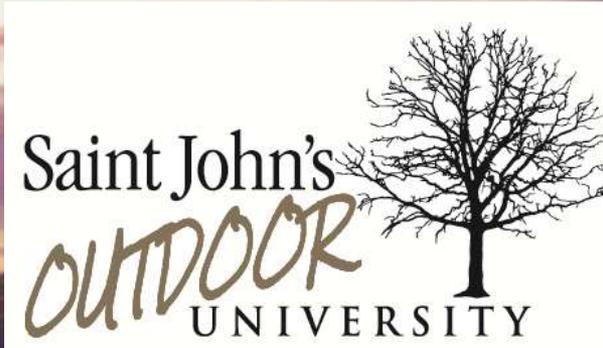


Preserving the Avon Hills Landscape: Phase 2



In cooperation with:





LCCMR Project Funded for \$778,000

Preserving the Avon Hills Landscape: Phase 2

- A unique landscape under serious threat.
- Use free-market approach (MMAPLE) for establishing easement prices at lower costs. (As pioneered by Phase 1.)
- Will result in conservation easements on 400-700 acres.
- Extend community education and support created by Phase 1.
- Support stewardship on acres enrolled in easements.

Avon Hills of Stearns County - 65,000 acres

Only 10 miles from St. Cloud
Minnesota's 4th largest city

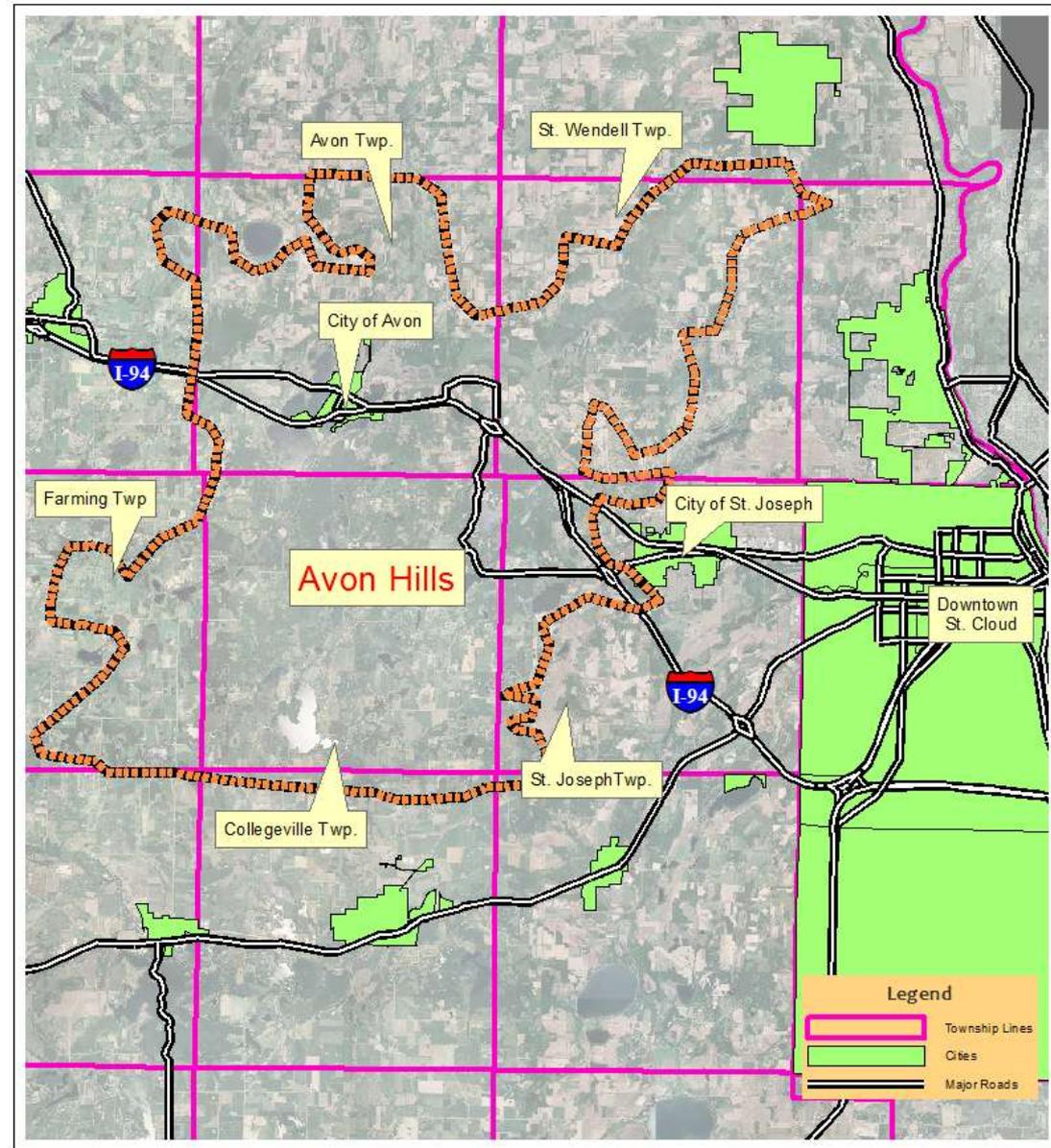
The St. Cloud Metro Area is
4th largest in MN. (2010
Census)

125,000 people live within
10 miles of the Avon Hills.

Yet the Avon Hills are still
relatively (70%) undeveloped.



Development pressure is high
and probably inevitable
without easements!



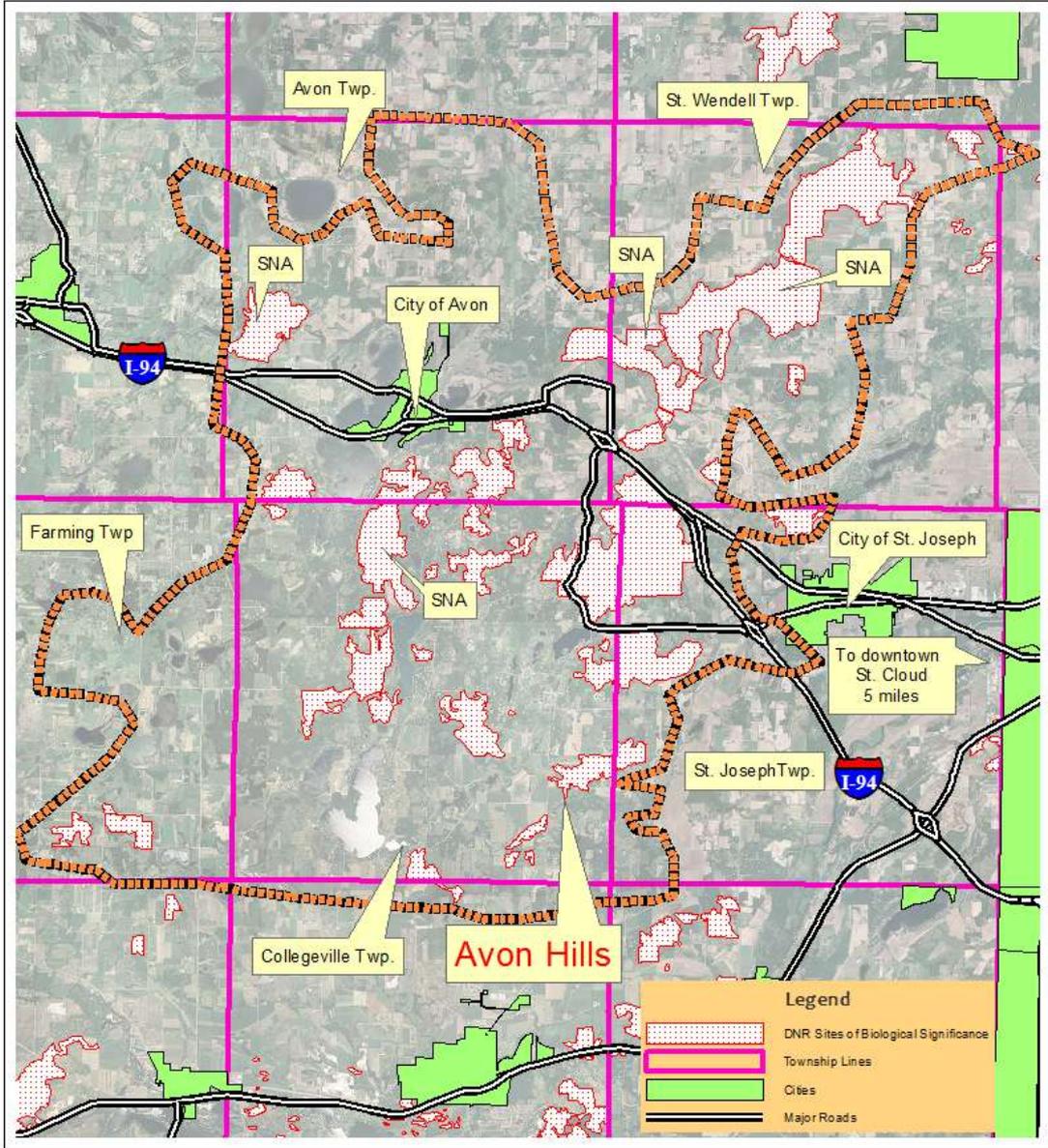
0 1.25 2.5 5 7.5 Miles



Avon Hills of Stearns County - 65,000 acres

11,000 acres of DNR Sites of Biological Significance (SOBS).

One of the most dense and diverse areas of SOBS on private land in MN.

