

ATTACHMENT K: FUNDING & IMPLEMENTATION

Strategies	Explanation	Advantages	Disadvantages
Management Agreements	Agreement between agency and landowner for a specific purpose	Avoid purchase and other options, gain desired rights with minimal hassle	Only applicable with current landowner and could be revoked at any time
Land Leases	Short and/or long term rental of land	Low cost use of land. Landowner receives income and retains property control	Lease doesn't provide equity and affords limited control. Does not assure protection
Permits and Licenses	For fee agreement that specify specific uses tied to a time frame	An equitable agreement that is specific to uses	Is time and resource-based limited, not a long term method of protection
Right of Public Access Easements	Provides the public with the right to access and use a parcel of land for a specified purpose, limited to defined land area	Can avoid need to purchase land from owner, provides right of public access and use. Excellent for greenways.	Can be time limited, usually restricts other uses, doesn't prevent owner from exercising other property rights.
Conservation Easements	A partial interest in property generally for expressed purpose of protected natural resources. Public access not always a component.	Inexpensive method for protection of natural resources. Landowner retains all other property rights, land remains on tax rolls.	Public access is usually restricted. Easement must be enforced. Easement may lower resale value.
Preservation Easements	Same as conservation easement, most useful for historic landscapes.	Defines protection of historic elements of landscape.	Can restrict public access. Must be enforced.
Joint Use Easements	Accommodates multiple uses within one easement type: for example, sanitary sewer routing and public access. Should be one of the preferred methods for many greenways.	Provides opportunity to combine several public interests with one agreement. Easier for landowner to understand complete request, rather than several different requests.	Can be difficult for landowners to agree to multiple uses along an entire greenway corridor. If one objects, the entire multiple used potential can be jeopardized.
Fee Simple Purchase	Outright purchase of full title of land and all rights associated with use.	New landowner has full control of land. Allows for permanent protection and public access.	Cost of purchase may be outside local ability. Removes land from tax roles.

Donations and Gifts	A donation by landowner of all or partial interest in the property. ParkLands Foundation has acquired land through this process.	Provides permanent protection without public expenditures. Tax benefits to seller – charitable gift.	Receiving agency must be able to accept donation and capable of managing land.
Purchase and Lease Back	Purchase of full title, then lease back to previous owner. Subject to restrictions.	Essentially land banking. Income derived from lease payments. Owner is not displaced.	Lease may restrict public access. Land must be leased for appropriate uses.
Bargain Sale	Part donation, part sale, property is sold at less than fair market value.	Tax benefits to seller, difference in sale price is considered charitable gift.	Seller must be agreeable to terms of sale. Bargain price may be inflated.
Option or First Right of Refusal	Owner agrees to provide first right of purchase to designated individual/agency.	Secures future right of purchase, provides time to negotiate terms with seller.	Does not ensure that owner will sell, or sell for a reasonable price.
Purchase of Development Rights	Local or state government purchases the rights of more intensive land use from current owner.	Landowner derives financial benefit from selling rights. Lower property value reduces taxes.	Can be costly to purchase development rights.
Condemnation/Eminent Domain	The right of government to take private property for public purpose upon payment of just compensation. Can be exercised for recreational purposes in some states.	Provides tool for acquiring essential or endangered properties, if other techniques not acceptable.	Costly. Also creates a negative attitude about government and potentially the greenway concept. Only recommended as a last resort. In spite of having this power, the State of Illinois has not used this to acquire land for greenways or trails. It is not a recommended tool for Jo Daviess County
Installment Sale	Allows buyer to pay for property over time.	If seller financed, can lower taxes for seller, buy can negotiate better sales terms.	Long-term financial commitment (30 years). Mortgage lien.

