



DATE: January 18, 2011  
 TO: Board of Water and Soil Resources' Members, Advisors, and Staff  
 FROM: Dave Weirens, Section Manager, Land & Water Management  
 SUBJECT: BWSR Board Meeting – January 26, 2011  
 Wetland Committee Recommendations Background Information

The Board of Water and Soil Resources' Wetland Committee met on January 12, 2011, and reviewed the Local Government Roads Wetland Replacement Program Project Selection; and the 2011 Wetland Bank Fee Policy. The Wetland Committee recommendations are on the agenda for the BWSR Board Meeting on January 26, 2011.

As noted in the Board Meeting Notice sent last week, attached are the following documents for the two agenda items as identified below:

**COMMITTEE RECOMMENDATIONS**

***Wetland Committee***

1. **Local Government Roads Wetland Replacement Program Project Selection – Dave Weirens and Dan Girolamo – *DECISION ITEM***
  - 2010 Road Program Project Solicitation
  - Resolution
  
2. **2011 Wetland Bank Fee Policy – Dave Weirens and Natasha DeVoe – *DECISION ITEM***
  - Update Calculated Wetland Credit Values 1-11 (Background Information)
  - Resolution

DW:mja  
 Attachments

<i>Bemidji</i>	<i>Brainerd</i>	<i>Duluth</i>	<i>Fergus Falls</i>	<i>Marshall</i>	<i>Mankato</i>	<i>New Ulm</i>	<i>Rochester</i>
701 Minnesota Ave., Suite 234 Bemidji, MN 56601 (218) 333-8024	1601 Minnesota Drive Brainerd, MN 56401 (218) 828-2383	394 South Lake Ave., Room 403 Duluth, MN 55802 (218) 723-4752	1004 Frontier Drive Fergus Falls, MN 56537-2505 (218) 736-5445	1400 East Lyon St., Box 267 Marshall, MN 56258 (507) 537-6060	1160 Victory Drive S., Suite 5 Mankato, MN 56001-5358 (507) 389-1967	261 Highway 15 South New Ulm, MN 56073 (507) 359-6074	2300 Silver Creek Rd N.E. Rochester, MN 55906 (507) 206-2889

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## COMMITTEE RECOMMENDATIONS

### ***Wetland Committee***

1. Local Government Roads Wetland Replacement Program Project Selection – Dave Weirens and Dan Girolamo – ***DECISION ITEM***
2. 2011 Wetland Bank Fee Policy – Dave Weirens and Natasha DeVoe – ***DECISION ITEM***



BOARD MEETING AGENDA ITEM

AGENDA ITEM TITLE:

LGRWRP Project Selection

Meeting Date: January 26, 2011
Agenda Category: [X] Committee Recommendation [ ] New Business [ ] Old Business
Item Type: [X] Decision [ ] Discussion [ ] Information
Section/Region: Land and Water Section
Contact: Dave Weirens
Prepared by: Dan Girolamo
Reviewed by: Wetland Committee Committee(s)
Presented by: Dave Weirens, Dan Girolamo

[ ] Audio/Visual Equipment Needed for Agenda Item Presentation

Attachments: [ ] Resolution [ ] Order [ ] Map [ ] Other Supporting Information

Fiscal/Policy Impact

- [ ] None [ ] General Fund Budget
[ ] Amended Policy Requested [X] Capital Budget
[ ] New Policy Requested [ ] Outdoor Heritage Fund Budget
[ ] Other: [ ] Clean Water Fund Budget

ACTION REQUESTED

SUMMARY (Consider: history, reason for consideration now, alternatives evaluated, basis for recommendation)

The Local Government Roads Wetland Replacement Program is in response to a state statutory obligation to replace wetlands lost due to safety improvements made to public transportation projects as required under M.S. sec. 103G.222 subd.1 (1). The program routinely receives bonding appropriations to fund wetland restoration projects which generate wetland credits used to meet the replacement demand from local road authorities. In 2010, the program received 2.5 million to complete restoration projects resulting in the formation of a staff work group tasked with developing a process to solicit projects. Since June of 2010, the work group met on several occasions to develop and implement a process to identify high quality restoration projects that meet program needs. This agenda item is needed to obtain Board approval for three wetland restoration project proposals; two in Carver County and one in Wilken County, with an estimated budget of 2.0 million dollars.

The Board's Wetland Committee met on January 12, 2011, and recommends approval consistent with the staff proposal. A resolution and supporting information consistent with the Committee's recommendation will be provided next week.

# 2010 Road Program Project Solicitation

## **Summary:**

In June 2010 a work group, comprised of five BWSR employees, was formed to refine and define the process by which BWSR identifies wetland restoration projects for the Local Government Road Program. The work group discussed program needs, past efforts including recommendations for improvement, budget and timeline. The group launched the solicitation process in October, 2010 resulting in the following recommendation:

## **Process to ID Sites:**

The work group was tasked with developing a plan to identify high quality restoration projects for the Road Program. The plan included utilizing unfunded 2010 WRP/RIM applications to see if any would meet the needs of the Road Program. To begin, the unfunded WRP/RIM applications were screened by location to identify sites in bank service areas 4 and 7, the program target area for 2010. This screening resulted in 12 applications with appropriate geographic location. These 12 applications were further screened to identify sites that would provide significant wetland restoration opportunities, adequate crop history and in turn significant credit. This second screening resulted in 3 applications that appear to be viable and worthy of further review and a fourth was added by local SWCD staff in Carver County. While staff were meeting with the landowners and completing the field review one application dropped off as it was funded by the WRP/RIM program leaving the 3 as presented.

## **What we asked for:**

This solicitation required less effort compared to past solicitations because much of the data collection work had already been completed under the WRP/RIM application process. Once potential sites were identified, we asked local SWCD staff to check with the landowners to confirm their interest in pursuing wetland banking and to begin a dialog needed to be sure they understand the program requirements.