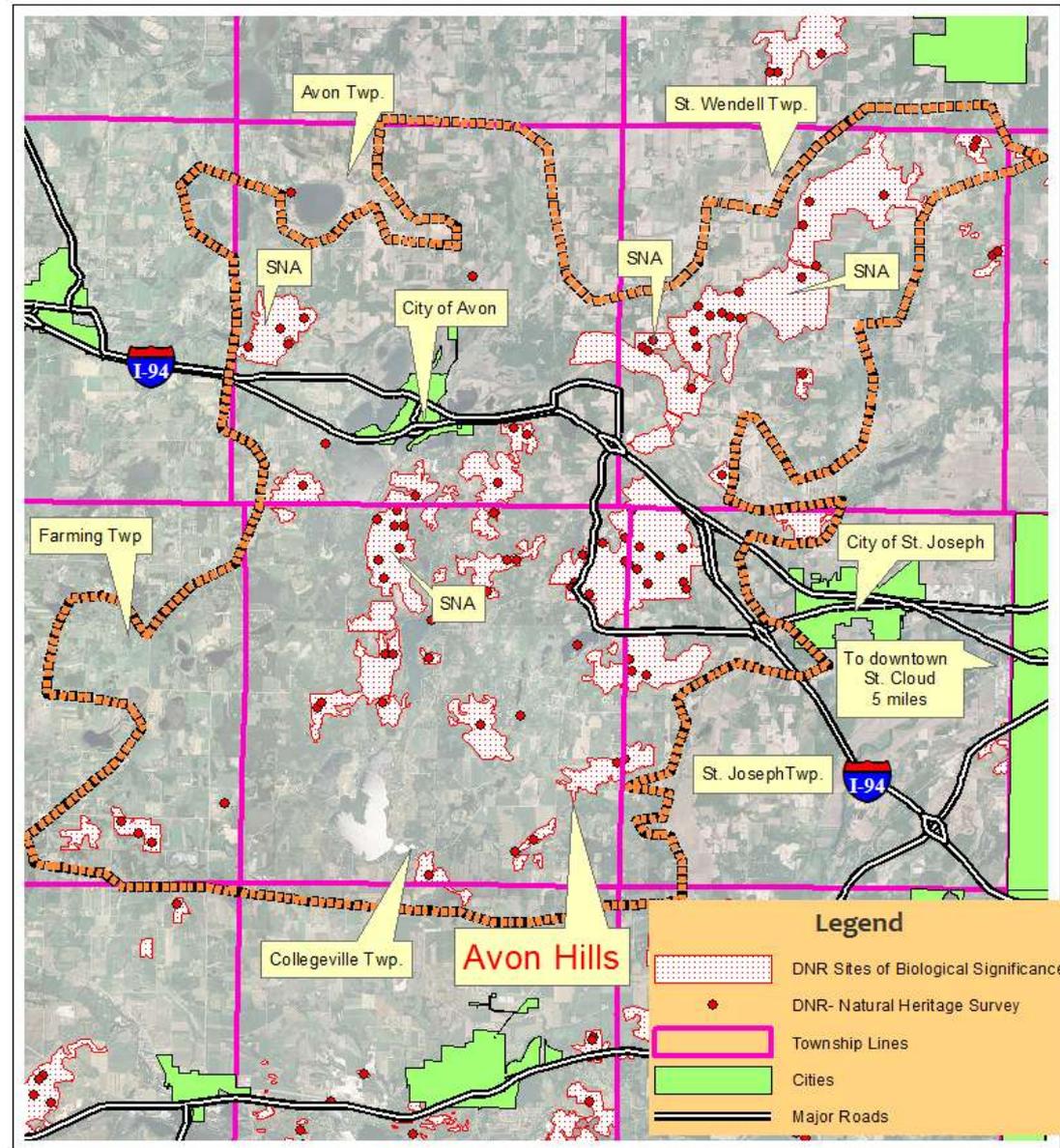


Amazing Natural Resources!

Avon Hills of Stearns County - 65,000 acres

11,000 acres of DNR Sites of Biological Significance (SOBS).

Over 80 Natural Heritage sites.



Amazing Natural Resources!

Avon Hills of Stearns County - 65,000 acres

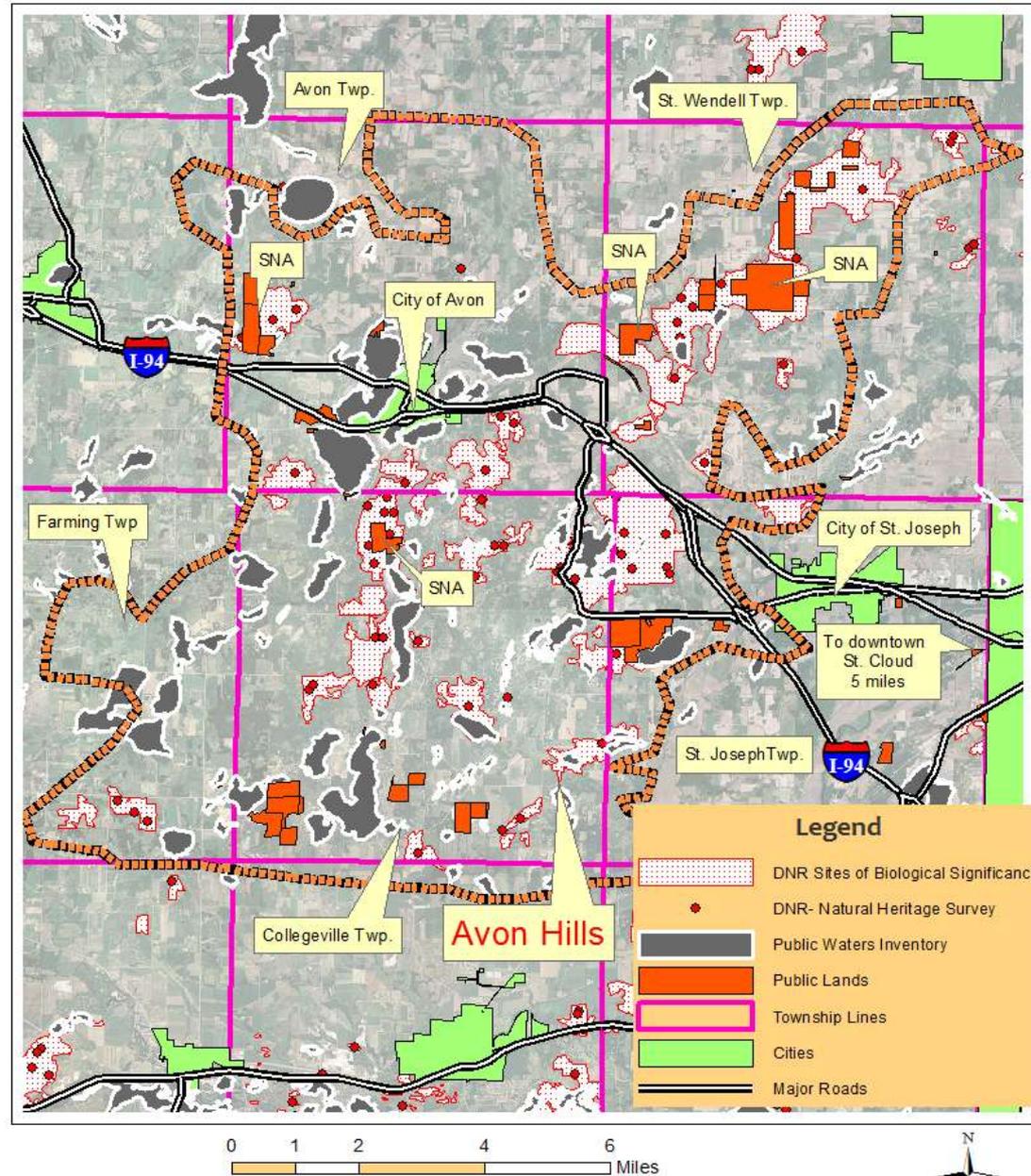
11,000 acres of DNR Sites of Biological Significance (SOBS).

Over 80 Natural Heritage sites.

6,000 acres of public lands and lakes.



Amazing Natural Resources!



Avon Hills of Stearns County - 65,000 acres

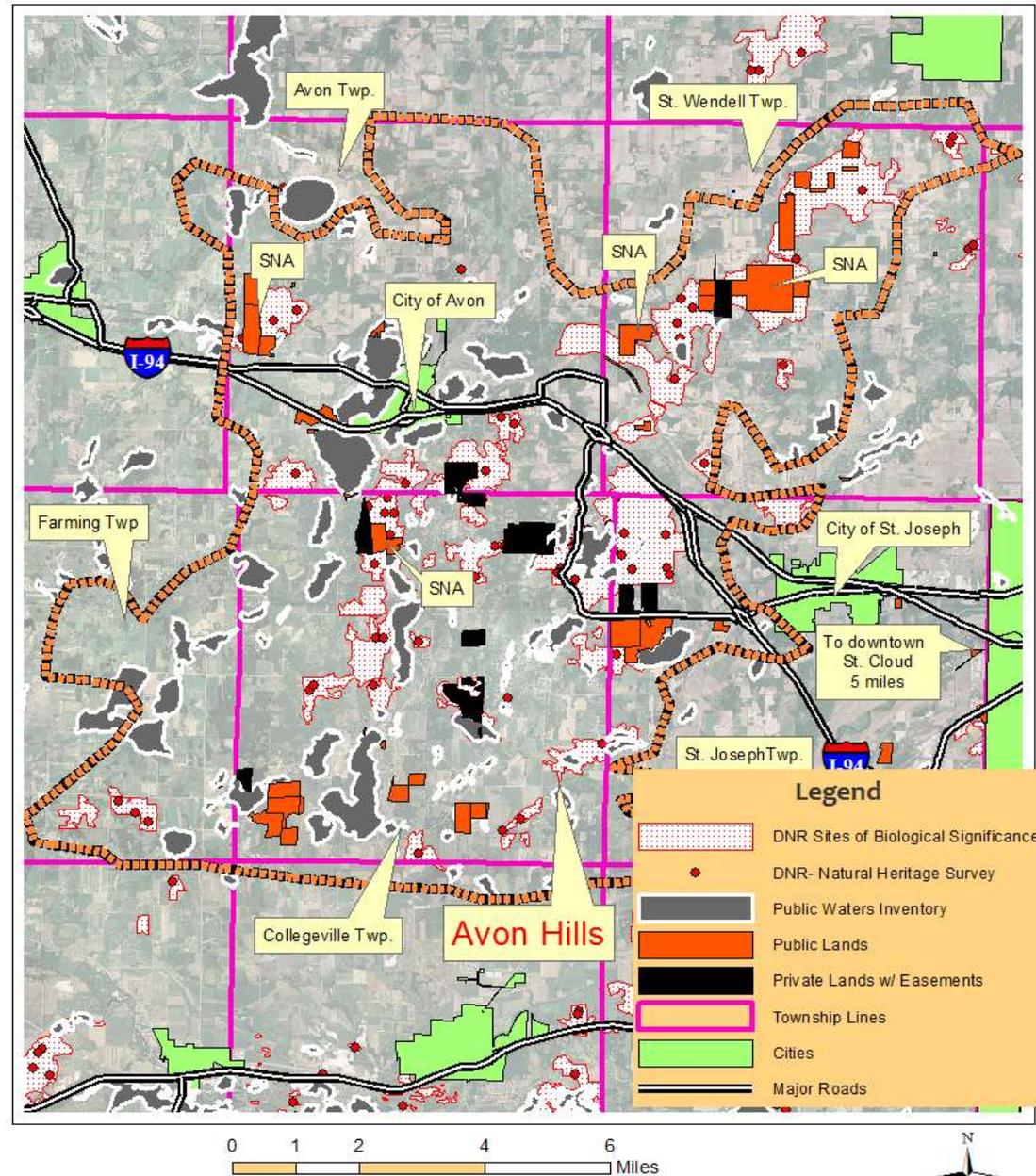
11,000 acres of DNR Sites of Biological Significance (SOBS).

Over 80 Natural Heritage sites.

6,000 acres of public lands and lakes.

1,000 acres of easements in Avon Hills.

- Many from recent LCCMR grant using MMAPLE process.
- 600 acres in Collegeville Twp.



Amazing Natural Resources!

Avon Hills of Stearns County - 65,000 acres

The Avon Hills are recognized for their natural resource significance.

