

• COLORADO NATURAL  
HERITAGE PROGRAM •



# Panel 3: Private Land Conservation Services

Moderator: **David Anderson**, Director/Chief Scientist, Colorado Natural Heritage Program

Panelists: **Molly Fales**, Director of Conservation Transactions, Colorado Cattlemen's Agricultural Land Trust

**Bob Tate**, Manager of Special Projects, Colorado Cattlemen's Agricultural Land Trust

**Terri Schulz**, Conservation Ecologist, The Nature Conservancy

**Bill Martin**, Real Estate GIS Planner, Colorado State Land Board

**Drew Bennett**, Professor of Practice, University of Wyoming



# State of Private Land Conservation in Colorado



# CSU Study

- Return on Investment of up to \$12
- Conservation easements conserve
  - More than 114,450 acres of priority habitat for greater sage grouse
  - Almost 300,000 acres of prime farmland
  - 250 miles along scenic byways
  - More than 4,100 miles of streams, creeks, and rivers
  - More than 270,000 acres of severe winter range for elk



# CCALT Case Study



# Gates Family Foundation

- Major donor to Colorado Natural Resource Programs—public and private partnerships
  - Largest private donor to conservation in Colorado
  - \$327,000 donated in 2016
- Convened series of five meetings during 2017 to identify and seek solutions to thorny issues facing land trust community now and into the next 30 years
- Working group of land trust professionals and multiple professional service providers identified **five** areas of focus.

# Focus Areas

1. Conservation easement (CE) appraiser shortage and alternative ways to value CE's
2. Land trust organizational sustainability, including measurement metrics, alternative business models, shared services and other types of collaboration
3. Financial sustainability, including unfunded stewardship liabilities, investment strategies and financial modeling
4. Land conservation communication strategies, both within and outside land trust community
5. Future role and organization of Colorado Coalition of Land Trusts (CCLT), statewide membership body of Colorado land trusts and government open space programs

# 2018

- Ongoing study subgroups for each of initial four areas of focus.
- For CCLT, establishment of Conservation Futures Project to develop a new vision for CCLT in areas of:
  - Public policy advocacy
  - Community-wide strategic communications
  - Financial best practices
  - Support for struggling land trusts
  - Shared service models



# 2018 CCLT Legislative Priorities

- Reauthorization of Colorado Lottery and GOCO
- Sunset bill on continuance of easement holder certification
- Sunset bill on Conservation Easement Oversight Commission (CEOC)
  - Elevate the CEOC to a Type 1 Commission
    - As a Type 1 Commission the CEOC would have rule making authority and authority to review and make final determinations on CE appraisals as well as conservation values
  - Move oversight of conservation easement program from CO Department of Real Estate to the Office of Conservation.

# Legislative Threats

- 3 bills from Rep. Kimmi Lewis
  - HB 1122 calls for an accounting of conservation easements in the State, that already exists through CNHP's COMap
  - HB 1123 places a 3-year moratorium on the conservation easement program
  - HB 1194 would require a public hearing for all conservation easements, limit conservation easement terms to 20 years.

# Private Land Conservation Services Colorado State Land Board

## Colorado Natural Heritage Program Partners Meeting

March 9, 2018



**COLORADO**  
State Land Board  
Department of Natural Resources

CNHP Partners Meeting  
3.9.18

# States with Trust Land



# Colorado Constitution (1876)

*The Colorado Enabling Act (1875), Section 7 of Act: “[sections 16 and 36] ... are hereby granted to said state for the support of common schools.”*

The Colorado Constitution (1876) created the State Board of Land Commissioners (SLB).

