

ARKANSAS LAND AND COMMUNITY  
DEVELOPMENT CORPORATION

# THE ADVANCER

Fargo, Arkansas

Spring Edition 2020

## Diversity in Ag Conference is a success!

See page 4 for more information



### CORONAVIRUS SAFETY

Follow these easy steps to help prevent the spread of COVID-19.



Disinfect surfaces around  
your home and work.



Wash your hands for at  
least 20 seconds.



Sneeze or cough?  
Cover your mouth.

# A Message from the Board Chairman

Dear All:

The rich history of Arkansas Land and Community Corporation (ALCDC) makes me proud to say that I have been affiliated for almost 30 years. From ALCDC's inception in 1980 to the current operations in 2020, we have been dedicated to 40 years of program service delivery. With the support of membership, partners, supporters, family farmers, landowners, and friends we have persevered. Overcoming 9/11 and various acts of terrorism, the 2008 financial crisis and the recession that followed, major weather events-claiming disasters for our farmers and rural resident and government shutdowns. This journey makes up a part of our history and has touched all parts of our nation. Throughout this historic journey, we have worked to support and sustain our members, customers, the historically unprivileged and underserved rural and urban communities, employees, and our partners. The next unprecedented chapter of our history is being written as the world faces a new challenge. The coronavirus/Covid-19 pandemic is having an impact on the health of all of our love ones in some form or fashion, the business community that we all rely on, the health of our national and global economy, and the way we live our daily lives. As we all continue to pray and navigate through these unique challenges, we want you to know that Arkansas Land and Community Development Corporation (ALCDC) is here for you. As we address this pandemic and make it a part of the many challenging chapters in the history books of our past, our commitment to you will not waiver. Together we all have a responsibility to play a role in these times. No one public body, business, or organization can do it alone. Let our remarkable fortitude be seen and demonstrated in generosity and kindness, intergenerational support and solidarity. As always, we will support our employees and work in the best interest of ways to support and help our members, clients, partners, friends, and supporters through these unprecedented and challenging times. Courage, generosity, and resilience make a difference during these prevailing times. ALCDC Board of Directors, management, and employees are collectively resolved to the sustainability of your and our communities. These national words should have new meaning in these trying times "Together We Stand", "In God We Trust", and "Liberty and Justice for All".

Sincerely,

*Dr. Brian Corneileus*

Board Chairman



# A Message From the President

Dear Members, Farmers, Landowners, Rural and Urban Resident, Partners and Supporters:

These are challenging times of uncertainty in our rural and urban communities, our state, the country and around the world. With COVID-19 continued movement to spread across the United States, we encourage you to follow the CDC guidelines to stay healthy and safe. What all of us do with our time, right now, is very important for our love ones, family, friends, and communities. Staying home and out of group gathering could save lives.

Arkansas Land and Community Development Corporation and Arkansas Land and Farm Development Corporation (ALCDC/ALFDC) want to assure you that the health of our staff, and those we serve, takes priority with us. ALCDC/ALFDC has postponed any scheduled events, workshops and face-to-face meetings in our effort to support social distancing and in keeping state and federal directives and guidance. We are in the office with onsite staff reduction, others are working from their homes. Staff will continue to be available by phone and online to continue servicing you. We continue to work and promote economically sustainable community development for our historically unprivileged and underserved clients.

Thank you for your continued support of ALCDC/ALFDC. We pray and hope that you and your family are taking all the steps necessary to stay safe as we go through this unprecedented crisis together. For continued updates please contact our office at (870) 734-3005 and select the number (870) 752-0701 or (870) 589-3699 or connect with us on our web site at; [www.alfdc.webs.com](http://www.alfdc.webs.com).

Sincerely,

*Dr. Calvin R. King, SR.*

Dr. Calvin R. King, SR.

President





## In Loving Memory of Fargo Agricultural School Class of 1945 Alumni, Mrs. Othello Faison

Mrs. Othello Owington Faison was born on November 28, 1930, on a farm in Monroe County, two miles from Holly Grove, Arkansas. When she completed the sixth grade at the age of 10, her parents, Mckinley and Rosa Shannon, enrolled her in the Fargo Agricultural School, a private boarding school two miles north of Brinkley. The president and founder of the school, Floyd Brown, placed Mrs. Faison in the eighth grade, the lowest grade that was available.

Upon graduation from high school, Mrs. Faison enrolled in Philander Smith College where she earned a bachelor's degree in music, with a minor in English and secondary education. She did further study at Texas Southern University and UCA and has a master's degree in secondary education.

Mrs. Faison was one of the first ten black teachers to be transferred to predominantly white schools. She was arbitrarily transferred from Horace

Mann to Metropolitan Vo Tech High School. In January of 1974, she was transferred from the English classroom at Metropolitan to Central High School as assistant principal. Mrs. Faison received the Red Cross Lifesaver's Award while she was at Central for saving the life of a faculty member who had been attacked by a student. She, also, physically pulled a student to the floor of the roof at Central who was trying to commit suicide by jumping to the ground.

In 1981, she became the first woman and first black person to be principal of the secondary summer session in the Little Rock Public School District. The superintendent assigned her to Parkview to troubleshoot for 1981-82. She was reassigned to Central High School in the fall of 1982 where she remained until September 1990 when she was assigned the task of setting up an alternative school for junior high students who were not performing as expected. She achieved the goal using the motto "Attitude +

Aptitude = Altitude."