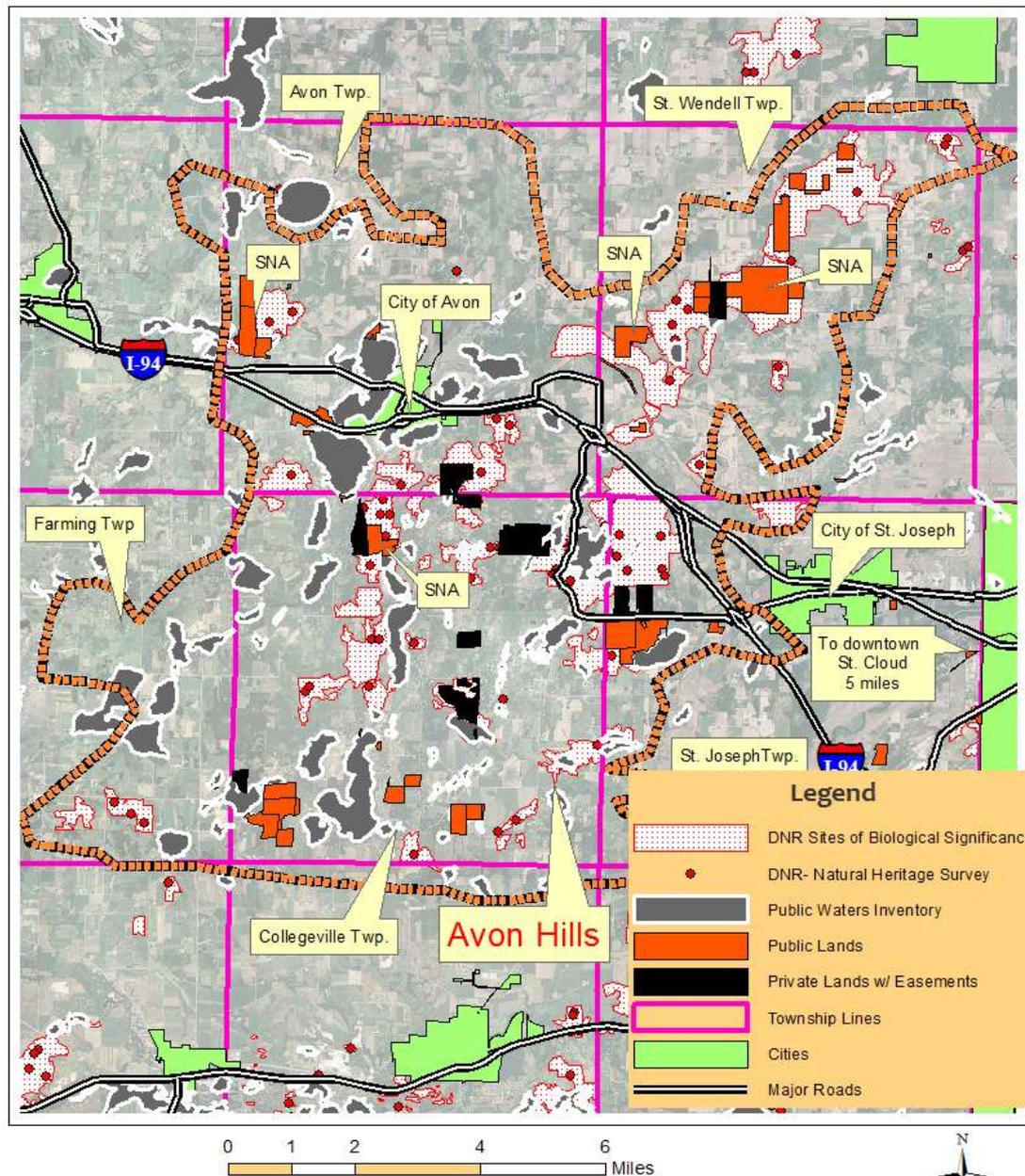


Audubon MN and MN DNR have designated the Avon Hills as Important Bird Areas (IBA)

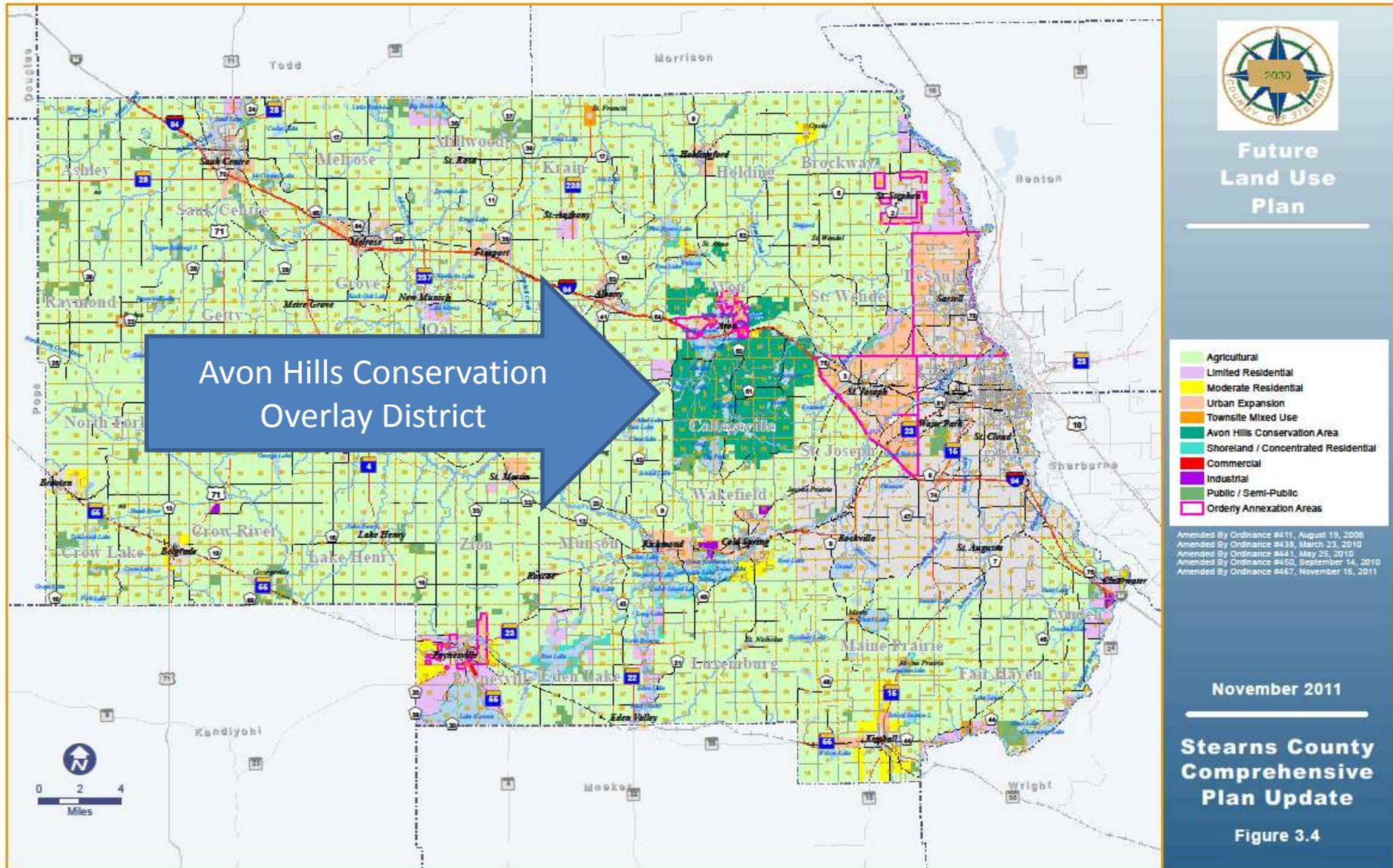
The Nature Conservancy has named the Avon Hills as a landscape priority area.



Stearns County created a Conservation Overlay District for the Avon Hills in 2008.



Stearns County Comprehensive Plan



What is a Conservation Easement?

- A conservation easement is a set of restrictions a landowner voluntarily places on his or her property in order to preserve its conservation values. The conservation values of the property and the restrictions created to preserve those values, along with the rights reserved by the landowner, are detailed in a legal document known as a conservation easement. This document is filed with the local county land records.
- A conservation easement is conveyed to a government agency or nonprofit conservation organization qualified to hold and enforce easements. Most conservation easements—including all of those held by the Minnesota Land Trust—are perpetual. They apply to the current owner and all future landowners, permanently protecting the property.
- Each conservation easement is unique, specifically tailored to the conservation values of the land and to the particular situation of the landowner.

What are the effects of a conservation easement on a landowner's property rights?

- A landowner retains all rights to the property not specifically restricted or relinquished by the easement.
- The landowner still owns the land and has the right to use it for any purpose that is consistent with the easement, to sell, to transfer or to leave it through a will.
- Typically, landowners also retain the right to restrict public access.

Conservation Easements in the Avon Hills using MMAPLE

What is MMAPLE?

Minnesota Multi-faceted Approach for Prioritizing Land Easements

What does that mean?

A free-market based approach to acquire conservation easements.

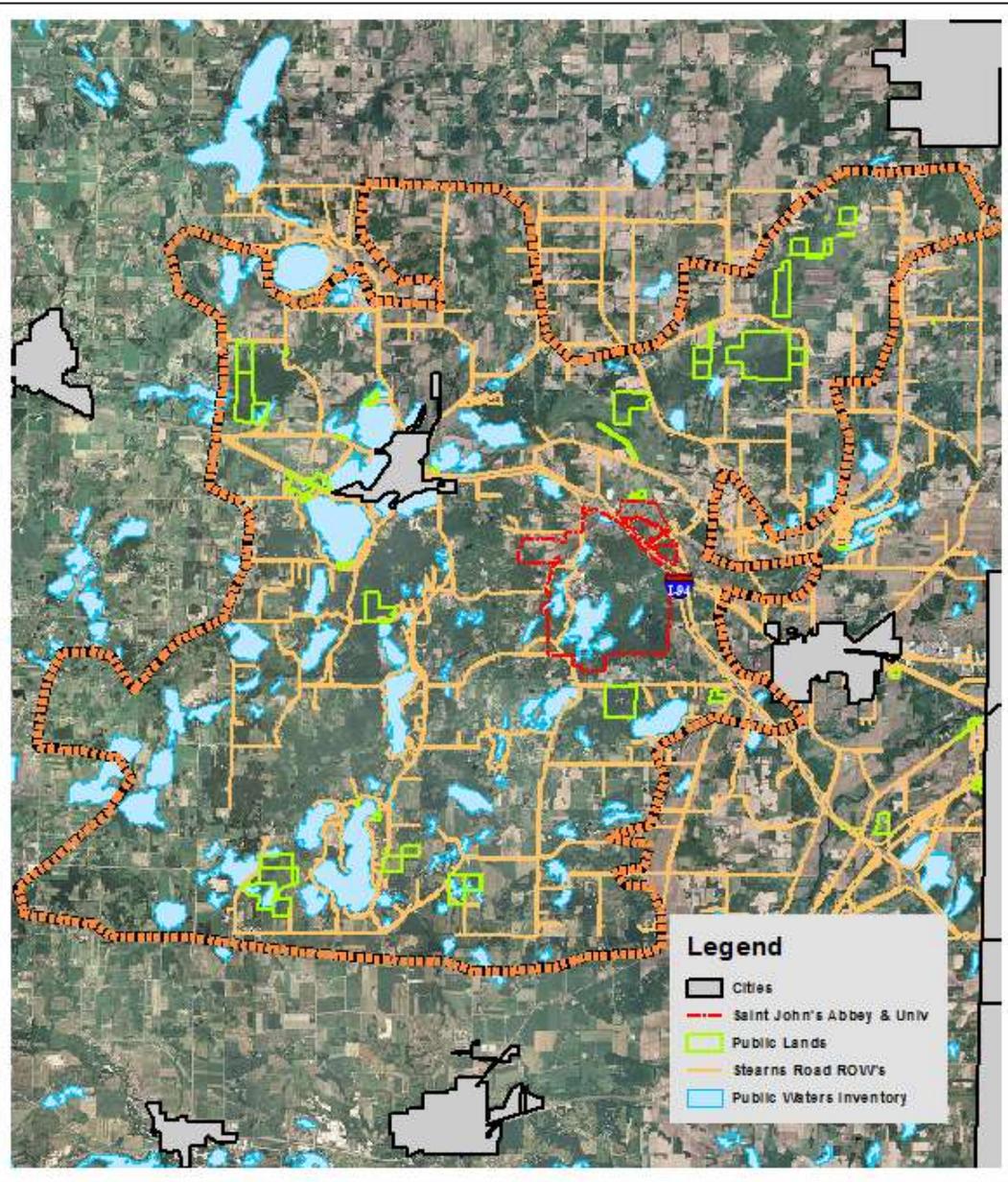
We are not searching for properties with the most environmental benefits, nor those with the lowest easement cost.