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



*~1900 schoolhouse  
Gilpin, CO*



**COLORADO**

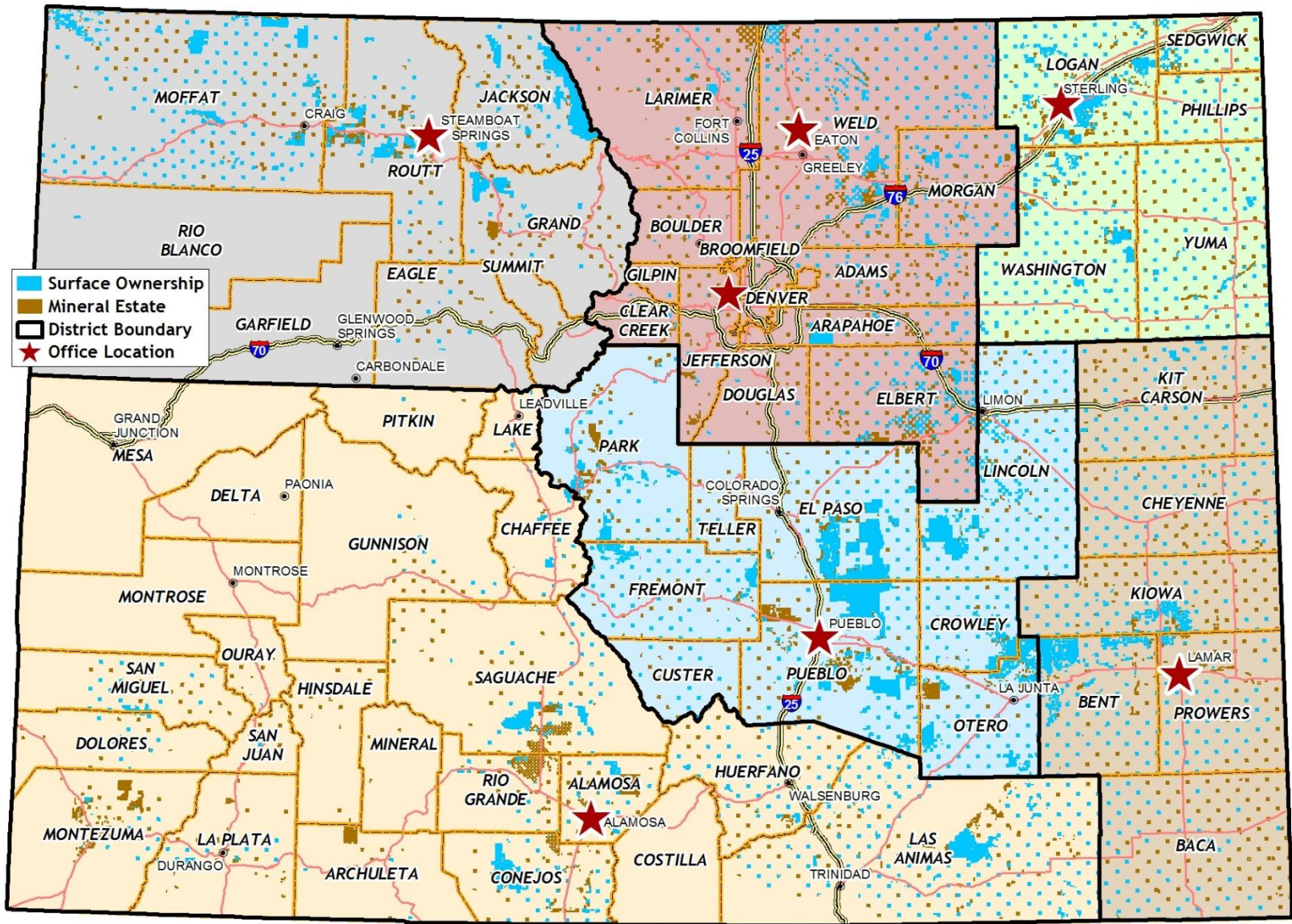
State Land Board

Department of Natural Resources

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# Colorado State Trust Land

## Mission

Manage an endowment of assets held in perpetual, intergenerational, public trusts for the financial support of Colorado's public schools and other public institutions

## Mandate

Reasonable and consistent income over time AND protecting and enhancing natural values

## Vision

Colorado's trust lands will be recognized as one of the most significant assets in our state, providing value for each generation of beneficiaries

