Thank You Donors!
Spring 2014

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The Sixth Annual Bounty in the BarN was hosted on October 19, 2013 in Sewickley Heights. Thank you to Bill and Jodie Welge for offering their barn for another great event as well as a big thank you to our sponsors, the event committee and ALT staff who planned all the details for the evening. Over $36,000 was raised for land conservation from this event!

Ending 2013 with a Bang

Thank you for helping us reach our goal of $25,000 for our 2013 year-end appeal. In fact, we surpassed our goal and raised over $29,000!! This is $10,000 more than our 2012 year-end campaign, and we had contributions from 27 new families! This is outstanding and further proves our region’s interest in permanently protecting land for wildlife habitat, water management, ecological value and scenic landscape. Thank you for your continued support of ALT, and I welcome the new members of the ALT family. ~Chris Beichner, President/CEO

Help Us Resurrect Dead Man’s Hollow

In the next few months ALT will be working with Pashek and Associates, a Pittsburgh environmental planning firm, to develop a management plan that will enhance the unique assets of Dead Man’s Hollow Conservation Area. We envision a community-driven process and need the community to make that happen. If you have comments, stories or suggestions on how the Hollow should be managed, maintained or promoted, have an interest in the Hollow or just want to learn more about the conservation area please attend one of the public meetings and share your thoughts. Ideas we are considering are special mountain biking trails, boardwalks around Cat Fish pond, trail signage, and historical interpretation of the old ruins and how best to make connections to the Great Allegheny Passage (GAP). Our first public meeting for Dead Man’s Hollow Trail and Management Plan is Wednesday, April 23, 2014 at 6:30pm in the Lincoln Boro Fire Hall, 4312 Liberty Way, Elizabeth, PA 15037. For more information, contact Mike Good, Stewardship Coordinator at mgood@alleghenylandtrust.org or via phone at 412-874-7191. We need your help to make Dead Man’s Hollow a thriving greenspace that is full of life!
Land Protection Update and Forecast

by Roy Kraynyk, Land Protection Director

ALT celebrated the end of 2013 with Richard and Tingle Barnes placing a conservation easement on their 27-acre property in Allison Park. Looking forward, ALT is scheduled to accept another conservation easement this spring—a 131-acre property in Hanover Township, Washington County. Staff and the Land Protection Committee have visited a potential 12-acre gift in Sewickley Hills, a 9-acre gift in Sewickley, and a 15-acre gift in Indiana Township, all gifts of land!

We continue to negotiate the purchase of two properties, the 180-acre Pittsburgh Cut Flower (PCF) in Richland Township and the 48-acre Catholic Institute parcel in Sewickley Hills. We have another 8-acre tract adjacent to PCF that we closed on in February. There are several new opportunities on our radar including 101 acres of steep wooded slopes above the former Green Valley Golf Course in Ohio Township on Lowries Run Road. ALT has protected more than 1,600 acres since 1993 and the way things are going, 2014 may be a banner year thanks to the support of folks like you!

A Cautionary Tale for Landowners

For the better part of last year, ALT negotiated with a landowner and finally reached a verbal agreement in November to purchase their land for $700,000. During the months of negotiations with ALT, the owners signed a Marcellus Gas lease that we understood was a “Sub-surface” or “No Drill” lease. A “No Drill” lease allows underground extraction of gas, however, it does not give the company rights to disturb the surface for a well pad, transmission lines, water storage, access roads or anything accessory to the harvesting of the deep gas. A “No Drill” lease would not deter our interest in protecting the surface because there would not be any surface impacts if the gas was being extracted by a well pad that could be 1,000 feet or more away from the property’s boundaries, and the pipes would be 1,000 or more feet below the surface.

Upon reaching the verbal agreement we requested and reviewed the gas lease that the owners had recently signed. To our disappointment, it turned out to be a surface lease that provided the gas company with unlimited access to the surface for a well pad and other infrastructure described above that are common to a drilling operation.

Needless to say, and to the disappointment of the owner, we withdrew our offer because the owner had effectively already sold the surface rights to the well company. The difference between our offer of $700,000 and what we understand the owner received as a bonus ($180,000) for selling the surface rights to the gas company was $520,000...an expensive lesson.

The moral to this story is that landowners need to be extremely thorough and deliberate when negotiating a lease and extremely confident that they know all of the implications of signing one. So, if you or someone you know is in the process of negotiating a gas lease, consider talking to ALT prior to signing on the dotted line.

To be clear, we are not legal experts in gas leases. However, we can evaluate your land for its conservation values to determine if it meets our criteria to be protected forever. As in this case, our offer exceeded the bonus payment the gas company will pay for surface rights. We can also discuss the potential opportunities for tax benefits for some landowners who are receiving lease payments and make a charitable gift of cash, land or a conservation easement to ALT.

We are pleased to announce the newest conservation easement going to Richard and Tingle Barnes. Richard and Tingle, pictured here with Emilee Rzotkiewicz and Chris Reichner, own a 27 acre farm in Indiana Township, Allegheny County. The conservation easement was finalized and signed by the Barneses on November 19, 2013.
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Mark Your Calendars!

Pittsburgh Day of Giving is May 6, 2014

Pittsburgh Foundation Day of Giving is on May 6, 2014 instead of October as past years, in coordination with Give Local America, a national day of giving for community foundations across the country. Donors will have from 6:00 AM to midnight (18 hours) to donate to ALT.

1. Go to http://www.pittsburghgives.org
2. Click on Donate Now
3. Enter your name, email address (you must have a valid email address to receive a tax receipt for your donation) and phone number in the appropriate boxes. Select the nonprofit (Allegheny Land Trust) you wish to donate to.
4. Mastercard and Visa are accepted for payment and you will receive confirmation of your donation and a tax receipt via email within an hour of the transaction. Please remember to notify your credit card issuer if you plan to make a large donation as they may hold your transaction as per your fraud protection services. The minimum gift per organization is $25.
5. There is always a match pool with Day of Giving and each gift is matched with a designated percentage of the pool. This is a great opportunity to see your gift grow.

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