## **Funding Background:**

The 2010 bond appropriation is proposed to fund these projects. While the 2010 appropriation was 2.5 million only 1.5 million is being considered for this 2010 effort.

## **Next Steps:**

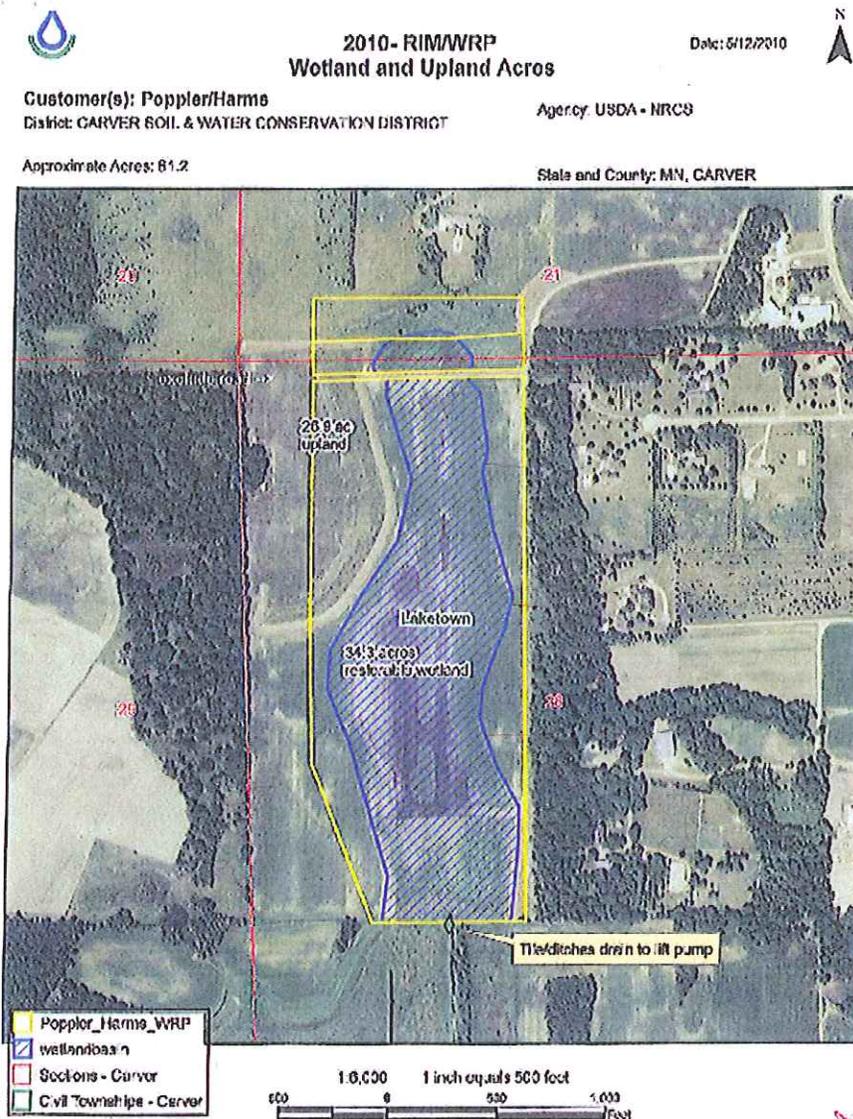
A summary of the next steps include:

- Gain BWSR Board approval of the solicitation process and use of funds
- Prepare scoping documents for all three projects
- Review projects with the ACOE
- Collect additional field data
- Prepare Wetland Bank Plan
- Submit Bank Plan for LGU and ACOE approval
- Process Agreement for Easement with each landowner
- Process Perpetual Conservation Easement for each site
- Make easement payment to landowners
- Implement Wetland Bank Plan
- Request Credit as sites develop.

**Proposed Sites:** Three sites have been selected for further evaluation:  
 Legend: Wet = wetland, Up = upland, C = Cropland, NC = non-cropland

**Poppler/Harms**

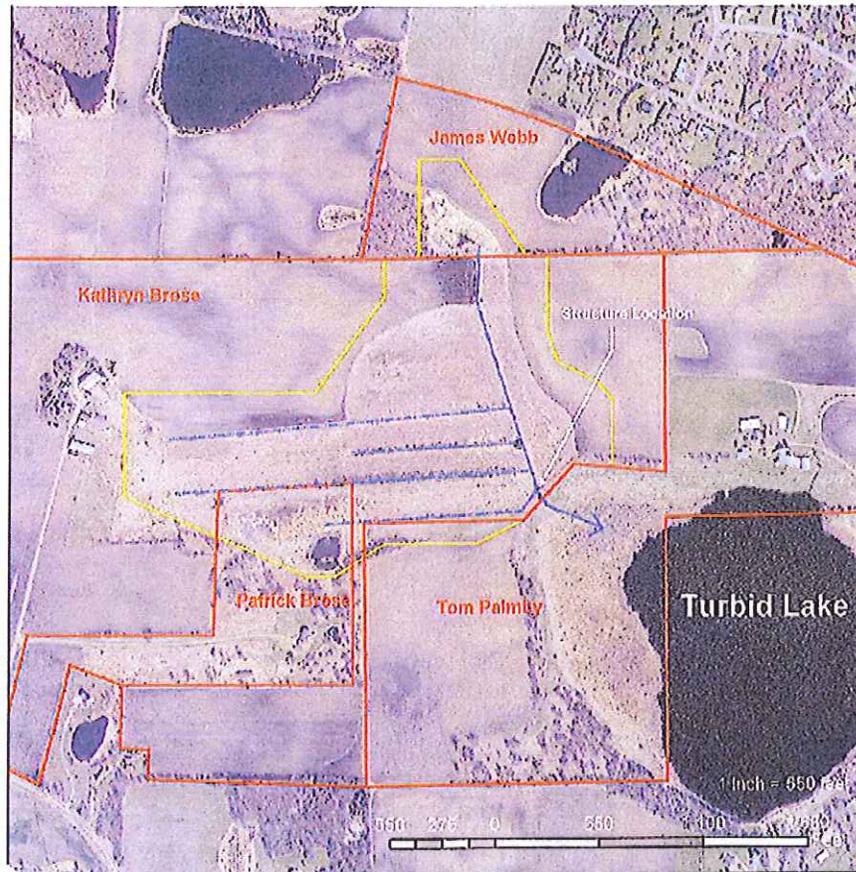
- Carver County, Lake Town Township, sections 21 and 28
- Proposed Easement Size: 61.0 acres (34 acres wetland + 27 acres upland)
- Proposed Easement Payment: \$566,032.00 (\$9,279.22 C / \$5,567.53 NC)
- Preliminary Estimated Restoration Costs: \$122,000.00
- Preliminary Estimated Credit Yield: 47 credits
- Preliminary Estimated Cost / Credit: \$14,639/credit