She served as Minister of Music for 43 years at Bullock Temple C.M.E. Church. Under her direction, the Chancel Choir performed annual spring concerts singing cantatas, anthems, and spirituals. She, also, wrote an anniversary hymn for the church. Music was the love of her life!

We all felt her severe loss very deeply, but some small measure of consolation may be found in the words of the poet, Walt Whitman:

*They are not gone. They are just away,  
With a cheery smile and the wave of  
the hand,  
They have wandered into an unknown  
land,  
And left us wondering how every fair  
that land  
May be, since they tarry there.*



# 2020 Diversity in AG. Conference

The Diversity in Agriculture Conference was held at the Wyndham Riverfront Hotel in North Little Rock February 27-28, 2020 with two 200 hundred or more participating in the event. The conference was planned and executed as a first of a kind and very special Event for the public. With all being said and done, the conference was all and more than planned. Arkansas Farm Bureau worked closely with the Arkansas Department of Agriculture, the United States Department of Agriculture, the Arkansas Land and Community Development Corporation, the University of Arkansas, UA Cooperative Extension Service, UA-Pine Bluff and the

National Center for Appropriate Technology in planning the event. The planned event was executed by design to bring together agriculture communities from across our state to network, gain knowledge of agriculture current and future practices, agricultural community economic development resources and provide higher education students an opportunity to explore the various fields in agriculture career opportunities. The conference allowed participants from throughout the state to explore opportunities through success stories and networking. It also fostered an expansion of public and private partnerships within agriculture, Arkansas' largest industry sector. The overall conference evaluation and comments provided the following results:

- Great panelists; passionate about topics

- Great heavy hitters-Sen. Boozman, Gov Hutchinson, Ar. Sec. of AG. Wes Ward
- Great panelists for all the classes.
- Please continue every year!
- This conference was very informative, and I really enjoyed the atmosphere that was created by the staff and various speakers
- This has been an exceptional conference.
- Very well organized.
- I found sessions informative and the speakers were well versed.
- Great job!

As a first-time event, I am sure we can look forward for even greater ones in the future.





## Woods Addresses Dermott

United States Department of Agriculture's (USDA) Farm Service's (FSA) County Executive Director, Jefferson County, Arkansas reviewed the changes in USDA Farm Bill Operations with the Citizens of Dermott. Symposium participants were greeted by the current Mayor of Dermott, Honorable Walter Donald. Mayor Donald was followed by Arkansas Land & Community Development Corporation (ALCDC) Overview by Dr. Calvin King Sr. President of ALCDC.

Mr. Woods, USDA, FSA in unance with Dr. King ALCDC in Workshop one (I) addressed Farm Financing, Micro-Urban Farming, Local Food Supply, and Opportunities for Beginning Farmers.

This session was led by resource specialists who discussed micro-urban farming, direct marketing practices, alternative crop production, local food supply, cooperative development, farm financing, debt servicing for far retention and Disaster Assistance Programs for socially disadvantaged, beginning, and limited resource farmers/ranchers.

Albert Jones, Vice President of ALFDC presented and facilitated Workshop two (II), Resource Opportunities for Heir's Property. The Workshop discussed Heirs' Property Resolutions for rural and urban residents along with solutions for maximizing the use of Heir's Property as an asset.

Mr. Alvin Peer, State Outreach Coordinator, USDA, Natural Resources Conservation Service (NRCS) facilitated and presented in Workshop

three (III) Conservation Resource Opportunities for Rural & Urban Agriculture: This Workshop addressed Conservation program resource opportunities, including financial, technical/educational program service for rural and urban residents.

ALCDC was assisted in the Dermott Symposium by ALCDC's newest VISTA partner, former Alderman of Dermott & Retired Arkansas Department of Corrections' Counselor, Mrs. Gwendolyn Stephens. Mrs. Stephens and her family have been an integral part of ALCDC's successes in the Southeast Region. Dermott residents thanked ALFDC's leadership in development of three new homes for Dermott residents through ADFA and requested updates on the status of that program.





## USDA Feeds Kids, Helps Families During COVID-19 Emergency

USDA Office of Communications/ [press@oc.usda.gov](mailto:press@oc.usda.gov)

The U.S. Department of Agriculture (USDA) is working to be as flexible as possible to get food out to the people who need it during the COVID-19 National Emergency. On Wednesday, March 18, President Donald J. Trump signed into law the Families First Coronavirus Response Act, which includes billions of dollars in nutrition assistance for children and families. U.S. Secretary of Agriculture Sonny Perdue is taking swift action to implement these new provisions and ensure children and families are fed. USDA's Food and Nutrition Service (FNS) launched a new webpage – [www.fns.usda.gov/coronavirus](http://www.fns.usda.gov/coronavirus) – to provide key information on COVID-19 nutrition assistance for program operators and the public alike.

USDA is working quickly and closely with states to best serve program participants. The new webpage supports transparency and efficiency, serving as a one-stop-shop for:

- Tips from MyPlate for food planning during social distancing,
- Fraud alerts to protect Supplemental Nutrition Assistance Program (SNAP) participants from COVID-19-related scams,
- Guidance from MyPlate for families trying to plan shopping trips during this pandemic,
- Information on the state and nationwide waivers USDA has approved,
- Interactive state maps with the flexibilities requested by each state and the status of those requests,
- Guidance on the new flexibilities and activities USDA is allowing under the Families First Coronavirus Response Act, and more.

