

# Colorado Coalition of Land Trusts

## *Conservation Excellence 2009*

### Speakers

#### **Lisa Aangeenbrug**

Lisa Aangeenbrug is the Executive Director of Great Outdoors Colorado and was one of the first employees hired at GOCO in 1994. She played a significant role in developing the programs that GOCO has offered since awarding its first grants 15 years ago. In formulating and running these grant programs, she has worked closely with local governments, land trusts, Colorado State Parks and the Colorado Division of Wildlife--the entities eligible to receive GOCO funds. In 2001, Aangeenbrug left GOCO to serve as Director of Programs for the Colorado Conservation Trust, a statewide non-profit organization dedicated to advancing land conservation. There she ran grant and loan programs, and developed the state's first comprehensive report on land conservation, *Colorado Conservation at a Crossroads*. Aangeenbrug returned to GOCO in 2006 as its Deputy Director. Prior to her work in Colorado, Aangeenbrug served as Special Assistant to the Director of the California Department of Fish and Game, and Presidential Management Fellow at the U.S. Department of the Interior. She earned a Master's Degree from the Yale School of Forestry and Environmental Studies, and a Bachelor's Degree from St. Lawrence University. She has lived in Colorado since 1993, and is an avid cyclist and hiker.

#### **Mary Banken**

Mary Banken is the Administrative Manager for the Estes Valley Land Trust. When she was hired into that position in June of 2007, she became the first and only paid staff member in the land trust's twenty-year history. For Mary, the position came on the tail of a one-year retirement respite after moving to Estes Park from a 29-year career at the University of Oklahoma. Oklahoma experiences included fourteen years as Director of an applied GIS department; technical and administrative management of a variety of database system development projects for public and private concerns; and a deep-seated appreciation for flatlander sunsets that was eclipsed by the siren call of mountain topography.

#### **Amy Beatie**

Amy Beatie is the executive director of the Colorado Water Trust with six years of experience in water and environmental litigation. She graduated from Dartmouth College in 1993 and the University of Denver College of Law in 2000, with an emphasis in environmental law. Prior to practicing water litigation, she clerked for the Honorable Gregory J. Hobbs of the Colorado Supreme Court and served as a staff attorney at the Wyoming Outdoor Council, a non-profit conservation organization. In her short time as Executive Director, she has already applied her wide array of knowledge and skills to accelerate the pace of water conservation in Colorado in ways that respond to the state's unique water allocation system and its challenges.

#### **Melinda Beck**

Melinda Beck joined Faegre & Benson LLP as special counsel in 2006. Her practice focuses on land use, conservation, real estate transactions and real property transfers. On the conservation side, Melinda focuses on the grant of conservation easements to local governments and land trusts by private landowners throughout Colorado and the Rocky Mountains. She also represents conservation buyers who acquire land subject to conservation easements. Melinda currently serves on the Conservation Programs Committee for Ducks Unlimited.

As a land use attorney, Melinda is a former assistant county attorney for Douglas County, Colorado and now assists landowners and developers seeking approvals from local governments, including annexation, rezoning, subdivision and special use permits. She also advises developers on projects that provide for the conservation of land while permitting limited development.

Melinda also has varied experience in the creation and revision of land use regulations. She edited the rural subdivision provisions in the Model Land Use Code for Colorado's Small Communities and the corresponding code of the Town of Frederick. She has reviewed comprehensive plan revisions for the Town of Lafayette and zoning code revisions for the Town of Manitou Springs.

In addition to her land use and conservation law experience, Melinda assists landowners in general real estate transactions such as the purchase and sale of residential, commercial and vacant land and the transfer of mineral and water rights. She has also represented national homebuilding corporations in the purchase of residential lots, including land banking transactions.

### **Drew Bennett**

Drew is a Front Range native and attended the University of Denver where he earned a B.S. in Environmental Science and an M.B.A. After leaving Denver, he completed an M.A. in Geography at the University of Texas at Austin. During his studies at Texas, he worked on a research project investigating land-use issues in indigenous communities in the Ecuadorian Amazon. Drew has also worked as a Biodiversity Monitoring Intern with The Nature Conservancy of Colorado and as a Naturalist with the Aspen Center for Environmental Studies. Drew works on conservation easement transactions, easement monitoring, GIS mapping, and a variety of other projects.