This map is for informational purposes only. It is not intended to be used as a legal document. The information on this map is derived from various sources and is not guaranteed to be accurate. The user assumes all responsibility for the use of this information.

**Brose**

- Carver County, Lake Town Township, sections 16 and 17
- Proposed Easement Size: 65.0 acres (48 acres wetland + 17 acres upland)
- Proposed Easement Payment: \$603,149.63 (\$9,279.22 C / \$5,567.53 NC)
- Preliminary Estimated Restoration Costs: \$130,000.00
- Preliminary Estimated Credit Yield: 56
- Preliminary Estimated Cost / Credit: \$13,092/credit



**Brose Project**  
General Project Area

Carver County, MN  
Laketown  
T116 R024 S16 & 17

2005 Ortho Imagery  
Sept. 9, 2010

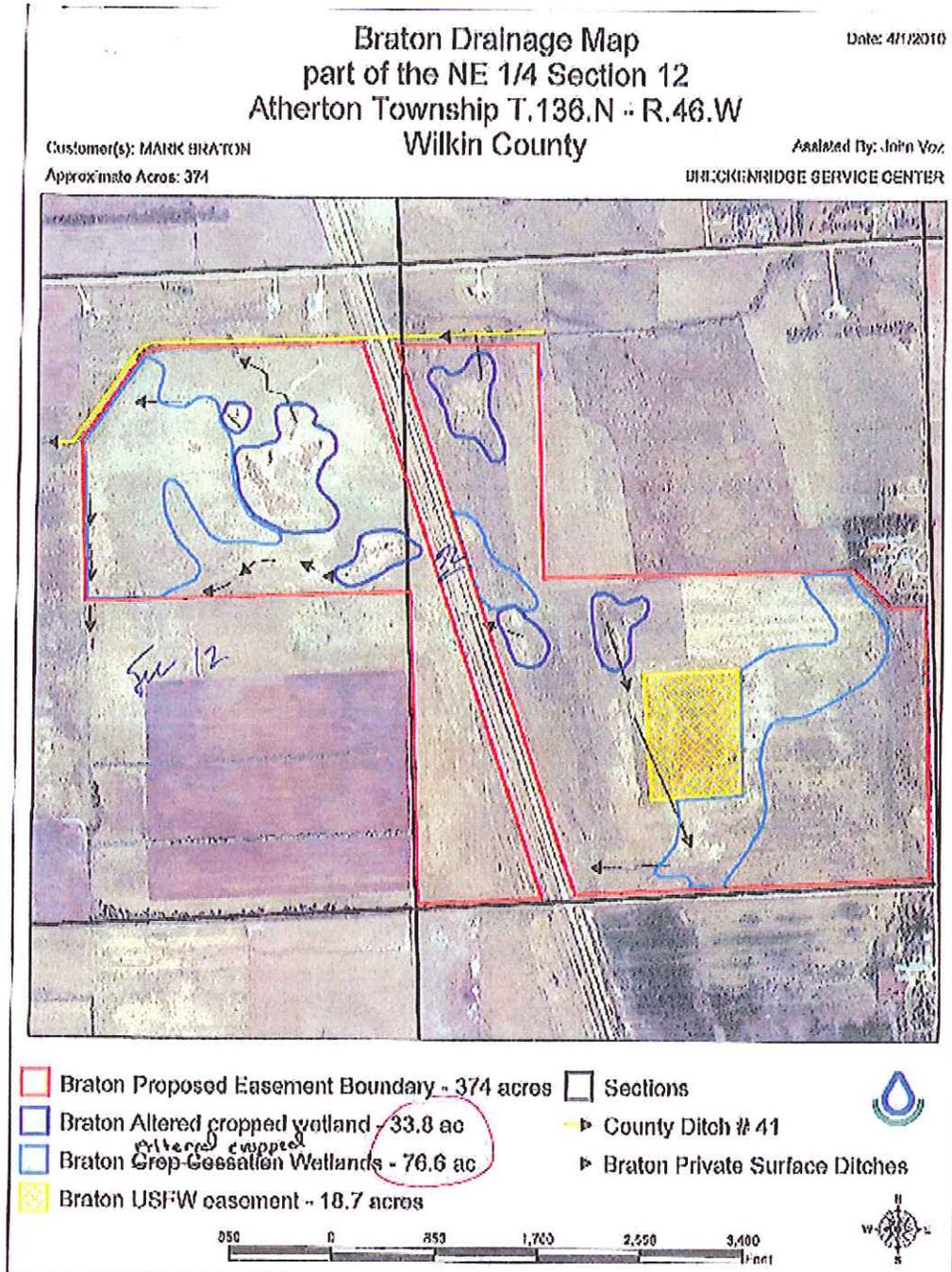


	Dish Locations
	Affected Properties
	Proposed Easement Area
	County Boundary
	Laketown.sld
RGB	
	Red: Band_1
	Green: Band_2
	Blue: Band_3