## Fiduciary Duty

Legal and ethical obligation to act solely in the best interest of beneficiaries



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# Lines of Business

- Agriculture (grazing, dry land crop production, and irrigated farming) (2290)
- Commercial leasing (22)
- Mining (limestone, gypsum, coal, precious metals, and more) (310)
- Oil and gas (1309)
- Recreation (hunting, fishing, hiking, horseback riding, and more) (240)
- Renewable energy (solar, wind, hydropower, geothermal, and biomass/bioenergy) (35)
- Rights-of-ways (2950)
- Tower sites (26)
- Other (ecosystem services, water resources, etc.) (280)



# SLB role in private land conservation

## 1. Leasing/Stewardship Incentives

- Adjacent land owners
- NGO's such as TNC
- Parks & Wildlife, Public Access Program

## 2. Stewardship Trust program

- Approximately 300,000 acres (or 10% of our total surface ownership)

## 3. State Trust lands are managed as pseudo private lands for our trust beneficiaries

- Limited outside access other than our lessees
- Land exchanges and other sales/swaps offer ability to shape our portfolio around specific goals for the trust
- Not on local tax rolls, state trust lands do not receive valuation assessments like private lands



# Colorado Land Sales Database

## 1. Background and overview

- Provides consistent process to assess value state trust lands
- 47 counties analyzed (11 with no GIS parcel data)
- Backfill for counties with no GIS data by approximating location of sales within a township/range area

## 2. Primary Uses

- Desktop Assessments
- Strategic Planning/Portfolio Analysis
- Queries and Reports (single/repeat sales, parcel reports, county summaries)

## 3. Future direction

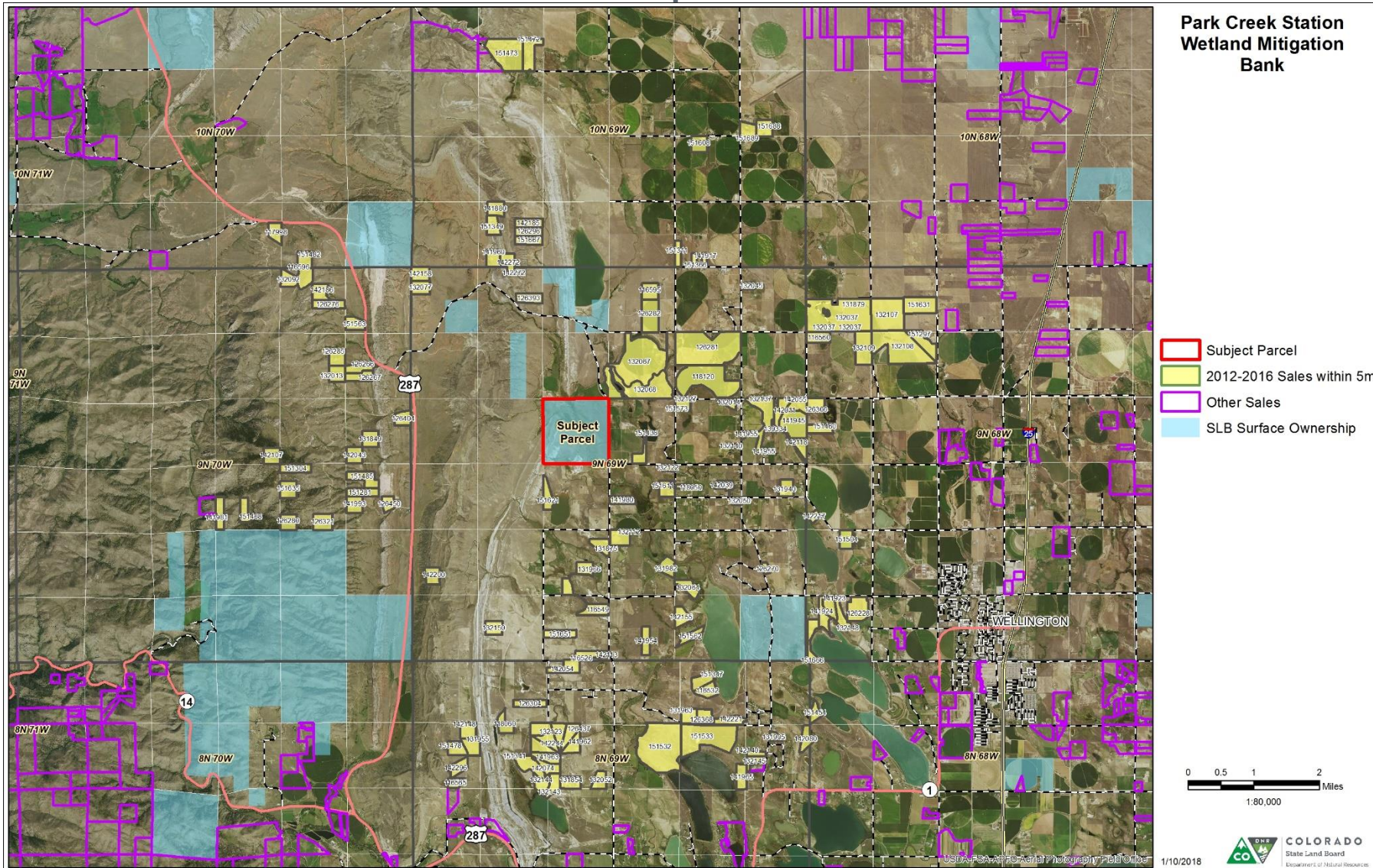
- Work with partners on sharing update process and access to data