### **K-Lynn Cameron**

A Colorado native, K-Lynn Cameron has been employed with Larimer County for the past 24 years; first as a parks planner and currently as Manager of the Open Lands Program. Funded by a quarter cent open space sales tax which was approved by voters in 1995 and extended in 1998, the Open Lands Program is housed in the Parks and Open Lands Department at Larimer County. K-Lynn oversees all aspects of the program from acquisition to management of open space lands, including agricultural properties. K-Lynn holds a Master's degree from Colorado State University's Department of Recreation and Tourism and is recognized statewide as an open space professional. She is a board member for the Colorado Coalition of Land Trusts and Our Land Our Future, demonstrating her commitment to open space statewide. Additionally, K-Lynn was instrumental in creating the successful Colorado Open Space Alliance (COSA), a statewide organization of publicly funded open space programs, and her active involvement in COSA ensures its success.

### **Bethany Collins**

Bethany Collins, a Project Specialist for Aspen Valley Land Trust, grew up in the Roaring Fork Valley and has returned after spending 11 years living, working, and attending school in Boulder and Denver. She comes to AVLTT from The Nature Conservancy where she served as Conservation Information Manager after obtaining her Master's degree in Environmental and Natural Resources Law. She also has previous experience in healthcare administration and as a professional researcher at the University of Colorado where she received her undergraduate degree in Molecular Biology. In her current position, Bethany works extensively with all types of conservation projects, including many properties with oil and gas issues.

### **Shelton Douthit**

Shelton Douthit has over 20 years in the conservation field working with the National Park Service, Bureau of Land Management, land trusts, and numerous county and regional parks and open space organizations. Shelton has performed over 1,000 fee-title and conservation easement inspections and is a committee member of the California Council of Land Trusts.

### **Diane Gansauer**

Diane Gansauer is the Land Protection Specialist at the Colorado Division of Wildlife (CDOW). In this capacity, Diane provides support to the agency's real estate transactions through building essential partnerships with land trusts, local governments and funding sources, particularly GOCO, to complete large or complex habitat protection projects. She is working with CDOW's Real Estate staff to continue improving the agency's real estate policies and procedures. Prior to coming to CDOW, Diane held positions as Deputy Director of GOCO and Executive Director of Colorado Wildlife Federation.

### **Gary Finstad**

Gary Finstad is a Natural Resource Specialist in the Colorado State Office of USDA's Natural Resources Conservation Service. He has worked as a soil conservationist and community planner, among other things, during his more than 30 years of service with the agency in various locations in Colorado, Minnesota, and Washington State. He is the Easements Coordinator for Colorado NRCS and is also managing the new Conservation Stewardship Program, authorized by the 2008 Farm Bill.

### **Roxy Huber**

Roxy Huber is the head of the Colorado Department of Revenue. She has several years of accumulated experience with the South Dakota Department of Revenue, a private revenue company and has served as the revenue manager for Broomfield.

### **Hollis Glenn**

Mr. Glenn has been with the Colorado Division of Real Estate since 2007. After the passage of HB1353, Hollis became the Conservation Easement Program Manager and is responsible for establishing a certification program for conservation easement holders and overseeing investigations on abusive or fraudulent transactions. Before he became the program manager, Hollis was an investigator for the mortgage broker program at the Division of Real Estate, where he examined mortgage transactions for fraud and noncompliance with the state's mortgage broker laws. Before the Division, he worked for financial lenders and reviewed mortgage documentation for deceptive or unqualified transactions. Hollis received his Bachelor of Arts from Elmhurst College outside of Chicago, Illinois.

### **Larry Harvey**

Larry Harvey is a graduate of the University of Colorado School of Law (1980) and the University of Denver Graduate Tax Program (1982). He has practiced in law in Colorado since 1980, predominately in federal and state taxation. His practice, Larry Harvey PC, includes representing taxpayers before the Internal Revenue Service, Colorado Department of Revenue as well as State and Federal court.

### **Jessica Jay**

Jessica Jay is the founding partner of Conservation Law, P.C., a law firm devoted to ensuring the permanence of land conservation through sound land conservation transactions and the defense and enforcement of perpetual conservation easements. Ms. Jay represents and partners with land trusts, government entities, and landowners to conserve working landscapes and environmentally significant properties in the Rocky Mountain West. She actively engages conservation professionals, land trusts, and

landowners in conservation workshops and discussions, and guides the next generation of land conservationists through her Land Conservation Law course at Vermont Law School. Ms. Jay continues her collaboration with the land trust community and easement holders to develop and implement legal defense and enforcement mechanisms for easement holders, and to protect and defend easements and their perpetual nature during both legal and legislative challenges.