We are looking for properties that have highest ratio of environmental benefits to easement cost!

We do not assume:

- that every landowner expects the same price per acre.
- that landowner participation is driven by receiving the maximum appraised price.

Avon Hills Conservation Easements Generic Landowner Map



2006 Photo

0 0.5 1 2
Miles
1 inch = 10,417 feet



Are you in the Avon Hills area covered by the easement grant?

- All of Collegeville township.
- Most of Avon township.
- Significant areas in Farming, St. Joseph, and St. Wendell townships.
- Small parts of Albany and Brockway townships.

How does it work?

- The land's features establish the inherent environmental benefits.
 - Size of parcel. (Bigger is better!)
 - Biological significance.
 - Shoreline, wetlands, waterways to be protected.
 - Adjacency to public lands or other protected parcels.
 - Documented cultural resources protected.
 - Public access allowed.
 - Building entitlements to be extinguished.



**Property Y has 5,857
Environmental Benefit
points on 60 acres.**

- The landowner establishes the easement cost .
 - Landowners submit a sealed bid to establish their lowest price
 - A maximum allowed price per acre assures no excessive bid is accepted.
- The Conservation Value Rating sets the priority for funding.

**Assume Landowner Y bid
\$500/acre for an easement.**

**Conservation Value Rating = 11.7
(5,857 / 500)**

Bob's property is nice and has 10,000 Environmental Benefit points on 60 acres.

Julie's land has 8,000 environmental benefit points as scored.

Jack's land has 5,000 environmental benefit points as scored.

Rachel's land only has the minimum 1,000 environmental benefit points.

As importantly, Bob is willing to accept \$500/acre for an easement.

Julie wants \$2,000/acre for an easement.

Jack wants \$1,000/acre for an easement.

Very interested in conservation, Rachel wants only \$100/acre for an easement.

His "Conservation Value Rating" is 10,000/500 or 20.

Her "Conservation Value Rating" is 8000/2000 or 4.

His "Conservation Value Rating" is 5000/1000 or 5.

Her "Conservation Value Rating" is 1000/100 or 10.

1

4

3

2

Under the MMAPLE system, we begin funding with the highest Conservation Value Rating. (Conservation Value Rating = the ratio of Environmental Benefit Points / \$ per acre)

Assuming each owner had 100 acres and we only had \$160,000 left to spend:

First, we would fund Bob's land using \$50,000, (Conservation Value Rating = 20)

Next, we would fund Rachel's land using \$10,000, (Conservation Value Rating = 10)

Next, we would fund Jack's land using \$100,000, (Conservation Value Rating = 5)

The funding would now be gone and we would not fund an easement for Julie's land. However she may choose to bid in future rounds if funding is again available and she may choose to adjust her bid in a future round.

What are the benefits of a conservation easement?

- **Land Protection**—Conservation easements are a cost effective way to protect land, costing much less than purchasing land outright.
- **A Living Legacy**—Conservation easements give landowners the knowledge that their special place will remain an enduring legacy to their family and their community.
- **The Common Good**—Conservation easements contribute to the common good by protecting the land and water resources that provide all of us with our cherished quality of life.
- **Financial Benefits**—Conservation easements may reduce a landowner's tax obligations in the following ways:
 - **Property Taxes:** An easement that reduces the value of the land may result in lowered property taxes IF the law from 2013 is repealed.
 - **Income Taxes:** As with other charitable contributions, the donation of a conservation easement may allow the landowner to claim a federal income tax deduction for the value of the easement.
 - **Estate taxes:** A gift of a conservation easement may reduce estate taxes, making this an effective way to transfer land to the next generation.



Landowner Application
for a Non-Binding Bid to Obtain a Conservation Easement.
Avon Hills Round of Bidding Ending June 16, 2014 (tentative)

Form updated 30 Jan 2014

Complete, sign, and return all 4 pages of this form plus a copy of your property map in a sealed envelope. Write on the map to generally indicate areas you wish to include in the easement and areas you wish to leave out. Deliver in person or by mail to the office of Saint John's Outdoor University, New Science 104, 2346 Science Drive, (PO Box 3000), Collegeville, MN 56321-3000 so that it arrives before 3 pm on June 16, 2014.

Conservation easements are a legal tool used to restrict certain activities on private property in perpetuity in order to achieve conservation goals. Easements are negotiable, tailored to the land and the landowners. The broadest goal of an easement is to keep most of the land undeveloped.

The purpose of this form is to allow landowners to voluntarily bid and compete for public funds made available to the Avon Hills Initiative through the Legislative Citizens Commission on Minnesota Resources (LCCMR). Saint John's University is the fiscal agent for the grant and distributes the funds. Bids will be prioritized using a method which compares the environmental benefits to the landowners bid to create a conservation value rating. (Multifaceted Approach to Prioritizing Land Easements -MAPLE) Successful bidders will be paid upon finalizing a conservation easement with the easement holder, the Minnesota Land Trust (MLT).

Landowner Information:

Name(s): _____

Yes No ---> The names above include all persons who have a legal share in this property.

Designated Easement Contact Person(s) Information:

Name(s): _____

Address: _____

Phone(s): Day: ____ - ____ - _____ Cell: ____ - ____ - _____

E-mail(s): _____

Legal Description or copy of tax statement: _____

Landowner Application

for a Non-Binding Bid to Obtain a Conservation Easement.

Section 1: The following information is useful for the easement holder (Minnesota Land Trust) in determining how complicated the process of finalizing an easement might be. Answering "True" is preferred, but not necessarily required in this section. (The terms "we" and "us" means those parties which have a legal interest in the property being considered for an easement.)

T F The property which is intended to be covered by the easement is held free and clear by us. (No mortgages, encumbrances, liens, or delinquent taxes exist against the land.)

T F The property which is intended to be covered by the easement is not currently the subject of a lawsuit, annexation, condemnation, or a proposed utility right-of-way.

T F The property which is intended to be covered by the easement has not been the subject of a proposed development or plat taken before a planning commission by us within the last 3 years.

T F It is not currently our intent to develop the land intended to be covered by the easement within the next 5 years.

T F We believe we have a good understanding of easements in general.

T F We understand that an easement will have permanent restrictions on the land to benefit long-term conservation.

T F We understand that we will be able to bequeath, donate, or sell our land to any person or entity, but that those parties will continue to live with the easement restrictions. We understand that the easement will become part of the deed.

T F We believe we have a good understanding of what property uses we would like to restrict and also those we would like to retain in this easement.

T F We have discussed conservation easements in general with our family.

T F We have discussed our interest in this conservation easement with our family.

T F We have an attorney or could find one with whom we can discuss this conservation easement if we so choose.

T F We have a financial adviser or could find one with whom we can discuss this conservation easement if we so choose.

Section 2: Please indicate that you have read, understand, and agree with each of the following statements by circling either Y for yes or N for no. Answering "yes" to each question in this section is required to qualify for an easement.

Y N Our application must be received in a sealed envelope marked "Easement Bid" at the offices of Saint John's Outdoor University, New Science 104, 2346 Science Drive, (PO Box 3000), Collegeville, MN 56321-3000 so that it arrives before 3 pm on June 16, 2014.

Y N Information regarding completed easements will be considered public information as public funds are being used. Any information submitted on the application may be made public if the names and legal descriptions are removed.

Y N We may be party to only one application per round of bidding.

Y N At least part of our land is in the Avon Hills as described in the map "The Avon Hills Landscape of Stearns County."

Y N Separate landowners may pool their bids on a single application as a group, providing 1) they all agree to accept their combined environmental benefits score and 2) provided they all agree to the same bid rate per acre. If accepted as a group, each landowner will receive an individualized easement, but all landowners must sign their easements for any to be accepted.

Y N We are not legally committed to the easement until we agree and sign the final easement documents. We may withdraw at any time for any reason prior to signing. The only penalty for landowners whose bids are accepted and then choose to withdraw is that they may not participate in a future round of bidding sponsored by the same funding source for 18 months.

Y N The MN Land Trust (MLT) will be the easement holder and is not legally committed to the easement until they agree and sign the final easement documents. They may withdraw at any time for any reason prior to signing without legal recourse by the applicants.

Y N To have a bid accepted, you must be able to convince the easement holder (MLT) that you can legally sign an easement within the time constraints set by the easement holder and/or the funding source which is June 30, 2016. This decision is at the sole discretion of the easement holder. Rejected landowners may apply at any future round of bidding.

Y N The Environmental Benefits Points determination is partly subjective and we accept the score as presented.

Y N The Conservation Value Rating is determined by dividing your Environmental Benefits Points by the dollars /acre you wish to be paid from funding provided by the LCCMR. Other parties may offer additional funding to specific landowners without affecting that landowner's Conservation Value Rating.

Y N Our bid must meet the minimum threshold of Environmental Benefits (500 points) and will be prioritized against any other bids based on the highest Conservation Value Rating.

Y N The landowner whose bid has the highest Conservation Value Rating will be offered the opportunity for an easement. If funds remain, the landowner with the next highest Conservation Value Rating will be offered the opportunity and so on until the available funds are expended.

Y N If a landowner is next in line for funding, but not enough funding remains to fulfill their bid the landowner may choose to: 1) Withdraw their bid and be allowed to bid without penalty in the next round. 2) Lower their bid to use all the remaining funds while keeping all the acres they originally bid for the easement.

Y N There is a limit to the amount of funding a landowner may receive which is the lesser of either the 1) appraised value of the rights given up in the easement or 2) the limit connecting Environmental Benefits to a percentage of the Assessors Township Average Market Value (ATAMV) per acre.

Y N If a landowner's bid is higher than the appraised value of the easement, the land owner may choose to: 1) Withdraw their bid and be allowed to bid without penalty in the next round. 2) Lower their bid to maximum appraised value while keeping all the acres they originally bid for the easement.

Y N The income from any payment we receive for an easement is considered taxable income.

Y N As needed, the landowner is responsible for the costs of acquiring a land management plan (\$7-10/acre).