Attachment 25

**Braton**

- Wilken County, Atherton Township, section 12 only
- Proposed Easement Size: 159.0 acres (80 acres wetland + 79 acres upland)
- Proposed Easement Payment: \$393,326.25 (\$2,473.75 C / \$1,484.25 NC)
- Preliminary Estimated Restoration Costs: \$238,000.00
- Preliminary Estimated Credit Yield: 100 credits
- Preliminary Estimated Cost / Credit: \$6,313/credit



Board Resolution # 10-

**Local Government Roads Wetland Replacement Project Approval**

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**WHEREAS**, BWSR is directed pursuant to Minn. Stat. 103G.222, Subd. 1(1) to replace wetlands drained or filled as a result of the repair, maintenance, or rehabilitation of existing public roads; and,

**WHEREAS**, BWSR is authorized pursuant to Laws of Minnesota 2010, Chapter 189, Section 9 to enter into agreements with the federal government, other state agencies, political subdivisions, and nonprofit organizations or fee owners to acquire land and restore and create wetlands and to acquire existing wetland banking credits; and,

**WHEREAS**, staff reviewed unfunded 2010 Wetland Reserve program (WRP)/Reinvest in Minnesota (RIM) applications which resulted in 12 application being selected for further review; and,

**WHEREAS**, under the additional review, staff reviewed the 12 sites to identify those that would provide significant wetland restoration opportunities, adequate crop history and result in significant wetland credit; and,

**WHEREAS**, 3 projects with an estimated cost of \$2.0 million were selected for additional project development, with staff recommending proceeding with the Poppler/Harms (Carver County) and Brose (Carver County) easement agreement projects with the remaining project (Braton – Wilkin County) available as a back-up should one of the two priority projects becomes unfeasible or a lower priority than the back-up project; and,

**WHEREAS**, these projects as proposed will generate wetland credits appropriate to meet geographic and wetland type needs; and

**WHEREAS**, the Wetland Committee reviewed the staff recommendation on December 14, 2010 and January 12, 2011 and is recommending staff proceed to develop the sites as noted above.

**NOW THEREFORE BE IT RESOLVED**, that the BWSR authorize staff to proceed with the further development of the Poppler/Harms (Carver County) and Brose (Carver County) easement agreement projects with the remaining project (Braton – Wilkin County) available as a back-up for the Local Government Road Wetland Replacement Program as recommended by the Wetland Committee.

\_\_\_\_\_  
Brian Napstad, Chair  
Board of Water and Soil Resources

Date: \_\_\_\_\_



BOARD MEETING AGENDA ITEM

AGENDA ITEM TITLE:

Wetland Bank Fee Policy

Meeting Date: January 26, 2011
Agenda Category: [X] Committee Recommendation [ ] New Business [ ] Old Business
Item Type: [X] Decision [ ] Discussion [ ] Information
Section/Region: Land and Water Section
Contact: Dave Weirens
Prepared by: Natash Devoe, Dave Weirens
Reviewed by: Wetland Committee Committee(s)
Presented by: Dave Weirens, Natasha Devoe

[ ] Audio/Visual Equipment Needed for Agenda Item Presentation

Attachments: [ ] Resolution [ ] Order [ ] Map [ ] Other Supporting Information

Fiscal/Policy Impact

- [ ] None [ ] General Fund Budget
[X] Amended Policy Requested [ ] Capital Budget
[ ] New Policy Requested [ ] Outdoor Heritage Fund Budget
[ ] Clean Water Fund Budget
[ ] Other:

ACTION REQUESTED

SUMMARY (Consider: history, reason for consideration now, alternatives evaluated, basis for recommendation)

BWSR by statute operates the Wetland Banking Program. The purpose of the wetland bank is to establish a way for citizens with available land to establish a wetland bank that can be sold to parties needing credits for replacement. Commonly those with the credit need are builders and developers who are building in an area where a wetland is impacted and therefore needs to be replaced. These two parties complete a wetland credit purchase transaction that generates one or more fees established by Minnesota Statute 103G.2242, Subdivisions 14 and 15. The fee amount is based on the actual purchase price with the minimum credit value being the calculated value as identified in the subject policy.

The credit value table within the wetland banking fee policy is a summary of the calculated values by county. The current table was last revised in 2008 and needs to be updated to reflect current values consistent with those documented in 2010. The current table also used average assessed tillable land values, and in some cases land use surrogates, if tillable land data was unavailable in a particular county. The proposed fee policy update uses data from the Minnesota Department of Revenue that better reflects the assessed values, by county, for parcels commonly used as wetland replacement sites. This improved data will generate a more realistic credit value, and in turn, a more realistic fee. Board approval of the revised fee policy is requested.

The Board's Wetland Committee met on January 12, 2011, and recommends approval of the updated valuation method. A resolution and supporting information consistent with the Committee's recommendation will be provided next week.

# **Wetland Banking Fee Policy: Update Calculated Wetland Credit Values**

January 12, 2011

## **Background.**

Minnesota Statutes 103G.2242, Subds. 14 and 15, require the Board of Water and Soil Resources to collect fees for administering the state wetland banking program.

The statute reads:

**Subd. 14. Fees Established.** Fees must be assessed for managing wetland bank accounts and transactions as follows:

- (1) account maintenance annual fee: one percent of the value of credits not to exceed \$500;
- (2) account establishment, deposit, or transfer: 6.5 percent of the value of credits not to exceed \$1,000 per establishment, deposit, or transfer; and
- (3) withdrawal fee: 6.5 percent of the value of credits withdrawn.

