stream buffer and make the current CREP protections permanent on the Southeast portion of the Property where the stream exits the Property. Motion made by Jeff Walker to award \$6,500 in PTF monies and approve easement as amended; motion seconded by Charlie Seilheimer and passed unanimously.

Easement: Wolf - Russell County - 215+/- acres - Motion made by Charlie Seilheimer to award \$6,500 PTF monies and approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

Easement Jones “Route 52 Property” Wythe County ~651 acres – Easement Summary Sheet in Board Meeting Materials is considered one easement. Since the publication of materials a decision was made to present these acres as two projects. These materials were handed out at the meeting and are kept with the book of record for this meeting. This project no longer exists.

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Easement Jones “Route 52 Property” Wythe County ~ 341 acres Amend easement to remove the prohibition of intensive agricultural and horticultural uses as noted on Easement Summary Sheet as *Restriction 3 & 4* for sections Commercial and Industrial Uses & Forestry; include Public Infrastructure Expansion (PIE) language to accommodate the county’s projected need for more water towers or exclude up to 5 acres (TBD by staff and county) for water project. Motion made by Harry Atherton to award \$4,500 of PTF monies and approve easement as amended; motion seconded by Jeff Walker and passed unanimously.

Easement Jones “Route 52 Property” Wythe County ~ 310 Amend easement to remove the prohibition of intensive agricultural and horticultural uses as noted on Easement Summary Sheet as *Restriction 3 & 4* for sections Commercial and Industrial Uses & Forestry; include Public Infrastructure Expansion (PIE) language for possible expansion of Rt. 619 Right of Way. Motion made by Harry Atherton to award \$4,500 of PTF monies and approve easement as amended; motion seconded by Jeff Walker and passed unanimously.

Easement: Jones - Carroll & Wythe Counties - ~154 acres – Amend easement to remove the prohibition on intensive agricultural and horticultural uses as noted on Easement Summary Sheet as *Restriction 3 & 4* for sections Commercial and Industrial Uses & Forestry. Motion made by Harry Atherton to award \$4,500 in PTF monies and approve easement as amended; motion seconded by Charlie Seilheimer and approved unanimously. NOTE: As there was not a timely reply from VDOT , if PIE language is necessary staff is instructed to re-present for board approval.

Easement: Jones (River Property) - Wythe County - ~465 acres - Amend easement to remove the prohibition on intensive agricultural and horticultural uses as noted on Easement Summary Sheet as *Restriction 3 & 4* for sections Commercial and Industrial Uses & Forestry; include PIE language to accommodate possible future road improvements, with Right of Way not to exceed 50’ in width, due to the proximity of state park. Motion made by Jeff Walker to award \$4,500 in PTF monies and approve easement as amended; motion seconded by Harry Atherton and passed unanimously.

Easement: Isaac Walton League - Augusta County - 130.465 acres – Motion made by Harry Atherton to accept easement as presented and PTF award of \$5,250 is contingent upon consultation and approval of OAG; motion seconded by Jeff Walker and passed unanimously.

Easement: Lam, Home Farm - Augusta County - 101.779 acres – NOTE: Title received after publication of package. Motion made to award \$6,250 PTF monies and approve easement as presented including staff recommendations; motion seconded by Harry Atherton and passed unanimously.

Easement Lam, Whetstone Farm - Augusta County - 95.34 acres - NOTE: Title received after publication of materials. Motion made by Harry Atherton to award \$6,250 of PTF monies and approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

NON CONSENT AGENDA

Easement: Kidd – Wythe County - 200.31 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Jeff Walker and approved unanimously.

Easement Reconsideration: Clarke - Bedford County - 148.621 acres – Motion made by Harry Atherton to approve easement either with or without Department of Historic Resources (DHR) as a co-holder; if DHR is not a co-holder revert easement to VOF template; motion seconded by Suzanne Lacy and passed unanimously.

NOTE: Board requests that all Reconsiderations note in a clear manner, on the Easement Summary Sheet, the reason for reconsideration.

Easement: Forrest - Pittsylvania County - 196 +/- acres – Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Harry Atherton and passed unanimously.

