

1997 Project Abstract

For the Period Ending June 30, 1999

This project was supported by Environment and Natural Resources Trust Fund

AUG 25 1999

**TITLE:** New Models for Land-use Planning  
**PROJECT MANAGER:** George Boody **Add'l Contact:** Michael Pressman  
**ORGANIZATION:** Land Stewardship Project 1000 Friends of Minnesota  
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**WEB SITE ADDRESS:** <http://www.misa.umn.edu/lsp.php.html> [www.1000fom.org](http://www.1000fom.org)  
**LEGAL CITATION:** ML 1997, Ch. 216, Sec. 15, Subd. 9(D)  
**APPROPRIATION AMOUNT:** \$530,000

#### Statement of Objectives

Planning, inventory, technical assistance, and education addressing incentive based land conservation tools, including: donated conservation easements, purchased development rights (PDR), transferred development rights (TDR), and land acquisition. Creation of a plan and implementation tools for protecting green corridors of permanently protected open space in Chisago and Washington counties.

#### Overall Project Results

- 1) Inventory, plan, and maps for permanently protected green corridor in Chisago and Wahsington Counties.
- 2) Draft Purchase of Development Rights ordinance and program guidelines for Washington County.
- 3) Transfer of Development Credits Conceptual Plan for Chisago County
- 4) TDR/PDR Feasibility Analysis for City of Afton
- 5) Research summary on open space financing options for local governments in Minnesota
- 6) Created and distributed educational materials including: brochure, video, fact sheets, landowner handbook on land conservation tools, local government handbooks on planning for open space conservation and implementing local land conservation programs, and final report and recommendations.
- 7) Provided technical assistance to local governments on land conservation tools.
- 8) 531 corridor acres were protected by the Minnesota Land Trust with voluntary, donated conservation easements by June 30<sup>th</sup>. Letters of agreement have been secured on an additional 583.50 corridor acres (346.5 of which should be recorded by December 31, 1999).
- 9) Held broad public educational forums including: 21 large public forums; more than 20 town hall style meetings; a technical roundtable on the Transfer of Development Rights; and a day long estate planning training session. In total more than 110 meetings were held with more than 3,800 people reached.
- 10) Conducted public opinion survey on financing options for land conservation.

#### Project Result Use and Dissemination

- 1) Washington County is finalizing the draft Purchase of Development Rights (PDR) ordinance. It will get input from the Parks Commission and the Planning Commission, hold public hearings, and present it to the board for their vote.
- 2) Washington County is planning on a \$300,000 PDR pilot project using \$150,000 through a 1999-2001 LCMR workprogram.
- 3) Washington County is planning on holding a referendum in November 2000 to ask voters if they would support a tax increase to fund a PDR program. If successful, this would raise approximately \$2 million per year for the PDR program.
- 4) Chisago County is developing an official advisory committee to finalize the Transfer of Development Credits (TDC) recommendations. Recommendations will be submitted to the Planning Commission by July 2000. The County Board will consider the Planning Commission's recommendations by early 2001.
- 5) Chisago County is considering a pilot PDR program utilizing funding provided through the 1999-2001 LCMR workprogram.
- 6) The Minnesota Land Trust is actively promoting donated conservation easements to landowners within the Green Corridor Opportunity Areas.
- 7) Brochures, handbooks, videos, fact sheets, reports, and surveys were broadly distributed to local government officials and staff, residents, landowners, and other interested parties.
- 8) Project information and materials are posted on website [www.1000fom.org](http://www.1000fom.org) (navigate to Green Corridor)

**Date of Report:** August 23, 1999  
LCMR Final Workprogram Update Report

**Date of Next Status Report:** THIS IS FINAL REPORT

**Date of Workprogram Approval:** June 23, 1997

**Project Completion Date:** June 30, 1999

## **LCMR Workprogram 1997**

### **I. PROJECT TITLE:** New Models for Land-use Planning, E4, L3

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### **Total Biennial Project Budget:**

**\$ LCMR:** \$530,000  
**\$ LCMR** \$527,333.20  
**Amount**  
**Spent:**  
**\$ LCMR** \$ 2,666.80  
**Balance:**

### **A. Legal Citation:** ML 1997, [Chap.216], Sec. [15], Subd. 9D.

**Appropriation Language:** This appropriation is from the trust fund to the commissioner of natural resources for an agreement with the Land Stewardship Project for planning, inventory, technical assistance and education addressing voluntary easements, purchase, and transfer of development rights to create a protected green corridor in Washington and Chisago Counties. Up to \$30,000 is to provide training in adapting holistic resource

management concepts and principles for decision-making in land use planning.

## **II. PROJECT SUMMARY AND RESULTS**

An inventory and plan will be developed for a permanently protected green corridor of 10,000 acres in Washington and Chisago Counties. Through voluntary donation of conservation easements, this project will protect between 1,000 and 1,500 acres within the corridor during the grant period. Pilot projects will be designed and put into place in these Counties using the innovative land protection models of Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) and land acquisition of fee title in the implementation of the corridor plan. This green corridor will link public and private lands already protected by various methods, such as conservation easements, parks, Scientific & Natural Areas, wildlife management areas, etc., with environmentally sensitive areas, agricultural land, open space, wildlife habitats and Minnesota DNR's County Biological Survey (CBS) sites. Concurrently, at least 15-20 planners and 25-50 citizens will be trained in Holistic Resource Management (HRM) concepts and principles. This training will explain the importance of connecting the concepts of biological, physical and financial capital in decision making processes that apply to land-use planning. The goal is that at the end of the pilot project landowners, local units of government and land preservation organizations, with the facilitation of the collaborative team, will be equipped with the knowledge, tools and incentives necessary to protect the remaining land in the 10,000 acre corridor.

The results of this program can be summarized under the following headings: Land Base Inventory and Identification, Development of a Purchase of Development Rights and Transfer of Development Rights Program, Creation and Distribution of Educational Materials, Technical Assistance and Coordination of Voluntary Conservation Easements, Broad Public Education, Financing Options Survey, and Holistic Resources Management Training.

## **III. PROGRESS SUMMARY:**

All tasks are completed.

A Green Corridor Advisory Team was created, involving over a dozen people with specialized technical expertise to help the collaborative develop alternative maps for the project to get input from local residents, officials, and local government staff. Our inventory process was developed with input from several regional technical experts. A map of currently protected lands was completed for both counties. Criteria for lands meriting protection were developed by the Advisory Team to guide in the mapping of several alternative corridor configurations. Maps of each of the criteria were developed. A series of analytical maps were then created to help the Advisory Team develop alternative proposals. Three 'Alternative Scenario Maps' were developed for public input. Comments on the alternatives were received through six large public forums, five special meetings for government officials and staff, several meetings with Town Boards and City Councils, a web site, and five libraries and other public places that had the maps on display. All of the input was synthesized and helped guide the development of our



Proposed Green Corridor Opportunity Maps (enclosed). Copies of the maps were sent with an informational packet to each City, Township, Watershed District, and Watershed Management Organization, and County Commissioner in the two counties. Several small changes were made to accommodate input from local governments. The Chisago County Board of Commissioners passed a resolution of support for the map on a 5-0 vote. The Washington County Board of Commissioners will formally consider the map when the PDR ordinance comes before them for approval. Numerous copies of maps were printed throughout the project to support the work.

