MINUTES OF THE EASEMENT COMMITTEE MEETING

October 7, 2026

MEMBERS PRESENT:
Tom Hutson, *Committee Chair*
Paul Gallay *(*via Teams)*
Wayland 'Bud' Gladstone
Jennifer Grossman *(*via Teams)*
Fred Huneke
Michael Vander Werff, *NYC DEP* *(*via Teams)*

MEMBERS ABSENT:
N/A

PUBLIC ATTENDEES:
N/A

LEFT MEETING EARLY:
Paul Gallay (at 11:30 a.m.)
Jennifer Grossman (at 11:45 a.m.)

OTHERS PRESENT:
Serena Orleski, *Easement Program Manager*
Rebecca Morgan, *Land Protection Coordinator*
Mike Morales, *Easement Program Stewardship Coordinator*
Dennis Heinz, *Land Conservation Systems Specialist*
Julian Motola, *Land Conservation Stewardship Specialist*
Troy Bookhout, *Easement Program Conservation Planner*
Amy Faulkner, *Director of Operations* *(*via Teams)*
Carol Bishop, *Director of Finance* *(*via Teams)*
Connor Young, *Agricultural Program Manager* *(*via Teams)*
Morgan Tarbell, *NYS DOH* *(*via Teams)*

I. CALL TO ORDER

The meeting was called to order at 10:03 a.m.

II. APPROVAL OF MINUTES

Motion to approve the Minutes of September 2, 2026, public meeting of the Easement Committee to include a correction by removing Fred Huneke's name as listed twice within Section B.
Motion: Wayland 'Bud' Gladstone
Second: Fred Huneke
Motion Carried

The Council is funded by the NYC DEP, USDA, U.S. Forest Service and other sources. EOE/EOP

III. ADDITIONS/DELETIONS TO AGENDA

None

IV. PROGRAM MOTIONS

None

V. DISCUSSION ITEMS

A. Denver LTA Rally Recap

The rally was held September 17-19 in Denver, Colorado, holding an array of great workshops attended by many various organizations around the country, allowing for great opportunities to network and build comradery amongst others. Five (5) WAC Easement team members attended, in addition to one board member. Highlights from workshops participated by each member include the following:

- Workshop: **Farm Succession Planning – Troy Bookhout**
  - Addressed state-wide issues farm owners face regarding working land conservation and long-term viability of impacted farmland, the importance of having a succession plan in place, and a need for transition of management. By engaging in collaborative succession planning, land trusts can extend the life of conservation investments and ensure conserved farms remain actively and productively farmed for generations.
- Workshop: **'Billionaire Wilderness'-Rebecca Morgan**
  - The focus centered on how land trusts can effectively conduct community outreach in the face of shifting social/economic dynamics. The presentation addressed the importance of scientifically backed conservation strategies, community conservation, the intersection between land conservation and affordable housing, and effective landowner communications and fundraising strategies.
- Workshop: **PFAS & Farmland Protection – Julian Motola**
  - PFAS discovered on agricultural lands are raising questions about farmer health, food safety, and long-term viability of impacted farmland. Discussion introduced the fundamentals of PFAS, and efforts made to address emerging challenges, including farmland protection, to better understand the issue for preparation purposes of emergence within our state, while providing invaluable stakeholder input as they work to formulate a policy response to the challenge.
- Workshop: **Applying Stewardship Lessons to Improve Land Transactions – Mike Morales**
  - The session explored common stewardship dilemmas that can often be avoided through careful planning prior to conveyance of a conservation easement. Discussion focused on practical strategies for addressing these issues as they arise, as well as proactive approaches to prevention. The panel format integrated perspectives from both land trust stewardship staff and legal counsel involved in acquisition and long-term stewardship.

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- Workshop: **Land & Water Summit – Jennifer Grossman**
  - The summit was solutions-focused gathering designed to strengthen the role of land conservation in protecting water resources. Key discussion points included highlighting how land conservation directly supports clean & reliable water supplies, elevating innovative strategies and real-world success stories, and strengthening networks/peer learning across regions and sectors.

VI. STEWARDSHIP MOTIONS

None

VII. STEWARDSHIP UPDATES

A. Gladstone Farms Family Trust (PID 6041): Rural Enterprise – Staff Level Approval

B. Frabizio, Dominick & Dorothy (PID 6097): Rural Enterprise – Staff Level Approval

VIII. EXECUTIVE SESSION (IX-XI)

Motion at 11:07 a.m. to go into Executive Session to discuss Violations/Legal Updates, Acquisition Project Motions/Updates, and Other Business.
Motion: Fred Huneke
Second: Paul Gallay
Motion Carried

Motion at 11:55 a.m. to come out of Executive Session.
Motion: Bud Gladstone
Second: Fred Huneke
Motion Carried

IX. VIOLATIONS/LEGAL UPDATES

None

X. ACQUISITION PROJECT MOTIONS/UPDATES (*MOTIONS IN PUBLIC MEETING*)

ACE Project Motions

A. (6297): Appraisal Approval, Offer Authorization, and Purchase & Sale Contract Execution

Motion to approve appraisal, authorize offer, and execute contract for the purchase and sale of an Agricultural Conservation Easement for PID 6297, encompassing approximately 220 acres, at the full easement value of $1080 per acre.
Motion: Bud Gladstone
Second: Tom Hutson
Motion Carried

B. (6319): Request for Extension to Contract for Purchase & Sale

Motion to extend the Contract for Purchase and Sale for conservation easement project PID 6319 for a period of three (3) months, with a new expiration date of January 2, 2027.
Motion: Fred Huneke
Second: Bud Gladstone
Motion Carried

C. (6320): Request for Extension to Contract for Purchase & Sale

Motion to extend the Contract for Purchase and Sale for conservation easement project PID 6320 for a period of six (6) months, with a new expiration date of April 28, 2027.
Motion: Bud Gladstone
Second: Fred Huneke
Motion Carried

FCE Project Motions
None

Updates
None

XI. DISCUSSION/OTHER BUSINESS

A. Current Trends in CE value

XII. ADJOURNMENT

The meeting adjourned at 11:58 a.m.

The next meeting will be held on **TBD**