

LAND TRUST FOR SOUTHEAST LOUISIANA

2010 Smart Growth Summit

Smart Savings: Land Banks & Trusts

Dr. Jay Addison, President, LTSL



Introduction/History of LTSL

- Founded in 2004 out of concern for land use, water quality, and identity preservation of the Florida Parishes Region.
- Developed through the Tangipahoa Futures Network at the encouragement of The Nature Conservancy.
- Needed to fill a niche that larger land trusts could not--- addressing the needs of small and moderate sized, local land owners.
- A result of a diverse group of volunteer professionals committed to founding an organization with deep roots and a lasting presence.

Established Foundation

November, 2004

became 501(c)(3) nonprofit organization

September, 2006

Adopted parent organization, The Land Trust Alliance's Standards and Practices, in the first step towards accreditation

Throughout 2006-2007

Developed our own Standards and Practices

December 31, 2008

Signed first easement

August, 2010

Green Infrastructure Project Grant begins on Tchefuncte and Tangipahoa Rivers

Service Area

- Initial area of service the Florida Parishes (8 parishes)
- Now we consider projects throughout southeast Louisiana
- Ongoing projects in Orleans, St Charles, St John the Baptist and Ascension, St Tammany, Tangipahoa, Livingston, East Baton Rouge and West Feliciana Parishes.



Board of Directors

- The organization's strongest asset



- Represents the broadest swath of community leaders as possible.

Board of Directors



Executive Committee

Dr. Jay Addison, LTSL President
Owner of Pine Knoll Farms
Marsha O'Brien, LTSL VP
IT Business Analyst
Dr. Bonnie Lewis, LTSL Secretary
Dir., SLU Professor of Sociology
Walter Antin, Jr., LTSL Treasurer,
Tax/Estate Attorney/CPA

Members-at-Large

Sister Shirley Bodisch
Dominican Sisters of Peace
Alma Chasez, Magistrate Judge
P.J. Demarie, Health/Life Insurance
Lauren D. Field, Development
Leonard "Tres" Fisher, Attorney
Arthur W. Landry, Financial Specialist,
Donny Latiolais, NCRS, Conservation
Jill Mastrototaro, Exec. Dir., Sierra Club
Martin Morgan, Attorney
Michael R. Sharp, CEO, First Guaranty Bank
William H. Zimmerman, Financial Planning

Our Partners

- The Nature Conservancy
- The Conservation Fund
- Lake Pontchartrain Basin Foundation
- Audubon Society
- The Trust for Public Lands
- Land Trust Alliance
- Gulf Coast Land Trust Network
- NRCS Capital RC&D Council
- Sierra Club
- Parkway Partners
- Southeastern Social Science Research Center



Featured Properties: Over 1,400 Acres



The Preserve at Whiskey Island: A 478-acre conservation-minded residential development on the Ponchatoula River. Two tracts of wetland provide significant conservation benefits: wildlife habitat, absorbing flood and storm water., etc. Cypress-tupelo forests some of the healthiest in southeast Louisiana.



139 acres along Lake Catherine in Orleans Parish in a critical area that is important to Lake Pontchartrain. It is on the east land bridge and is considered one of the "Lines of Defense" by the Lake Pontchartrain Basin Foundation to protect the lake.

Featured Properties: Over 1,400 Acres



Abita Springs Longleaf Pine Savanna Mitigation Bank:

This property is approximately 950 acres and is located in the Abita Springs area. This preservation effort, in conjunction with The Nature Conservancy of Slidell, provides protection of the natural attributes and wildlife habitats associated with this beautiful property by restricting development of land.



St. Francisville area: The 133-acre Tunica Hills property located on Highway 61 in West Feliciana Parish. The easement agreement restricts development of this valuable environment and maintains the rural character along the scenic corridor.

Why Conserve Land?

- Maintain a Family Legacy
- Protect wildlife habitat
- Protect rural character
- Tax Advantages

**Traditional
Philosophy**

Why Conserve Land?

