

**Open Space Review Board  
Meeting Minutes - DRAFT  
Tuesday, August 23, 2022 –7pm  
In PERSON at West Vincent Township Building**

- Jim Wendelgass (Term expiring 12/31/24)
- Jessie Miller, West Vincent Planning Commission (Term expiring 12/31/22 or until his term expires 12/31/24) (Absent)
- Donna Delany, (Term expiring 12/31/26)
- Nick Rotoli (Term expiring 12,31/26) (Absent)
- Jim Bergey (Term expiring 12/31/25)
- Bernie Couris, Board of Supervisor Liaison (non-voting)
- Sara Shick, West Vincent Township Manager (non-voting)
- Dana Alan, West Vincent Township Manager (non-voting)

Meeting called to order at 7:05 pm  
Minutes of July 26, 2022 meeting approved.

Old Business:

Jim W will draft a letter to owners regarding process for land conservation via TDRs and circulate it to the board members for comment.

Targeted land owners for the letter will be those owing 10 acres or more.

TDRs vs Conservation Easements was discussed. The township pays for yield studies and the appraisal for TDRs prior to offer by WVBOS. The conservation easement on the other hand can cost the land owner \$25,000 to \$50,000 with no guarantee that they will be reimbursed by the county or to what extent.

New Business:

No new properties currently under consideration however, some land owners have expressed preliminary interest.

# Financial Report:



## WEST VINCENT TOWNSHIP OPEN SPACE PROGRAM



WVT Open Space Account Balances as of August 22nd, 2022			*CASH BASIS - Unaudited figures
Accounts		Balance	Notes:
Victory Bank - OSR Checking		\$ 378,669.54	
Victory Bank - OS Maintenance Fund		\$ 2,091,485.59	
		<b>Cash Balance Total:</b>	<b>\$ 2,470,155.13</b>
<b>Open Space Expenditures Paid 06/25/2022 - 08/22/2022</b>			
	Acct #	Amount	
Delaware Valley Regional Finance-WFCTSPAC	472.000 · Debt Interest	4,592.39	
Lamb McErlane	404.310 · Legal Services	181.00	
		<b>Expenditure Total:</b>	<b>\$ 4,773.39</b>
<b>TDR Offers Extended</b>			
TDR Open Space Offers		\$ 579,000.00	
		<b>TDR Offers Total:</b>	<b>\$ 579,000.00</b>
<b>Outstanding Open Space Commitments</b>			
Debt Service Principal		\$ 433,000.00	<i>Do not have updated 2022 totals</i>
Debt Service Interest		\$ 33,487.00	<i>Do not have updated 2022 totals</i>
		<b>2022 Outstanding Commitments Total:</b>	<b>\$ 466,487.00</b>

The EIT dedicated Open Space revenue is budgeted at \$850,000 for Fiscal Year 2022. As of today, West Vincent Township has collected \$564,806.01 so far this year in Open Space Earned Income tax.

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Meeting adjourned at 8:26 pm.

### Meeting Dates:

September 27, 2022

October 25, 2022

November 29, 2022

December 27, 2022