Y N As needed, the landowner is responsible for the costs associated with surveying.

Y N The previous answers represent the full agreement of everyone applying for this easement.
Print name(s) and sign by landowner(s) or designated easement contact: _____ Date: _____

MAPLE Method (Multi-faceted Approach for Prioritizing Land Easements)

Avon Hills Area Conservation Easement Bid Worksheet

Formula updated 2 March 2011 by T. Kroll

Landowner Code Name:	Example	(Make up a name or code that will be used to identify your property.)
Date proposed:	7-Aug-11	
Environmental Benefits Weighting Factor		Units Affected
Enter data in the blue cells with the color to determine Environmental Benefits Points.		
(100 = weighting factors units)		
	Size of Property (based on tax statements acres)	
	100	Total acres owned by applicant contiguous to the proposed easement. (For information only)
12.66	10+	110 Acres to be protected by an easement, not including any house or acre within the easement area.
	100	Acres of this proposed easement plus other acre outside the easement that would fall within a full 60' or Gov. Lot
		(i.e. 75 acres in easement + 5 homestead acres = 80 acres. Include only those acres owned by applicant.)
12.66	10+	110 Total contiguous easement acres or larger block if not all acres are contiguous
		Special Natural & Cultural Resources to be Protected by the Easement (count only those acres covered by the easement)
45.00	100	65 Acres of Outstanding Quality DNR State of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
15.00	75	20 Acres of High Quality DNR State of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
0	50	0 Acres of Moderate Quality DNR State of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
19.20	1	1920 Feet of Shoreline on "public waters" (lakes-wetlands=10 ac) from the Public Water Inventory Map (rounded to nearest 10)
16.27	10+	260 Feet of the longest contiguous section of shoreline on "public waters" for each lake on which the survey is "incidental" (rounded up to nearest 10)
0	100	0 Acres which are designated as a source of public drinking water or aquifer recharge area.
0	1	0 Feet of protected property boundary which is adjacent to a designated scenic road, river, trail, or other designated scenic feature.
0	500	0 # of documented sites of historical or cultural significance which will be protected
		Open Space / Working Forest / Working Ag to be Protected by the Easement (count only those acres covered by the easement)
1.19	10+	100 Acres to be used for working forest, prairie, preserved forest, wetland, or wetland. (Not intended for agriculture, pasturing, or horticulture)
50	5	10 Acres to be allowed for use as agriculture, pasturing, or horticulture.
0	5	0 Acres for which a current land management plan exists. (i.e. Forest Stewardship Plan or NRCS Farm Plan)
		Location of the Property to be Protected (count only those acres covered by the easement)
0	100	0 Acres in which unrestricted public access will be allowed.
19.20	1	1920 Feet of protected property boundary which is adjacent to other public land or other permanently protected land.
12.66	10+	110 Acres which are inside some kind of specially designated conservation protection area. (To include, county conservation overlay district)
		Building Allowments to be Existing, to be Retained for Future Use, or are Already Used by the Applicant
		(Count only allowances on land controlled by the applicant. Include allowances retained the proposed easement area plus those in the area outside the easement that would fall within the next larger full 60' or Gov. Lot)
		3 Total number of building allowances (used or unused) that are assigned by zoning. (Other 1 per 40 acre. Check with zoning board.)
		1 Number of building allowances already used or to be retained from above. (Indicate any existing homes as you own.)
20.00	1000	2 Number of building allowances to be extinguished on the proposed easement
17.77	TOTAL OF ENVIRONMENTAL BENEFITS POINTS	
		Deductions (if any) for Not Designating all Building Allowments (100% protection = no deductions)
163.09	= sub-total x %	92% Percent of land in the easement compared to the next high 60' or government lot. (Protection must be 80% or more.)
163.09	= 163.09 x %	67% Percent of total allowances designated. (Must be 60% for full credit.)

Final Calculations and Examples			And calculate your bid below if you want.
163.09	16,109	16,109 = TOTAL ENVIRONMENTAL BENEFITS POINTS	16,109
\$2,000.00	\$1,000.00	\$500.00 per acre you want to be paid for the easement.	\$100 per acre price per acre
8.1	161	82 = YOUR CONSERVATION VALUE RATING	Divide the points from above by your price
Conservation Value Rating = (Environmental Benefits Points / Cost per acre for the easement)			Higher is better!
110	110	110 = Total acres you are protecting with an easement	110
\$220,000.00	\$110,000.00	\$55,000.00 = Total \$ you would receive if your bid is accepted	Multiply your acres X your price/acre

Maximum bid amount not to exceed the lesser of 1) the appraised value of the right being extinguished by the easement or 2) the "Use of ATAM" from below.

Assessor Township	Average Market Value (ATAMV) per acre	Avon	Co. Sagitt/Parming	St. Joseph	Windsor	Walkefield
		\$2,792	\$4,699	\$2,764	\$4,910	\$4,973
• 500 Total Environmental Benefits Points = Minimum to qualify as						
• 1,000 Environmental Benefits Points = Payment NTE 20% of ATAMV or NTE appraised value		\$759	\$960	\$553	\$982	\$976
• 3,000 Environmental Benefits Points = Payment NTE 30% of ATAMV or NTE appraised value		\$1,128	\$1,609	\$829	\$1,473	\$1,462
• 5,000 Environmental Benefits Points = Payment NTE 40% of ATAMV or NTE appraised value		\$1,517	\$1,879	\$1,106	\$1,966	\$1,949
• 10,000 Environmental Benefits Points = Payment NTE 50% of ATAMV or NTE appraised value		\$1,897	\$2,349	\$1,382	\$2,455	\$2,427
• 15,000 Environmental Benefits Points = Payment NTE 60% of ATAMV or NTE appraised value		\$2,276	\$2,819	\$1,658	\$2,946	\$2,924
• 20,000 Environmental Benefits Points = Payment NTE 70% of ATAMV or NTE appraised value		\$2,655	\$3,289	\$1,934	\$3,437	\$3,411
• 25,000 Environmental Benefits Points = Payment NTE 80% of ATAMV or NTE appraised value		\$3,034	\$3,759	\$2,211	\$3,928	\$3,898

MMAPLE = Minnesota Multi-faceted Approach for Prioritizing Land Easements

- Conservation easements are a great tool where 96% of the land is privately owned.
- Sealed bids (free-market approach) lower easement costs.
 - Landowners empowered to be full partners in the preservation of their land.
- This is a proven process.
 - (LCCMR – March 2011)
- There is a match to Public Funding!
 - To date all landowners have bid lower than the appraised easement value which is in effect a match from them.



Lindell 39.19 ac. Section 30, T124 R30

MAPLE Method (Multi-Faceted Approach for Prioritizing Land Easements)

Avon Hills Area Conservation Easement Bid Worksheet

Formulas updated 3 March 2011

Landowner Code Name:	Wood Duck 12	(Make up a name or code that will be used to identify your property.)
Date prepared:	23-Mar-11	
Environmental Benefits Points	Environmental Weighting Factor	Units Affected
		Enter data in the blocks with this color to determine Environmental Benefits Points.

(EBP = weighting factor x units)

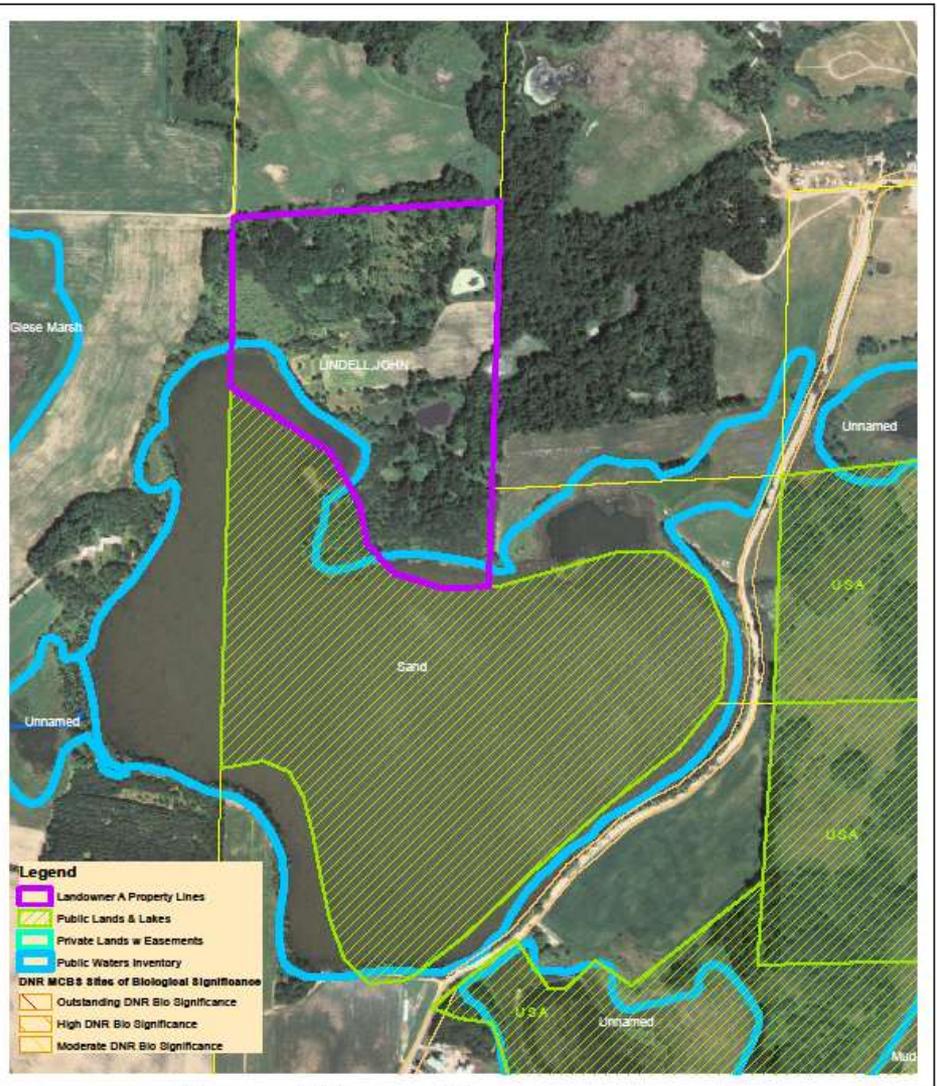
Size of Property (based on tax statement acres)		
		39.19 Total acres owned by applicant contiguous to this proposed easement. (For information only)
408	10 +	39.19 Acres to be protected by an easement, not including any house site acres within the easement area.
		39.19 Acres of this proposed easement plus those acres outside the easement that would fall within a full "40" or Gov. Lot (i.e. 75 acres in easement + 5 homestead acres = 80 acres. Include only those acres owned by applicant.)
408	10 +	39.19 Total contiguous easement acres or largest block if not all acres are contiguous
Special Natural & Cultural Resources to be Protected by the Easement (count only those acres covered by the easement)		
0	100	0 Acres of Outstanding Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
0	75	0 Acres of High Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
0	50	0 Acres of Moderate Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
2,630	1	2630 Feet of Shoreline on "public waters" (lakes + wetlands > 10 ac) from the Public Water Inventory Map (round up to nearest 10)
39,992	10 +	2630 Feet of the longest contiguous section of shoreline on "public waters" for each lake on which the survey is "meandered." (round up to nearest 10)
0	100	0 Acres which are designated as a source of public drinking water or aquifer recharge area.
0	1	0 Feet of protected property boundary which is adjacent to a designated scenic road, river, trail, or other designated scenic feature.
0	500	0 # of documented sites of historical or cultural significance which will be protected.
Open Space /Working Forest /Working Ag to be Protected by the Easement (count only those acres covered by the easement)		
353	10 +	34.19 Acres to be used for working forest, prairie, preserved forest, savanna, or wetland. (Not intended for agriculture, pasturing, or horticulture.)
25	5	5 Acres to be allowed for use as agriculture, pasturing, or horticulture.
0	5	0 Acres for which a current land management plan exists. (i.e. Forest Stewardship Plan or NRCS Farm Plan)
Location of the Property to be Protected (count only those acres covered by the easement)		
0	100	0 Acres on which unrestricted public access will be allowed.
0	1	0 Feet of protected property boundary which is adjacent to either public land or other permanently protected land.
408	10 +	39.19 Acres which are inside some kind of specially designated conservation protection area. (Township, county conservation overlay district)
Building Allotments to be Extinguished, or Retained for Future Use, or are Already Used by the Applicant		
(Count only allotments on land controlled by the applicant. Include allotments inside the proposed easement area plus those in the areas outside the easement that would fall within the next largest full "40" or Gov. Lot)		
		1 Total number of building allotments (used or unused) that are assigned by zoning. (Often 1 per 40 acre. Check with zoning board.)
		0 Number of building allotments already used or to be retained from above. (Include any existing homesites you own.)
1,000	1000	1 Number of building allotments to be extinguished on the proposed easement