The website update is just the latest in a series of actions the Food and Nutrition Service has taken to support our program participants and the states that administer our programs. With new authority provided by the Families First Coronavirus Response Act, signed into law by President Trump on March 18, 2020, USDA has issued nationwide waivers for child nutrition programs such as the National School Lunch Program and the Summer Food Service Program, temporarily eliminating the requirement that meals be served in group settings and loosening restrictions on the time of day meals

are served and the number of meals that can be served at one time.

Also under the act, USDA is expanding benefits by:

- Allowing additional flexibility in the Special Supplemental Nutrition Program for Women, Infants and Children (WIC) to support social distancing and ensure participants can still purchase food when certain items are out of stock;
- Providing flexibility for jobless workers to remain eligible for SNAP benefits; allowing states to issue emergency supplements to SNAP households;
- Providing \$100 million for Puerto Rico, American Samoa, and the Northern Mariana Islands for increases in their Nutrition Assistance Programs; and much more.

Last week, Secretary Perdue announced a collaboration with the Baylor Collaborative on Hunger and Poverty, McLane Global, PepsiCo, and others to deliver nearly 1,000,000 meals per week to students in a limited number of rural schools closed due to COVID-19. These boxes will contain five days' worth of shelf-stable, nutritious, individually packaged foods that meet USDA's summer food requirements. The use of this innovative delivery system will ensure rural children receive nutritious food while limiting exposure to COVID-19.

USDA continues to provide extensive technical assistance to state agencies to make it as easy as possible for states to aid program participants. This includes, for example, templates for requesting waivers, tailored guidance, and webinars for state program staff.

All Food and Nutrition Service programs – including SNAP, WIC, and the National School Lunch and Breakfast Programs – have flexibilities and contingencies built-in to allow them to respond to on-the-ground realities in the event of a disaster or emergency situation. For more information about the USDA-wide response, please visit: [www.usda.gov/coronavirus](http://www.usda.gov/coronavirus).

USDA's Food and Nutrition Service (FNS) administers 15 nutrition assistance programs that leverage American's agricultural abundance to ensure children and low-income individuals and families have nutritious food to eat. FNS also co-develops the Dietary Guidelines for Americans, which provide science-based nutrition recommendations and serve as the cornerstone of federal nutrition policy.

Contact: [FPAC.BC.Press@usda.gov](mailto:FPAC.BC.Press@usda.gov)

## **USDA FSA Make Changes to Farm Loan, Disaster, Conservation and Safety Net Programs to Make it Easier for Customers to Conduct Business**

*FSA Services Available  
by Phone Appointment  
Only*

LITTLE ROCK, Arkansas, March 26, 2020 – USDA’s Farm Service Agency (FSA) county offices are open in Arkansas by phone appointment only until further notice, and FSA staff are available to continue helping agricultural producers with program signups, loan servicing and other important actions. Additionally, FSA is relaxing the loan-making process and adding flexibilities for servicing direct and guaranteed loans to provide credit to producers in need.

FSA Service Centers are open for business by phone appointment only. While our program delivery staff will continue to come into to the office, they will be working with our agricultural producers by phone and using email and online tools whenever possible.

“FSA programs and loans are critical to Arkansas farmers and ranchers, and we want to continue our work with customers while taking precautionary measures to help prevent the spread of coronavirus,” FSA State Executive Director David Curtis said. “We recognize that farm loans are critical for annual operating and family living expenses, emergency needs and cash flow through times like this. FSA is working to find and use every option and flexibility to provide producers with credit options and other program benefits.”

FSA is delivering programs and services, including:

- Farm loans;
- Commodity loans;
- Farm Storage Facility Loan program;
- Disaster assistance programs, including signup for the Wildfire and Hurricane Indemnity Program Plus (this includes producers now eligible because of losses due to drought and excess moisture in 2018 and 2019);
- Safety net programs, including 2020 signup for the Agriculture Risk Coverage and Price Loss Coverage programs;
- Conservation programs; and
- Acreage reports.

### **Relaxing the Farm Loan-Making Process**

FSA is relaxing the loan-making process, including:

- Extending the deadline for applicants to complete farm loan applications

- Preparing Direct Loans documents even if FSA is unable to complete lien and record searches because of closed government buildings. Once those searches are complete, FSA would close the loan; and
- Closing loans if the required lien position on the primary security is perfected, even for loans that require additional security and those lien searches, filings and recordings cannot be obtained because of closed government buildings.

### **Servicing Direct Loans**

FSA is extending deadlines for producers to respond to loan servicing actions, including loan deferral consideration for financially distressed and delinquent borrowers.

FSA will temporarily suspend loan accelerations, non-judicial foreclosures, and referring foreclosures to the Department of Justice. The U.S. Attorney’s Office will make the determination whether to stop foreclosures and evictions on accounts under its jurisdiction.

### **Servicing Guaranteed Loans**

Guarantee lenders can self-certify, providing their borrowers with:

- Subsequent-year operating loan advances on lines of credit;
- Emergency advances on lines of credit.

FSA will consider guaranteed lender requests for:

- Temporary payment deferral consideration when borrowers do not have a feasible plan reflecting



that family living expenses, operating expenses and debt can be repaid; and

- Temporary forbearance consideration for borrowers on loan liquidation and foreclosure actions.

### Contacting FSA

FSA will be accepting additional forms and applications by facsimile or electronic signature. Some services are also available online to customers

with an eAuth account, which provides access to the [farmers.gov](https://farmers.gov) portal where producers can view USDA farm loan information and payments and view and track certain USDA program applications and payments. Customers can track payments, report completed practices, request conservation assistance and electronically sign documents. Customers who do not already have an eAuth account can enroll at [farmers.gov/sign-in](https://farmers.gov/sign-in). FSA encourages producers to contact

their county office to discuss these programs and temporary changes to farm loan deadlines and the loan servicing options available. For Service Center contact information, visit [farmers.gov/coronavirus](https://farmers.gov/coronavirus).

