

Avon Hills Initiative Executive Committee and Staff Meeting
January 31, 2007 4:45p.m.
Room 150 New Science Center, Saint John's University

1. Continuation of the property tax discussion
It was noted that under the Sustainable Forestry Incentives Act, property owners must wait four years after the eight-year protection period to develop their land. This does not count as a permanent easement, whereas the Greenacres program does.
2. Resolutions regarding the property tax discussion.
 - **Concerning the resolution “Property Tax Assessments in Stearns County on Undeveloped Lands with Easements longer than 4 years”:** This resolution was unanimously approved (3-0) on the condition that item number four is removed from the resolution.
 - **Concerning the resolution “Property Tax Reform for undeveloped, non-agricultural lands in Minnesota”:** This resolution was split into two parts.
 - **Part one includes a resolution for the AHJ to contact the MN DNR in support of taxing undeveloped, non-agricultural lands greater than and equal to 40 acres at a level which encourages retention of the land in said state. This resolution passed by a vote of 3-1.**
 - **Part two includes a resolution urging the Stearns County Board to adopt a resolution similar to part one which could then be forwarded on to the MN DNR. This resolution passed by a vote of 3-1.**
3. Growth areas and comprehensive planning in the district – Greg Haeg
The county requires the comprehensive planning committee to identify growth areas. They would like a township liaison to explain conservation easements to the public. The district is also looking at transferable development rights.

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4. Continuation of the Property Tax discussion
5. Resolutions regarding the property tax discussion.
6. Discussion on the Schuman Lake Road – Chris Schellinger and Mark Conway