Extensive research regarding national models for Purchase of Development Rights (PDR) and Transfer of Development Rights (TDR) programs provided the collaborative with unique insights to help make these programs successful in Minnesota. Numerous meetings were held with local governments to discuss these tools and how they can be used (see discussion on public education below). A roundtable was created to help develop draft PDR and TDR programs. The working group included representatives from almost all communities in the corridor maps. Through this effort, the roundtable developed 1) a draft PDR ordinance for consideration in Washington County (one which could be adapted for Chisago County and municipalities; and 2) a TDR concept plan for consideration in Chisago County. The PDR ordinance also included a companion document which provided additional program details and documented the trade-offs considered by the group. The City of Afton, with funding assistance from the project, conducted a TDR/PDR feasibility analysis. A research summary documented open space financing options for local governments in Minnesota.

Our brochure and a professional video (18 minutes) were developed to explain how green corridors can be created using a variety of land protection tools. A 128 page local government handbook was developed that provides step-by-step instructions on setting up local land conservation programs using the four conservation tools. Copies were distributed to local government officials and staff in the two counties. Additional copies are being distributed by 1000 Friends of Minnesota with non-LCMR funding. The collaborative also reprinted the popular Land Protection Options Handbook for Minnesota landowners that had been developed through a previous LCMR grant. Copies of the handbook were mailed to every farmer registered with the Farm Services Agency in the two counties (approximately 2,400 farmers). Additional copies were provided to attendees at public forums and upon request. A series of seven fact sheets provided an overview of the project and conservation tools. Distribution of these items continued over the course of the project. The Minnesota Farmers Union combined these fact sheets with the Green Corridor Opportunity Area Maps into an educational booklet sent to all landowners with 20 acres or more in corridor communities. In addition, the collaborative distributed limited copies of attorney Stephen Small's book Preserving Family Lands to attendees at a forum on Estate Planning for Land Conservation. A final plan and how-to manual were developed. The final plan provides a framework for moving the project forward – summarizing the process undertaken, presenting the recommendations, and identifying roles and responsibilities for implementation. 1,000 copies of this report were printed and are being distributed to local officials and staff, landowners, and other



interested parties. The how-to manual provides instruction on open space planning, documenting the lessons learned by the project. 75 copies were printed and are being distributed to those interested in the lessons learned by this project. 1000 Friends of Minnesota is distributing additional copies with non-LCMR dollars.

The Minnesota Land Trust provided extensive outreach to landowners interested in donated conservation easements. Efforts to solicit donated conservation easements were delayed because mapping efforts took longer than anticipated. We took a slower approach to the mapping due to our desire to get extensive input from residents and local government officials and staff as well as data and time constraints. In the end, 531 corridor acres were protected with donated conservation easements by June 30<sup>th</sup>. Letters of agreement have been secured on an additional 583.50 corridor acres (346.5 of which should be recorded by December 31, 1999).

The collaborative engaged in an extensive public campaign which involved 21 large public forums with more than 770 attendees in Washington and Chisago Counties. Several informational mailings have been sent to all 50 local governments in the two counties. Information meetings with and technical assistance to local communities have occurred throughout the project. This effort included more than 25 municipalities and several other governmental agencies including Watershed Districts, Watershed Management Organizations, a Lake Improvement Association, the Metropolitan Council, and the National Park Service's MNRRA. Several special technical meetings were held. These included an educational seminar on TDR featuring Donald Elliot from Denver, Colorado; and educational seminar for estate planners, tax advisors, and real estate attorneys featuring Bill Hutton from San Francisco, California. All of our educational efforts, including smaller town hall meetings, have directly engaged more than 3,800 people through more than 110 meetings and information booths. In addition, program updates were regularly sent to interested parties.

A survey of Washington and Chisago County residents was conducted to gauge public opinion about financing options for land protection. In order to guide the survey, various financing options were researched and documented in a research summary on open space financing options for local governments in Minnesota. The Survey results were compiled into several reports. Reports were sent to County Commissioners, Mayors, and Town Board Chairs in each community in the two Counties. Reports were also sent to the Chairs of all Watershed Districts and Watershed Management Organizations in the two counties.

Our survey found significant support for open space protection. **85 percent of voters in both counties feel that more open space needs to be protected and a majority of them are willing to pay for it.** Support increased further if respondents knew that 1) matching funds would be available from the state or federal government; 2) lands to be protected would be connected to already protected lands, creating a Green Corridor; and/or 3) that landowners would be paid fair market value based on an independent appraisal.

For our work under item G (Holistic Resources Management Training), we completed a workbook adapting HRM principles to land use planning and held four informational meetings in the metro area. Our formal 2-day workshop was held April 1<sup>st</sup> and 2<sup>nd</sup> in St. Paul. 16 government staff and local activists participated and received a workbook.

**IV. OUTLINE OF PROJECT RESULTS:** The following outline is broken down by result. In each instance a single organization or subgroup of the collaborators has been indicated as the coordinator of the result. However, please note that each result will involve all of the collaborators to some degree.

**A. Land Base Inventory and Identification** - Using Geographic Information System (GIS) technology, the collaborators will develop a land inventory to identify the natural resource lands for the green corridor. This effort will include one-on-one and small group meetings with individual landowners in the corridor region to identify their interests and concerns. This feedback will be integral to the development of sound protection strategies which have community backing. The GIS effort will be coordinated by Washington County (LCMR funds would be dedicated to this program, which is distinct from existing Washington County work), while the meetings with landowners will be jointly coordinated by the Land Stewardship Project and the Rural Community Initiative.

LCMR Budget: \$124,000      Balance:\$2,835.55

July 1 - Dec. 31, 1997

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| 1) Develop inventory process with collaborators      | \$10,000 |
| 2) Identify and categorize currently protected lands | \$10,000 |

Jan. 1 - June 30, 1998

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| 3) Develop criteria for corridor lands to be protected,<br>involving local residents and officials in identifying<br>locally important features and characteristics.   | \$15,000 |
| 4) Identify lands meeting criteria for protection, involving<br>local landowners, community leaders, and local<br>officials in identifying specific candidate parcels. | \$34,500 |

July 1 - Dec. 31, 1998

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| 5) Identify protection strategy for targeted lands through<br>discussions between the collaborators, impacted<br>land owners, and local officials | \$44,000  |
| 7) Create and plot maps for use throughout the project  | \$10,500  |
| Total:  | \$124,000 |

**B. Development of a Purchase of Development Rights and Transfer of Development Rights Program** - The research and development of a pilot project Purchase of



Development Rights (PDR) and Transfer of Development Rights (TDR) program in Chisago and/or Washington Counties to allow land owners with qualifying properties options other than urbanization. This result will be coordinated through the Land Stewardship Project.