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USDA is an equal opportunity provider,  
employer, and lender.



## Farmer Relief Fund

American Farmland Trust (AFT) will be awarding farmers with cash grants of up to \$1,000 each to help them weather the current storm of market disruptions caused by the coronavirus crisis.

Eligible applicants include any small and mid-size direct-market producers. These are defined as producers with annual gross revenue of between \$10,000 and \$1 million from sales at farmers markets and/or direct sales to restaurants, caterers, schools, stores, or makers who use farm products as inputs. If this describes your farming operation, apply here.

The application (available in both English and Spanish) is easy to complete but will require applicants to include sufficient detail to ensure AFT is awarding producers that have the greatest needs. Applicants will be asked to estimate their financial loss.

The initial application period goes until April 23, with grants beginning to be made by May 1, 2020.

For additional information visit [www.farmland.org](https://www.farmland.org).



## USDA Office of Partnerships and Public Engagement

United States Department of Agriculture

### News and Events

The U.S. Department of Agriculture's Office of Partnerships and Public Engagement (OPPE) develops and maintains partnerships focused on solutions to challenges facing rural and underserved communities in the United States, and connects those communities to the education, tools, and resources available to them through USDA programs and initiatives. Whether you are a small or beginning farmer, Tribal member, veteran, student, community nonprofit, minority serving higher education institution, or just want to know where to start, we provide equitable access to USDA resources.

### OPPE launches a new website

The new Office of Partnerships and Public Engagement website provides a one-stop shop for the latest education, tools, and resources available through U.S. Department of Agriculture programs and initiatives. Visit our new site at [www.usda.gov/partnerships](http://www.usda.gov/partnerships).

### Coronavirus Disease (COVID-19)

Please visit [www.usda.gov/coronavirus](http://www.usda.gov/coronavirus) for up-to-date information on USDA services and resources. This page include frequently asked questions, USDA actions to respond to COVID-19,

and additional resources from CDC, FEMA, and other agencies. Learn more about the latest actions from USDA Food and Nutrition Service, Rural Development, and other agencies.

### Coming Soon: USDA Community Prosperity Training Summits

The Office of Partnerships and Public Engagement (OPPE) will soon announce dates for in-person and online Community Prosperity Summits around the country. These training summits and capacity-building workshops bring together a wide range of USDA stakeholders to foster a sustainable development process focusing on locally driven, bottom-up solutions to address challenges in rural and underserved communities.

### Rural Development Community Facilities and Distance Learning Resources

Rural Development provides loans and grants to help expand economic opportunities and create jobs in rural areas. This assistance supports infrastructure improvements; business development; housing; community facilities such as schools, public safety and health care; and high-speed internet access in rural areas.

### Select upcoming RD deadlines

Distance Learning and Telemedicine Grant Program - Application Deadline: April 10.  
Community Facilities Technical

Assistance and Training Grant -  
Electronic Application Deadline:  
April 30, 2020 via [grants.gov](http://grants.gov) | Paper  
Application Deadline: May 5, 2020  
Community Facilities Technical  
Assistance and Training Grant:  
Supplemental 2019 Disaster Relief Act  
Funding: Deadline: April 30, 2020 via  
[grants.gov](http://grants.gov) | Paper Application Deadline:  
May 5, 2020

### Minority Serving Institution Joint Meeting

On March 11, 2020, USDA hosted the first ever joint session of the USDA-1890 Task Force, USDA-1994 Leadership Group, and USDA-HACU Leadership Group. This meeting brought together leadership from Minority Serving Institutions, partner organizations, and USDA to discuss collaborative opportunities and programs of mutual benefit to our shared stakeholders. This meeting was an important part of re-establishing these groups and their work guiding programming to these communities.

### USDA Calls for Peer Reviewers for Proposals to Help Socially Disadvantaged and Veteran Farmers and Ranchers Grow their Businesses and Access USDA Programs

The U.S. Department of Agriculture seeks qualified individuals to serve as peer reviewers to evaluate proposals that support socially disadvantaged and veteran farmers and ranchers. Panelists will review fiscal year 2020 proposals

for the Outreach and Assistance for Socially Disadvantaged Farmers and Ranchers and Veteran Farmers and Ranchers Program (also known as the 2501 Program). Read more.

### **USDA Reminds Historically Underserved Producers of Advance Payment Option**

Underserved agricultural producers can get conservation practice payments in advance of practice implementation through the Environmental Quality Incentives Program (EQIP). Learn more about the advance payment option at USDA's Natural Resources Conservation Service website.

### **AgDiscovery: Investing in the Future of American Agriculture**

AgDiscovery is a two- to four-week summer outreach program at college campuses that helps middle and high school students explore careers in plant and animal science, wildlife management, and agribusiness. Apply here.

## **General Resources**

### **Advisory Committees**

USDA seeks nominations for its committees throughout the year. The Department is interested in a wide range of professionals including scientists, representatives of interest groups, educators, and business leaders. USDA has a special interest in assuring that women, minority groups, and people with physical disabilities are adequately represented. Learn more.

### **Federal Register**

Find the latest USDA regulations, proposed rules, and notices of interest in the Federal Register, the daily journal of the federal government, published each business day by the National Archives and Records Administration (NARA). Read the latest USDA notices.

