HINKSON CREEK COLLABORATIVE ADAPTIVE MANAGEMENT ACTION TEAM Meeting Minutes February 19, 2016 9:00 am MU General Services Building 185

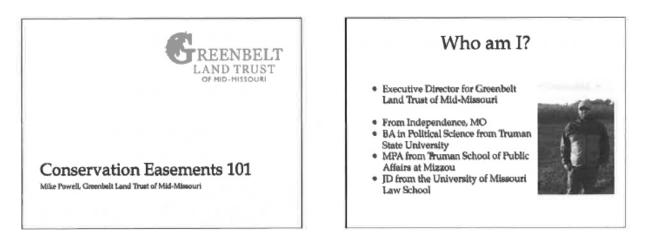
Action Team Members Present: Tom Wellman (proxy), Jon White, Jennifer Sullivan, Melissa Scheperle, Nicki Fuemmeler, Tom Ratermann Staff Present: Ted Haeussler, John Persing, Lynne Hooper Others: David Carani HDR, Mike Powell Greenbelt Land Trust

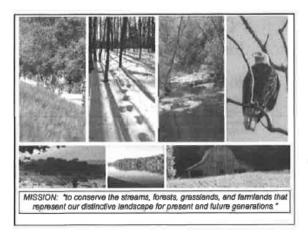
- CALL TO ORDER The meeting was called to order by Tom Wellman at 9:05 a.m.
- 2. APPROVAL OF MINUTES FROM LAST MEETING-Postponed until March meeting
- 3. AGENDA ITEMS
 - Greenbelt Land Trust

Mike Powell of Greenbelt Land Trust gave a presentation titled "Conservation Easements 101". The slides for the presentation are attached to the this document.

- 4. ANNOUNCEMENTS / COMMENTS
- 5. AGENDA ITEMS FOR NEXT MEETING February 19, 2016
 - Approve minutes for January and February meetings
- 6. ADJOURN Meeting adjourned at 10:17 a.m.

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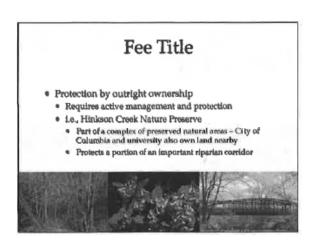


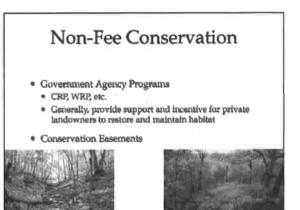


What is land conservation?

· Protecting land as a natural resource

- Habitat for flora and fauna
- · Farmland for food production
- Buffering for waterways
 Important natural or cultural features
-
- Protected by a variety of entitles
 Federal, state, and local government
 - Private organizations
- · For the public good but not always public access





Conservation Easements

Missouri Revised Statutes, §442.014.2.(1)
 "A nonpossessory interest of a holder in real property
 imposing limitations or affirmative obligations the
 purposes of which include retaining or protecting
 natural, scenic, or open-space values of real property,
 assuring its availability for agricultural, forest,
 recreational, or open-space use, protecting natural
 resources, maintaining or enhancing air or water
 quality, or preserving the historical, archaeological, or cultural aspects of real property."

Conservation Easements

 Short version – an agreement which grants a protective interest in private land that provides a public good

Extremely versatile

- Nationally, most are blocks of agricultural or natural areas, often used for hunting
- GLT works within city limits to preserve residentialuse natural areas

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Conservation Easements

- Restrictions can be either negative or affirmative
- Negative
 - Forestry Restrictions
 - · No multi-family housing
- Affirmative
- Best management practices
- · Must maintain buffers around streams and ditches

General Process for Easement Acquisition

- Identify Property and Landowner
- Negotiate terms
 - Restrictions in easement
 - Finances donation vs. partial donation vs. sale, stewardship fees, etc.
- Due Diligence
- · Title issues, environmental concerns, etc.
- · Closing
- Regular Monitoring

Conservation Easement Finances

- Landowners who donate (or partially donate) conservation easements can receive tax benefits
 - Charitable deduction with conservation incentive
 Estate tax credit
- · Easement stewardship is expensive
 - Cost of permanent obligation
 - Maintenance of staff, contractors, or volunteers with expertise
 - Travel to and from monitoring visits
 - Potential legal action if violations occur