Land Exchange	Swapping of developable land for property with high conservation value.	Relatively cost-free if trade parcel is donated. Reduces capital gains tax for original owner.	Owners must be willing to swap. Property must be of comparable value. Can be time consuming.
Exaction	As a condition of obtaining subdivision approval, local government requires developers to pay a fee or dedicate land to a municipal trust for open space.	New construction and development pays for its impact on open space. Good method during high growth periods.	Acquisition funds dependent on specific development. Difficult to calculate fair costs. Not effective during recessionary periods.
Transfer of Development Rights	Under legally established program, owner can transfer development rights from one property owner to another property designated to support increased density.	Cost of preservation absorbed by property owner who purchases rights. Allows local government to direct density and growth away from sensitive landscapes.	Difficult to implement. Very controversial. Often hard to identify areas where increased density is desirable. Must be established by legislation.
Cluster Development	Permits high density development in parts of subdivision to protect sensitive lands.	Flexible and negotiable with landowner/developer. Can reduce construction and infrastructure costs.	Open space may not be linked. Processing time for development may be increased.
Performance Zoning	A zone defined by permitted impacts as opposed to permitted uses.	Development occurs based on comprehensive, environmentally based strategy.	Criteria are hard to establish. Development plans more expensive to prepare.

Source: The Conservation Fund. Greenways: A Guide to Planning, Design, and Development. 1993. P. 113.

FINANCIAL STRATEGIES

The most well-conceived plans for the acquisition, implementation, and management of greenways and trails will undoubtedly fail if financial resources are not available. The information provided below describes the fundamental types of greenway and trail funding sources – the public sector and the private sector. The following information is a resource list of federal and state funds and programs focusing on recreation, greenways, and trails. This information is by no means all-inclusive and will require updating.

STATE GRANT PROGRAMS

- Open Space Land Acquisition and Development (OSLAD) Grants
 - <http://dnr.state.il.us/OCD/newoslad1.htm>
- Illinois Department of Transportation Enhancement Grants
 - <http://www.dot.il.gov/opp/itep.html>
- Illinois Department of Natural Resources Recreational Trails Grants
 - <http://www.dnr.state.il.us/ocd/newrtp2.htm>
- Snowmobile Grant Program
 - <http://dnr.state.il.us/ocd/newsnow2.htm>
- Snowmobile Trail Establishment Fund Grant Program
 - <http://dnr.state.il.us/ocd/newstef2.htm>
- Boat Access Area Development Program (BAAD)
 - <http://dnr.state.il.us/ocd/newboat2.htm>
- Off-Highway Vehicle (OHV) Registration Trails Grant Program
 - <http://dnr.state.il.us/ocd/newohv2.htm>
- Special Wildlife Funds Grant Program
 - http://dnr.state.il.us/grants/Special_Funds/WildGrant.htm
- Land and Water Conservation Fund
 - <http://dnr.state.il.us/ocd/newoslad1.htm>
- Safe Routes to Schools Grant Program
 - <http://www.dot.il.gov/saferoutes/saferouteshome.aspx>

FEDERAL GRANT PROGRAMS

- America in Bloom
 - <http://www.americainbloom.org/>
- Illinois Bicycle Path Program
 - <http://dnr.state.il.us/ocd/newbike2.htm>
- National Scenic Byways Program Grants
 - <http://www.bywaysonline.org/grants/>
- National Resource and Conservation Service's Conservation Reserve Program (CRP)
 - <http://www.nrs.usda.gov/programs/crp/>

- National Resource and Conservation Service's Wetland Reserve Program
 - <http://www.nrcs.usda.gov/PROGRAMS/wrp/>
- Clean Water Act Section 319 Funding
 - <http://www.epa.gov/OWOW/NPS/cwact.html>
- Wetland Protection and Development Grants
 - <http://www.epa.gov/owow/wetlands/grantguidelines/>
- Congestion Mitigation and Air Quality (CMAQ)
 - <http://www.fhwa.dot.gov/environment/cmaqpgs/index.htm>
- Recreation Trails and Conservation Assistance Program (RTCA)
 - <http://www.nps.gov/rtca/>
- Federal Highway Administration's Recreational Trails Program
 - <http://www.fhwa.dot.gov/environment/rectrails/index.htm>
- Complete Streets
 - <http://www.completestreets.org>

