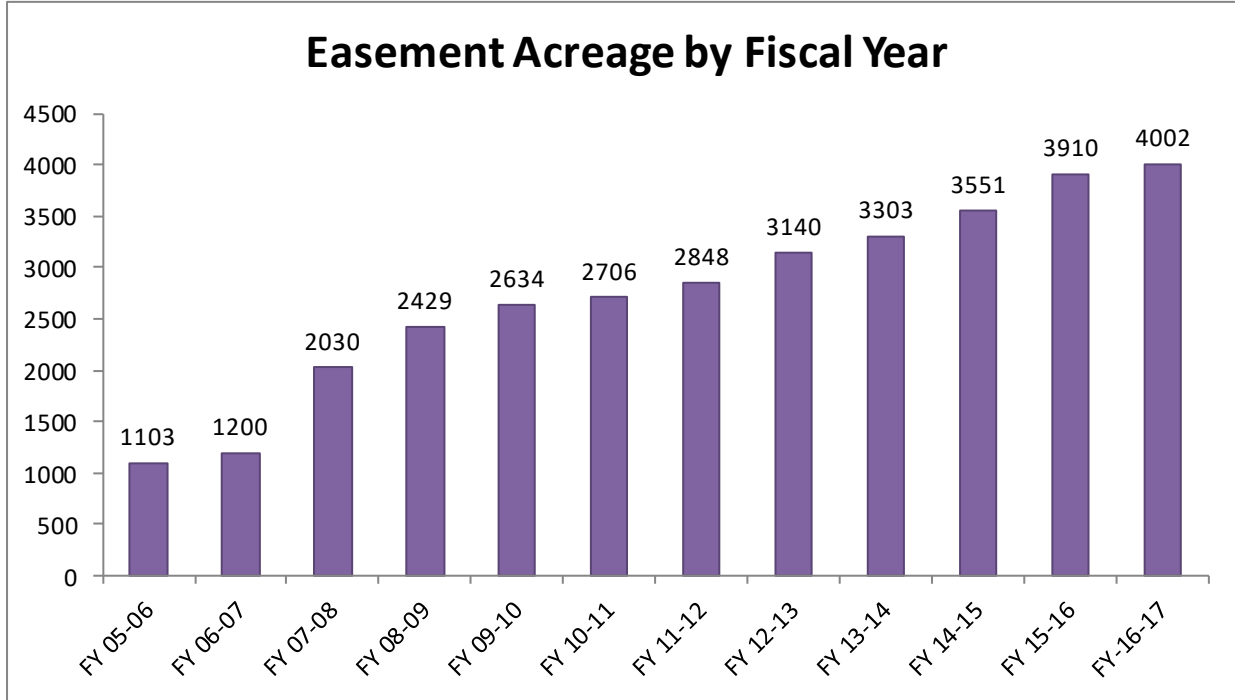


4,000 ACRES AND GROWING....

Conservation Easements, Grants, and Property Ownership Changes

Over the past year, NCCT has surpassed 4,000 acres of land preserved under conservation easement. Last December, Cathy Mauer and Gordon Ruesch donated a conservation easement on their beautiful 60-acre property in Taylor County. The Mauer-Ruesch easement brings the total acreage protected in Taylor County to 495, and NCCT's total acreage under conservation easements to 4,002.



In February, NCCT submitted a grant proposal for a Lake Protection Grant on the 88-acre Waypost Camp on Mission Lake in Marathon County. In May, NCCT learned that we would be the recipient of a DNR Lake Protection Grant to fund 75% of the cost to acquire the conservation easement, in the amount of \$76,254.75. Closing on the easement will occur in December, at which time we will receive those DNR funds.

In June, NCCT submitted a second grant request to cover the remaining 25% of expenses to acquire the conservation easement on the Waypost Camp. This grant is known as the Marathon County Environmental Impact Fund, and NCCT learned in July that we would be awarded one of these grants in January, totaling \$39,767.

Thus, the entire conservation easement value will be reimbursed to the camp's owner, Crossways Camping Ministries, as will all of NCCT's costs to develop and implement the conservation easement. These awards are a significant accomplishment: they make possible the perpetual protection of most of Mission Lake's shoreline, and can serve as a template for future shoreline protection projects.