### **Chris Jensen**

Chris Jensen is an attorney at Isaacson Rosenbaum, P.C. He represents landowners, land trusts and land conservation organizations in a variety of transactional and tax-related land conservation matters. He has also worked for a national land conservation organization.

### **Lawrence R. Kueter, Esq.**

Larry Kueter is a shareholder in the Denver law firm of Isaacson Rosenbaum P.C. and practices in the areas of land use and land conservation law. He received his Bachelor of Science degree in economics from the University of Wisconsin, his Master of Art in urban economics from Wayne State University, and his Juris Doctorate from the University of Denver. His twenty-five years of public and private land use experience includes zoning matters, subdivisions, annexations, public financing, and public improvement projects. In his land conservation law practice, he represents numerous land trusts, local and national conservation organizations and governmental organizations in land conservation matters, including the Colorado Coalition of Land trusts and Colorado Cattlemen's Agricultural Land Trust. Mr. Kueter has also represented numerous landowners regarding conservation easements, purchases, annexations, bargain sales and limited developments.

### **Ken Mirr**

Ken Mirr, the President of CCLT's Board of Directors and the founder of Mirr Ranch Group, is one of the West's top producers and has brokered the purchase and sale of thousands of acres of land in the western U.S and South America. He was previously a renowned public lands attorney and assisted ranchers, natural resource companies, ski areas, telecommunication companies and others in handling specialized land transactions with State and Federal land agencies throughout the West. Ken has brokered open space and land conservation transactions and consulted on conservation easements, federal grazing, and special use permits throughout the American West.

### **Dave Nichols**

Dave Nichols is the Executive Director of the Montezuma Land Conservancy in the southwest corner of the state. He was a founder of the Conservancy in 1998 and moved from the Board of Directors to staff in 2001. He has negotiated and closed over 30 donated and 11 purchased conservation easements. Prior to his work with MLC Dave had been a real estate appraiser (professionally designated as MAI) with a practice including the appraisal of conservation easements. He has been active in other community organizations including serving as President of the Four Corners Board of Realtors.

### **Harold Ovsowitz**

Harold Ovsowitz studied Law at the University of the Witwatersrand and the University of London. He also has a post-graduate law degree from Queens University and was invited to join the faculty as an instructor in alternative dispute resolution. Harold has obtained his fellowship designation from the Chartered Institute of Arbitrators and Stanford Law School. He also holds the MRICS designation from the Royal Institution of Chartered Surveyors.

He is a Certified General Appraiser and an AQB Certified USPAP instructor. He is primarily involved in litigation support and during the last year has been a consultant to the Division of Real Estate for reviewing Conservation Easement Appraisals. He has successfully completed the Conservation Easement Appraisal Course presented jointly by the Appraisal Institute and The American Society of Farm Managers.

He also holds the Discipline Chair for Real Estate and Appraisal Education in the Colorado Community College system.

### **Jill N. Ozarski**

Jill Ozarski is the executive director of the Colorado Coalition of Land Trusts, the umbrella organization uniting 54 non-profit land trusts and local government open space programs across Colorado. The Coalition supports its members by providing important leadership at the state capitol, trainings, policy updates and public relations. Ms. Ozarski has over a decade of experience in public and private land management, including work for The Wilderness Society, The Nature Conservancy, the U.S. Office of Management and Budget and local government. She serves as a Governor-appointed of the Colorado Natural Areas Program Council. She received a Bachelor of Science in Environmental Science in 1997 and a Master of Public Policy and Master of Environmental Management from Duke University in 2001.

### **Dan Pike**

Dan Pike joined Colorado Open Lands after 20 years in conservation real estate in Colorado. Dan came to Colorado in 1975 as Director of the Rocky Mountain Field Office of the Nature Conservancy managing programs in Colorado, Utah, New Mexico and Wyoming. A founder and principal in the Western Land Group, he specialized in completing land exchanges with government agencies from 1981 to 1996. Most recently, Dan has served as a Board member of the Gunnison Ranchland Conservation Legacy, a non-profit agricultural land preservation group in Gunnison County, and the Mountain Area Land Trust in Evergreen, Colorado. He also served on Governor Owens Commission on Saving Open Spaces, Farms and Ranches and is a Board member of the Colorado Coalition of Land Trusts.