A PDR program consists of a unit of government (county, township, city, state), or nonprofit organization buying the development rights on qualified farmland, natural areas, and other open spaces and placing a conservation easement on the land. This agreement is recorded with the deed to limit the future use of the land to agricultural or open space. This is a voluntary program and participants retain full ownership and control of their land. They can sell or transfer their property at any time, but because of the deed restriction, the land is permanently protected from non-farm development and remains affordable to other farmers since it is appraised at its open space value.

A TDR program consists of a unit of government (county, township, city, state) establishing by ordinance a sending area, or preservation area, in which landowners receive development right credits which they can sell in exchange for not developing their land. At the same time, one or more receiving areas are created where purchased development right credits can be used to add to the existing housing density allowed for that area. The development right credits can be sold to a land developer, a broker, or a speculator. The proximity of the sending and receiving areas is not important. The areas could be within the same community or in neighboring towns.

(See attachment 'A' for more information on PDR and TDR.)

LCMR Budget: \$110,000 Balance: \$-1,085.32

#### July 1- Dec. 31, 1997

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| 1) Research the need for a legal framework, such as county comprehensive plan amendments and local ordinances.   | \$6,500  |
| 2) Research of national TDR/PDR models to identify necessary program elements. As part of this research, the project manager will attend 4 out-state conferences on PDR, TDR, and land conservation. | \$15,000 |
| 3) Introductory meetings to share info about tools for managing growth (TDR, PDR, conservation easements, fee title acquisition) with township, city, and county planners and public officials.      | \$15,000 |

#### Jan. 1 - June 30, 1998

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| 4) Continue to meet with planners and officials to scope on the ground plans for protection strategies and tools. | \$25,000 |
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#### July 1 - Dec. 31, 1998

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| 5) Provide technical assistance to City of Afton for developing a TDR plan and site specific example | \$5,000  |
| 6) Work with local government officials to develop and draft   | \$15,000 |

policies and procedures for Washington and Chisago  
Counties

Jan. 1 - June 30, 1999

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| 7) Development and drafting of ordinances and plans for PDR and TDR  | \$22,000 |
| 8) Finalize research summary on financing options for distribution to local governments (developed under result F) | \$ 6,500 |

<u>Total:</u>	\$110,000*
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\*A substantial portion of these costs are projected to be due to legal and professional consultants.

**C. Creation and Distribution of Educational Materials** - Production and distribution of handbooks, a video, fact sheets, and a brochure describing the process, criteria, tax implications and conservation effectiveness of PDR, TDR, land acquisition and green corridors. These educational materials will go into different levels of detail about the variety of tools which individual land owners and communities can use in making positive choices in land use planning. Production of a final report which synthesizes the findings and recommendations of the project and a 'how-to' manual that documents the lessons learned by the project and provides instruction for conducting open space planning efforts.

Two landowner handbooks were distributed. The existing DNR Land Protection Options Handbook was reprinted to meet unmet needs in Chisago and Washington Counties. Copies of the handbook were mailed to every farmer registered with the Farm Services Agency in the two counties (approximately 2,400 farmers). Additional copies were provided to attendees at public forums and upon request. The second landowner handbook combined 7 fact sheets on land conservation tools, the Green Corridor map for each county, and a page describing the project. This booklet was mailed to every landowner with 19.5 acres or more in the corridor in Washington County and every landowner with 20 acres or more in Chisago County. A 128 page local government handbook was developed that provides step-by-step instructions on setting up local land conservation programs using the four conservation tools. Copies were distributed to local government officials and staff in the two counties. Additional copies are being distributed by 1000 Friends of Minnesota with non-LCMR funding.

The video will be produced through the Land Stewardship Project (LSP), and Blue Moon Productions as contracted, and will be a 10-15 minute production providing a graphic introduction to the ideas of TDR, PDR and conservation easements. The primary purpose of the video will be to provide a common basis of knowledge for participants attending each of the public meetings described in result 'E'. The video will also be made available for broadcast by way of community access channels throughout the two counties.



The brochure production will be coordinated through LSP. It will serve as an attention getting device for average citizens. Through the brochure, interested individuals will be provided access to public meetings and further information on land-use issues and the protection tools described in this workprogram.

Two final reports will be developed. The first provides a framework for moving the project forward – summarizing the process undertaken, presenting the recommendations, and identifying roles and responsibilities for implementation. Approximately 1,000 copies of this report will be printed for distribution in the two counties. The second report provides instruction on open space planning, documenting the lessons learned by the project. Approximately 100 copies of this report will be printed for distribution in the two counties.

Distribution of the printed materials will be jointly coordinated by all of the collaborators.

LCMR Budget: \$94,000      Balance: \$593.32

July 1 - Dec. 31, 1997

1) First draft of handbook & brochure	\$5,000
2) Pre-production of video	\$7,500
3) Purchase A/V equipment for use in all public forums	\$8,500

Jan. 1 - June 30, 1998

4) Final draft of handbook & brochure	\$7,500
5) Printing of 20,000 handbooks & brochures	\$16,500
6) Completed production of video	\$15,000

July 1 - Dec. 31, 1998

7) Distribution of 10,000 handbooks & brochures	\$11,250
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As part of the distribution efforts, the Minnesota Farmers Union will mail copies of the Land Protection Options handbook to all farmers registered with the Farm Service Agency in the two counties. There are 1700 such farmers in Chisago County and 725 in Washington County.

Jan. 1 - June 30, 1999

8) Distribution of 10,000 handbooks & brochures	\$5,000
9) Create and distribute landowner handbooks	\$4,750
10) Create final reports	\$5,500
11) Print final reports	\$7,500

Total: \$94,000\*

\* A substantial portion of these costs are attributed to contracted entities. These include a video production company (video), a printer (handbooks & brochure) , a writer (handbooks), and a layout/design company (handbooks & brochure).

#### **D. Technical Assistance and Coordination of Voluntary Conservation Easements -**

Technical assistance in natural resource protection through land acquisition options, conservation easements and other methodologies provided to a minimum of 30 local units of government, including identification of natural resource protection opportunities, public finance strategies and citizen surveying. This technical assistance will be coordinated through Land Stewardship Project.

Voluntary conservation easements will be negotiated on between 1,000 and 1,500 acres within the corridor. Conservation easements will be negotiated and enforced by the Minnesota Land Trust (MLT), a qualified organization under state and federal laws (see attachment 'B'). In the case of MLT dissolving, legal responsibility for enforcement devolves to the Minnesota DNR. Conservation easements are legal agreements, written pursuant to Minnesota Statutes Chapter 84C, which restrict development on a parcel of land to maintain desirable characteristics. The nature of the restrictions are determined on a case by case basis during the negotiation of the easement. The landowner receives in return potential breaks in income, property and estate taxes reflecting the reduced development potential on the land.

Easements are legally recorded and travel with the property. The land remains on the tax rolls and in private ownership. Easement monitoring by the MLT consists of multiple yearly drive-bys, annual full inspection tours, and public sign posting with a phone number provided for individuals to notify MLT in the case of suspected easement violation.