State of the Art

- Wetlands Mitigation
- Green Buffer in Development s
- Watershed protection for water quality improvement
- Identifying sensitive areas of high priority with GIS

How We Benefit

Land conservation saves limited resources

- Air and water are limited resources
- Tree canopy and vegetation serve as critical filters for our air
- Wetlands filter pollution before it reaches our drinking water

Economic benefits of land conservation

- Increases property values near greenbelts
- Saves tax dollars
- Reduces need for expensive water filtration facilities

Tools of Conservation

1. Conservation Easements
 - * Tax Advantages
 - * Reducing Estate Taxes
 - * Resale
1. Donation of Land
2. Legacy of a land gift
3. Bargain Sale
4. Donation with Lifetime Income
5. Mitigation Banks
6. Purchase Development Rights
7. Transfer of Development rights

Tools of Conservation

Transfer of Development Rights – Frank Neelis


Frank Neelis, LTSL Advisory Board

Tangipahoa Future Network



How often have you heard...

I don't want the
government telling me what
to do with my land.



Zoning is Socialism.



The folks in the north, east
rural and don't trust the
folks in the south, west
urban.

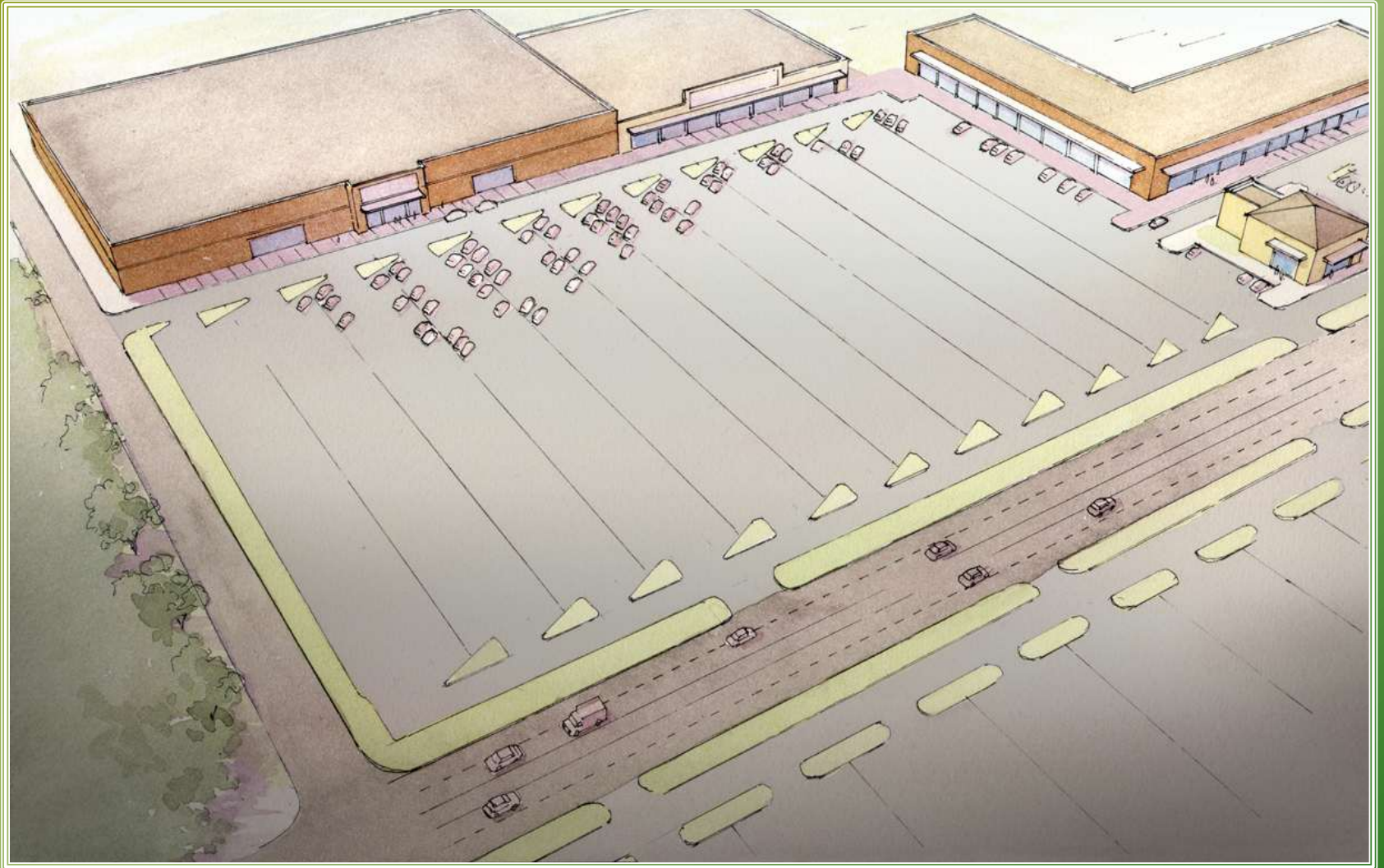
Transfer of Development Rights

This tool preserves agricultural and natural lands by transferring development to other areas where communities sees growth as more appropriate.

