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SLIDES: Funding for Acquisitions: Creative and Emerging Mechanisms to Tap Private Funds

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FUNDING FOR ACQUISITIONS

Creative and Emerging Mechanisms to Tap Private Funds

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Typology of Conservation Partnerships

A. Existing, long-term fee owner elects to sell/donate/bargain-sell a conservation easement to an ngo or public agency or sell/donate/bargain-sell a portion of their fee ownership to a public agency or ngo.

B. Fee ownership interest is sold to a “conservation partnership” consisting of one or more ngos and, typically, one TIMO/investor.

C. Fee ownership is sold to an ngo . . . . possible future sale of easement encumbered land to a TIMO/investor or long term management by ngo.
Typology continued:

A. Existing, typically long-term fee owner elects to sell/donate/bargain-sell a conservation easement to an ngo or public agency or sell/donate/bargain-sell a portion of their fee ownership to a public agency or ngo.

Examples:

- Plum Creek’s sale of conservation easements to Montana’s Dept. of Fish Wildlife & Parks with assistance from the Trust for Public Land (2000-2002).
- IP’s announced sale of conservation easements to NYS DEC with assistance from The Conservation Fund (2004).
- MRC’s sale of fee and easements to Sonoma County and State of California with assistance from the Trust for Public Land (2005).
Typology continued:

B. Fee ownership interest is sold to a “conservation partnership” consisting of one or more ngos and, typically, one TIMO/investor.

Examples:


- Domtar’s sale of its Adirondack holdings to a collaboration between TNC and the Lyme Timber Company (2004).
Typology continued:

C. Fee ownership is sold to an ngo . . . . potential future sale of easement encumbered land to a TIMO or investor.

Examples:

• The Conservation Fund and TNC’s acquisition of the Garcia River Tract (2003).
• Vermont Land Trust and TNC’s acquisition of the Atlas Timberlands (1999).
• TNC’s acquisition of the IP lands in the St. John’s Watershed in Maine (2001).