### **Farmers.gov**

Farmers.gov is an interactive, one-stop website for farmers, ranchers, private foresters, and agricultural producers. Visitors can get online self-service applications, educational materials and business tools, and find local USDA Service Centers. Visit the site today.

### **New Farmers.gov**

This online resource offers guides to help future farmers create business plans, acquire land and capital, manage risk, and plan finances. A Discovery Tool provides customized advice and resources. Learn more about farming.

### **Rural Development Innovation Center**

The Center works to transform rural communities through strategic partnerships, data analytics, regulations management and enterprise risk management. Get started.

### **Veterans**

USDA offers loans, education and training, grants, and technical assistance programs to help veterans start or grow a business or career in agriculture. Learn more.

## **Youth**

USDA's Youth and Agriculture website connects young people, educators, and youth-serving organizations with Department-wide resources for the next generation of agricultural leaders. Discover more.

## **USAJOBS**

USAJOBS connects job seekers with federal employment opportunities across the United States and around the world. Features include search tools for students, recent graduates, and veterans. USAJobs search for internships at USDA.

USAJobs search for jobs for recent graduates at USDA.







## HEIR PROPERTY OWNERSHIP

### Things You Should Know

When several people own land together, as in heir property, there can be many problems. Decisions can be difficult to make because everybody has a different opinion and some owners may take more of an interest in land than other owners/heirs. Some may wish to sell while others may want to live on the land and farm it. Similarly, some heirs may pay their share of property taxes while others may never pay anything.

If one owner tries to sell his or her rights to the land, sometimes all of the land ends up being sold. Similarly, when owners decide to divide the land between themselves it could be difficult figuring out the value of each piece of land which could result in the court ordering all of the land to be sold and to divide the profits accordingly. This is what is known as a Partition Sale.

If your property is partially owned by other people (heirs), you may have trouble getting loans from banks and other creditors, including the federal government and organizations like the United States Department of Agriculture (USDA).

### If You Are Involved in Ownership of Heir Property

As an owner of heir property, you should work with the other owners to look after your land. Arrangements should be made to pay property taxes on time. Arrangements should also be made to divide the profits made off of the land equally among the property owners. If other heirs are not interested in the land, you may be able to buy them out. A lawyer can help them “deed” their share to you. A lawyer could also make legal arrangements so that any heirs who live on the land can be the ones to make the decisions about it.

If there are any family disagreements over the land, they should be worked out by the family members themselves before seeking outside help. If there are issues that cannot be resolved by the family members themselves, then a neutral mediator—someone trained in that profession—should be sought after. Do not undervalue the importance of third party mediation help to resolve long existing family disputes over the land.

### Adverse Possession – “Squatter Rights”

**Watch Out for Anyone Trying to Claim Your Land!** There are occasions where people can get legal title to your land—or a piece of your land—simply by living on or using all or part of it for a long time even though they have not inherited it or bought it from you. This is adverse

possession. Think of adverse possession as a form of a legal taking. In Arkansas, in order for your land to be adversely possessed, a person has to be able to prove the steps below.

#### o Open and Notorious

- He must prove that his use is consistent with ownership and character of the land (i.e., farming, hunting, etc.) and that his use was open and notorious—you knew about it and did nothing to try and stop him from using the land.
- He must also show that through his actions and/or words, he made it known his intentions to adversely possess your land.

#### o Continuous

- He must show that he used your land to the same degree and in the same manner that you would or should have done as the rightful owner.
- Seasonal occupation would be ok. He doesn't have to show that he continuously lived on your property. For example, he need only show that he lived on your land to grow and harvest corn for the season, then it would be fine by the courts.

#### o Exclusive

- He must prove that his use

was exclusive and that he alone intended to possess the land from himself. Others can use the land while he claims possession to your land, so long as the one claiming the land possesses it for himself and not anyone else.

#### o **Adverse/Hostile/Without permission**

- Arkansas courts will look at a person's actions to see if they are "hostile" (occupied your land without permission). This is the "adverse" portion of adverse possession.

If you rent out your land, write down an agreement with your renters. A written contract protects you from renters who later may try to claim that they own your land. When the time of the lease is up, be sure that the renter is off the land or write out a new agreement.

If you keep your land vacant, check it every year or two years for squatters. Should you find people living, farming or using your land without your permission, you can force them to leave. These people can be charged with trespassing or your lawyer can bring a "quiet title" action. If someone tries to take your land by adverse possession, **contact a lawyer immediately.**

### **Partitioning the Sale of Heir Property**

#### **a. Members of the Appraisal Institute (MAI)**

**(i)** The interest in the Property which the transferring Owner intends to sell, exchange or otherwise transfer shall first be offered in writing to the other Owner at the stated price at

which the interest is proposed to be sold to a third party. The other owner shall have a period of thirty (30) days after receipt of such notice in which to accept or reject said offer, in writing.

**(ii)** In the event the non-transferring Owner rejects the offer, then the transferring Owner shall be free to sell its interest in the Property on the terms set forth in the notice and on no other terms. In the event the non-transferring Owner accepts the offer, then the non-transferring Owner shall purchase the interest of the transferring Owner on the terms set forth in said notice within sixty (60) days after the acceptance of said offer. The selling Owner shall pay any and all title insurance premiums and reasonable closing costs associated with said transfer.

