



Alachua County Agricultural Land Conservation Board

ALCB Members

Chair

Erica Hernandez

Vice-Chair

John Nix

Secretary

Juan Salva

Arden Oelke

Jean-Paul Perez

Kelly McPherson

Nina Bhattacharyya

Paul Pritchard

Scot Eubanks

Alternate

Candace Gonzalez-

Lantz

Alachua County Forever Mission Statement

*To acquire, improve,
and manage
environmentally
significant lands that
protect water resources,
wildlife habitats and
natural areas suitable
for resource-based
recreation.*

Meeting Minutes - September 03, 2025, 6:00 P.M.

Grace Knight Conference Room

12 SE 1st Street, Second Floor,

Alachua County Administration Building

In-Person Meeting

ALCB Members Present: Candace Gonzalez-Lantz, Erica Hernandez, Jean Paul Perez, John Nix, Juan Salva, Kelly McPherson, Nina Bhattacharyya, Paul Pritchard, Scot Eubanks

ALCB Members Absent: Arden Oelke

Staff Present: Andi Christman, Jean Willoughby, Emily Uhlmann, Dave Forsiano, Shari Wallen

Members of the Public Present: Megan Abram, Charlie Houder

Agricultural Land Conservation Strategy Mission

To increase farmland conservation within the Alachua County through the purchase of agricultural land conservation easements

1) Call to Order (6:00 – 6:05)

Meeting called to order at 6:00pm by Chair Erica Hernandez

Member Arden Oelke is not present at the meeting. Alternate Member Candace Gonzalez-Lantz will be participating in the votes due to the absence.

2) Agenda (6:00 – 6:05)

a) Approval of agenda

John Nix made a motion to approve the agenda. Paul Pritchard seconded the motion. Motion approved with a vote 9-0.

3) Approval of Minutes (August 6, 2025) (6:00 – 6:05)

Attorney Shari Wallen requested that the minutes be amended to correct her surname as it was listed as "Williams. Jean Paul Pritchard made a motion to approve the Minutes of August 6, 2025, meeting as amended. Nina Bhattacharyya seconded the motion. Motion approved with a vote of 9-0.

4) Sunshine Laws Presentation (6:05 – 7:05)

Attorney Dave Forziano provided an in-depth overview of Sunshine Law and how it applies to this board. The presentation included general requirements, exceptions and voting conflicts of interest. Members had questions regarding submitting disclosure forms and how to properly report conflicts of interest. Andi Christman stated staff will provide copies of Form 8B to board members after the meeting,

5) Evaluation and Matrix Overview Staff Presentation (7:05 – 7:50)

Staff Member Emily Uhlmann provided an overview of the Site-Specific Evaluation Scoring Matrix and how staff score properties during an assessment. Member of the Public Charlie Houder asked if a new landowner can decide if an application should be considered for conservation, agricultural easement or both. Andi Christman stated that the new application will have a check box that applicants can decide which program to apply to. Applicants can also apply to both programs. Candace Gonzalez-Lantz asked if the slides from the presentation could be sent to the members. Jean Willoughby stated the slides will be provided to the members after the meeting. Paul Pritchard stated that in general the pages of an evaluation should be numbered for ease of reading and that board members need to know if staff has any conflicts of interest when evaluating a property.

6) Property Evaluation Staff Presentation (7:50 – 8:45)

a) Lochloosa Creek – Frog Song Organics

Jean Willoughby presented the staff evaluation of Frog Song Organics, highlighting how the site and farm operation fit the strategic goals of the Agricultural Land Conservation Board. Candace Gonzalez-Lantz declared a possible conflict of interest as her employer might benefit from a decision. Attorney Shari Wallen stated that since there is no personal gain to the member that it is not a conflict of interest and member Candace Gonzalez-Lantz can continue to participate in the deliberations. Andi Christman recommended to the Chair to go around the room and ask each member individually for their comments or assessment as this is procedure used in other boards. Chair Erica Hernandez adopted the procedure. Chair Erica Hernandez stated that it will be difficult to determine how cost share will apply while evaluating properties for Category 1 and Category 3 placement.

John Nix asked for clarification of Category 1 and Category 3. Andi Christman clarified that only Category 2 and Category 3 applicants can move to the Priority Pool. Nina Bhattacharyya asked if staff can be asked to apply for cost share. Andi Christman stated staff is not able to apply for cost share for every property due to limited resources. Scot Eubanks asked how eager the applicants are of working with the county. Jean Willoughby stated the applicants were willing and eager to work with the county. Candace Gonzalez-Lantz asked what would trigger the property to come back to presentation if placed in Category 1. Andi Christman explained that a change in status, such as the property securing cost share, will trigger presentation of the property to the board again.

Scot Eubanks mentioned that the application is great, and he doesn't see any issues with it. Paul Pritchard asked how many projects are awaiting review. Andi Christman stated that 4 applications have been received with the possibility of one more incoming. Paul Pritchard encouraged other members to get properties moving into the program. Jean-Paul Perez said that the property should be pursued as Category 3. Candace Gonzalez-Lantz said it should be Category 3. She is encouraged that the landowners are excited to work with the county. Scot Eubanks asked if it's possible to promote the acceptance of the farm into the program if it is approved. Kelly McPherson supports the application and says its important to promote local farmers. Nina Bhattacharyya supports the application and noted that cost share will be a changing landscaping. She recommended eligibility in Category 3.

John Nix mentioned that the Board of County Commissioners is very concerned with cost sharing, however this board needs to focus on the farm, not on budget or resource concerns. Chair Erica Hernandez noted that since this is the first project evaluated the board

needed to evaluate a lot of different factors, but it seems the board agrees that the project presented is a good project.

Attorney Shari Wallen said that if the board has completed deliberation the Public should be given an opportunity for comments. Charlie Houder said he looks forward to seeing some projects move forward in the process. Jean Willoughby, as a member of the public, expressed the importance for some of the projects to get cost share. Megan Abram commended the board for asking the right questions.

Scot Eubanks motion to move the property to the eligibility pool in Category 3 as the property meets the overall program goals in the Board Resolution. John Nix seconded the motion. Motion approved by a vote of 9-0.

Kelly McPherson motioned moving the property in the priority pool. Nina Bhattacharyya seconded the motion. Motion approved by a vote of 9-0.

7) Old Business (8:45-8:50)

Chair Erica Hernandez mentioned the possibility of a different time for the meeting. Nina Bhattacharyya mentioned 11:am to 1:00pm. Other members also mentioned 4:00pm to 6:00 pm. Staff took the item as an action item to research possible times and availability of venues to present back to the board.

8) New Business (8:50 – 8:55)

Andi Christman said there are no issues with Staff completing disclosures forms.

9) Staff Updates (8:55 – 9:00)

Andi Christman commented on how future meetings will differ from the previous meetings. Moving forward the expectation is to present properties for evaluation with fewer staff administrative presentation.

10) Public Comment

Public was provided with the opportunity for comments. No additional comments provided.

11) Other Business

- a) Next meeting date: October 1, 2025

12) Adjourn (~9:00)

The meeting was adjourned at 9:00 pm

A public speaker who meets the definition of “lobbyist” per Alachua County Code Section 68.02 shall disclose that he or she is a registered lobbyist when addressing the Board.