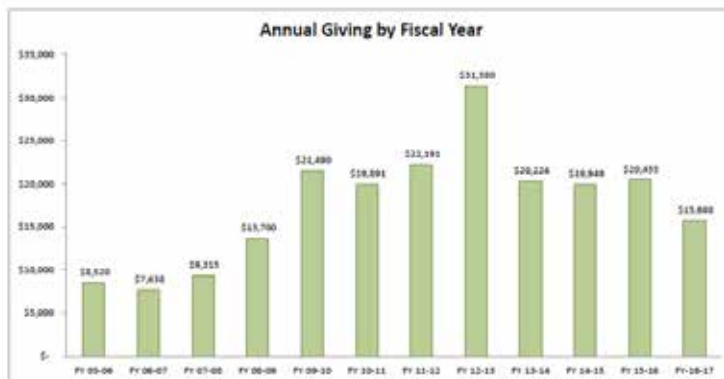
In August, NCCT sold the 263-acre Starpoint property in Adams County, which had been gifted to us several years earlier. This sale generated funds to invest in NCCT's future. Since the property is protected with a conservation easement, we have also gained a new landowner with whom we can partner in monitoring and protecting the easement over the years.

Several NCCT easement properties have changed hands recently, and as time marches on, more sales will inevitably take place – but, after all, a conservation easement is forever and runs with the deed. When the original owner who placed the conservation easement on their property decides to sell or deed their land to a successor, the conservation easement is also conveyed to the new owner. It is critical that the seller informs the potential buyer of the conservation easement prior to a sale, including all restrictions and prohibitions, and reserved rights contained in that easement. Explaining the purpose and those conditions of the conservation easement to a buyer can help prevent future violations of the easement.

Among the selling landowner's responsibilities as part of the conservation easement is that they notify the easement holder (NCCT) of any conveyance in writing within thirty days after the conveyance, and provide NCCT with the name and address of the recipient of the conveyance and a copy of the legal instrument transferring rights. This language is taken directly from Section 3.1 (iii) of NCCT's conservation easement template.

FINANCIAL MANAGEMENT

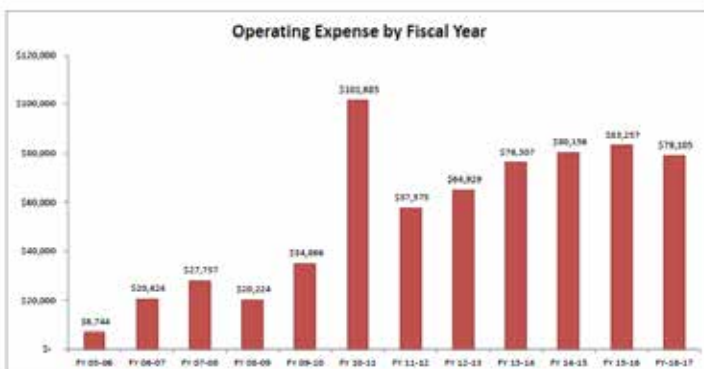
Annual giving in the last year decreased by 24%. This has been noted by NCCT's Board of Directors as an area targeted for growth in fiscal year 2018. Thank you to our contributors who renew their membership annually. We would also like to especially thank our contributors who provided an additional contribution to help us celebrate at our Annual Meeting. Growth is expected as we invest in an Outreach and Development intern, and as we continue to develop and expand our community connections. If you know of a business that would benefit from sponsoring the only land trust serving central Wisconsin, please contact Janet Smith at 715-344-1910.



NCCT's assets dropped by just over \$300,000 due to the sale of one of NCCT's owned properties. The decreased value was due to the much higher original appraised value of this gifted property, and when the property was sold with a conservation easement, the net proceeds after sale expenses came to \$282,790. So the result of the sale was to reduce the land held assets for NCCT, but then to add \$282,790 back to the cash and investment assets. The loss in value represents the imputed value of the easement, but since NCCT doesn't record the value of conservation easements on the financials, it therefore appears that there was a big drop in assets due to the "loss" on the sale.



In reality, NCCT really just converted a higher value, non-liquid asset (land) into a lesser amount of a more useful asset (cash and the securities purchased with the proceeds). Again, this sort of loss on the asset value of donated lands should be expected and considered a normal result of NCCT operations, as the process of placing the easement on the property does in fact reduce the fair market value and thus the proceeds NCCT can realize on a sale.



