



Ecolab & Wildlife Management: A Compelling Alternative to Traditional Agricultural Exemption

Cassie Gresham — Braun & Gresham, Attorney & Counselor
Tim Milligan — Plateau Land & Wildlife, Landowner Services

HELLO AND WELCOME!

Cassie Gresham

Braun & Gresham, Attorney and Counselor



Tim Milligan

Plateau Land & Wildlife, Landowner Services



OBJECTIVES

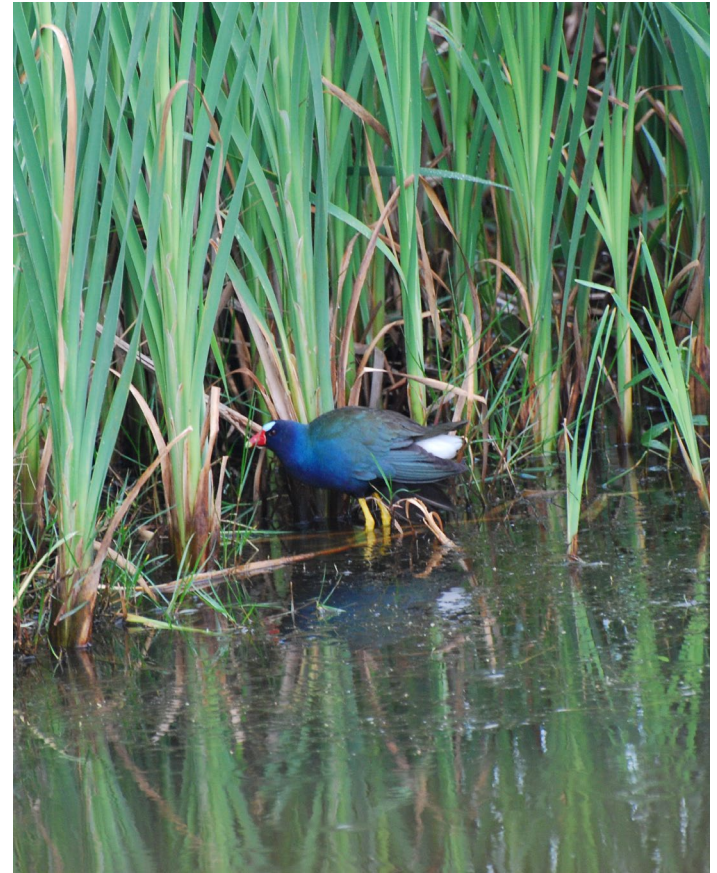
We'll cover:

1. An overview of The Texas Ecolab Program
 - a. Benefits
 - b. Qualifications
2. Next Steps After Your Property has Qualified
 - a. The Importance of a Plateau Habitat Assessment
3. Transitioning to a Wildlife Management Tax Valuation After 5 Years of Hosting Research

What is an Ecolab?

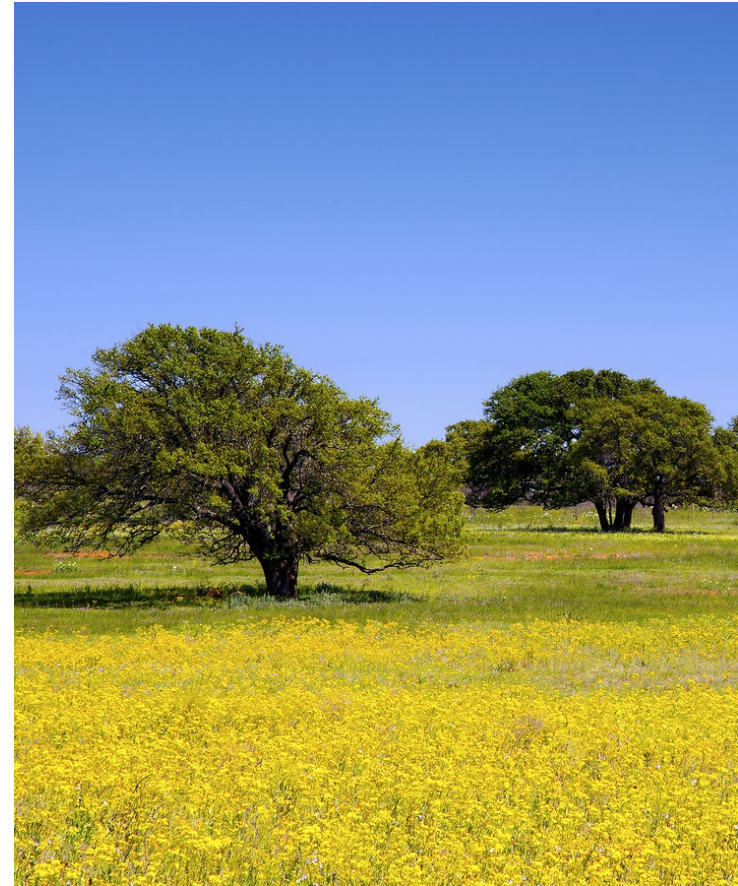
WHAT EXACTLY IS AN ECOLAB?