**Subd. 15. Fees Paid To Board.** All fees established in subdivision 14 must be paid to the Board of Water and Soil Resources and credited to the general fund to be used for the purpose of administration of the wetland bank.

Description of Wetland Bank Fee Policy and determination and use of the Calculated Values.  
(from the existing policy available on the BWSR website)

The fee structure and procedures described in Part III were implemented beginning Jan. 1, 2004, and are subject to regular evaluation and possible change.

## **III. Fee Structure and Procedures**

- A. Account Establishment and Deposit Fees.**
- B. Account Maintenance Fee.**
- C. Account Transfer Fee.**
- D. Withdrawal Fee.**

The 2011 values will go into effect for wetland bank credit sales made after January 31, 2011. A signed / dated copy of the purchase agreement must accompany applications received after that date if the 2010 values are used to calculate fees. The current policy provisions on determining the value of the credits (shown below) are unchanged from the policy adopted in 2007.

**E. Value of Credits.** The value of wetland credits for the purpose of assessing fees will be determined as follows:

1. Credit Value (\$/acre) = Avg. agricultural land value (\$/acre) in the county where the bank is located (from Dept. Revenue) x Wetland Credit Value Coefficient (currently 6.0).

The Wetland Credit Value Coefficient reflects the value added to the land by the wetland credits. It is determined by BWSR based on the average ratio of credit sale price to county land value for credits that BWSR has purchased from existing bank accounts statewide. The current coefficient is based on credit sales from 1999-2007. This coefficient will be updated by BWSR Board Policy to reflect recent wetland credit market values. For the purposes of the formula above, the 2010 tillable land values, 2010 rural/vacant land values when the ratio of tillable acres to rural/vacant acres is less than 20%, or the average of the 2010 before and after deferral green acres values, multiplied by the wetland credit value coefficient of 6.0. All land value data is provided by the Minnesota Department of Revenue. Increases are limited to 75% of the previous value.

2. For determining withdrawal or transfer fees, account holders may present other evidence to BWSR demonstrating the value of credits, such as actual sales values. When using actual sales data to determine credit values, account holders will be required to submit to BWSR actual bills of sale as documentation.

The Calculated Wetland Value spreadsheet (attached) uses the tillable land value, the rural/vacant land value, and green acres land value data from the Minnesota Department of Revenue. The preferred data for calculating these values are tillable land. However, for some counties the tillable land base is inadequate or nonexistent. For a number of northern counties, the rural/vacant land value is used. For Hennepin and Ramsey Counties, the average of the before and after deferral Green Acres values are used. The policy adopted in 2007 limits the increase to 75%. The attached listing includes only one county that exceeds this threshold: Ramsey County.

Proposed 2011 Calculated Values for Wetland Bank Fee Determination<sup>1</sup>

	(1) COUNTY NAME	(2) Tillable \$/Acre	(3) 2A- Tillable Acreage	(4) 2B-Rural/ Vacant \$/Acre	(5) 2B- Rural/Vacant Acreage	(6) % Tillable vs Rural/ Vacant	(7) Calc Credit Value 2011	(8) % Change from 2008
#	AITKIN	\$1,030	15,609	\$1,352	352,242	4%	\$8,109	-30%
	ANOKA	\$9,293	30,629	\$3,073	21,403	-	\$55,756	39%
	BECKER	\$1,456	246,576	\$700	444,236	56%	\$8,736	13%
	BELTRAMI	\$880	117,949	\$1,308	230,185	51%	\$5,278	-3%
	BENTON	\$2,919	124,297	\$2,125	55,227	-	\$17,514	1%
	BIG STONE	\$2,706	246,082	\$768	25,897	-	\$16,235	25%
	BLUE EARTH	\$4,379	361,207	\$2,193	24,288	-	\$26,275	8%
	BROWN	\$4,223	312,219	\$766	10,924	-	\$25,337	30%
#	CARLTON	\$1,387	124	\$1,094	193,225	0%	\$6,566	-45%
	CARVER	\$6,441	117,024	\$5,963	2,397	-	\$38,647	-10%
	CASS	\$1,573	53,212	\$2,169	302,820	18%	\$13,012	27%
	CHIPPEWA	\$3,628	303,024	\$1,040	7,588	-	\$21,770	31%
	CHISAGO	\$3,622	79,124	\$1,625	42,141	-	\$21,732	-7%
	CLAY	\$2,053	497,112	\$865	38,583	-	\$12,321	19%
	CLEARWATER	\$827	100,979	\$975	73,877	-	\$4,962	0%
#	COOK		0	\$4,169	56,608	0%	\$25,015	1%
	COTTONWOOD	\$3,839	364,127	\$809	7,383	-	\$23,034	22%
	CROW WING	\$2,269	37,376	\$2,116	268,849	14%	\$12,699	-12%
	DAKOTA	\$6,233	159,739	\$4,615	23,704	-	\$37,399	8%
	DODGE	\$4,245	229,201	\$2,343	12,848	-	\$25,473	21%
	DOUGLAS	\$2,119	193,261	\$2,102	82,172	-	\$12,715	6%
	FARIBAULT	\$4,249	392,069	\$1,074	16,238	-	\$25,491	32%
	FILLMORE	\$3,467	333,333	\$2,326	42,933	-	\$20,800	17%
	FREEBORN	\$4,309	370,847	\$622	37,057	-	\$25,853	34%
	GOODHUE	\$4,056	314,315	\$1,989	58,297	-	\$24,337	2%
	GRANT	\$2,800	263,131	\$1,217	12,142	-	\$16,799	54%
*	HENNEPIN	\$27,067	36,164	\$13,943	13,299	-	\$96,602	13%
	HOUSTON	\$2,685	161,346	\$2,543	127,775	-	\$16,108	5%
	HUBBARD	\$2,015	55,328	\$1,931	186,268	30%	\$12,088	1%
	ISANTI	\$4,295	103,876	\$123	442,465	23%	\$25,767	9%
#	ITASCA	\$1,430	27,892	\$1,420	572,281	5%	\$8,518	9%
	JACKSON	\$4,341	375,383	\$939	6,307	-	\$26,047	35%
	KANABEC	\$1,548	67,905	\$1,353	151,625	45%	\$9,287	-1%
	KANDIYOHI	\$3,514	350,859	\$1,321	62,079	-	\$21,085	27%
	KITSON	\$1,099	463,060	\$422	127,207	-	\$6,595	27%
#	KOOCHICHING	\$689	5,796	\$638	362,212	2%	\$3,831	-50%
	LAC QUI PARLE	\$3,076	381,713	\$996	7,463	-	\$18,456	38%
#	LAKE	\$1,702	690	\$1,957	191,106	0%	\$11,744	-25%
	LAKE OF THE WOODS	\$628	74,017	\$702	134,299	55%	\$3,770	1%
	LE SUEUR	\$4,843	195,664	\$4,345	42,265	-	\$29,060	11%
	LINCOLN	\$2,891	272,399	\$932	10,921	-	\$17,346	41%
	LYON	\$3,717	387,078	\$1,451	16,628	-	\$22,302	32%
	MAHNOMEN	\$1,443	161,583	\$664	70,840	-	\$8,659	51%
	MARSHALL	\$1,048	810,118	\$550	99,262	-	\$6,290	51%
	MARTIN	\$4,656	389,898	\$6,501	251	-	\$27,937	33%
	MCLEOD	\$4,639	230,514	\$2,063	21,418	-	\$27,833	35%
	MEEKER	\$3,297	268,704	\$1,396	35,849	-	\$19,779	16%