### **Anne Renaud-Wilkinson**

Anne Renaud-Wilkinson has been a real estate appraiser for 20 years, focusing mainly on rural lands and conservation easements. She is the former supervisor of the Lands Division of the Montana Department of Fish, Wildlife and Parks, where she honed skills in private land owner negotiations, federal appraisal review and conservation easement acquisition in the public arena. Anne has been the consultant and contract appraiser in many high profile public acquisitions, including the open space acquisitions for the City of Missoula, the Lewis and Clark Expedition Trail along the Missouri River, and the Alberton Gorge Recreation Corridor in Western Montana, as well as numerous large federal land exchanges. She holds a General Certified appraisal license in Colorado as well as an MAI designation from the Appraisal Institute. Anne graduated from the State University of New York with a B. A. in Biology. True to her French Canadian heritage, Anne is a 1998 marathon-canoe gold medal recipient from the World Masters Games.

### **Illene Roggensack**

Illene Roggensack is President of Third Sector Innovations. Illene has been involved in fund raising as an executive director, board member, volunteer and consultant for more than 20 years. This experience is coupled with a Masters of Business Administration (MBA), a BA in journalism and recognition as a Certified Fund Raising Executive (CRFE) by the Association of Fund Raising Professionals. As an

active volunteer, Illene serves as past president for the Colorado Nonprofit Association and of Citizen Action for Colorado Nonprofits, formed to oppose the 1996 ballot initiative that would have assessed property tax of Colorado nonprofit groups. She is past president for the Grand Junction Lions Club, which hosts the largest one-day fund raiser among Lions Clubs internationally.

### **Katharine Roser**

Katharine Roser is a Middlebury College alumna with a BA in Geography. She has worked in land conservation for more than 20 years. She was one of the founders and first executive director of the Colorado Coalition of Land Trusts, has served on the LTA National Land Trust Council, and has been executive director of La Plata Open Space Conservancy in Durango since 1992.

### **Brian Ross**

Brian Ross is the executive director of Colorado Conservation Trust and moved to CCT following a 27 year career with Jones Lang LaSalle (JLL), one of the world's preeminent real estate advisory organizations. Brian, an International Director with JLL, was President of the firm's Leasing and Management division in the United States. He led the development of repositioning strategies for some of the country's most notable office towers including the City Center complex in downtown Denver, Fox Plaza in Los Angeles, The Transamerica Pyramid in San Francisco and US Bank Tower in Seattle. Prior to joining JLL, Brian worked for United States Senator Gary Hart concentrating on natural resource matters. He was directly involved in the negotiations of the 1980 amendment to the Wilderness Act which dramatically expanded federally protected wilderness acreage in Colorado. Brian is a Colorado native. He attended the University of New Mexico for his undergraduate degree and attended graduate school at the University of Colorado's school of environmental design.

### **Kevin D. Shea**

Kevin Shea is a Colorado Certified General Appraiser. He holds the professional designation of SR/WA from the International Right of Way Association. Kevin graduated from Western State College in Gunnison, Colorado. He works with Conservation Tax Credit Transfer, LLC where his responsibilities include every aspect of the tax credit transfer process, including working with land trust and open space professionals, easement donors/credit sellers, credit buyers and other conservation professionals. He performs a Uniform Standards of Professional Appraisal Practice compliant review for approximately 110 appraisals a year as part of the due diligence review of all the donation documents before a credit is accepted for transfer by Conservation Tax Credit Transfer, LLC.

### **Lynne Sherrod**

Lynne Sherrod is the Western Policy Manager for the Land Trust Alliance. Previously she served for 9 years as Executive Director of the Colorado Cattlemen's Agricultural Land Trust where she worked extensively with diverse interests to build bipartisan political support for conservation from the grassroots level up. During her tenure CCALT partnered with more than 125 ranching families to protect 225,000 acres of productive working landscapes.

### **William M. Silberstein**

Bill Silberstein is a shareholder and a member of the Conservation Law Practice Group at Isaacson Rosenbaum P.C., a Denver, Colorado law firm. As a recognized leader in land conservation law in the Rocky Mountain region, he has worked with landowners, land trusts, accountants, appraisers, land planners, and biologists in structuring conservation easements, and conservation-oriented business and estate plans. He has helped land trusts in the areas of nonprofit corporation organization and obtaining tax-exempt 501(c)(3) charitable status. He and his firm have represented landowners and conservation

organizations in over 750 conservation easements and in over 25 IRS audits of conservation easements.