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Easement: Pace –Orange County - 96.69 acres – Motion made by Harry Atherton to approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

Easement: Houck - City of Lynchburg - 50.37 acres – Motion made by Harry Atherton to approve easement as presented contingent upon confirmation from Lynchburg City Council of consistency with Lynchburg City Comprehensive Plan (meeting upcoming); motion seconded by Jeff Walker and passed unanimously.

Easement Reconsideration: Howland-Corduroy Farm – Louisa County 464.84 acres – Motion made by Harry Atherton to approve reconsidered easement as presented contingent upon confirmation from Louisa County Board of Supervisors of consistency with Comprehensive Plan (meeting upcoming); motion seconded by Suzanne Lacy and passed unanimously.

Easement: Virginia F. Wallace Trust/Wallace - Albemarle County – 158.96 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: RLP Investments – Burton Tract – Amelia County – 143 acres - Motion made by Jeff Walker to approved easement as presented including recommended staff suggestions as noted in Easement Summary Sheet; motion seconded by Suzanne Lacy and passed unanimously.

Easement: RLP Investments – East Tract – Amelia County - 359.6 acres - Amend easement: in section Dwellings to remove per parcel allocation of the dwellings and replace with a aggregate of 4 dwellings; 1000’ setback from County Road 622 is for buildings and not structures. Motion made by Harry Atherton to approve easement as amended and with staff suggestions as noted in Easement Summary Sheet; motion seconded by Jeff Walker and passed unanimously.

Easement Reconsideration: Slate Family, Slate Farm – Greensville County - 378.84 acres – Motion made by Charlie Seilheimer to waive the fee required for reconsideration, to require deed be brought up to our new template with terms identical to presentation at October 2009 board meeting; motion seconded by Suzanne Lacy and passed unanimously.

Mr. Seilheimer left meeting temporarily.

ACUB Partial Purchase Easement: Stone – Dinwiddie County - 257.04 acres - Motion made by Harry Atherton to allow inclusion of PIE language allowing a Right of Way not to exceed 100’ if needed by VDOT; motion seconded by Jeff Walker and passed unanimously.

Easement: McCaig, Yucatec Farm - Highland County - 265.57 acres - Amend easement to: change Farm Building review to “greater than 2,500” vs. 4,500 as stated in Easement Summary Sheet; change the impervious surface calculation to .25 = 28,749 sq. feet vs. what is in Easement Summary Sheet; motion seconded by Jeff Walker and passed unanimously.

Mr. Seilheimer returned to meeting.

Easement: Middlebrook Farms LLC – Augusta County - 544.92 acres - Motion made by Harry Atherton to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Griffith ,Dalton “Peckatone” – Westmoreland - 47.7 acres - Motion made to approve easement as presented including all staff suggestions as listed on Easement Summary Sheet; motion seconded by Jeff Walker and passed unanimously.

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ACUB Purchase Reconsideration: Snead's Asparagus Farm – Caroline County - 294.0127 acres - Motion made by Harry Atherton to approve as presented; motion seconded by Jeff Walker and passed unanimously.

Easement Reconsideration: Van Horne and Savanyu - King William County - 174.127 acres – Motion made by Charlie Seilheimer to waive the Reconsideration Fee and to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Williams – Dinwiddie - 209.43 acres – Amend easement to modify the riparian buffer to include only that portion south of the driveway. Motion made to approve easement as amended and including suggested staff changes in Easement Summary Sheet; motion seconded by Suzanne Lacy and passed unanimously.

CONSENT

Easement: Harding – Russell County - ~207 acres – Amend easement to include PIE language for possible expansion of Rt. 615 Right of Way, not to exceed 40 feet. Motion made by Jeff Walker to approve easement as amended; motion seconded by Suzanne Lacy and passed unanimously.