45,224	SUB-TOTAL OF ENVIRONMENTAL BENEFITS POINTS	
45,224	= sub-total x %	100% Percent of land in the easement compared to the next highest "full 40" or government lot. (Must be equal to or greater than 80%.)
45,224	=(.35+ %) x abo	100% Percent of total allotments to be extinguished.

Final Calculations and Examples				Hand calculate your bid below if you want.
45,224	45,224	45,224	= TOTAL ENVIRONMENTAL BENEFITS POINTS	45,224
\$1,000.00	\$3,758.00	\$2,000.00	\$ per acre you want to be paid for the easement.	Enter your price per acre
45.2	12.0	22.6	= YOUR CONSERVATION VALUE RATING	Divide the points from above by your price
Conservation Value Ratings = (Environmental Benefits Points / Cost per acre for the easement) Higher is better!				
39.19	39.19	39.19	= Total acres you are protecting with an easement	39.19
\$39,190.00	\$147,276.02	\$78,380.00	= Total \$\$ you would receive if your bid is accepted.	Multiply your acres X your price/acre.

Maximum Bids must not exceed the lesser of 1) the appraised value of the rights extinguished by the easement or 2) the % of ATAMV from below.

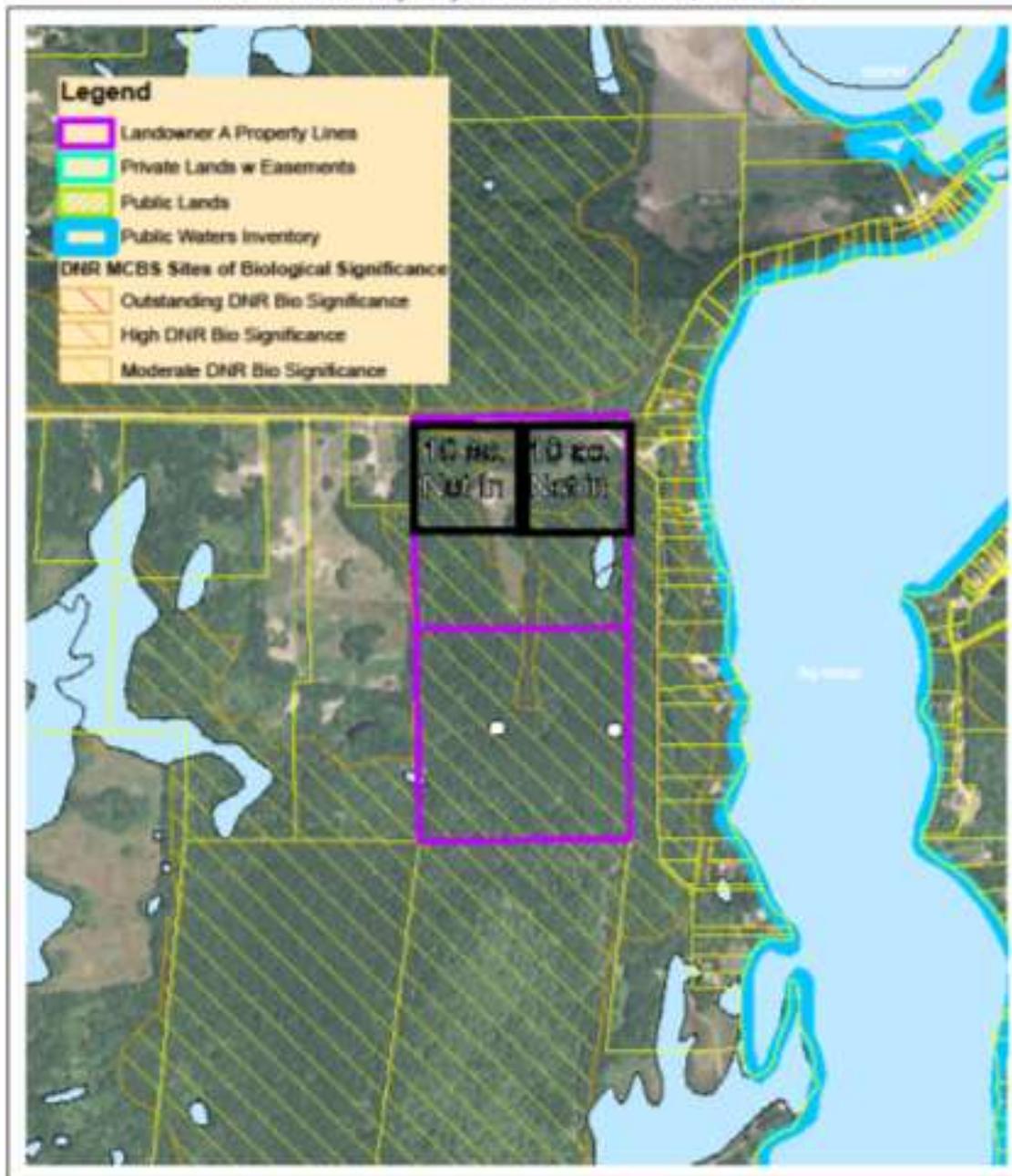
	Avon	Collegesville Farming	St. Joseph	St. Wendel	Wakefield
Assessors Township Average Market Value (ATAMV) per acre	\$3,793	\$4,698	\$2,764	\$4,910	\$4,873
> 500 Total Environmental Benefit Points = Minimum to participate					
< 1,000 Environmental Benefit Points = Payment NTE 20% of ATAMV nor NTE appraised value	\$759	\$940	\$553	\$982	\$975
< 3,000 Environmental Benefit Points = Payment NTE 30% of ATAMV nor NTE appraised value	\$1,138	\$1,409	\$829	\$1,473	\$1,462
< 5,000 Environmental Benefit Points = Payment NTE 40% of ATAMV nor NTE appraised value	\$1,517	\$1,879	\$1,106	\$1,964	\$1,949
< 10,000 Environmental Benefit Points = Payment NTE 50% of ATAMV nor NTE appraised value	\$1,897	\$2,349	\$1,382	\$2,455	\$2,437
< 15,000 Environmental Benefit Points = Payment NTE 60% of ATAMV nor NTE appraised value	\$2,276	\$2,819	\$1,658	\$2,946	\$2,924
< 20,000 Environmental Benefit Points = Payment NTE 70% of ATAMV nor NTE appraised value	\$2,655	\$3,289	\$1,935	\$3,437	\$3,411
> 20,000 Environmental Benefit Points = Payment NTE 80% of ATAMV nor NTE appraised value	< - Your Max Bid	\$3,034	\$3,758	\$2,211	\$3,928



2009 Photo
 0 0.125 0.25 Miles
 1 inch = 564 feet

MMAPLE Method (Minnesota Multi-faceted Approach for Prioritizing Land Easements)									Avon Hills Area March 23, 2011 Conservation Easement Bid Worksheet Summary	
	Deerhunter 29	Wood Duck	Farm Boy	Rustic Place	Tamarack	LobPine	Bobolink	What'sHerName	Landowner's code name	Approximately \$109,000 was available
Environmental Weighting Factor -- Points per acre or per other factor (+ means the weighting is non-linear)	Bid withdrawn by owner - insufficient funding	Bid accepted @ full bid of \$78,300	Bid withdrawn by owner - insufficient funding	Bid accepted @ reduced bid-\$31,000. Dropped as title needed work.	Bid accepted @ reduced bid of \$19,000	No funds remaining	No funds remaining	No funds remaining		Outcome of bidding. Bid accepted or declined by landowner due to insufficient funds.
										Form updated 14 June 2013
	Size of Property (based on tax statement acres)								Sum of Bids	
	221	39.19	210.46	116.49	55	65	71	86.6	865	Total acres owned by applicant contiguous to this proposed easement. (For information only)
10 +	129	39.19	200.46	103	46.25	55	61	40	674	Acres to be protected by an easement, not including any house site acres within the easement area.
	129	39.19	210.46	116.49	55	65	71	40	726	Acres of this proposed easement plus those acres outside the easement that would fall within a full "40" or Gov. Lot)
										(i.e. 75 acres in easement + 5 homesite acres = 80 acres. Include only those acres owned by applicant.)
10 +	129	39.19	200.46	103	46.25	55	61	40	674	Total contiguous easement acres or largest block if not all acres are contiguous
	Special Natural & Cultural Resources to be Protected by the Easement (count only those acres covered by the easement)									
100	0	0	0	0	45	0	0	0	45	Acres of Outstanding Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
75	0	0	0	50	0	0	0	0	50	Acres of High Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
50	10	0	26	0	0	0	0	0	36	Acres of Moderate Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)
1	6240	2630	4420	2440	3100	1924	0	270	21,024	Feet of Shoreline on "public waters" from the Public Water Inventory Map & from DNR Streams map. (round up to nearest 10)
10 +	2915	2630	1090	0	0	0	0	0	6,635	Feet of the longest contiguous section of shoreline on "public waters" for each lake on which the survey is "meandered." (round up to nearest 10)
100	0	0	0	0	0	0	0	0	0	Acres which are designated as a source of public drinking water or aquifer recharge area.
1	0	0	0	0	0	0	0	0	0	Feet of protected property boundary which is adjacent to a designated scenic road, river, trail, or other designated scenic feature.
500	0	0	0	0	0	0	0	0	0	# of documented sites of historical or cultural significance which will be protected.
	Open Space /Working Forest /Working Ag to be Protected by the Easement (count only those acres covered by the easement)									
10 +	99	34.19	200.46	103	46.25	55	0	7	545	Acres to be used for working forest, prairie, preserved forest, savanna, or wetland. (Not intended for agriculture, pasturing, or horticulture.)
5	30	5	0	0	0	0	61	33	129	Acres to be allowed for use as agriculture, pasturing, or horticulture.
5	0	0	0	0	0	0	0	0	0	Acres for which a current land management plan exists. (i.e. Forest Stewardship Plan or NRCS Farm Plan)
	Location of the Property to be Protected (count only those acres covered by the easement)									
100	0	0	0	0	0	0	0	0	0	Acres on which unrestricted public access will be allowed.
1	2915	0	2950	0	2622	850	0	900	10,237	Feet of protected property boundary which is adjacent to public land or other permanently protected land. (Separated by roads <75 feet is OK.)
10 +	129	39.19	200.46	103	46.25	55	0	40	613	Acres which are inside some kind of specially designated conservation protection area. (Township, county conservation overlay district)
	Building Allotments to be Extinguished, or Retained for Future Use, or are Already Used by the Applicant									
	(Count only allotments on land controlled by the applicant. Include allotments inside the proposed easement area plus those in the areas outside the easement that would fall within the next largest full "40" or Gov. Lot)									
	9	1	9	3	1	2	2	1	28	Total number of building allotments (used or unused) that are assigned by zoning. (Often 1 per 40 acre. Check with zoning board.)
	3	0	2	2	1	1	1	1	11	Number of building allotments already used or to be retained from above. (Include any existing home sites you own.)
1000	6	1	7	1	0	1	1	0	17	Number of building allotments to be extinguished on the proposed easement
	Deductions (if any) for Not Extinguishing all Building Allotments (100% protection = no deductions)									
Would be a deduction if < 80%	100%	100%	95%	88%	84%	85%	86%	100%		Percent of land in the easement compared to the next highest "full 40" or government lot. (Must be equal to or greater than 80%.)
Would be a deduction if < 65%	67%	100%	78%	33%	0%	50%	50%	0%		Percent of total allotments to be extinguished. (Must be greater than 65% for full credit.)
	Your Bid per Acre and Final Calculations									
	69,122	45,224	33,703	7,140	3,580	4,393	1,905	929		Mean
	\$3,000.00	\$2,000.00	\$2,500.00	\$612.00	\$500.00	\$1,800.00	\$1,200.00	\$940.00		Median
	23.0	22.6	13.5	11.7	7.2	2.4	1.6	1.0		
	129	39.19	200.46	103	46.25	55	61	40	674	Total acres you are protecting with an easement.
	\$387,000.00	\$78,380.00	\$501,150.00	\$63,036.00	\$23,125.00	\$99,000.00	\$73,200.00	\$37,600.00	\$1,262,491	Total \$\$ you would receive if your bid is accepted.