## 4. Examples



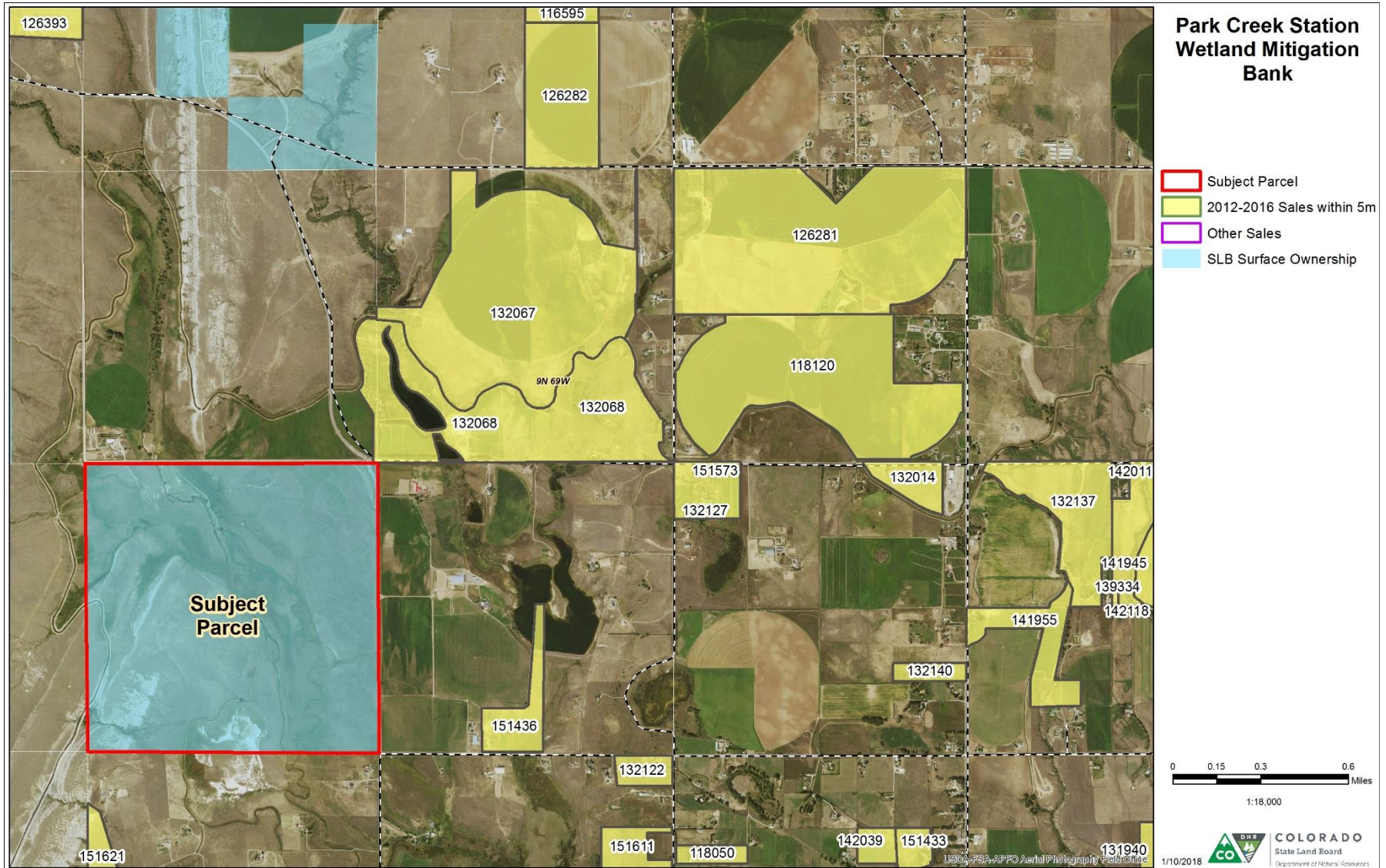


# Example One

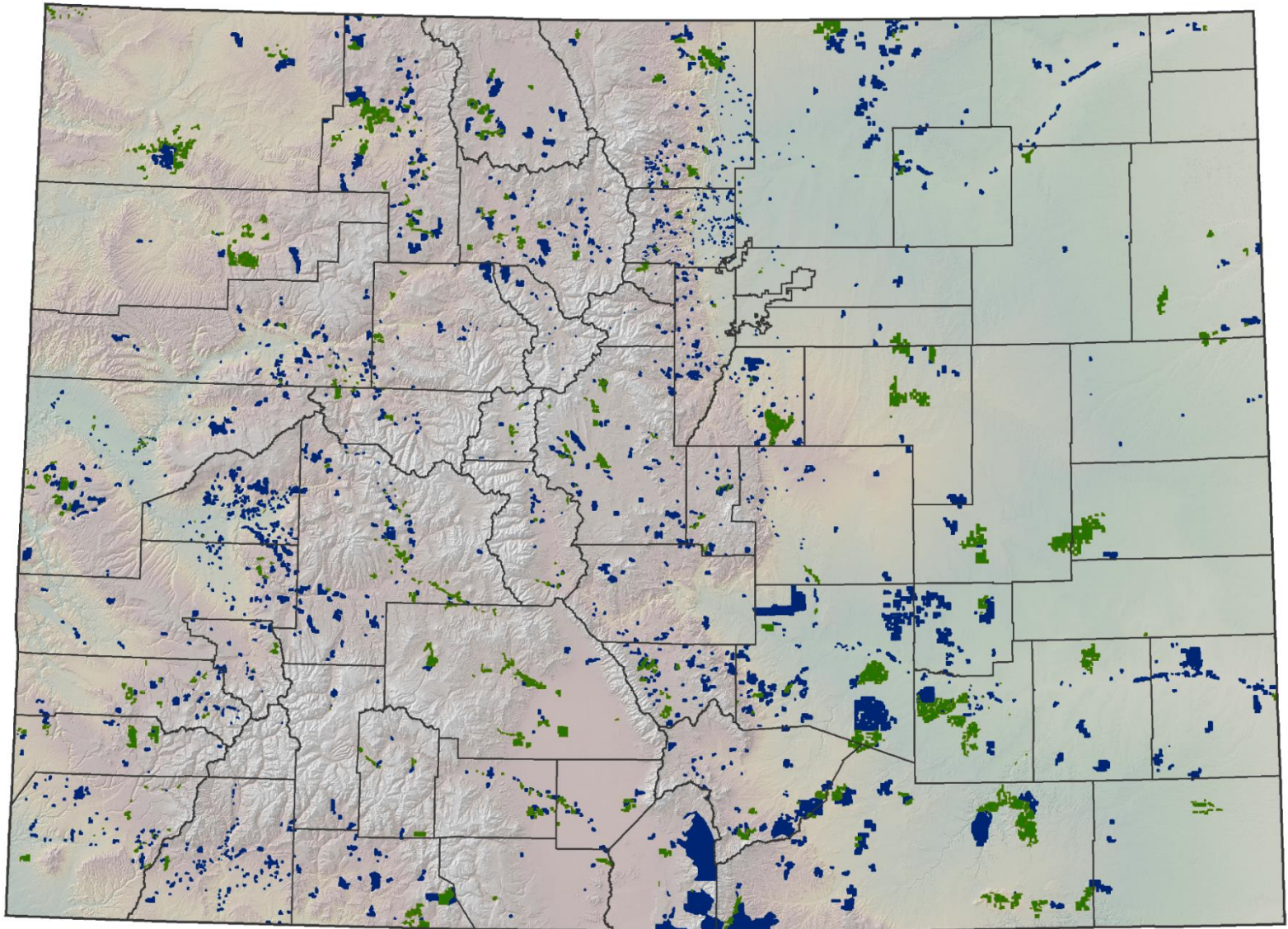




# Example Two







 GOCO Funded Conservation Easements

 Tax Credit Program Conservation Easements

COMaP v10  
May 5th, 2017

Ecosystem Type	GOCO Conserved Acres	Tax Credit Program Conserved Acres	Acres Conserved by Both Programs
Emergent Herbaceous Wetland	12,118	12,872	24,990
Woody Wetland	15,336	26,239	41,575
Deciduous Forest	<p style="text-align: center;">Return on Investment:</p> <p style="font-size: 2em; font-weight: bold;">6:1</p>		176,740
Evergreen Forest			301,801
Mixed Forest			13,523
Scrub/Shrub			471,918
Grassland/ Herbaceous	370,725	471,345	842,070
Open Water	933	2,981	3,914
Developed - Low Intensity Urban/Open Space	11,025	12,894	23,918
Developed - High Intensity Urban	43	123	166
Agriculture	68,640	102,943	171,583
<b>Total Acres Conserved</b>	<b>826,515</b>	<b>1,254,525</b>	<b>2,081,040</b>