#### **b. Partition of the Property.**

Either Owner shall have the right to partition the Property, after having first offered to sell his interest therein to the other Owner in accordance with the following procedure:

**(i)** The Owner desiring to partition the Property shall notify the other Owner, in writing, of such desire. In such notice, the Owner seeking partition shall name an MAI appraiser active in. The non-partitioning Owner shall have ten days to consent to such appraiser, or identify another MAI appraiser active in. Failure to submit an alternative appraiser's name within said ten day period shall be deemed consent to the initial named appraiser. If the non-partitioning Owner identifies a second appraiser, then the two identified appraisers shall promptly designate a third MAI appraiser to appraise the

Property. The partitioning Owner shall pay the cost of an appraisal of the Property conducted by the designated or agreed appraiser. Within five days after receipt of the appraisal report, and prior to the initiation of any partition action, the partitioning Owner shall offer to sell his interest in the Property to the non-partitioning Owner, in writing, at a discounted price equal to (I) the Property's appraised value, times (II) the partitioning Owner's percentage ownership interest in the Property, times (III) 0.75. The other Owner shall have a period of thirty (30) days after receipt of such written offer in which to accept or reject said offer, in writing. Failure to follow the procedures set forth in this section shall constitute a complete defense to any partition action brought by any Owner.

**(ii)** In the event the non-partitioning Owner rejects the offer, then the partitioning Owner shall be free to initiate a partition action in the appropriate court. In the event the non-partitioning Owner accepts the offer, then the non-partitioning Owner shall purchase the interest of the other Owner at the price set forth in said notice within one hundred twenty (120) days after the acceptance of said offer. The selling Owner shall pay any and all title insurance premiums and reasonable closing costs associated with said transfer. The parties acknowledge and agree that, in the event of default under the terms of this Agreement by either Owner, the non-defaulting Owner shall have the right to seek specific performance of the terms of the Agreement by the defaulting Owner and money damages.



## Editorial: COVID-19

### Information

### What You Should Know

The virus is not a living organism, but a protein molecule (DNA) covered by a protective layer of lipid (fat), which, when absorbed by the cells of the ocular, nasal or buccal mucosa, changes their genetic code. (mutation) and converts them into aggressor and multiplier cells.

Since the virus is not a living organism but a protein molecule, it is not killed, but decays on its own. The disintegration time depends on the temperature, humidity and type of material where it lies. The virus is very fragile; the only thing that protects it is a thin outer layer of fat. That is why any soap or detergent is the best remedy, because the foam CUTS the FAT (that is why you have to rub so much: for 20 seconds or more, to make a lot of foam). By dissolving the fat layer, the protein molecule disperses and breaks down on its own.

**HEAT** melts fat. Therefore, it is so good to use water above 77 degrees Fahrenheit for washing hands, clothes and everything. In addition, hot water makes more foam and that makes it even more useful. Alcohol or any mixture with alcohol over 65% DISSOLVES ANY FAT, especially the external lipid layer of the virus. Any mix with 1-part bleach and 5 parts water directly dissolves the protein, breaks it down from the inside. Oxygenated water helps long after soap, alcohol and chlorine, because peroxide dissolves the virus protein, but you have to use it pure and it hurts your skin.

**NO BACTERICIDE OR ANTIBIOTIC SERVES.** The virus is not a living organism like bacteria; antibodies cannot kill what is not alive.

**NEVER** shake used or unused clothing, sheets or cloth. While it is glued to a porous surface, it is very inert and disintegrates only: between 3 hours (fabric and porous); 4 hours (copper and wood); 24 hours (cardboard); 42 hours (metal) and, 72 hours (plastic). But if you shake it or use a feather duster, the virus molecules float in the air for up to 3 hours and can lodge in your nose.

The virus molecules remain very stable in external cold, or artificial as air conditioners in houses and cars. They also need moisture to stay stable, and especially darkness. Therefore, dehumidified, dry, warm and bright environments will degrade it faster.

UV LIGHT on any object that may contain it breaks down the virus protein. For example, to disinfect and reuse a mask is perfect. Be careful, it also breaks down collagen (which is protein) in the skin. The virus CANNOT go through healthy skin. Vinegar is NOT useful because it does not break down the protective layer of fat. NO SPIRITS, NOR VODKA, serve. The strongest vodka is 40% alcohol, and you need 65%. LISTERINE IF IT SERVES! It is 65% alcohol.

**\* The more confined the space, the more concentration of the virus there can be.** The more open or naturally ventilated, the less. You have to wash your hands before and after touching mucosa, food, locks, knobs, switches, remote control, cell phone, watches, computers, desks, TV, etc. And when using the bathroom. You have to Moisturize dry hands from so much washing, because the molecules can hide in the micro cracks. The thicker the moisturizer, the better.

**\* Also keep your NAILS SHORT** so that the virus does not hide there.

-John Hopkins

Help prevent the spread of respiratory diseases like COVID-19

#### + WASH YOUR HANDS

Wash your hands with soap and warm water regularly.



#### + COVER A COUGH OR SNEEZE

Cover your cough or sneeze with your sleeve, or tissue. Dispose of tissue and wash your hands afterward.



#### + DON'T TOUCH

Avoid touching eyes, nose or mouth, especially with unwashed hands.



#### + KEEP YOUR DISTANCE

Avoid close contact with people who are sick.



#### + STAY HOME

If you experience respiratory symptoms like a cough or fever, stay home.



#### + GET HELP

If you experience symptoms of COVID-19 (cough, fever, shortness of breath), call your health care provider or local health department before seeking care.