Conservation easements are explained in greater detail in attachment 'B'.

LCMR Budget: \$67,000      Balance: \$353.65

#### July 1 - Dec. 31, 1998

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| 1) Educational forums with at least 15 municipalities          | \$13,500  |
| 2) Voluntary conservation easements processed on 500-750 acres | \$20,000* |

#### Jan. 1 - June 30, 1999

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| 3) Educational forums with at least 15 municipalities          | \$13,500  |
| 4) Voluntary conservation easements processed on 500-750 acres | \$20,000* |

Total:	\$67,000
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\*Costs associated with volunteer easements include the technical assistance required to negotiate and draw up the agreements, as well as trust fund costs associated with the perpetual monitoring and enforcement of the completed easements. Conservation easements, in most cases, take approximately 6 months to negotiate and finalize.

**E. Broad Public Education** - Local education of officials, planners, developers, farmers and citizens regarding land protection options through a minimum of 45 public



forums/meetings and related educational materials. Twenty large public forums will be held in both Washington and Chisago Counties. All meetings will focus on the problems associated with sprawling communities, and provide information on green corridors, TDR, PDR, conservation easements, and fee title acquisition as tools to help communities control their growth in desirable ways. This result will be jointly coordinated by the Land Stewardship Project and the Minnesota Farmers' Union.

LCMR Budget: \$63,000      Balance: \$-144.70

July 1 - Dec. 31, 1997

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| 1) Education of 2,500 officials, planners, developers, farmers and citizens, through 5 public forums/meetings in Washington and Chisago Counties. | \$10,500 |
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Jan. 1 - June 30, 1998

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| 2) Education of 2,500 officials, planners, developers, farmers and citizens, through 5 public forums/meetings in Washington and Chisago Counties. Two meetings will focus on the tax planning for land conservation and will feature Wisconsin attorney, William O'Connor. | \$12,500 |
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July 1, 1998 – Dec. 31, 1998

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| 3) Public education in Chisago and Washington Counties through staffing information booths for at least 5 local community celebrations such as the two County Fairs, KiChiSaga Days, and Almelund Threshing Days.  | \$6,500  |
| 4) Education of and community input from officials, planners, developers, farmers and citizens, through 5 public forums/meetings in Washington and Chisago Counties  | \$9,000  |
| 5) Additional broad public and special invitation meetings to include a) open public forums in at least 20 town halls in the two counties with follow up meetings as needed, b) a technical roundtable on Transfer of Development Rights for local officials and government staff featuring a nationally recognized expert, and c) an extensive day long estate planning training session for local real estate and tax attorneys, realtors, and CPA's featuring a nationally recognized expert. The town hall meetings would be designed to provide an overview of the project, a discussion of the four land conservation tools, and an open dialogue for residents to ask questions and share any concerns they may have. The technical roundtable would provide local government staff and officials an opportunity to explore and discuss technical details | \$12,000 |

related to creating a Transfer of Development Rights (TDR) program. The goal of the estate planning training session would be to empower the professional community in Chisago and Washington Counties to include land conservation techniques in their work with their clients.

Jan. 1 – June 30, 1999

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| 6) Education of and community input from officials, planners, developers, farmers and citizens, through 5 public forums/meetings in Washington and Chisago Counties | \$9,000 |
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| 7) Send regular program updates to interested parties | \$3,500 |
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Total:	\$63,000
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**F. Financing Options Survey** - Conduct a survey in Washington and Chisago Counties to determine public perceptions and interest in county and city bonding, and other public financing options for PDR, TDR, and fee title acquisition of open space. This survey effort will be coordinated through The Trust for Public Land.

LCMR Budget: \$47,000      Balance: - \$9.48

July 1, 1997-Dec. 31, 1997

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| 1) Develop survey method among collaborators and professional consultants                                  | \$2,000  |
| 2) Research financing options available to local communities   | \$7,000  |
| Draft survey questions   | \$5,000  |
| 4) Pretest survey in Washington & Chisago Counties, involving at least 100 randomly selected participants. | \$10,000 |
| 5) Conduct survey in Washington & Chisago Counties involving at least 400 randomly selected participants.  | \$15,000 |
| 6) Analyze results   | \$3,000  |
| 7) Publish report on survey results and distribute to interested parties                                   | \$5,000  |

Total:	\$47,000
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**G. Holistic Resources Management Training** - A core group of 15 to 20 planners from local government entities and 25 to 50 citizens from the Twin Cities metropolitan region will be trained in Holistic Resource Management (HRM) concepts and principles. HRM is an innovative and practical approach to decision making originally developed by Allan Savory. With the help of a thought model, participants develop a three-part goal, make "holistic" decisions, and monitor their progress toward their goal. This process enables



planners and communities to manage the three main resources of their “whole” community - land, people, and money - in a way that takes into account the interrelationship of these resources. The HRM training will be coordinated through the Land Stewardship Project.

After significant research, program development, meetings, and discussion, it was determined that the application of HRM principles to land use planning would not significantly add to the toolbox that land use planners are trained to use. Accordingly, work on this item was halted in the middle of step 4 below.

LCMR Budget: \$25,000      Balance: \$123.78

Jan 1 - June 30, 1998

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| 1) Materials and workbook development, adapting of HRM principles to land use planning | \$5,000 |
| 2) Hold four informational meetings in metro area to introduce HRM principles          | \$5,000 |

July 1 - Dec. 31, 1998

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| 3) Formal 3-day HRM workshop   | \$14,000 |
| 4) Conduct 1 follow-up meetings to monitor progress and provide feedback for on the ground application of HRM principles | \$1,000  |

July 1 - Dec. 31, 1998

Total:	\$25,000
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**V. DISSEMINATION:** Information resulting from the project will be conveyed to the broader public through the distribution of an informational brochure, at least 15 public viewings of conservation tool video, and through a minimum of 45 public meetings/forums, as noted in the itemized results above. Information will also be distributed statewide through professional affiliations of participating individuals. Information on the project will be disseminated through at least four Web Sites, the Metro GIS site which is currently in development, the Washington County site located at [www.co.washington.mn.us](http://www.co.washington.mn.us), the Trust for Public Lands site located at [www.igc.apc.org/tpl/](http://www.igc.apc.org/tpl/), and the Land Stewardship Project site located at <http://www.centers.agri.umn.edu/misa/>