MILLE LACS	\$1,918	67,771	\$1,386	131,344	52%	\$11,509	-23%
MORRISON	\$2,591	215,222	\$1,247	99,676	-	\$15,548	10%
MOWER	\$4,143	382,011	\$1,712	12,492	-	\$24,859	24%
MURRAY	\$3,577	387,366	\$562	19,988	-	\$21,460	27%
NICOLLET	\$4,491	214,331	\$1,110	16,997	-	\$26,948	10%
NOBLES	\$3,967	399,224	\$696	27,501	-	\$23,801	28%
NORMAN	\$1,802	461,540	\$522	51,158	-	\$10,812	48%
OLMSTED	\$4,150	230,956	\$3,471	39,900	-	\$24,903	10%
OTTER TAIL	\$1,819	533,221	\$2,373	356,533	-	\$10,913	16%
PENNINGTON	\$852	292,880	\$519	54,977	-	\$5,113	30%
PINE	\$1,661	110,150	\$1,246	440,278	25%	\$9,968	-9%
PIPESTONE	\$3,490	233,019	\$1,249	428	-	\$20,940	37%
POLK	\$1,654	948,529	\$741	120,334	-	\$9,926	43%
POPE	\$2,448	267,875	\$1,224	83,953	-	\$14,685	16%
* RAMSEY	\$83,174	165		0	-	\$257,228	200%
RED LAKE	\$889	218,950	\$608	31,315	-	\$5,337	19%
REDWOOD	\$4,089	473,130	\$867	9,429	-	\$24,535	33%
RENVILLE	\$4,504	531,713	\$1,002	13,743	-	\$27,025	36%
RICE	\$5,278	204,089	\$3,051	49,785	-	\$31,665	-14%
ROCK	\$4,657	248,581	\$2,325	84	-	\$27,943	22%
ROSEAU	\$589	505,180	\$568	160,984	-	\$3,536	19%
SCOTT	\$7,182	85,185	\$5,544	17,928	-	\$43,089	-6%
SHERBURNE	\$4,531	69,844	\$3,473	47,299	-	\$27,187	17%
SIBLEY	\$4,496	297,087	\$1,199	37,278	-	\$26,974	30%
# ST. LOUIS	\$967	37,124	\$1,057	1,100,608	3%	\$6,339	-24%
STEARNS	\$3,131	488,247	\$3,176	28,278	-	\$18,788	16%
STEELE	\$3,934	211,179	\$1,144	25,409	-	\$23,604	10%
STEVENS	\$2,841	307,895	\$2,658	2,394	-	\$17,044	18%
SWIFT	\$3,021	389,686	\$800	17,649	-	\$18,126	23%
TODD	\$1,597	245,726	\$1,445	186,459	-	\$9,584	7%
TRAVERSE	\$2,992	333,590	\$909	10,345	-	\$17,951	44%
WABASHA	\$3,362	215,586	\$1,796	76,446	-	\$20,172	8%
WADENA	\$1,408	94,535	\$1,195	165,997	57%	\$8,448	12%
WASECA	\$4,351	234,938	\$1,033	14,705	-	\$26,106	24%
WASHINGTON	\$13,604	53,992	\$9,623	32,677	-	\$81,621	53%
WATONWAN	\$4,143	242,934	\$596	9,768	-	\$24,858	28%
WILKIN	\$2,673	426,867	\$756	7,002	-	\$16,037	33%
WINONA	\$3,453	170,595	\$2,499	144,392	-	\$20,717	-2%
WRIGHT	\$5,728	201,552	\$3,422	59,502	-	\$34,367	16%
YELLOW MEDICINE	\$3,639	394,274	\$1,016	10,302	-	\$21,834	50%

	Green Acres Tillable before deferral \$/acre	Green Acres Tillable after deferral \$/acre	Average GA \$/acre	Calculated Value (average *6)	75% over prv (2010+ (2010 *0.75))
HENNEPIN	\$28,201	4000	\$16,100	\$96,602	
RAMSEY	\$82,337	3406	\$42,871	\$257,228	\$130,842

NOTES.

