

Building Trust

March 2007



The [State Trust Lands Project](#) monthly e-news alert, **Building Trust**, will provide land-use information and tools, share research and policy analyses, highlight innovative approaches to trust-land management, and discuss state-trust-land laws and regulations to assist trust-land managers and engaged stakeholders in meeting their fiduciary duty in the changing West.

Please forward this alert to interested colleagues.

NEW TOOLS

[Patient Capital](#)

State-trust-land managers that sell land for urban development may, under certain circumstances, produce greater financial gains for school trusts by being patient and holding land for the longer term rather than selling it for shorter term gains. This “[patient capital](#)” characteristic of trust lands allows trust managers – alone or in partnership with private entrepreneurs – to reach development objectives that are difficult to achieve through private sector ownership.

[MORE DETAILS](#)

[Update: Ecosystem Services](#)

For state-trust-land managers, mechanisms that enhance revenues through the recognition of environmental benefits are practical additions to trust-management strategies. Since highlighting the Project’s [ecosystem services](#) tool in February, the USDA unveiled its plans for the 2007 Farm Bill, proposing financial rewards to farmers and ranchers through incentive-based conservation.

[READ THE ARTICLE](#)

The Children’s Land Alliance Support Schools, [CLASS](#), winter update arrived and includes reports on state-trust-land activities across the West from the [WSCLA January roll-call](#).



NEWS FROM THE FIELD: If your office has trust-land management information and tools in asset management, collaborative planning, real estate development, and/or conservation use that you’d like the Project to consider sharing through this e-news alert, send the Project an [email](#).

Across the West

Arizona: Stakeholders at the first listening session for the Governor’s [Growth Cabinet](#)—a cabinet directed to [develop an implementation plan](#) for a smart growth process—identified trust-land management as a key element in coping with the state’s rapid growth.

Montana: The state legislature narrowly failed to pass [SB534](#), a bill that would have allowed SBLC to buy \$100 million of real estate and to protect forested lands from development.

Utah: SITLA entered into a [new agreement](#) with the Department of Natural Resources to continue allowing public access on 3.2 million acres of trust land.

Wyoming: A draft plan for [Duncan Ranch](#)—a 6,440 acre ranch managed as state-trust property—[recommends preserving open space](#).

Announcements

[We need to hear from you.](#)

The State Trust Lands Project is considering offering a 2-3-day training course in [collaborative planning](#) based on the Project’s research and led by Dr. Steven Yaffee, an experienced facilitator of collaborative land-use processes—would this training be of interest to you and your staff?

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A promising tool for state-trust-land management, [collaborative planning](#) brings multiple parties to the table with new perspectives and ideas to jointly search for solutions. [Collaborative planning](#) provides an approach to problem solving that can reduce conflict, produce enduring results, and yield higher value to the trust. Send the Project and [email](#).

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