## VI. CONTEXT

**A. Significance:** The absence of a statewide land-use plan (with strict zoning) allows landowners in rapid growth areas to expect that they will be able to convert their land to urban uses whenever they choose. This means that lands rich in natural resources, wildlife habitats, biodiversity, and scenic vistas and prime farmland can be quickly

destroyed and replaced with subdivisions and strip malls. The cumulative effect of this rapid conversion of land in high growth areas has permanent and far-reaching ramifications. Minnesota is the fastest growing state in the Upper Midwest. Its 21-county growth corridor is the fastest growing metropolitan region from the northern plains to the eastern seaboard. This metropolitan area also is the third most sprawling (land and natural resource consuming) of the top 25 metro regions in the country. Washington County is the fastest growing county in the state and one of the fastest growing in the country. By June, 1994, Chisago County had already passed its projected population growth for the year 2000 by 141.3 percent, Washington County by 105.5 percent. The significance of this rapid urbanization is that Minnesota's biodiversity, natural resources, farmland, wildlife habitats and corridors in this region are at risk of being replaced by urban structures. More than 56 percent of U.S. agricultural production occurs in urban or urban-edge counties. Studies show that sprawling, low-density residential development in Minnesota can cost up to four times as much to provide services as more close-in, dense developments. It is in the public good for both environmental and economic reasons to protect natural resources in fast growth areas. This effort also coincides with Washington County's new Comprehensive Plan for cluster development and a linear park through the County, and with Chisago County's numerous grassroots efforts to preserve its rural values. The educational aspects of the workprogram, which will reach over 20,000 citizens statewide, will generate discussion and action on innovative models of land protection including conservation easements, Transfer of Development Rights and Purchase of Development Rights models.

**B. Time:** All activities covered in this workprogram will be completed by June 30, 1999. The collaborators plan to apply to the LCMR for additional funding in the July, 1999 - June 2001 biennium to cover acquisition costs associated with acquiring paid conservation easements, obtaining fee titles, and purchasing development rights; and maintaining a TDR program. Funding assistance for on-going acquisition efforts will continue through individual donations, foundations, land trades, local governments and public financing.

**C. Budget Context:**

	<b>July 1995-1997 Prior Expenditures on this Project</b>	<b>July 1997-1999 Proposed expenditures for this project</b>	<b>July 1999-2001 Future expenditures on this project</b>
<b>1. LCMR</b>	\$0	\$530,000	\$4,581,000
<b>2. Other State</b>	\$0	\$0	\$0
<b>3. Non State Cash</b>	\$0	\$0	\$2,000,000
<b>Total:</b>	\$0	\$530,000	\$6,581,000

**Budget:**

**Personnel (Land Stewardship Project and 1000 Friends of Minnesota only):**  
**Equipment**

\$123,000

<b>Computer for LSP<sup>+</sup>:</b>	<b>\$ 5,000</b>
<b>A/V Equipment for use in all Public Forums<sup>@</sup>:</b>	
<b>Multimedia Projector</b>	<b>\$ 6,200</b>
<b>Insta-Theatre Screen</b>	<b>\$ 300</b>
<b>Tabletop Overhead Projector</b>	<b>\$ 300</b>
<b>Modular Display Unit</b>	<b>\$ 1,400</b>
<b>TV-VCR Combo</b>	<b>\$ 300</b>

**Other:**

<b>Other* LSP costs:</b>	<b>\$ 42,000</b>
<b>Handbook &amp; Video:</b>	<b>\$ 54,500</b>
<b>Holistic Resource Management training:</b>	<b>\$ 30,000</b>
<b>Trust for Public Lands (personnel &amp; other*):</b>	<b>\$ 70,000</b>
<b>Minnesota Land Trust (personnel &amp; other*):</b>	<b>\$ 60,000</b>
<b>Washington County (personnel &amp; other*):</b>	<b>\$ 45,000</b>
<b>Minnesota Farmer's Union (personnel &amp; other*):</b>	<b>\$ 47,000</b>
<b>Rural Community Initiative (personnel &amp; other*):</b>	<b>\$ 45,000</b>

**Total:** **\$530,000**

<sup>+</sup>The purchase of the computer is required to accommodate the needs of the new staff hire for LSP. The computer will be used for maintaining a citizen contact database, word-processing, layout & design of materials, and potentially some Geographic Information Systems applications. The computer will be used exclusively by the new staff hire, who will be devoting 100% of her or his time to this project. The computer will be purchased before December 31, 1997. Upon completion of this project, the equipment will continue to be used to further promote similar land conservation initiatives throughout Minnesota.

<sup>@</sup> The purchase of the audio/visual equipment is essential to creating successful public education campaigns and forums. The equipment will be used extensively throughout the course of this project. Upon completion of this project, the equipment will continue to be used to further promote similar land conservation initiatives throughout Minnesota.

\*Other: Subcontractors and general expenses such as printing, travel, material, supplies, meeting space rental, monitoring of easements, legal fees, etc.

**VII. Cooperation:** The groups collaborating on this project include both the public and private sector, local government officials, citizens' groups and nonprofit organizations experienced in land conservation options. Personnel costs include taxes and benefits. As a collaborative effort, much of the work in this project will be shared by all the team members.

- ◆ Land Stewardship Project and 1000 Friends of Minnesota - Lee Ronning and Michael Pressman (25% and 90% of time, \$22,000 and \$65,000, respectively). Additional staff support provided by Scott Elkins (Result G, 6%), Brian DeVore (6%), George Boody (Result G, 1.5%), Caroline van Schaik (8%), accountant (5%), and interns and administrative assistants. LSP provides overall supervision, coordination and



reporting. LSP will coordinate the following results: the development of a PDR and TDR Program, the video and brochure production and distribution components of the Creation and Distribution of Educational Materials, the technical assistance component of the Technical Assistance and Coordination of Voluntary Conservation Easements, and Holistic Resource Management Training. LSP will also co-coordinate the grassroots outreach component of the Land Base Inventory and Identification with RCI, and the Broad Public Education with MFU. (Note – effective January 1, 1999 Michael Pressman, Lee Ronning, and Ghita Levenstein (intern) were staff of 1000 Friends of Minnesota which became an independent 501 (c)3 organization).

- ◆ The Trust for Public Land - Cynthia Whiteford and Cordelia Pierson (10% and 25% of time, \$13,400 and \$17,500, respectively). Additional staff support will be provided by Ianna Sinkler (2 %), Ernest Cook (1%), and Corie Rowe (1%). TPL will coordinate the Financing Options Survey.
- ◆ Minnesota Land Trust – Jeanne Wright (10%), Renay Leone (6%), Kris Larson (3%), Kenny Logan (1%) (total 20% of time, \$20,000). MLT will coordinate the voluntary conservation easement component of the Technical Assistance and Coordination of Voluntary Conservation Easements.
- ◆ Minnesota Farmer's Union - Ron Hauglie (30% of time, \$30,000). MFU will coordinate the handbook production component of Creation and Distribution of Educational Materials, and co-coordinate the Broad Public Education with LSP.
- ◆ Washington County - Planner and GIS technician to be hired (15% and 35% of time, \$15,000 and \$25,000, respectively). Additional administrative support provided by Martina Johntz and secretary. Washington County will coordinate the Geographic Information Systems component of the Land Base Inventory and Identification.
- ◆ Rural Community Initiative- Bill Neuman (22%), Val Mondor (9%), Bonnie Patrick (8%) and limited additional staff support from others (total 6%). ,(total \$38,000). RCI will co-coordinate the grassroots outreach component of the Land Base Inventory and Identification with LSP.