- The Texas Tax Code Section 23.51
- Similar to an Agricultural or Wildlife Management Valuation
- Landowners partner with universities to host confidential research
- Alternative for landowners interested in Wildlife Management
- Research must be in furtherance of farming, ranching or wildlife management



ADVANTAGES

- Perfect for properties that are paying market value taxes and land is not conducive to traditional Ag
- Reduce property taxes in year 6 after establishing a 5-year “history of research”
- Transition to Wildlife Management in year 7
- Landowner provides grant money to fund research
- Grants are tax deductible



QUALIFICATIONS

- Properties larger than 20 acres work best
- Land must be contiguous if more than one owner
- Property must be principally used for research by a college and/or university
- Landowner commits to funding and accommodating research projects for 6 year period
- Property needs at least three researchers per year



**My property qualifies for Ecolab.
What next?**

HOW IS THE LAND USED?

- Landowners choose which research to host and fund
- Study of grasses, insects, birds, soil sampling, small mammals, fish
- Research must be in furtherance of farming, ranching or wildlife management
- Landowners can use property recreationally



IMPORTANCE OF A PLATEAU HABITAT ASSESSMENT



- A Plateau biologist will conduct an on-site visit
- Determines the ecological studies that would be appropriate
- Designed to attract researchers to your property

OUR ECOLAB SERVICES

- Evaluate the property to determine appropriate ecological studies
- Identify specific, highly-qualified research scientists - www.texasecolab.org
- Evaluate research proposals
- Negotiate and draft an agreement between landowner and universities
- Coordinate and manage all activities of the researchers
- Obtain liability waivers
- Apply and report to Appraisal District for appraisal of the land as an Ecological Laboratory.

OUR TRACK RECORD

- Program started in 2004
- Successfully achieved Ecolab status for over 390 clients on approx. 60,600 acres
- Our clients have made grants in excess of \$4M for 16 state universities and colleges
- Worked with 51 different appraisal districts





Transitioning to Wildlife Management

HOW TO TRANSITION TO WILDLIFE MANAGEMENT AFTER ECOLAB

- Once the Open Space Valuation is established you can transition Wildlife Management
- Next Step: File WLM plan/application
- Plateau offers customized 5-year Wildlife Management Plans that detail activities suited for managing the native wildlife on your property, and satisfy legal requirements of your Appraisal District.
- A Wildlife Management Plan starts with an on-site assessment by a wildlife biologist for wildlife management and restoration potential.
 - This site visit includes a discussion of your goals for your land, sound management options, and professional advice to aid your decisions.

PLATEAU WILDLIFE MANAGEMENT PLAN INCLUDES:

- Consult with CAD & confirm tax status
- Site visit with a Plateau biologist
- Detailed discussion of WM activities & goals
- 5-year Wildlife Management Plan
- Three custom property maps
- Professional representation to the CAD
 - Filed and tracked
- Resource notebook

MINIMUM REQUIREMENTS:

Must Complete 3 of 7 Activities

1. Habitat control
2. Erosion control
3. Predator control
4. Supplemental food
5. Supplemental water
6. Supplemental shelter
7. Census



HABITAT CONTROL

Game population management

Brush management

Riparian management



EROSION CONTROL

Pond/tank construction

Streamside, pond, wetland re-vegetation

Dam construction/repair

10 Year Wildlife Management Activity **

** Enhanced recreational value

** Increased property value



PREDATOR CONTROL

Feral animals (hogs, cats, etc.

Imported Red Fire Ant control

Native predators (skunks, raccoons)



SUPPLEMENTAL FOOD

Grazing management

Food plots

Feeders & mineral supplementation



SUPPLEMENTAL WATER

Wildlife rain collectors

Wells, troughs, windmill overflow

Spring development/enhancement



SUPPLEMENTAL SHELTER

Nest boxes, bat boxes

Brush piles & slash retention

Pasture management (strip mowing)



CENSUS

Spotlight counts

Harvest data collection

Songbird count



Bushnell

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APPLICATION PROCESS

- Filing deadlines January 1 – April 30
- Written Wildlife Management Plan
- Required county forms
- Documentation of active management
- Documentation of previous activities

The background is a dark olive green with a complex pattern of thin, light-colored topographic contour lines. Overlaid on this is a faint grid of thin white lines. There are several clusters of small white dots of varying sizes scattered across the image, particularly in the upper left, upper right, and lower right areas. A few small white 'x' marks are also visible. The overall aesthetic is technical and scientific.

Questions?

THANK YOU!

Cassie Gresham
Braun & Gresham
Attorney and Counselor

P: (512) 894-5426
E: CGresham@braungresham.com

braungresham.com
info@braungresham.com

Tim Milligan
Plateau Land & Wildlife
Landowner Services

P: (512) 894-3479
E: TMilligan@plateauwildlife.com

plateauwildlife.com
plateau@plateauwildlife.com