Easement Marshall - Carroll County - 134.8361 acres – Motion made by Harry Atherton to approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

Easement: Eiben – Nelson County - 183.986 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Alouf - Montgomery & Floyd Counties - 148.895 acres - Motion made by Charlie Seilheimer to approve easement as presented contingent upon approval of counties Planning Commission; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Grisham - Albemarle County 119 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Von Raab - Madison County – 123 acres 326 Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Amendment: Birdsall - Albemarle County - 2.96 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

Easement: Hughes - Fluvanna County - 167.924 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Potomac Appalachian Trail Club – Shaver Hollow Property - Page County - 60.6 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Carlton - King William County - 71.307 acres - Motion made by Suzanne Lacy to approve easements as presented; motion seconded by Jeff Walker and passed unanimously.

Easement: Turnage - Westmoreland County - 97.686 acres - Motion made by Charlie Seilheimer to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

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Easement: Upshaw - King William County - 184.50 acres - Motion made by Suzanne Lacy to approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

Easement: Woolford Trust - King William County - 452 acres Motion made by Suzanne Lacy to approve easement as presented; motion seconded by Harry Atherton and passed unanimously.

Amendment: Zuger - Northumberland County 7.7 acres - Motion made by Harry Atherton to approve amendment as presented; motion seconded by Charlie Seilheimer and approved unanimously.

Easement: Harris - Albemarle County - 210.891 acres - Motion made by Suzanne Lacy to approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

Easement: Zimmerman – Sussex - 130.09 acres Motion made by Jeff Walker to approve easement as presented; motion seconded by Suzanne Lacy and passed unanimously.

Easement: Comer - Floyd County - 56.88 acres - Motion made by Suzanne Lacy to approve easement as presented, contingent upon approval of Planning Commission; motion seconded by Harry Atherton and passed unanimously.

Easement: B. Smith - Patrick County - 59.093 acres - Motion made by Suzanne Lacy to approve easement as presented; motion seconded by Jeff Walker and passed unanimously.

Meeting adjourned at 1:32 pm.

RESOLUTION

BY THE VIRGINIA OUTDOORS FOUNDATION (VOF) BOARD OF TRUSTEES TO ADOPT A BUDGET FOR FISCAL YEAR (FY) 2012 FOR VIRGINIA OUTDOORS FOUNDATION

WHEREAS, a fiscal year Budget is developed and adopted to provide planning and program guidance to the VOF Board of Trustees and the VOF Management Team; and

WHEREAS, Budget calculations are developed from the best available information before the commencement of a new fiscal year; and

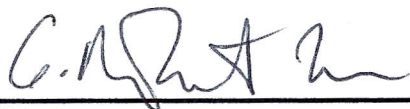
WHEREAS, line items in the budget are for planning and program allocation purposes and actual expenditures may vary from adopted Budget projections as long as total expenses do not exceed available resources; and

WHEREAS, the Finance and Personnel Committee has reviewed the Proposed Budget and all available fund balances and recommends that a minimum limit of \$1M be maintained in the Easement Defense Fund; and

WHEREAS, the Executive Director, in consultation with other members of the VOF Management Team and the Finance and Personnel Committee, has prepared and submitted a Proposed Budget for Fiscal Year 2012; now, therefore, be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees, this 28th day of April 2011, That the VOF Budget for Fiscal Year 2012 be, and is hereby, adopted as follows:

ADOPTED by a vote of 5 in favor and 0 against



ATTEST:

G. Robert Lee, Executive Director

Virginia Outdoors Foundation GENERAL OPERATIONS TOTAL

	<u>Estimated End of Year Actuals-FY11</u>	<u>Proposed Budget for FY12</u>	<u>% of Change:</u>
Income			
4100 Unrestricted Contributions & Grants	76,000.00	80,000.00	5%
4110 General Fund Appropriations	1,752,750.00	1,752,750.00	0%
4120 Investment Earnings	3,500.00	5,000.00	43%
4130 Miscellaneous Income	0.00	0.00	0%
4200 Recordation Fees	571,200.00	600,000.00	5%
4220 Cost Recoveries	5,500.00	5,400.00	-2%
4230 LPC Transfer Fees *	250,000.00	500,000.00	100%
Total Income	\$ 2,658,950.00	\$ 2,943,150.00	11%
Gross Profit	\$ 2,658,950.00	\$ 2,943,150.00	
Expenses			
5100 Personal Services	2,417,747.00	2,485,050.00	3%
5300 Professional Services	112,000.00	66,000.00	-41%
5400 IT Goods and Services	237,860.00	217,000.00	-9%
5500 General Services	62,994.00	44,000.00	-30%
5520 Telephone	46,725.00	45,000.00	-4%
5530 Insurance	4,600.00	4,800.00	4%
5540 Office Costs	153,995.00	160,000.00	4%
5550 Travel Expenses	40,680.00	37,000.00	-9%
5560 Training and Development	19,900.00	20,000.00	1%
5570 Outreach/Education	1,600.00	2,000.00	25%
5575 Fundraising/Development	11,095.00	4,750.00	-57%
5580 Miscellaneous	0.00	0.00	
5600 Supplies & Materials	35,475.00	32,000.00	-10%
Total Expenses	\$ 3,144,671.00	\$ 3,117,600.00	-1%
Net Operating Income	\$ (485,721.00)	\$ (174,450.00)	

Easement Defense Fund detail:

FY11 Beginning Balance:	1,594,488
Less amount released for FY11:	(485,721)
Plus Survey Fund Released	73,000

FY11 Estimated Ending Balance 1,181,767

Less amount released for FY12: (174,450)

FY12 Estimated Ending Balance: 1,007,317

Target Minimum Fund Balance: \$1M

* Transfer fees will be a receivable at year end; total payment will be distributed by VLCF thru DCR in September each year, beginning w/ September 2011.

RESOLUTION

**A RESOLUTION BY THE BOARD OF TRUSTEES
OF THE VIRGINIA OUTDOORS FOUNDATION
TO AUTHORIZE A FULL-TIME PRESERVE RANGER POSITION FOR
BULL RUN MOUNTAINS**

WHEREAS, The Virginia Outdoors Foundation (VOF) owns 2,300 acres in the Bull Run Mountains located in Prince William and Fauquier Counties; and

WHEREAS, The VOF Bull Run property has been designated as a State Natural Area Preserve; and

WHEREAS, VOF needs to have an increased presence on the Bull Run Mountains State Natural Area Preserve; and

WHEREAS, VOF has had a part-time temporary Preserve Ranger position filled for the past ten months; and

WHEREAS, VOF owns a house on the Bull Run property that is vacant; and

WHEREAS, having a full-time presence would allow VOF the ability to better monitor and manage the Bull Run Mountain properties as well as improve community and landowner relations; and

WHEREAS, restricted Bull Run Mountain funds are available to convert this position to full-time regular with full benefits and housing; now, therefore be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees, this 28th of April 2011, That a full-time regular position, Bull Run Mountains Preserve Ranger be, and, is hereby, authorized.

ADOPTED by a vote of 5 in favor 0 against



ATTEST:

G. Robert Lee, Executive Director

RESOLUTION
BY THE VIRGINIA OUTDOORS FOUNDATION BOARD OF TRUSTEES
TO AUTHORIZE SALE OF CERTAIN PARCELS OF LAND

WHEREAS, the Virginia Outdoors Foundation (VOF) owns certain parcels of land that were donated with the clear intention, or ability, for the parcels to be sold and proceeds to benefit further conservation work; and

WHEREAS, the parcels are: 1.) two adjacent lots in Bull Run Mountain Estates, Prince William County (Helms Gift), 2.) one lot in White House Creek Estates, Lancaster County (Coll/Ingram Gift), and 3.) a 21.5 acre parcel of land in Pulaski County (Colony Tract, Galbraith sisters Gift); and

WHEREAS, the Virginia Outdoors Foundation has other owned lands of high conservation value that are planned for retained ownership and that have management needs that could be funded in part by proceeds from the sale of the above parcels; and

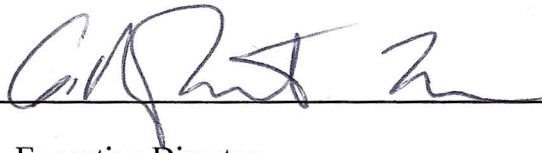
WHEREAS, the Board of Trustees has adopted procedures regarding the sale of land both with respect to appraisals and to sale methods. (See Attachment A dated 1993); and