# Census 2020 Information

<https://2020census.gov/community-impact.html>

## Impact in Your Community

School lunches. Plans for highways. Support for firefighters and families in need. Census results affect your community every day.

## Shaping Your Future

The results of the 2020 Census will help determine how hundreds of billions of dollars in federal funding flow into communities every year for the next decade. That funding shapes many different aspects of every community, no matter the size, no matter the location.

Think of your morning commute: Census results influence highway planning and construction, as well as grants for buses, subways, and other public transit systems.

Or think of your local schools: Census results help determine how money is allocated for the Head Start program and for grants that support teachers and special education.

The list goes on, including programs to support rural areas, to restore wildlife, to prevent child abuse, to prepare for wildfires, and to provide housing assistance for older adults.

## Did you know

Census results affect planning and funding for healthcare-including programs such as Medicaid, Medicare Part B, State Children's Health Insurance, and the prevention and treatment of substance abuse.

## Helping Communities

Did you know that census data helps communities respond to natural disasters and secure funding for hospitals and fire departments?

## Importance of the Data

The 2020 Census will inform hundreds of billions in federal funding, and provide data that will impact communities for the next decade.

## Responding to the Census

Please complete your form online, by phone, or by mail when your invitation to respond arrives. Visit my-2020census.gov to begin.

## Questions Asked on the Form

Responding to the 2020 Census is easy. Learn more about the questions that are asked and how your answers will be used.

## Spread the Word

Everyone can play a part in ensuring a complete and accurate count in 2020.

# Economic impact payments: What you need to know

<https://www.irs.gov/newsroom/economic-impact-payments-what-you-need-to-know>

IR-2020-61, March 30, 2020

The Treasury Department and the Internal Revenue Service announced that distribution of economic impact payments will begin in the next three weeks and will be distributed automatically, with no action required for most people. However, some taxpayers who typically do not file returns will need to submit a simple tax return to receive the economic impact payment.

## Who is eligible for the economic impact payment?

Tax filers with adjusted gross income up to \$75,000 for individuals and up to \$150,000 for married couples filing joint returns will receive the full payment. For filers with income above those amounts, the payment amount is reduced by \$5 for each \$100 above the \$75,000/\$150,000 thresholds. Single filers with income exceeding \$99,000 and \$198,000 for joint filers with no children are not eligible. Social Security recipients and railroad retirees who are otherwise not required to file a tax return are also eligible and will not be required to file a return.

Eligible taxpayers who filed tax returns for either 2019 or 2018 will automatically receive an economic impact payment of up to \$1,200 for individuals or \$2,400 for married couples and up to \$500 for each qualifying child.

## How will the IRS know where to send my payment?

The vast majority of people do not need to take any action. The IRS will calculate and automatically send the economic impact payment to those eligible.

For people who have already filed their 2019 tax returns, the IRS will use this information to calculate the payment amount. For those who have not yet filed their return for 2019, the IRS will use information from their 2018 tax filing to calculate the payment. The economic impact payment will be deposited directly into the same banking account reflected on the return filed.

## The IRS does not have my direct deposit

## information. What can I do?

In the coming weeks, Treasury plans to develop a web-based portal for individuals to provide their banking information to the IRS online, so that individuals can receive payments immediately as opposed to checks in the mail.

## I am not typically required to file a tax return.

### Can I still receive my payment?

Yes. The IRS will use the information on the Form SSA-1099 or Form RRB-1099 to generate Economic Impact Payments to recipients of benefits reflected in the Form SSA-1099 or Form RRB-1099 who are not required to file a tax return and did not file a return for 2018 or 2019. This includes senior citizens, Social Security recipients and railroad retirees who are not otherwise required to file a tax return.

Since the IRS would not have information regarding any dependents for these people, each person would receive \$1,200 per person, without the additional amount for any dependents at this time.

## I have a tax filing obligation but have not filed my tax return for 2018 or 2019. Can I still receive an economic impact payment?

Yes. The IRS urges anyone with a tax filing obligation who has not yet filed a tax return for 2018 or 2019 to file as soon as they can to receive an economic impact payment. Taxpayers should include direct deposit banking information on their return.

## I need to file a tax return. How long are the economic impact payments available?

For those concerned about visiting a tax professional or local community organization in person to get help with a tax return, these economic impact payments will be available throughout the rest of 2020.

## Where can I get more information?

The IRS will post all key information on [IRS.gov/coronavirus](https://www.irs.gov/coronavirus) as soon as it becomes available.

The IRS has a reduced staff in many of its offices but remains committed to helping eligible individuals receive their payments expeditiously. Check for updated information on [IRS.gov/coronavirus](https://www.irs.gov/coronavirus) rather than calling IRS assistants who are helping process 2019 returns.



# YECAE/EXCEL 2020

## *Youth Applications*

Due to COVID-19, ALCDC planned youth rally was cancelled. However, we are continuing to accept applications through May 15, 2020. It is also, important that interested individuals provide the following information for communication purposes.

You may obtain an application from our website at [www.alfdc.webs.com](http://www.alfdc.webs.com) or contact our office at (870) 752- 0701.

**Name:** \_\_\_\_\_

**Mobile Phone Number:** \_\_\_\_\_

**Indicated if your mobile phone is an Iphone?**    Yes \_\_\_\_\_ No \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Fax Number:** \_\_\_\_\_

**Please mail the information provided to:**

**Mary Harris**

**PO Box 743**

**Brinkley, Arkansas 72021**



# ALFDC/ALCDC Information Survey for Service

We are requesting that you complete the following survey and provide the requested information. This will give us added options for providing you valuable service during these challenging times.