- It's voluntary
 - Market-based
 - Government is not required to provide funds
-
- There are sending and receiving areas
 - Conservation easements
 - Able to recoup the economic value of land



Municipalities



Conventional suburban commercial area (Big Lots Complex)

Municipalities



Shows transfers from rural to urban and urban to rural areas



Adding a walkable mix of uses

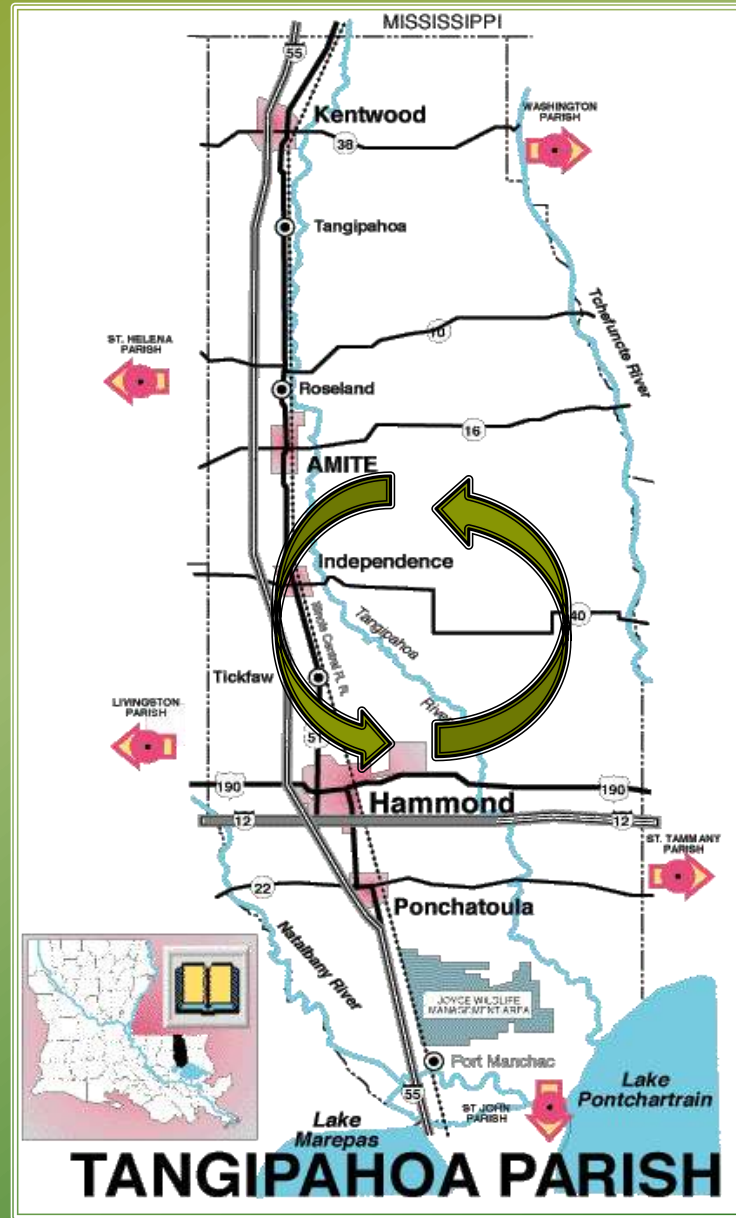
Dover/Kohl and Partners

Example: Pittsburgh, PA

- Planning Districts/Chapter 910-Downtown Districts, Sec. 910.01.D.1 and Sec. 910.02.D1



Parish-Wide Example









Washington State Regional TDR

- House Bill 1172: “Transfer of Development Rights is a way to let the free market help preserve farms and forests, while making our communities more livable and efficient” ...

“This bill saves taxpayers untold millions in wasted infrastructure expenses. Why build more roads, sewers, water lines, schools, fire stations, libraries and criminal justice facilities when we can squeeze more efficiency out of the ones we already have?”

Rep. Geoff Simpson, Sponsor



My
consultant:

“What
needs to be
done?”