WHEREAS, the staff recommends that VOF proceed to sell the 3 parcels described in Attachment B in accordance with the gift terms and expectations and that the proceeds be dedicated to 1.) the Bull Run Mountains property, 2.) the Kohl's Island property, and 3.) the House Mountain property; and now, therefore, be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees this 28th day of April, 2011, That staff be authorized to sell the 3 properties described in Attachment B, including obtaining appraisals; and, be it

RESOLVED FURTHER, That any proposed sale transaction shall be reviewed by the Executive Director and VOF legal counsel, and approved by the VOF Board of Trustees before formal listing of sale.

ADOPTED by a vote of 5 in favor and 0 against



ATTEST:
G. Robert Lee, Executive Director

DESCRIPTION OF PROPOSED SALE PARCELS

Bull Run Mountain Estates (Helms Gift)

Location: Prince William County approx. one mile west of Route 15 on the east slope of Bull Run Mountain. Approximately 17 miles northwest of Manassas.

Size: 2 adjacent lots; Lot 1: .9663 acres and Lot 2: 1.1494 acres

Description: 2 wooded lots on steep slopes located on Ridge Road in Bull Run Mt. Estates, served by private road in subdivision, lots in subdivision have public water and private septic drain fields. One lot may not have suitable perk site. Civic Association.

Acquired: 1982

Terms of Gift: By terms of gift acceptance must be dedicated to further conservation work in Bull Run Mts.

Assessed Value: 2010: Lot 1: \$40,800, Lot 2: \$10,000

Comparable Sales: Based on staff research vacant lots currently listed in Bull Run Estates at higher elevation range from low of \$5,000 to high of \$100,000

Proceeds: Dedicate to Bull Run Fund. Bull Run Project - 2,500 acres located in Fauquier, Loudoun, and Prince William Counties.

White House Creek Estate (Coll/Ingram Gift)

Location: Lancaster County approximately 6 miles south of Mollusk on Rte 354 then east on 682 and south on Laurel Drive to White House Creek Estates subdivision located on a prong of Corotoman River.

Size: .52 acres corner lot

Description: mostly wooded lot with frontage on upper reach of Millenbeck Prong. Marsh views but not deep enough water for boat access. Subdivision has community boat put in. Lots are served by community water and private septic. Some houses have alternative systems. No HOA

Acquired: 2008

Terms of Gift: Unrestricted. Deed authorizes sale, exchange, or disposition in support of VOF statutory purpose. Donor anticipated sale of lot to benefit VOF.

Assessed Value: 2010: \$25,000

Comparable Sales: Based on staff research – vacant lots nearby with deep or real waterfront range from \$50,000 to \$70,000. This lot however doesn't.

Proceeds: Dedicate to Kohl's Island Project - 40 acres located in Northumberland County.

Colony Tract (Galbraith Sisters)

Location: Pulaski County fronting on Rte. 654 (Old Baltimore Road) approximately 1 mile SW of Draper and approx. 1 mile West of Claytor Lake and ½ mile from New River Trail.

Size: 21.49 acres by deed; 2001 survey shows 20.01 acres

Description: Partly wooded with several open areas of former pasture, family cemetery, ample road frontage on Route 654, electric transmission line crosses property, public water, private septic drain fields required in area.

Acquired: 2002

Terms of Gift: Property must be offered to adjacent landowners for a period of 6 months and if sold shall be subject to a VOF easement preventing residential use. If not sold to a neighbor in 6 months property may be offered to public and subject to a VOF easement permitting only one house not visible from New River trail.

Assessed Value: 2010: land use value \$520/acre for total value of \$10,800, fair market value assessment approx. \$3,000/acre for total value of approx. \$60,000+.

Comparable Sales: Based on staff research – building lots in Draper Valley area sell for ca. \$40,000, up to \$60,000 with lake or river frontage. There is a nearby 41.78 acre property listed for \$299,000 (includes airplane hangar, landing strip, apartment and cabin).

Proceeds: Dedicate to House Mountain Project - 876 acres located in Rockbridge County.