We continue to see growth in our endowment funds due to continued contributions from landowners who help with easement expenses, from good returns on our investments, and from our supporters. At the end of September, our total assets, including the land that we own, were \$1,222,928. This includes \$100,680 that we have with the Community Foundation of North Central Wisconsin, \$772,490 professionally managed with the assistance of Robert W. Baird & Co., and \$244,000 in land we hold in Adams County.

As shown the growth in operating expenses parallels NCCT's increase in assets. This is expected to occur as our organization grows.

MAJOR GIFTS

David Worth and The Worth Company

Through the continued generosity of David Worth of The Worth Company, NCCT still occupies their office at 214 Sherman Avenue in Stevens Point. For the past 5 years, NCCT has benefited from the office space, use of the conference room, equipment, and telephone services. We are extremely grateful to David Worth and the Worth Company for this significant donation so that NCCT can continue our important work.

NCCT HOLIDAY POTLUCK

NCCT held our first holiday potluck and white elephant gift exchange event last December, at the Central Rivers Farmshed office in Stevens Point. This is just a great way to socialize with other NCCT supporters, to enjoy a delicious meal and have fun exchanging “re-gifted” items. We will do it again this year, on November 30 at Farmshed, from 6 pm to 9 pm. We hope this can be an annual treat!

Date: Nov 30, 6-9 pm.

Location: Central Rivers Farmshed
1220 Briggs Ct., Stevens Point
<http://www.farmshed.org/>

Bring a dish to share, an item to re-gift for the white elephant gift exchange, and your own beverage.

LAND CONSERVATION SOCIETY ANNUAL SUMMARY

The Land Conservation Society is a student organization at the University of Wisconsin-Stevens Point that partners with NCCT and other Wisconsin land trusts to promote conservation of public and private lands. As an organization, LCS has mainly worked with private land owners by helping them achieve their land management goals. Last spring we got around to a couple of great events, speakers, and field days! One of the first events of the semester was having NCCT’s board member and photographer Roger Zimmermann come in to present some of his work to our organization. That same week we also helped co-host a showing of *Green Fire*, a documentary about Aldo Leopold. Later in the semester, we sent several members to the Water Thinkers event in Green Lake, where they learned about systems thinking relating to water. Then in April, we had a weekend-long field day event where we did a field day with Ozaukee-Washington County Land Trust, then camped at one of their properties, then proceeded to work with Milwaukee River Revitalization Foundation. Finally, we ended our semester with a field day at Nancy Stevenson’s property west of Stevens Point in Portage County.

This leads us to this current fall semester, when we have begun to spread our horizons to give our members more learning opportunities within the conservation field. Some of the events we put together or attended this semester include field days, speakers, the NCCT annual dinner and *Ride with Renew*. Though weather posed us some challenge in getting outdoors for field days, we were able to visit landowners Rick and Sarah Wilke, and Doug Henderson. Stevens Point city planner, Kyle Kearns, was able to speak to us about his daily field work and what to expect in the city planning career. Additionally, we had a few of our members attend the 2017 NCCT Annual Dinner. Lastly, LCS was invited to go to *Ride with Renew*, a bike-ride tour through Middleton, Wisconsin of their current sustainable energy projects. This event was put on by Renew Wisconsin, a nonprofit organization in Madison, Wisconsin, with the mission of making the switch to renewable energy in Wisconsin. Overall, we had a great variety of experiences that will aid in developing our desired career paths.

NCCT REMEMBERS BYRON SHAW



NCCT thanks those who donated \$2,220 in Byron Shaw’s memory after his passing last October. Byron and Margaret placed a conservation easement on their 109 acres in Portage County in 2008, and Byron was a long-time member and supporter of NCCT.

NCCT AT WORK

NCCT must monitor every property annually to ensure compliance with each conservation easement, so we must have plenty of volunteers to help us monitor. In 2016, NCCT appointed Nichole Besyk as our Monitoring Coordinator, and we held our first ever volunteer monitor-training day in April 2017. Not only is this good practice for NCCT as a land trust, but it is a great way for volunteers to become involved. The event was well-attended, and we plan to hold another training session in spring of 2018. All monitors and those interested in becoming a monitor must attend – so keep an eye out for the training date in our spring 2018 newsletter.



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Leatherleaf Bog

photo by Roger Zimmermann

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