

Travis A. Voyles  
Secretary of Natural and Historic Resources

Matthew S. Wells  
Director

Andrew W. Smith  
Chief Deputy Director



**COMMONWEALTH of VIRGINIA**  
DEPARTMENT OF CONSERVATION AND RECREATION

Frank N. Stovall  
Deputy Director  
for Operations

Darryl Glover  
Deputy Director for  
Dam Safety,  
Floodplain Management and  
Soil and Water Conservation

Laura Ellis  
Deputy Director for  
Administration and Finance

September 24, 2024

The Honorable L. Louise Lucas  
Chair, Senate Finance and Appropriations Committee  
Pocahontas Building, Room E619  
900 East Main Street  
Richmond, Virginia 23219

The Honorable Luke E. Torian  
Chair, House Appropriations Committee  
Pocahontas Building, Room W1312  
900 East Main Street  
Richmond, Virginia 23219

**RE: Department of Conservation and Recreation Lease of Lands Report (FY 2024)**

Dear Senator Lucas and Delegate Torian:

This letter, serving as the Virginia Department of Conservation and Recreation's Annual Lease of Lands and Other Properties Report, is being submitted to satisfy the relevant sections of the requirements of § 10.1-109 of the Code of Virginia:

- A. *The Director is authorized, subject to the written recommendation of the Department of General Services to the Governor and the written approval of the Governor, following review as to form and content by the Attorney General and the provisions of this article, to lease to any person for consideration, by appropriate instrument signed and executed by the Director, in the name of the Commonwealth: (i) any lands or other properties held for general recreational or other public purposes by the Department, for the Commonwealth, or (ii) any lands over which the Department has supervision and control, or any part of such lands where such lease is for the purposes of recreation, agriculture, or resource management and is consistent with the purposes and duties of the Department. Notwithstanding the provisions of subdivision (ii), whenever land is acquired by purchase or otherwise for public recreation and conservation purposes under the administration of the Department, the Director is authorized to lease the land or any portion of it back to the owner from whom the land is acquired upon terms and conditions in the public interest. No lease granted under this section shall be for an initial term longer than ten years, but any such lease may contain provisions for lease renewals, either contingent or automatic at the*

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*discretion of the Director, for a like period upon the same terms and conditions as originally granted. If written notice of termination is received by the Director from the lessee or if use of the lease is in fact abandoned by the lessee at any time prior to the end of the initial term or any renewal, the Director may immediately terminate the lease.*

**B. The Department shall include information about leasing activities carried out pursuant to this section in an annual report to the General Assembly.**

The Department of Conservation and Recreation (DCR), Division of Natural Heritage, currently leases acreage for hunting, agriculture, and residential uses on four (4) Natural Area Preserves (NAPs) across the Commonwealth, totaling an annual revenue of \$10,866.00. The Division of State Parks has three (3) additional leases for residential and property management purposes, and these leases collect no revenue.<sup>1</sup>

<u>UNIT</u>	<u>LOCALITY</u>	<u>LESSEE/ CONTRACTOR</u>	<u>START DATE</u>	<u>END DATE</u>	<u>RENEWAL OPTIONS</u>	<u>LEASE/CONTRACT ADMINISTRATOR</u>	<u>ACREAGE</u>	<u>ANNUAL RENT PER ACRE</u>	<u>ANNUAL RENT AMOUNT</u>	<u>RENT DUE DATE</u>	<u>USE</u>
Deed Run Ponds NAP	Rockingham	Robert W. Morton	10/1/2019	Upon Lessee's Death	N/A	Lesley Starke, Natural Areas Stewardship Chief (804) 371-6204	124.80	\$ -	\$ -	N/A	Hunting
Antioch Pines NAP	Isle of Wight	Michelle Hedgepeth Billips	1/1/2022	12/31/2023	Three 1-year renewal options	Lesley Starke, Natural Areas Stewardship Chief (804) 371-6204	32.70	\$ 53.06	\$ 1,735.00	Dec. 15	Agriculture
Lyndhurst Ponds NAP	Augusta	Kenneth Troyer	8/1/2021	12/31/2024	1-year renewal option	Lesley Starke, Natural Areas Stewardship Chief (804) 371-6204	83.00	\$ 110.00	\$ 9,130.00	Biannual (June 15 & Dec. 15)	Agriculture
Difficult Creek NAP	Halifax	Phyllis Carden & Roosevelt Carden	12/14/2022	12/13/2023	Year-to-year renewal options	Lesley Starke, Natural Areas Stewardship Chief (804) 371-6204	1.39	\$ -	\$ 1.00	Dec. 14	Residential
Machicomoco State Park	Gloucester	The Fairfield Foundation	9/24/2020	9/24/2069	N/A	Adam Newland, Machicomoco SP Manager (804) 346-6032	3.88	\$ -	\$ 1.00	N/A	Historic Restoration & Interpretation
Falkland Farms Conservaton Site (Staunton River SP)	Halifax	Annabelle Snead	11/1/2019	Upon Lessee's Vacation	N/A	Andrew Philpot, District 5 Manager (276) 780-1370	2.70	\$ -	\$ -	N/A	Residential
Smith Mountain Lake State Park	Franklin	Franklin County	2/13/2002	2/13/2032	3 additional 30-year terms	Chris Fritze, Smith Mountain Lake SP Manager (540) 312-7841	37.34	N/A	N/A	N/A	County Park
Stratton Park	Chesterfield	Chesterfield County	8/25/2006	8/24/2036	3 additional 30-year terms	Brian Fuller, DCR Real Property Manager (804) 678-8533	167.106	N/A	N/A	N/A	County Park
Biscuit Run Park	Albemarle	Albemarle County	1/4/2018	1/3/2117	N/A	Brian Fuller, DCR Real Property Manager (804) 678-8533	1189.3	N/A	N/A	N/A	County Park

<sup>1</sup> State Parks manage several agricultural contracts on multiple state parks. These are administered through our Procurement Division and are not administered under § 10.1-109. These are procured and executed as service contracts, and therefore, are not considered leases. For FY24, State Parks earned a total of \$120,482.86 in revenue from 11 contracts encompassing 1,492.16 acres.

This year's report is the same as the FY23 report – there have been no changes. All 1-year leases have been renewed. We continue to appreciate the ability to lease our lands to meet our land management objectives, and we thank the General Assembly for their support of our mission.

Respectfully submitted,

A handwritten signature in blue ink that reads "Matthew S. Wells". The signature is written in a cursive, flowing style.

Matthew S. Wells  
Director

cc: Kendra Brown Shifflett, Legislative Analyst, Senate Finance and Appropriations Committee  
David Reynolds, Legislative Fiscal Analyst, House Appropriations Committee  
Toni M. Walker, Associate Director, Department of Planning and Budget  
Frank N. Stovall, Deputy Director, Department of Conservation and Recreation  
Lisa McGee, Director of Policy, Planning and Legislative Affairs, Department of Conservation and Recreation  
Brian G. Fuller, Real Property Manager, Department of Conservation and Recreation