<sup>1</sup>: Land value and acreage data is provided by the Minnesota Department of Revenue

#: County calculated values that are based on the Rural/Vacant land values, when the ratio of Tillable acres is less than 20% of the Rural/Vacant acres.

\*: County calculated values that are based on Green Acres land values.

Board Resolution # 10-

**Wetland Banking Fee:  
Update Calculated Wetland Credit Values**

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**WHEREAS**, BWSR is directed pursuant to Minn. Stat. 103G.2242, Subd. 14 and 15 to collect fees for administering the state wetland bank program; and,

**WHEREAS**, BWSR Board action 03-93 established the Wetland Banking Fee Policy, which included use of the average agricultural land values (as provided by the Minnesota Department of Revenue) as the basis for determining credit values for purposes of assessing the fee; and,

**WHEREAS**, BWSR Board action 07-88 updated the previous policy by taking the 2006 tillable land value multiplied by the wetland credit value coefficient of 6.0, with a maximum increase of 75% over the values established in Board action 03-93; and,

**WHEREAS**, BWSR Board action 08-113 updated the wetland credit calculated values by taking the 2008 tillable land values, seasonal recreational land values, or green acres values, multiplied by the wetland credit value coefficient of 6.0, with a maximum increase of 75% over the values established in Board action #07-88; and,

**WHEREAS**, staff are proposing the current wetland credit calculated values be updated by taking the 2010 tillable land values, rural/vacant land values when the ratio of tillable acres to rural/vacant acres is less than 20%, or the average of the before and after deferral green acres values, multiplied by the wetland credit value coefficient of 6.0, with a maximum increase of 75% over the values established in Board action 08-113; and,

**WHEREAS**, the Wetland Committee reviewed the calculated values on December 14, 2010 and January 12, 2011 and is recommending updating these values for purposes of calculating wetland banking fees.

**NOW THEREFORE BE IT RESOLVED**, that the BWSR update the wetland credit values by taking the 2010 tillable land values, rural/vacant land values when the ratio of tillable acres to rural/vacant acres is less than 20%, or the average of the before and after deferral green acres values, multiplied by the wetland credit value coefficient of 6.0, with a maximum increase of 75% over the values established in Board action 08-113 as indicated on the attached spreadsheet, "Proposed 2011 Calculated Values for Wetland Bank Fee Determination".

\_\_\_\_\_  
Brian Napstad, Chair  
Board of Water and Soil Resources

Date: \_\_\_\_\_

Proposed 2011 Calculated Values for Wetland Bank Fee Determination<sup>1</sup>

	(1) COUNTY NAME	(2) Tillable \$/Acre	(3) 2A- Tillable Acreage	(4) 2B-Rural/ Vacant \$/Acre	(5) 2B- Rural/Vacant Acreage	(6) % Tillable vs Rural/ Vacant	(7) Calc Credit Value 2011	(8) % Change from 2008
#	AITKIN	\$1,030	15,609	\$1,352	352,242	4%	\$8,109	-30%
	ANOKA	\$9,293	30,629	\$3,073	21,403	-	\$55,756	39%
	BECKER	\$1,456	246,576	\$700	444,236	56%	\$8,736	13%
	BELTRAMI	\$880	117,949	\$1,308	230,185	51%	\$5,278	-3%
	BENTON	\$2,919	124,297	\$2,125	55,227	-	\$17,514	1%
	BIG STONE	\$2,706	246,082	\$768	25,897	-	\$16,235	25%
	BLUE EARTH	\$4,379	361,207	\$2,193	24,288	-	\$26,275	8%
	BROWN	\$4,223	312,219	\$766	10,924	-	\$25,337	30%
#	CARLTON	\$1,387	124	\$1,094	193,225	0%	\$6,566	-45%
	CARVER	\$6,441	117,024	\$5,963	2,397	-	\$38,647	-10%
	CASS	\$1,573	53,212	\$2,169	302,820	18%	\$13,012	27%
	CHIPPEWA	\$3,628	303,024	\$1,040	7,588	-	\$21,770	31%
	CHISAGO	\$3,622	79,124	\$1,625	42,141	-	\$21,732	-7%
	CLAY	\$2,053	497,112	\$865	38,583	-	\$12,321	19%
	CLEARWATER	\$827	100,979	\$975	73,877	-	\$4,962	0%
#	COOK		0	\$4,169	56,608	0%	\$25,015	1%
	COTTONWOOD	\$3,839	364,127	\$809	7,383	-	\$23,034	22%
	CROW WING	\$2,269	37,376	\$2,116	268,849	14%	\$12,699	-12%
	DAKOTA	\$6,233	159,739	\$4,615	23,704	-	\$37,399	8%
	DODGE	\$4,245	229,201	\$2,343	12,848	-	\$25,473	21%
	DOUGLAS	\$2,119	193,261	\$2,102	82,172	-	\$12,715	6%
	FARIBAULT	\$4,249	392,069	\$1,074	16,238	-	\$25,491	32%
	FILLMORE	\$3,467	333,333	\$2,326	42,933	-	\$20,800	17%
	FREEBORN	\$4,309	370,847	\$622	37,057	-	\$25,853	34%
	GOODHUE	\$4,056	314,315	\$1,989	58,297	-	\$24,337	2%
	GRANT	\$2,800	263,131	\$1,217	12,142	-	\$16,799	54%
*	HENNEPIN	\$27,067	36,164	\$13,943	13,299	-	\$96,602	13%
	HOUSTON	\$2,685	161,346	\$2,543	127,775	-	\$16,108	5%
	HUBBARD	\$2,015	55,328	\$1,931	186,268	30%	\$12,088	1%
	ISANTI	\$4,295	103,876	\$123	442,465	23%	\$25,767	9%
#	ITASCA	\$1,430	27,892	\$1,420	572,281	5%	\$8,518	9%
	JACKSON	\$4,341	375,383	\$939	6,307	-	\$26,047	35%
	KANABEC	\$1,548	67,905	\$1,353	151,625	45%	\$9,287	-1%
	KANDIYOHI	\$3,514	350,859	\$1,321	62,079	-	\$21,085	27%
	KITSON	\$1,099	463,060	\$422	127,207	-	\$6,595	27%
#	KOOCHICHING	\$689	5,796	\$638	362,212	2%	\$3,831	-50%
	LAC QUI PARLE	\$3,076	381,713	\$996	7,463	-	\$18,456	38%
#	LAKE	\$1,702	690	\$1,957	191,106	0%	\$11,744	-25%
	LAKE OF THE WOODS	\$628	74,017	\$702	134,299	55%	\$3,770	1%
	LE SUEUR	\$4,843	195,664	\$4,345	42,265	-	\$29,060	11%
	LINCOLN	\$2,891	272,399	\$932	10,921	-	\$17,346	41%
	LYON	\$3,717	387,078	\$1,451	16,628	-	\$22,302	32%
	MAHNOMEN	\$1,443	161,583	\$664	70,840	-	\$8,659	51%
	MARSHALL	\$1,048	810,118	\$550	99,262	-	\$6,290	51%
	MARTIN	\$4,656	389,898	\$6,501	251	-	\$27,937	33%
	MCLEOD	\$4,639	230,514	\$2,063	21,418	-	\$27,833	35%
	MEEKER	\$3,297	268,704	\$1,396	35,849	-	\$19,779	16%