Public Funding

Funding Source	Explanation	Advantages	Disadvantages
Direct Local Agency Fund	Public agencies provide funding and sponsor the greenway. Usually, agencies are parks and recreation departments or public works/engineering departments.	Public agencies can usually contribute substantial funding for greenways and can commit future funding and support.	Selling the project to elected officials, general public, etc. Also, stiff competition or funds among agencies.
State and Federal Grant Programs	Federal and State governments offer grant programs to government agencies and nonprofit organizations for greenway acquisition and development.	Wide variety of grant programs available, can tailor to a specific need or purpose.	Competition for funds, regulation and red tape.
Public Agency Joint Venture	Public Agencies enter into a partnership to fund a greenway project.	Agencies can receive benefits from joint ventures. An example is a trail within a water reclamation district sewer line right of way.	Some highway, flood control, sewer projects and utility corridors may not be compatible with a greenway.
Joint Development Techniques	The use of funds for private real estate development in conjunction with new public facilities.	New sources of tax revenue and other benefits are created through public/private cooperative agreements.	Development and management may be cumbersome.
Public Finance	Financing through special taxes, taxing districts, bonds or increment financing	Can be excellent method of raising considerable revenue for greenway projects.	Additional taxes and special taxing districts can be very unpopular methods of raising revenue.

Private Sector Funding Sources

Funding Source	Explanation	Advantages	Disadvantages
Foundation Grants	Foundations, usually private or corporate, provide grant money for greenway related projects.	Variety of foundations creates a wealth of possible funding opportunities.	Foundation grants may have strict guidelines regarding use of funds and project scope.
Company Grants	Corporations provide grants of funds and resources for greenways related projects. Corporations provide financial support and often volunteer employee time as well.	Many corporations love community service projects such as greenways.	Corporate giving funds are often committed quickly, and there may be competition for funds.
Individual Donors and Membership	Funding derived from individual fundraising campaigns or through membership drives through nonprofit organizations which solicit members as a way to raise money and support projects.	Excellent method for raising funds and building support for a greenways organization and its projects.	Membership or nonprofit organizations may require a great deal of time and effort on the part of its members in order to succeed.

<p>Planned Giving, Life-Income Gifts and Bequests</p>	<p>Planned giving is a strategy to create a plan to address the donation of gifts while the donor is alive and after he or she dies. Life-Income gifts involve a donor granting a greenway nonprofit organization or land trust ownership in a stock. The grantor receives earnings from the stock while he or she is alive. After death, the principle and earnings of the stock go to the nonprofit organization or land trust. Finally, a donor may bequest money in a will.</p>	<p>These techniques can be useful in protecting private land that has important greenway features. In addition, these techniques can offer tax and investment advantages to the donor and recipient nonprofit organizations or land trusts.</p>	<p>Can be complex issues. Requires financial and legal expertise.</p>
<p>Service Clubs</p>	<p>Organizations that perform community service activities or sponsor projects such as greenways. Examples of service clubs include the Lions Club, Rotary Club or Kiwanis organization.</p>	<p>Service clubs can sponsor fundraising activities and provide volunteers and publicity.</p>	<p>Getting commitment from service clubs to help in a greenways project can be difficult.</p>
<p>Special Events and Fundraisers</p>	<p>These events are designed to raise funds through activities or sponsor projects such as benefit dinners, races, tours and related activities.</p>	<p>Special events and fundraisers can be very successful in raising money and creating publicity for greenways.</p>	<p>These activities require significant time and resources and may not provide a significant return.</p>

Source: The Conservation Fund. Greenways: A Guide to Planning, Design and Development. 1993. p. 91-04.