**VIII. Location:** A map of the state is attached indicating where the project is located.

**IX. Reporting Requirements:** Periodic workprogram progress reports will be submitted not later than January 1998, July 1998, and January 1999. A final workprogram progress report and final report will be required by June 30, 1999, or by the completion date set in the appropriation.

**X. For Research Projects:** Not applicable.

# Green Corridor Project

## EXPENSE REPORT DETAIL

Project Title: New Models for Land-use Planning, E4, L3

ORGANIZATION

**Project Total**

SUBMITTAL DATE

**TOTAL PROJECT as submitted on August 20, 1999**

Budget Item	Objective							Row Total
	Land Base Inventory & Identification	Develop PDR & TDR Programs	Creation & Distribution of Educational Materials	Technical Assistance & coordination of Voluntary Conservation Easements	Broad Public Education	Financing Options Survey	Holistic Resource Management Training	
Wages, Salaries, Benefits	93,803.73	62,562.02	11,924.65	29,734.09	30,610.14	17,770.75	15,994.04	262,399.43
Space rental, Maintenance, Utilities	13,272.53	9,217.63	1,882.12	2,355.61	6,762.89	3,261.89	1,416.48	38,169.16
Printing/Advertising	4,070.40	1,312.35	28,691.62	-	6,447.40	68.03	-	40,589.80
Communications, tel., mail, etc.	614.02	152.43	5,977.18	250.00	7,393.93	497.06	24.99	14,909.61
Contracts	66.94	-	-	-	111.84	-	-	178.78
Professional/technical	-	31,159.72	35,432.50	-	5,676.32	23,834.70	7,158.60	103,261.84
Other Contracts	-	-	-	-	-	-	-	0.00
Local automobile mileage paid	1,549.73	1,876.73	286.18	736.47	4,598.31	144.64	103.83	9,295.89
Other travel expenses in MN	95.76	788.50	14.88	534.64	399.79	320.49	132.96	2,287.02
Travel outside MN	57.07	3,118.83	-	-	120.00	1,012.38	-	4,308.28
Office supplies	2,233.10	358.93	203.98	535.54	513.63	-	-	3,845.18
Other supplies	301.48	376.49	202.19	-	505.14	99.54	15.31	1,500.15
Tools and equipment	99.69	161.69	-	-	5.31	-	-	266.69
Office equipment and computers	5,000.00	-	-	-	-	-	-	5,000.00
Other capital equipment	-	-	8,791.37	-	-	-	-	8,791.37
Other direct operating costs	-	-	-	-	-	-	30.00	30.00
Land acquisition	-	-	-	-	-	-	-	0.00
Land rights acquisition	-	-	-	-	-	-	-	0.00
Buildings or other land improvement	-	-	-	-	-	-	-	0.00
Legal fees	-	-	-	32,500.00	-	-	-	32,500.00
Indirect costs (1)	-	-	-	-	-	-	-	0.00
<b>COLUMN TOTAL</b>	121,164.45	111,085.32	93,406.68	66,646.35	63,144.70	47,009.48	24,876.22	527,333.20



Project Title: New Models for Land-use Planning, E4, L3										
ORGANIZATION			Land Stewardship Project							
SUBMITTAL DATE			TOTAL PROJECT							
							Objective			
						Technical Assistance & Coordination of				
			Land Base Inventory & Identification	Develop PDR & TDR Programs	Creation & Distribution of Educational Materials	Voluntary Conservation Easements	Broad Public Education	Financing Options Survey	Holistic Resource Management Training	Row Total
Budget Item										
Wages, Salaries, Benefits			36,459.93	25,235.60	2,868.02	4,990.53	3,484.09	1,880.78	15,452.54	90371.50
Space rental, Maintenance, Utilities			3,463.93	2,876.77	287.63	490.86	737.31	173.85	1,416.48	9446.83
Printing/Advertising			2,942.05	37.67	98.00	-	1,919.40	18.62	-	5015.74
Communications, tel., mail, etc.			88.33	68.31	43.50	-	3,186.07	-	24.99	3411.20
Contracts			-	-	-	-	-	-	-	0.00
Professional/technical			-	4,737.50	5,622.50	-	1,280.00	-	7,158.60	18798.60
Other Contracts			-	-	-	-	-	-	-	0.00
Local automobile mileage paid			486.01	460.84	37.56	135.98	501.19	25.72	11.06	1658.36
Other travel expenses in MN			90.12	313.15	14.38	29.61	170.97	11.05	132.96	762.24
Travel outside MN			57.07	1,595.16	-	-	120.00	-	-	1772.23
Office supplies			107.49	83.85	-	-	322.39	-	-	513.73
Other supplies			109.96	12.57	-	-	-	-	15.31	137.84
Tools and equipment			-	-	-	-	-	-	-	0.00
Office equipment and computers			-	-	-	-	-	-	-	0.00
Other capital equipment			-	-	-	-	-	-	-	0.00
Other direct operating costs			-	-	-	-	-	-	-	0.00
Land acquisition			-	-	-	-	-	-	-	0.00
Land rights acquisition			-	-	-	-	-	-	-	0.00
Buildings or other land improvement			-	-	-	-	-	-	-	0.00
Legal fees			-	-	-	-	-	-	-	0.00
Indirect costs (1)			-	-	-	-	-	-	-	0.00
COLUMN TOTAL			43804.88	35421.42	8971.59	5646.98	11721.42	2110.02	24211.95	131888.27
(1) Please attach a written description of how you calculated indirect costs.										



Project Title: New Models for Land-use Planning, E4, L3											
ORGANIZATION		MFU									
SUBMITTAL DATE		TOTAL PROJECT									
								Objective			
						Technical Assistance & Coordination of					
		Land Base Inventory & Identification		Develop PDR & TDR Programs		Creation & Distribution of Educational Materials		Voluntary Conservation Easements		Financing Options Survey	
Budget Item								Broad Public Education		Holistic Resource Management Training	
										Row Total	
Wages, Salaries, Benefits		2,944.00	3,645.00	2,446.00	528.00	5,010.00	176.00	-	14749.00		
Space rental, Maintenance, Utilities		2,040.00	510.00	1,217.44	-	3,115.96	340.00	-	7223.40		
Printing/Advertising		25.00	-	3,876.60	-	1,281.50	-	-	5183.10		
Communications, tel., mail, etc.		-	-	5,924.23	-	467.00	-	-	6391.23		
Contracts		-	-	-	-	-	-	-	0.00		
Professional/technical		-	2,118.00	-	-	4,396.32	-	-	6514.32		
Other Contracts		-	-	-	-	-	-	-	0.00		
Local automobile mileage paid		124.00	180.00	-	-	1,508.77	-	-	1812.77		
Other travel expenses in MN		-	-	-	-	29.10	-	-	29.10		
Travel outside MN		-	-	-	-	-	-	-	0.00		
Office supplies		-	-	-	-	-	-	-	0.00		
Other supplies		-	-	-	-	-	-	-	0.00		
Tools and equipment		-	-	-	-	-	-	-	0.00		
Office equipment and computers		-	-	-	-	-	-	-	0.00		
Other capital equipment		-	-	-	-	-	-	-	0.00		
Other direct operating costs		-	-	-	-	-	-	-	0.00		
Land acquisition		-	-	-	-	-	-	-	0.00		
Land rights acquisition		-	-	-	-	-	-	-	0.00		
Buildings or other land improvement		-	-	-	-	-	-	-	0.00		
Legal fees		-	-	-	-	-	-	-	0.00		
Indirect costs (1)		-	-	-	-	-	-	-	0.00		
COLUMN TOTAL		5133.00	6453.00	13464.27	528.00	15808.65	516.00	0.00	41902.92		

(1) Please attach a written description of how you calculated indirect costs.