SAMPLE - NOT REAL - FOR DEMONSTRATION PURPOSES
Peter & Rosemary Dwyer - 80 ac. Section 16, T124 R30



Are Tax Reductions for Easements Fair?

Facts:

- The ad valorem (at value) property tax system used in MN is biased against undeveloped land. Ad valorem assesses land at the “highest and best use” which always favors development.
- There are several routes to lowering property taxes:
 - Getting into a lower tax class and thereby lowering taxable value. (2c forestry class, MN Twins, homestead)
 - Getting a special state rebate. (State income tax-funded Homeowner Tax Credit.)
 - Lowering assessed value by actually reducing property value. (Easements)

Are Tax Reductions for Easements Fair?

Facts:

- A reduction in assessed value means that everyone else must pay the difference.
- Undeveloped land uses much less of the public services funded by property taxes. (Schools, road plowing, fire department, police, etc.)
- As a result, undeveloped land typically pays much more than its share of the services received. (Thereby subsidizing owners who have built and live on a small parcels in rural areas.)

Are Tax Reductions for Easements Fair?

- A nice, new house on a small property raises the “highest and best use” value for that property and increases the assessed value for nearby undeveloped properties.

This shifts taxes to undeveloped land. FAIR or NOT FAIR?

- People live in rural areas because of the open space which they often get for free from the undeveloped land of others. FAIR or NOT FAIR?
- Landowners who establish easements could be seen as voluntarily limiting how much assessment / tax increases caused by neighboring development affects their ability to retain their own land. FAIR OR NOT FAIR?
- Tax classes like 2c and Green Acres recognize and reward landowners who keep land undeveloped thereby providing “open space” benefits for adjacent landowners.

Easements do the same thing, only permanently. FAIR OR NOT FAIR?

Easement Effect on Property Taxes

Facts:

- If a parcel of land is building restricted, it is the practice of the Stearns County Assessor's Office to eliminate the portion of the assessed value associated with the building entitlements.
- In the Avon Hills area, building entitlements are generally assigned a value between \$35,000 and \$40,000. Most of them are about \$38,000.
- For example, a parcel zoned A-40 with its 1 building entitlement eliminated will see a reduction of assessed value of \$38,000.
- An 80-acre parcel in a T-20 zone with 4 building entitlements and three being expired by the conservation easement will most likely be reduced by say, \$114,000.

Are Tax Reductions for Easements Fair?

- Yes, property tax reductions for easements are fair.
 - Easements provide open space and habitat and clean water benefitting everyone.
 - Landowners who create easements still pay property taxes in relation to their property value. (And they likely still pay more than the services they receive.)
 - Open space and development are in direct conflict. Once developed, land cannot realistically be un-developed. Permanent easements reduce development pressure for the benefit of the environment which also benefits all of us.
- How significant is the shift? Very small!
 - For each 1,000 acres of easements in Collegeville Township, taxes would shift 0.3%.
(\$950,000 in reduction of a total of \$326,527,000 in assessed value.)
 - 9,000 acres in easements (40% of Collegeville Township) would only shift taxes 2.6%!
(\$8,550,000 in reduction of a total of \$326,527,000 in assessed value.)

(Assuming A-40 zoning. Twice as high for T-20 zoning.)
- Any shifted tax increase is not only fair, it is a bargain!



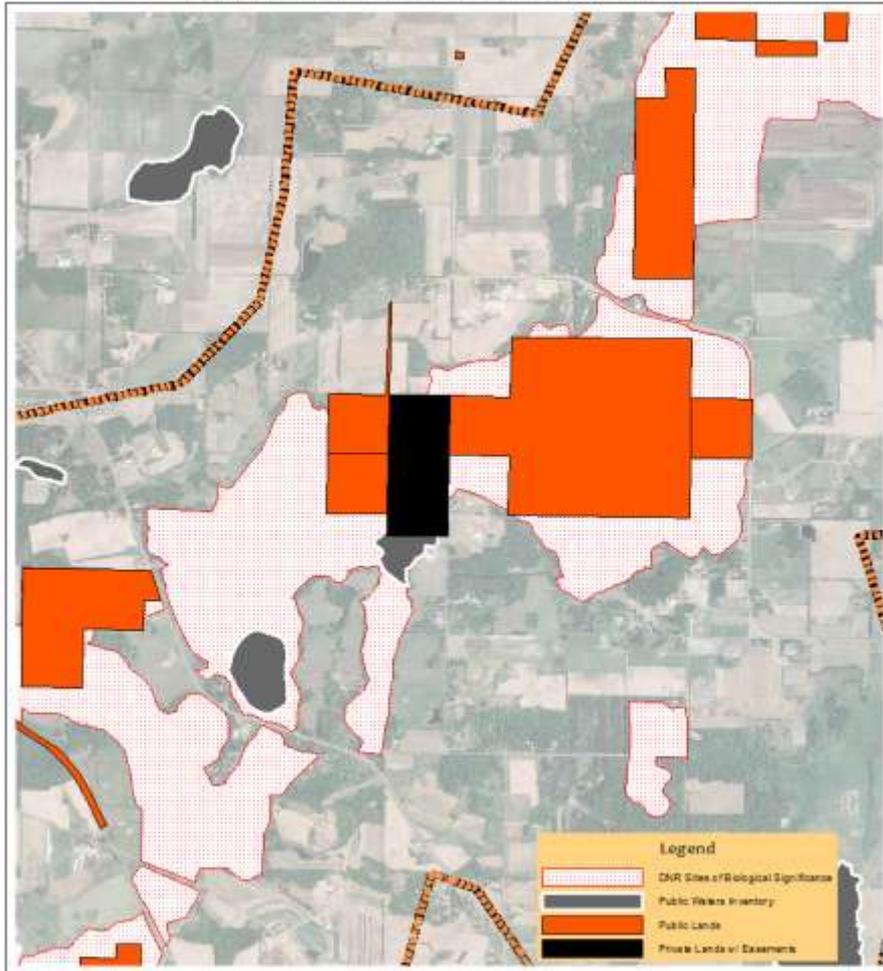
LCCMR Project Funded for \$778,000

Preserving the Avon Hills Landscape: Phase 2

- A unique landscape under serious threat.
- Use free-market approach (MMAPLE) for establishing easement prices at lower costs. (As pioneered by Phase 1.)
MMAPLE = Minnesota Multi-faceted Approach for Prioritizing Land Easements
- Will result in conservation easements on 400-700 acres.
- Extend community education and support created by Phase 1.
- Support stewardship on acres enrolled in easements.

Avon Hills of Stearns County - 65,000 acres

97 acres of easements from 2 owners using ENRTF funding.
Unsuccessfully sought for purchase by DNR SNA program.



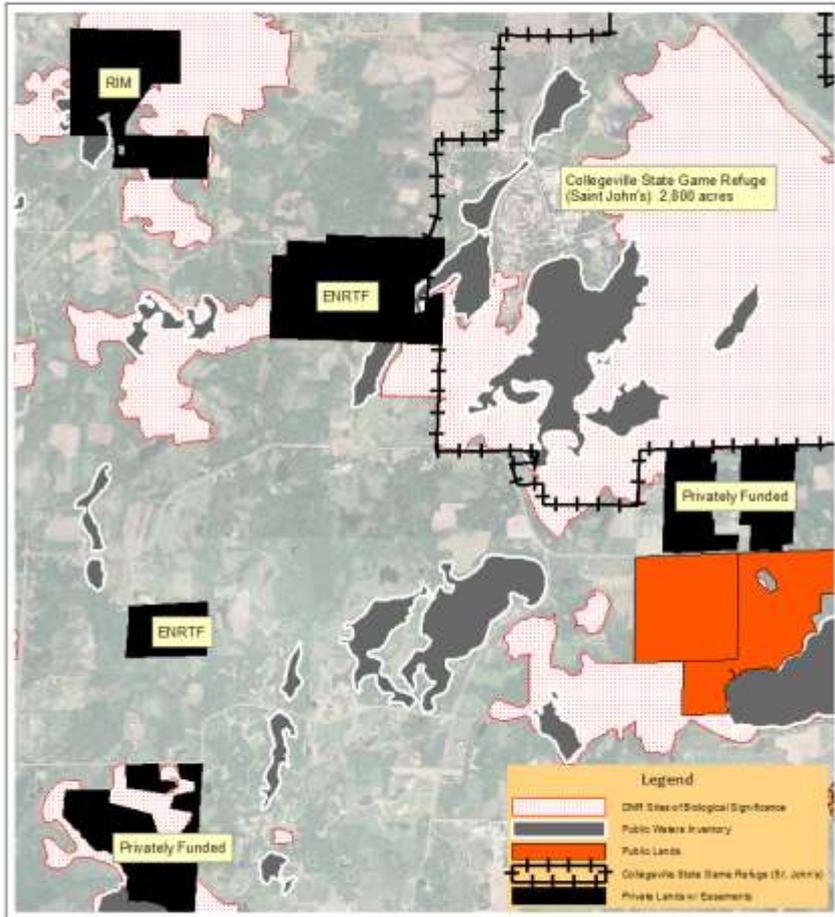
0 0.2 0.4 0.8 1.2 Miles

Map Published 2012



Avon Hills of Stearns County - 65,000 acres

260 acres of easements from ENRTF in Saint John's area



0 0.25 0.5 1 1.5 Miles



Map Published 2012



Community Education:

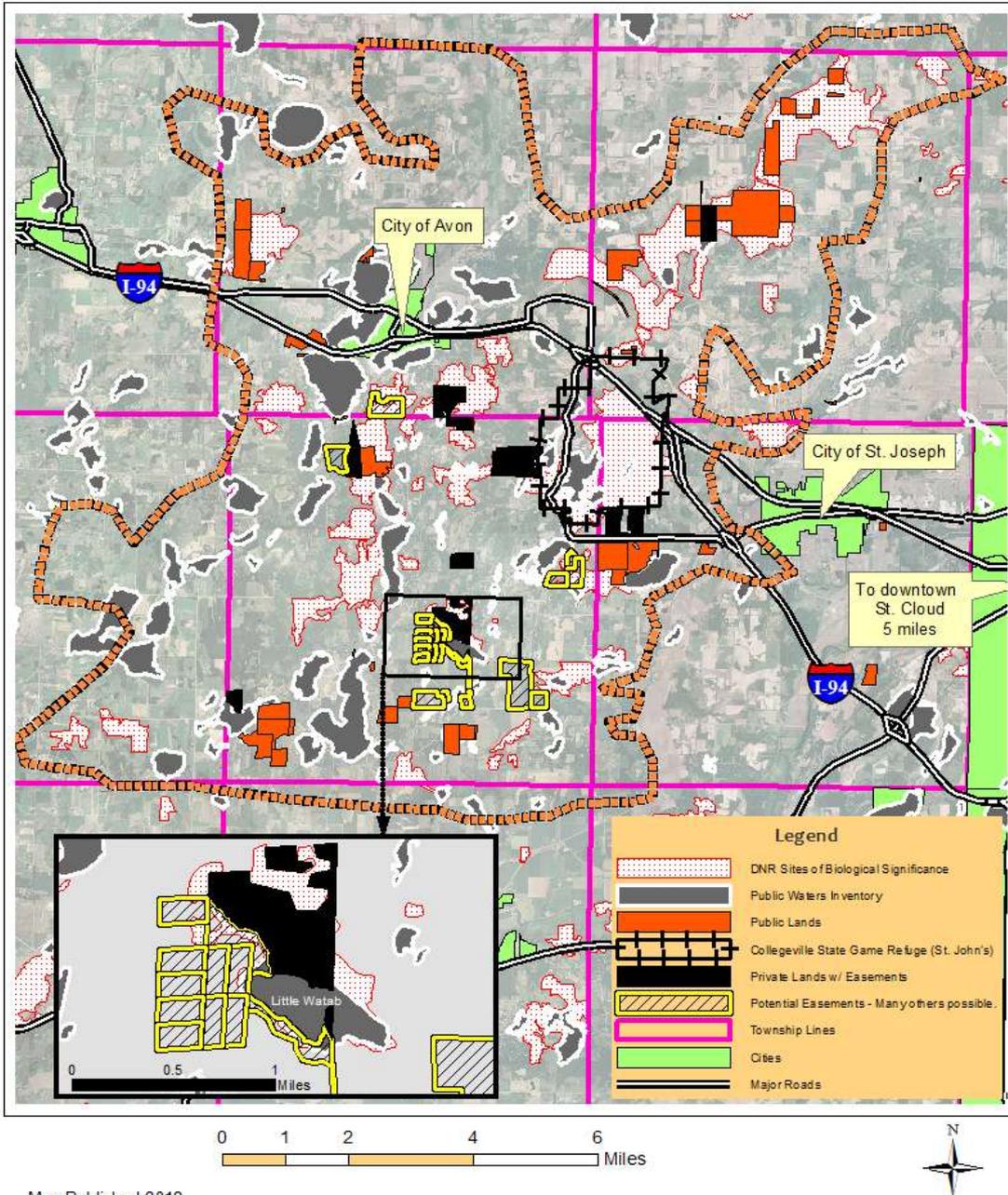
- 300 local citizens attend annually

068-D Preserving the Avon Hills Landscape: Phase 2

- A unique landscape under serious threat.
- Use free-market approach (MMAPE) for establishing easement prices at lower costs. (As pioneered by Phase 1.)
MMAPE = Minnesota Multi-faceted Approach for Prioritizing Land Easements
- Will result in conservation easements on 400-700 acres.
- Extend community education and support created by Phase 1.
- Support stewardship on acres enrolled in easements.

Avon Hills of Stearns County - 65,000 acres

with callout example of potential easements on Little Watab Lake (A rare remaining undeveloped lake.)



MAPLE Method (Multi-faceted Approach for Prioritizing Land Easements)

Avon Hills Area Conservation Easement Bid Worksheet

Formula updated 3 March 2011 by T. Kimb

Landowner Code Name:	Example	(Make up a name or code that will be used to identify your property.)					
Date prepared:	7-Apr-11						
Environmental Benefits Points	Weighting Factor	Units Affected					
Enter data in the blocks with this color to determine Environmental Benefits Points.							
EBP = weighting factor x units							
Size of Property (based on tax assessment acres)							
	120	Total acres owned by applicant contiguous to this proposed easement. (For information only)					
1,246	10	110 Acres to be protected by an easement, not including any house site acres within the easement area.					
	120	Acres of this proposed easement plus those acres outside the easement that would fall within a full "40" or Gov. Let (i.e. 72 acres in easement + 48 homestead acres = 120 acres. Include only those acres owned by applicant.)					
1,246	10	110 Total contiguous easement acres or large block if not all acres are contiguous					
Special Natural & Cultural Resources to be Protected by the Easement (count only those acres covered by the easement)							
4,500	100	45 Acres of Outstanding Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)					
1,500	75	20 Acres of High Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)					
0	50	0 Acres of Moderate Quality DNR Sites of Biodiversity Significance (SOBS) (Rounded up to nearest 5 acres)					
1,920	1	1920 Feet of Shoreline on "public waters" (lakes-wetlands+10 ac) from the Public Water Inventory Map (round up to nearest 10)					
1,407	10	260 Feet of the longest contiguous section of shoreline on "public waters" for each lake on which the survey is "meandered" (round up to nearest 10)					
0	100	0 Acres which are designated as a source of public drinking water or aquifer recharge area.					
0	1	0 Feet of protected property boundary which is adjacent to a designated scenic road, river, trail, or other designated scenic feature.					
0	500	0 # of documented sites of historical or cultural significance which will be protected.					
Open Space / Working Forest / Working Ag to be Protected by the Easement (count only those acres covered by the easement)							
1,119	10	100 Acres to be used for working forest, prairie, preserved forest, savanna, or wetland. (Not intended for agriculture, pasturing, or horticulture.)					
50	5	10 Acres to be allowed for use as agriculture, pasturing, or horticulture.					
0	5	0 Acres for which a current land management plan exists. (i.e. Forest Stewardship Plan or NRCS Farm Plan)					
Location of the Property to be Protected (count only those acres covered by the easement)							
0	100	0 Acres on which unrestricted public access will be allowed.					
1,920	1	1920 Feet of protected property boundary which is adjacent to either public land or other permanently protected land.					
1,246	10	110 Acres which are inside some kind of specially designated conservation protection area. (Township, county conservation overlay district)					
Building Allotments to be Extinguished, or Retained for Future Use, or are Already Used by the Applicant							
(Count only allotments on land controlled by the applicant. Include allotments inside the proposed easement area plus those in the area outside the easement that would fall within the next largest full "40" or Gov. Let)							
3		Total number of building allotments (used or unused) that are assigned by zoning. (Often 1 per 40 acre. Check with zoning board.)					
1		Number of building allotments already used or to be retained from above. (Include any existing homesteads you own.)					
2,000	1000	2 Number of building allotments to be extinguished on the proposed easement					
17,573	SUB-TOTAL OF ENVIRONMENTAL BENEFIT POINTS						
Deductions (if any) for Net Extinguishing all Building Allotments (100% protection = no deductions)							
16,109	- sub-total x %	92% Percent of land in the easement compared to the next highest "full 40" or government let. (Protection must be 50% or more)					
16,109	-(35 - %)	67% Percent of total allotments to be extinguished. (Must be >=65% for full credit.)					
Final Calculations and Examples							
16,109	16,109	16,109 - TOTAL ENVIRONMENTAL BENEFIT POINTS					
\$2,000.00	\$1,000.00	\$500.00 \$ per acre you want to be paid for the easement.					
81	161	322 - YOUR CONSERVATION VALUE RATIO					
Conservation Value Ratings - (Environmental Benefits Points / Cost per acre for the easement) Higher is better!							
110	110	110 - Total acreage you are protecting with an easement					
\$220,000.00	\$1,100,000.00	\$5,000.00 - Total \$\$ you would receive if your bid is accepted					
Maximum Bids must not exceed the lesser of 1) the appraised value of the right being extinguished by the easement or 2) the % of ATMV from below.							
	Assessor's Township Average Market Value (ATMV) per acre	Avon	Collegewill Farming	St. Joseph	St. Wendel	Wakefield	
		\$9,793	\$4,698	\$2,764	\$4,910	\$4,873	\$4,432
>	500 Total Environmental Benefit Points - Minimum to participate						
<	1,000 Environmental Benefit Points - Payment NTE 20% of ATMV/acre NTE appraised value	\$759	\$940	\$353	\$982	\$973	\$890
<	3,000 Environmental Benefit Points - Payment NTE 30% of ATMV/acre NTE appraised value	\$1,138	\$1,409	\$529	\$1,473	\$1,462	\$1,336
<	5,000 Environmental Benefit Points - Payment NTE 40% of ATMV/acre NTE appraised value	\$1,517	\$1,879	\$710	\$1,964	\$1,949	\$1,781
<	10,000 Environmental Benefit Points - Payment NTE 50% of ATMV/acre NTE appraised value	\$1,897	\$2,349	\$882	\$2,455	\$2,437	\$2,226
<	15,000 Environmental Benefit Points - Payment NTE 60% of ATMV/acre NTE appraised value	\$2,276	\$2,819	\$1,053	\$2,946	\$2,924	\$2,671
<	20,000 Environmental Benefit Points - Payment NTE 70% of ATMV/acre NTE appraised value	\$2,655	\$3,289	\$1,225	\$3,437	\$3,411	\$3,116
>	20,000 Environmental Benefit Points - Payment NTE 80% of ATMV/acre NTE appraised value	\$3,034	\$3,758	\$2,211	\$3,928	\$3,898	\$3,562