MILLE LACS	\$1,918	67,771	\$1,386	131,344	52%	\$11,509	-23%
MORRISON	\$2,591	215,222	\$1,247	99,676	-	\$15,548	10%
MOWER	\$4,143	382,011	\$1,712	12,492	-	\$24,859	24%
MURRAY	\$3,577	387,366	\$562	19,988	-	\$21,460	27%
NICOLLET	\$4,491	214,331	\$1,110	16,997	-	\$26,948	10%
NOBLES	\$3,967	399,224	\$696	27,501	-	\$23,801	28%
NORMAN	\$1,802	461,540	\$522	51,158	-	\$10,812	48%
OLMSTED	\$4,150	230,956	\$3,471	39,900	-	\$24,903	10%
OTTER TAIL	\$1,819	533,221	\$2,373	356,533	-	\$10,913	16%
PENNINGTON	\$852	292,880	\$519	54,977	-	\$5,113	30%
PINE	\$1,661	110,150	\$1,246	440,278	25%	\$9,968	-9%
PIPESTONE	\$3,490	233,019	\$1,249	428	-	\$20,940	37%
POLK	\$1,654	948,529	\$741	120,334	-	\$9,926	43%
POPE	\$2,448	267,875	\$1,224	83,953	-	\$14,685	16%
* RAMSEY	\$83,174	165		0	-	\$257,228	200%
RED LAKE	\$889	218,950	\$608	31,315	-	\$5,337	19%
REDWOOD	\$4,089	473,130	\$867	9,429	-	\$24,535	33%
RENVILLE	\$4,504	531,713	\$1,002	13,743	-	\$27,025	36%
RICE	\$5,278	204,089	\$3,051	49,785	-	\$31,665	-14%
ROCK	\$4,657	248,581	\$2,325	84	-	\$27,943	22%
ROSEAU	\$589	505,180	\$568	160,984	-	\$3,536	19%
SCOTT	\$7,182	85,185	\$5,544	17,928	-	\$43,089	-6%
SHERBURNE	\$4,531	69,844	\$3,473	47,299	-	\$27,187	17%
SIBLEY	\$4,496	297,087	\$1,199	37,278	-	\$26,974	30%
# ST. LOUIS	\$967	37,124	\$1,057	1,100,608	3%	\$6,339	-24%
STEARNS	\$3,131	488,247	\$3,176	28,278	-	\$18,788	16%
STEELE	\$3,934	211,179	\$1,144	25,409	-	\$23,604	10%
STEVENS	\$2,841	307,895	\$2,658	2,394	-	\$17,044	18%
SWIFT	\$3,021	389,686	\$800	17,649	-	\$18,126	23%
TODD	\$1,597	245,726	\$1,445	186,459	-	\$9,584	7%
TRAVERSE	\$2,992	333,590	\$909	10,345	-	\$17,951	44%
WABASHA	\$3,362	215,586	\$1,796	76,446	-	\$20,172	8%
WADENA	\$1,408	94,535	\$1,195	165,997	57%	\$8,448	12%
WASECA	\$4,351	234,938	\$1,033	14,705	-	\$26,106	24%
WASHINGTON	\$13,604	53,992	\$9,623	32,677	-	\$81,621	53%
WATONWAN	\$4,143	242,934	\$596	9,768	-	\$24,858	28%
WILKIN	\$2,673	426,867	\$756	7,002	-	\$16,037	33%
WINONA	\$3,453	170,595	\$2,499	144,392	-	\$20,717	-2%
WRIGHT	\$5,728	201,552	\$3,422	59,502	-	\$34,367	16%
YELLOW MEDICINE	\$3,639	394,274	\$1,016	10,302	-	\$21,834	50%

	Green Acres Tillable before deferral \$/acre	Green Acres Tillable after deferral \$/acre	Average GA \$/acre	Calculated Value (average *6)	75% over prv (2010+ (2010 *0.75))
HENNEPIN	\$28,201	4000	\$16,100	\$96,602	
RAMSEY	\$82,337	3406	\$42,871	\$257,228	\$130,842

NOTES.

<sup>1</sup>: Land value and acreage data is provided by the Minnesota Department of Revenue

#: County calculated values that are based on the Rural/Vacant land values, when the ratio of Tillable acres is less than 20% of the Rural/Vacant acres.

\*: County calculated values that are based on Green Acres land values.