Project Title: New Models for Land-use Planning, E4, L3											
ORGANIZATION		MLT									
SUBMITTAL DATE				TOTAL PROJECT							
Budget Item				Land Base Inventory & Identification	Develop PDR & TDR Programs	Creation & Distribution of Educational Materials	Technical Assistance & Coordination of Voluntary Conservation Easements	Objective  Broad Public Education	Financing Options Survey	Holistic Resource Management Training	Row Total
Wages, Salaries, Benefits				500.00	3,958.00	2,110.00	14,750.00	400.00	-	-	21718.00
Space rental, Maintenance, Utilities				-	-	-	-	-	-	-	0.00
Printing/Advertising				270.00	-	-	-	141.08	-	-	411.08
Communications, tel., mail, etc.				-	-	-	250.00	-	-	-	250.00
Contracts				-	-	-	-	-	-	-	0.00
Professional/technical				-	4,000.00	-	-	-	-	-	4000.00
Other Contracts				-	-	-	-	-	-	-	0.00
Local automobile mileage paid				50.00	-	-	-	41.45	-	-	91.45
Other travel expenses in MN				-	-	-	500.00	16.93	-	-	516.93
Travel outside MN				-	-	-	-	-	-	-	0.00
Office supplies				-	-	-	500.00	-	-	-	500.00
Other supplies				-	-	-	-	-	-	-	0.00
Tools and equipment				-	-	-	-	-	-	-	0.00
Office equipment and computers				-	-	-	-	-	-	-	0.00
Other capital equipment				-	-	-	-	-	-	-	0.00
Other direct operating costs				-	-	-	-	-	-	-	0.00
Land acquisition				-	-	-	-	-	-	-	0.00
Land rights acquisition				-	-	-	-	-	-	-	0.00
Buildings or other land improvement				-	-	-	-	-	-	-	0.00
Legal fees				-	-	-	32,500.00	-	-	-	32500.00
Indirect costs (1)				-	-	-	-	-	-	-	0.00
COLUMN TOTAL				820.00	7958.00	2110.00	48500.00	599.46	0.00	0.00	59987.46
(1) Please attach a written description of how you calculated indirect costs.											



Project Title: New Models for Land-use Planning, E4, L3											
ORGANIZATION		RCI									
SUBMITTAL DATE		TOTAL PROJECT									
								Objective			
						Technical Assistance & Coordination of Voluntary Conservation Easements		Financing		Holistic Resource Management Training	
Budget Item				Land Base Inventory & Identification		Creation & Distribution of Educational Materials		Broad Public Education		Options Survey	
				Develop PDR & TDR Programs						Row Total	
Wages, Salaries, Benefits				5,194.50	7,854.50	1,584.00	985.50	17,502.75	1,008.00	541.50	34670.75
Space rental, Maintenance, Utilities				-	-	-	-	1,227.65	-	-	1227.65
Printing/Advertising				146.02	660.49	-	-	1,798.20	-	-	2604.71
Communications, tel., mail, etc.				135.90	1.50	9.45	-	2,231.85	7.35	-	2386.05
Contracts				-	-	-	-	111.84	-	-	111.84
Professional/technical				-	3,619.00	-	-	-	-	-	3619.00
Other Contracts				-	-	-	-	-	-	-	0.00
Local automobile mileage paid				515.38	365.99	225.37	125.19	2,210.91	75.45	92.77	3611.06
Other travel expenses in MN				-	-	-	-	16.93	-	-	16.93
Travel outside MN				-	-	-	-	-	-	-	0.00
Office supplies				75.97	27.50	-	35.54	111.17	-	-	250.18
Other supplies				191.52	27.55	-	-	505.14	-	-	724.21
Tools and equipment				99.69	161.69	-	-	5.31	-	-	266.69
Office equipment and computers				-	-	-	-	-	-	-	0.00
Other capital equipment				-	-	-	-	-	-	-	0.00
Other direct operating costs				-	-	-	-	-	-	30.00	30.00
Land acquisition				-	-	-	-	-	-	-	0.00
Land rights acquisition				-	-	-	-	-	-	-	0.00
Buildings or other land improvement				-	-	-	-	-	-	-	0.00
Legal fees				-	-	-	-	-	-	-	0.00
Indirect costs (1)				-	-	-	-	-	-	-	0.00
COLUMN TOTAL				6358.98	12718.22	1818.82	1146.23	25721.75	1090.80	664.27	49519.07
(1) Please attach a written description of how you calculated indirect costs.											



Project Title: New Models for Land-use Planning, E4, L3

ORGANIZATION

TPL

SUBMITTAL DATE

TOTAL PROJECT

Budget Item	Objective							Row Total
	Land Base Inventory & Identification	Develop PDR & TDR Programs	Creation & Distribution of Educational Materials	Technical Assistance & Coordination of Voluntary Conservation Easements	Broad Public Education	Financing Options Survey	Holistic Resource Management Training	
Wages, Salaries, Benefits	1,365.19	8,955.02	1,254.73	6,825.34	1,688.56	13,955.97	-	34044.81
Space rental, Maintenance, Utilities	341.32	2,238.76	313.70	1,706.35	422.14	2,748.04	-	7770.31
Printing/Advertising	5.00	-	-	-	5.93	49.41	-	60.34
Communications, tel., mail, etc.	-	-	-	-	19.04	489.71	-	508.75
Contracts	-	-	-	-	-	-	-	0.00
Professional/technical	-	3,544.64	-	-	-	23,834.70	-	27379.34
Other Contracts	-	-	-	-	-	-	-	0.00
Local automobile mileage paid	52.81	273.77	-	332.70	175.87	43.47	-	878.62
Other travel expenses in MN	-	3.50	-	5.03	152.11	309.44	-	470.08
Travel outside MN	-	-	-	-	-	1,012.38	-	1012.38
Office supplies	-	-	-	-	-	-	-	0.00
Other supplies	-	-	-	-	-	99.54	-	99.54
Tools and equipment	-	-	-	-	-	-	-	0.00
Office equipment and computers	-	-	-	-	-	-	-	0.00
Other capital equipment	-	-	-	-	-	-	-	0.00
Other direct operating costs	-	-	-	-	-	-	-	0.00
Land acquisition	-	-	-	-	-	-	-	0.00
Land rights acquisition	-	-	-	-	-	-	-	0.00
Buildings or other land improvement	-	-	-	-	-	-	-	0.00
Legal fees	-	-	-	-	-	-	-	0.00
Indirect costs (1)	-	-	-	-	-	-	-	0.00
<b>COLUMN TOTAL</b>	1764.32	15015.69	1568.43	8869.42	2463.65	42542.66	0.00	72224.17

(1) Please attach a written description of how you calculated indirect costs.