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
County: \_\_\_\_\_

Mobile Phone Number: \_\_\_\_\_ Home Phone Number: \_\_\_\_\_

Is your mobile phone an Iphone? Yes \_\_\_\_\_ No \_\_\_\_\_

## **Please check yes or no to the following that apply:**

Landowner: Yes \_\_\_\_\_ No: \_\_\_\_\_ Heir Prosperity Interest Holder: Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Row Crop Farmer: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Gardener: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Small Farmer: Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Vegetable Farmer: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Rancher (Livestock Operation): Yes: \_\_\_\_\_ No: \_\_\_\_\_  
Small Business Owner: Yes: \_\_\_\_\_ No: \_\_\_\_\_ Veteran: Yes: \_\_\_\_\_ No: \_\_\_\_\_ New/Beginning Farmer: Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Are you presently receiving any service from USDA?** Yes: \_\_\_\_\_ No: \_\_\_\_\_ FSA: \_\_\_\_\_ NRCS: \_\_\_\_\_

USDA Rural Development: \_\_\_\_\_ Forestry \_\_\_\_\_ Other: \_\_\_\_\_

Do you have any conservation program service contracts? Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Are you aware of the new government program opportunities resulting from the COVID-19 Stimulus package?** Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Are you aware of the COVID-19 Stimulus Grant and other governments program benefits that will be made available?** Yes: \_\_\_\_\_ No: \_\_\_\_\_

**Please mail the information provided in the survey to:**

**Mary Harris**

**P O Box 743**

**Brinkley, Arkansas 72021**

# ALFDC/ALCDC Partnership Membership Renewal Form

October 2019 - September 2020

\_\_\_\_\_ Individual Membership \$25      \_\_\_\_\_ Partner Membership \$40

\_\_\_\_\_ Organization Membership \$200

## Membership Benefits

**Advocacy and Public Relations** - ALCDC/ALFDC participates in federal and state hearing sessions that focus on policy development for its members, farmers, youth and rural residents.

**Member Opportunities** - ALCDC/ALFDC offers leadership opportunities within the organization for our youth, farmers and rural residents. Members are also recommended for advisory boards at the federal, state local levels.

**Marketing Opportunitites** - ALCDC/ALFDC offers cooperative marketing opportunities for farmers and rural businesses interested in collective marketing. We also offer the opportunity to present or set up an exhibit during our Annual Conference. We offer facility rentals at a discounted fee to all ALCDC members.

**Access to Housing, Farming and Youth Services** - ALCDC/ALFDC offers rural residents the opportunity for affordable housing, home ownership education, business development, assistance with accessing farm financing, training on conservation program practices, youth leadership development, education enrichment and workforce readiness.

**Information and Communication** - ALCDC/ALFDC members are able to communicate with ALCDC representative via phone or website concerning their farming, housing, or youth service's needs. Members receive ALCDC updates and news through our quarterly newsletters and weekly e-letters.

Name \_\_\_\_\_

Address \_\_\_\_\_

City, Zip Code \_\_\_\_\_

Phone \_\_\_\_\_

Please return your application and tax-deductible contribution to:

**ALCDC/ALFDC Membership Program**

**P.O. Box 743, Brinkley, AR 72021**

ALCDC/ALFDC services and programs are available without regard to race, color, national origin, religion, sex, disability, or familial status.



P.O. Box 907  
Brinkley AR  
72021

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72021

## ABOUT THE ADVANCER

The Advancer is a publication of the Arkansas Land and Community Development Corporation. It is printed and circulated as a public service and communication resource for our membership and constituents. This publication is also circulated to a broad range of organizations and residents throughout the Delta and the United States.

The Advancer reflects the nature of our work - providing self-help opportunities and support services to our farmers and others of limited resources in our 42-county service area. Our work is dedicated to helping people become more productive and self-sufficient. Your comments and suggestions are appreciated. Direct all comments and inquiries regarding this publication by phone to (870) 734-3005 or e-mail to [mary\\_harris15@yahoo.com](mailto:mary_harris15@yahoo.com).

You may correct your mailing address on the label above and fax back to (870) 734-4197 or call Mary Harris at (870) 734-3005.

### ALCDC Staff

Dr. Calvin R. King Sr., President and Chief Executive Officer  
J.D. Davis, Vice President for Program and Policy  
Mary Harris, Farm Administrative Assistant, Office Administrator  
LaShica Miller, Vice President Chief Financial Operations Officer  
Gerelisa Swanigan, Accounts Payable  
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Tameecia Smith, Housing Manager, Vice President Special Assistant  
Albert Jones, Farm Director  
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Peyton Craig, Office Administrative Assistant

### Multi-Family Housing (off-site)

Tameecia Smith, McNeil Apartments, Phase I Crawfordsville, Earle & Pinewood Apt. Dev. Brinkley  
Shannon Barnes, Chapel Ridge, Phase I and II, Forrest City, Resident Manager  
Keisha Caffey, Meadowbrook, Marianna, Helena-West Helena, Resident Manager  
Amanda Rogers, Stone Brook, Forrest City and Wynne, Resident Manager  
Nelson Hubbert, Environmental Engineer

## ALCDC Mission Statement

*The mission of ALCDC is to provide advocacy outreach, technical assistance and training to limited resource small farmers and all rural residents to alleviate sustainable farming and strengthen communities' economic sustainability and workforce readiness.*

ALCDC services and programs are available without regard to age, race, religion, gender or physical handicap.