

Building Trust

August 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.

E-mail issues corrected

Recently, several inadvertent e-mails were sent out during a computer upgrade. The new upgrades have been completed and the problem has been resolved. We apologize for the inconvenience.

The Washington State Trust Land Transfer Program

This innovative program, initiated in 1989, exchanges financially unproductive properties from a timber standpoint with replacement lands with more potential for generating revenue for the beneficiaries.

The lands earmarked for [Trust Land Transfer](#) have a special ecological, recreational or scenic quality that make timber production a poor choice for the land. They are appraised by DNR, and the value is separated into timber value and land value. The timber value amount, usually 80-90% of the total value, is put directly into the school construction account. The trees remain uncut. The land value amount, generally 10-20% of the total value, is used to purchase replacement trust lands. DNR acquires property that is easier to manage for revenue production. The Trust Land Transfer lands are then assigned protected status as local or state parks or natural and wildlife areas. In this way TLT has helped create Mount Si and Tiger Mountain Natural Resources Conservation Areas in the Mountains-to-Sound Greenway as well as enabled expansion of several state parks.

This is a win-win situation where by school construction is funded better than previously, and wildlife, habitat, and recreational lands are preserved for current and future generations. From FY 1989 through FY 2005 this program has generated \$389,414,465 for the Common School Fund, and \$78,264,800 in land replacement funds, while only spending 2% on administrative costs.

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 an [e-mail](#).

Across the West

New Mexico: The state Land Office says the public schools and other [beneficiaries of state trust lands received more than \\$499 million](#) from those lands in the fiscal year that ended last month.

Arizona: For most of the past 50 years, Pinal County hasn't had to think much about its image, choices, or growth. But now, [Pinal County is changing faster than anyone ever imagined](#).

Announcements

If you missed Adam Davis at the Western States Land Commissioners Association (WSLCA) summer conference, you can still see his informative PowerPoint presentation on market mechanisms for achieving conservation outcomes while also meeting fiduciary responsibilities on state trust lands by visiting [sonoran.org](#).

The Western States Land Commissioners Association (WSLCA) will be holding their Winter Conference January 6-10, 2008 in Austin, Texas and their Summer Conference July 13-17 in Boise, Idaho. For more information on the conferences, visit [wslca.org](#).

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 [e-mail](#).

To sign up for this alert or to remove your name from our email list, please [click here](#).