Project Title: New Models for Land-use Planning, E4, L3

ORGANIZATION

Pass Thru

SUBMITTAL DATE

TOTAL PROJECT

Objective

Budget Item	Objective							Row Total
	Land Base Inventory & Identification	Develop PDR & TDR Programs	Creation & Distribution of Educational Materials	Technical Assistance & Coordination of Voluntary Conservation Easements	Broad Public Education	Financing Options Survey	Holistic Resource Management Training	
Wages, Salaries, Benefits	-	-	-	-	-	-	-	0.00
Space rental, Maintenance, Utilities	-	-	-	-	-	-	-	0.00
Printing/Advertising	673.81	393.60	24,385.52	-	1,227.28	-	-	26680.21
Communications, tel., mail, etc.	-	-	-	-	-	-	-	0.00
Contracts	-	-	-	-	-	-	-	0.00
Professional/technical	-	-	29,810.00	-	-	-	-	29810.00
Other Contracts	-	-	-	-	-	-	-	0.00
Local automobile mileage paid	-	-	-	-	-	-	-	0.00
Other travel expenses in MN	-	-	-	-	-	-	-	0.00
Travel outside MN	-	-	-	-	-	-	-	0.00
Office supplies	-	-	-	-	-	-	-	0.00
Other supplies	-	-	-	-	-	-	-	0.00
Tools and equipment	-	-	-	-	-	-	-	0.00
Office equipment and computers	5,000.00	-	-	-	-	-	-	5000.00
Other capital equipment	-	-	8,791.37	-	-	-	-	8791.37
Other direct operating costs	-	-	-	-	-	-	-	0.00
Land acquisition	-	-	-	-	-	-	-	0.00
Land rights acquisition	-	-	-	-	-	-	-	0.00
Buildings or other land improvement	-	-	-	-	-	-	-	0.00
Legal fees	-	-	-	-	-	-	-	0.00
Indirect costs (1)	-	-	-	-	-	-	-	0.00
<b>COLUMN TOTAL</b>	5673.81	393.60	62986.89	0.00	1227.28	0.00	0.00	70281.58

Project Title: New Models for Land-use Planning, E4, L3

ORGANIZATION

Wash. County

SUBMITTAL DATE

TOTAL PROJECT

Budget Item	Objective							Row Total
	Land Base Inventory & Identification	Develop PDR & TDR Programs	Creation & Distribution of Educational Materials	Technical Assistance & Coordination of Voluntary Conservation Easements	Broad Public Education	Financing Options Survey	Holistic Resource Management Training	
Wages, Salaries, Benefits	29,800.21	1,000.00	1,000.00	-	1,201.00	750.00	-	33751.21
Space rental, Maintenance, Utilities	5,748.06	2,451.50	-	-	1,133.11	-	-	9332.67
Printing/Advertising	-	-	-	-	-	-	-	0.00
Communications, tel., mail, etc.	389.79	-	-	-	-	-	-	389.79
Contracts	66.94	-	-	-	-	-	-	66.94
Professional/technical	-	-	-	-	-	-	-	0.00
Other Contracts	-	-	-	-	-	-	-	0.00
Local automobile mileage paid	273.79	-	-	-	48.83	-	-	322.62
Other travel expenses in MN	-	-	-	-	-	-	-	0.00
Travel outside MN	-	-	-	-	-	-	-	0.00
Office supplies	1,999.35	-	140.00	-	-	-	-	2139.35
Other supplies	-	49.50	-	-	-	-	-	49.50
Tools and equipment	-	-	-	-	-	-	-	0.00
Office equipment and computers	-	-	-	-	-	-	-	0.00
Other capital equipment	-	-	-	-	-	-	-	0.00
Other direct operating costs	-	-	-	-	-	-	-	0.00
Land acquisition	-	-	-	-	-	-	-	0.00
Land rights acquisition	-	-	-	-	-	-	-	0.00
Buildings or other land improvement	-	-	-	-	-	-	-	0.00
Legal fees	-	-	-	-	-	-	-	0.00
Indirect costs (1)	-	-	-	-	-	-	-	0.00
<b>COLUMN TOTAL</b>	38278.14	3501.00	1140.00	0.00	2382.94	750.00	0.00	46052.08

(1) Please attach a written description of how you calculated indirect costs.



**Project Title: New Models for Land-use Planning, E4, L3**

ORGANIZATION

**1000 FOM**

SUBMITTAL DATE

**TOTAL PROJECT**

Budget Item	Objective							Row Total
	Land Base Inventory & Identification	Develop PDR & TDR Programs	Creation Distributio Education Materials	Technical Assistance & ordination of		Financing Options Survey	Holistic Resource anageme Training	
				Voluntary onservatio Easement	road Publi Education			
Wages, Salaries, Benefits	17,539.90	11,913.90	661.90	1,654.72	1,323.74	-	-	33094.16
Space rental, Maintenance, Utilities	1,679.22	1,140.60	63.36	158.40	126.72	-	-	3168.30
Printing/Advertising	8.52	220.59	331.50	-	74.01	-	-	634.62
Communications, tel., mail, etc.	-	82.62	-	-	1,489.97	-	-	1572.59
Contracts	-	-	-	-	-	-	-	0.00
Professional/technical	-	13,140.58	-	-	-	-	-	13140.58
Other Contracts	-	-	-	-	-	-	-	0.00
Local automobile mileage paid	47.74	596.13	23.25	142.60	111.29	-	-	921.01
Other travel expenses in MN	5.64	471.85	0.50	-	13.75	-	-	491.74
Travel outside MN	-	1,523.67	-	-	-	-	-	1523.67
Office supplies	50.29	247.58	63.98	-	80.07	-	-	441.92
Other supplies	-	286.87	202.19	-	-	-	-	489.06
Tools and equipment	-	-	-	-	-	-	-	0.00
Office equipment and computers	-	-	-	-	-	-	-	0.00
Other capital equipment	-	-	-	-	-	-	-	0.00
Other direct operating costs	-	-	-	-	-	-	-	0.00
Land acquisition	-	-	-	-	-	-	-	0.00
Land rights acquisition	-	-	-	-	-	-	-	0.00
Buildings or other land improvement	-	-	-	-	-	-	-	0.00
Legal fees	-	-	-	-	-	-	-	0.00
Indirect costs (1)	-	-	-	-	-	-	-	0.00
COLUMN TOTAL	19331.31	29624.39	1346.68	1955.72	3219.55	0.00	0.00	55477.65