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

Peter R. Stein

Follow this and additional works at: https://scholar.law.colorado.edu/community-owned-forests

Part of the Business Organizations Law Commons, Forest Management Commons, Land Use Law Commons, Natural Resource Economics Commons, Natural Resources and Conservation Commons, Natural Resources Law Commons, Natural Resources Management and Policy Commons, Property Law and Real Estate Commons, Public Administration Commons, Public Policy Commons, Recreation, Parks and Tourism Administration Commons, State and Local Government Law Commons, and the Urban Studies and Planning Commons

Citation Information

Reproduced with permission of the Getches-Wilkinson Center for Natural Resources, Energy, and the Environment (formerly the Natural Resources Law Center) at the University of Colorado Law School.
FUNDING FOR ACQUISITIONS

Creative and Emerging Mechanisms to Tap Private Funds

Peter R. Stein
General Partner
The Lyme Timber Company
23 South Main Street
Hanover, New Hampshire  03755
E-mail: peterstein@lymetimber.com
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).