# Critical Habitat: What has been protected?

Crucial Habitat Rank	Total Acres of GOCO Funded CEs and Tax Credit CEs in each Rank	Total Acres of Private Lands Statewide in each Rank	% of Private Land Acres Statewide Protected under GOCO Funded CEs and Tax Credit CEs in each Rank
1	81,034	850,273	10%
2	519,238	5,722,715	9%
3	896,511	14,091,799	6%
4	552,137	16,098,434	3%
5	32,091	1,181,567	3%
6	0	0	0%
	2,081,012	37,944,788	





# What conservation values have been protected?

Conservation Value	Acres Conserved	Miles Adjacent to CEs	Percentage of Private Land Acres or Miles Conserved*
CNHP Potential Conservation Areas (CNHP 2017)	893,241		7%
Prime Farmland (USDA 2014)	293,332		3%
Preliminary Priority Habitat for Greater Sage-Grouse (CPW 2017b)	114,457		10%
Greater Sage-Grouse Production Areas (CPW 2017b)	124,189		9%
Gunnison Sage-Grouse Critical Habitat (USFWS 2014)**	9,876		Unable to estimate
Gunnison Sage-Grouse Production Areas (CPW 2017b)	76,287		19%
Designated Scenic Byways within 250 meters of Conserved Property (CDOT 2013)		250	10%
Gold Medal Streams (CPW 2017a)		20	6%
Streams, Creeks, and Rivers Mapped in the National Hydrography Dataset (USEPA and USGS 2012)		4,132	7%



To view an electronic version of the report please visit:  
<https://goo.gl/tzAMWd>

All photos by **Michael Menefee**

# Closing Remarks and Questions

XXXXX





# Thank You!

Contacts for anything connected to today's meeting:

- David G. Anderson  
970-980-4680  
[david.anderson@colostate.edu](mailto:david.anderson@colostate.edu)



## Follow up steps:

- We'll send you a link to our website with materials and presentations from today when they are ready
- We'll invite you to take a short survey to help us make this better in the future



# Happy Hours at the Ramskeller

- Go to the large staircase to the left outside the ballroom
- Go all the way to the bottom of it
- Turn Right- You'll see the Ramskeller there

