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Mitigation Revenue Opportunities from State Lands

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Interactive Discussion Topics

- What is Mitigation?
- What is the **Revenue Opportunity** for State Lands?
- What are the Pros and Cons?
- Case Study Discussion: Colorado State Land Board
- Q&A



What is Mitigation?

- Offsets to unavoidable Impacts to protected habitats
- Required by federal law and some state laws
- Offsets created by improving / protecting like-kind habitat
- Highly technical and regulated business
- Estimated to be \$ 1 billion a year industry
- Mitigation “Bank” is developed by Bank Sponsor

What is the Revenue Opportunity for State Lands?

- Appropriate land is essential ingredient to creating mitigation
- Mitigation created by improving and protecting specific habitat
- Large scale acreage is generally required (100 acres +)
- Rural land with few other development uses is often desirable
- Long term (perpetual) stewardship is required
- Land owners can share in mitigation revenue with Sponsor



What are the Pros and Cons?

PROS

- Attractive revenues from lands with limited alternative uses
- Land need not be sold
- Endowment for long term land maintenance is mandatory
- Cost effective source of land restoration funding

CONS

- Highly technical and regulated business
- Lengthy, uncertain permitting process
- Revenues can be “lumpy” and dependent on nearby development
- Large capital outlays can be required early on



Case Study Discussion:

Colorado State Land Board

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MULTI-PROJECT MITIGATION BANK DEVELOPMENT WITH:

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Questions?