He serves as counsel to Colorado Open Lands and Colorado Coalition of Land Trusts. He represented Forbes Trinchera, Inc. in the donation of an 80,000 acre conservation easement to Colorado Open Lands.

Bill served on the Board of Directors of the Land Trust Alliance, and is a member of the Denver and Colorado Bar Associations. He received his law degree from the University of Colorado, where he was an intern with the National Wildlife Federation and a casenote editor of the Law Review. As an undergraduate at the University of Colorado he studied environmental conservation. He is a frequent lecturer at national, regional and local conservation easement workshops.

### **Kathleen Staks**

Kathleen Staks is the Program Coordinator for Open Space at Great Outdoors Colorado, managing statewide grant programs for open space for land trusts and local government conservation programs. She was previously a conservation fellow with the Colorado Coalition of Land Trusts and has experience in a variety of land conservation issues including mineral development, public policy, and conservation funding. She has her law degree from the University of Denver.

### **Suzanne Stephens**

Suzanne is a Colorado native who has been working in the field of land conservation for 8 years. She joined AVLTL in 2003, and previously worked as an environmental educator and plant physiologist. Suzanne graduated from Reed College in Portland, Oregon with a BA in biology in 1997. She now lives in Carbondale with her husband Jeff.

### **Erin Toll**

Erin Toll was appointed the Director of the Colorado Division of Real Estate in September 2006. In this role, she oversees an annual budget of over \$5 million and a staff of over 45. The Division of Real Estate oversees approximately 50,000 licensed real estate brokers, 5,000 licensed real estate appraisers and 8,500 registered mortgage brokers.

She is a graduate of the University of Colorado and the University of Virginia School of Law. Before her appointment as Director, Ms. Toll was a litigator in private practice, an Assistant Attorney General in the Colorado Department of Law, and the Deputy Commissioner of Compliance and Market Regulation for the Colorado Division of Insurance.

### **Chris West**

Chris West is the Executive Director of the Colorado Cattlemen's Agricultural Land Trust. From 2000 to 2006, Chris was the senior project staff person for the organization and served as CCAALT's first full-time Director of Stewardship. Chris has been involved in more than 200 conservation easement transactions.

He served on the Board of Directors of the Colorado Coalition of Land Trusts from 1998 to 2005 and was the President from 2001 to 2003. He also served on the Board of Directors of the Colorado Water Trust from 2001 to 2005.

Chris received a Masters degree in Natural Resource Economics and Policy from Duke University and a Bachelors degree in Geology from Colby College.

### **Mark Weston**

Mark Weston is a principal in the real estate consulting and appraisal firm, Hunsperger & Weston, Ltd., Greenwood Village, Colorado. Mark has over 20 years experience as an independent real estate appraiser with special focus on valuation of, and counseling related to, conservation easements encumbering private land, mostly in the Western U.S. He is a regular speaker and instructor at Land Trust Alliance and Colorado Coalition of Land Trusts conferences. Mark is a contributing author to the *Water Rights Handbook for Colorado Conservation Easements* (Colorado Water Trust, 2005) and *Appraising Easements: Guidelines for Valuation of Land Conservation and Historic Preservation Easements*, 3<sup>rd</sup> ed. (Land Trust Alliance and National Trust for Historic Preservation, 1999). Weston serves as an appraisal instructor for the International Right of Way Association and is a certified USPAP instructor for the Appraiser Qualifications Board. Weston also served two terms on the Colorado Board of Appraisers beginning in 2002. He has served on Douglas County's Open Space Advisory Committee since its formation in 1995.

### **Janis Whisman**

Janis Whisman has been involved in land conservation since 1989 when she began coordinating the plaintiff's attorney group representing the environment in the Exxon Valdez litigation. Janis then worked for seven years for The Nature Conservancy as a paralegal and subsequent project coordinator handling land conservation deals in Colorado and several other western states. After earning a Master's degree in non-profit management from Regis University, Janis worked seven years for Great Outdoors Colorado, spending most of her time there coordinating GOCO's Legacy and Open Space grant programs. Janis is now the Conservation Easement Program Manger for Boulder County, which holds and manages nearly 800 conservation easements.