



**WELCOME**

Welcome to the premier issue of the newsletter of the Keweenaw Land Trust (KLT). It is possible that in future issues this space will be given to the editor. However, as the discerning reader will no doubt discern, this issue was created by a committee, so you'll just have to guess the author.

Which brings me to my first plea. We are seeking an editor. We hope to publish the newsletter about three times yearly. It will include activities of the KLT, news, general information, and educational articles. Enthusiasm and a willingness to work are the prime criteria, but an ability to spell would be nice and desk top publishing capacity frosting. So, let any of the Board know if you're interested.

The second plea is not actually a plea, but a challenge. The newsletter needs a name. So, give us your best shot. The winner will receive an all expenses paid, guided excursion of a clear cut plus a beverage of his or her choice.\* The decision of the judges (as yet unnamed) will be final; and no whining. Current entries include The Keweenaw Land Tattler Tribune and The Keweenaw Land Trust. I bet you can't top those, but if you think you can, get your entry in the mail.

\* Some restrictions may apply

**THE YEAR IN REVIEW**

The 1997 Annual Report of the Keweenaw Land Trust was presented at the annual meeting on June 24, 1997. President Michelle Morgan reported that the first year lay the groundwork for our organization to support land transactions. Members of the Board and three committees--Membership and Fund raising, Public Relations and Education, and Operations and Land Acquisition and Management Committees--worked diligently to prepare legal documentation and increase public awareness of the Trust's mission.

We received recognition as a non-profit corporation in April 1996 and federal tax-exempt status retroactive to March 1996 making any donations of land or money since that time tax-deductible. We drafted Bylaws and a Statement of Purpose as well as documents such as "Qualifying Criteria for Accepting Land into the Trust" to guide the Trust's acceptance of a conservation easement or land acquisitions. In June 1997 the Board decided to join the Land Trust Alliance.

Public awareness of the Trust is growing. Forty people attended our Public Information Meeting in April and eighty have become KLT members. Thanks to a \$686 grant from the Michigan Environmental Council, we produced a professional brochure and distributed it widely in Keweenaw, Houghton and Baraga counties. Memberships, donations and the MEC grant offset expenses, leaving a current fund balance of \$879.

Goals for next year include publishing a regular newsletter, identifying properties for potential purchase or donation, and completing our first land transaction.

**REPORT ON THE ANNUAL MEETING**

On June 24, 1997, about thirty people gathered at the Gloria Dei Lutheran Church in Hancock for the First Annual Meeting of the Keweenaw Land Trust. They celebrated an active and productive first year by hearing the year's accomplishments presented in the 1997 Annual Report, electing new directors, welcoming guest speaker Bill Arthur, and feasting on a broad array of refreshments.

President Michelle Morgan reported that the first year lay the groundwork for our organization. See "The Year in Review" for a summary of the 1997 Annual Report. It was suggested during discussion that gifts-in-kind, such as attorney's pro-bono services, be recognized on our financial statements in the future.

Denise Marth of Pelkie and Pat Toczydlowski of Calumet were reelected and Greg Kudray and Christa Walck were newly elected to the Board of Directors, bringing the total number of directors to 10.

Bill Arthur, a community development activist from Embarrass, Minnesota, gave an inspiring talk about his work and the role that land trusts could play in revitalizing small communities. Two themes were "Let's do it ourselves," instead of hiring expensive experts, and "Figure out what you want." One of his techniques for community development is "culture mapping"--identifying who has power and what kind in the community. He suggested that we need to include land and use in our community map, and determine the linkages between the land and the resource base in the community. He urged us to look for land that nobody else wants, and take a comprehensive approach that is inclusive of everyone's interests in order to be sustainable.

**KEWEENAW LAND TRUST BOARD OF DIRECTORS**

- |   |  |
|---|--|
| Terry Kinzel (President)<br>Hancock, 482-6827     | Greg Kudray (Vice President)<br>Chassell, 523-4817 |
| Pat Toczydlowski (Secretary)<br>Calumet, 337-0037 | Dana Richter (Treasurer)<br>Hancock, 482-3361      |
| Jeff Flamm<br>Houghton, 482-2951                  | Denise Marth Pelkie, 334-2763                      |
| Michelle Morgan<br>Calumet, 337-3440              | Dave Rulison Pelkie, 334-2553                      |
| Doug Sherk<br>Eagle Harbor, 289-4665              | Christa Walck Houghton, 482-5019                   |

## Public Information Meeting for the Keweenaw Land Trust

A Public Information Meeting for the Keweenaw Land Trust was held April 28th at the Finnish American Heritage Center. Vice President, Terry Kinzel, welcomed everyone and introduced the Keweenaw Land Trust. He explained why and how the Keweenaw Land Trust was formed.

Michelle Morgan, President of Keweenaw Land Trust, followed Kinzel's remarks with a slide presentation and information on why preservation of land should be a concern for the Copper Country and how individuals can get involved. Growth patterns in the area were covered, including information and slides on population, construction and farmland loss. Past, present and future projections were noted.

The projections for the future indicate that population will continue to increase in the Copper Country which will result in construction of new housing. Also employment will increase especially in jobs related to the growing recreation and second home market. Essentially, changes will continue to occur in the Copper Country which are likely to affect the landscape and land use.

Morgan then discussed why a community might want to preserve land. She dispelled the myth that development of land can only improve the local economy. There are many costs associated with development such as infrastructure, roads, schools, utilities and waste management. Morgan referenced a study completed a few years ago of the U.S. Highway 41 corridor which indicated that an average of 9,000 vehicles per day traveled between Hancock and Calumet. This average is the same as the average daily traffic across the Mackinac Bridge! Increased traffic raises not only financial road maintenance costs, but an increase in risk of accidents, especially in areas of unrestricted development where cars are entering and exiting.

Road maintenance constitutes a small portion of development costs. Development also includes millages for schools, expensive improvements in waste disposal and more public services. Many studies have shown that revenue from property taxes does not meet the costs of residential development. Development costs \$1.06-\$1.40 for every dollar collected on property taxes. There is also the risk of rising taxes as we have seen assessments steadily increase over the past five years. Therefore, development does not necessarily improve the local economy, it can also hamper it.

Another myth that Morgan dispelled was that undeveloped areas do not benefit the local economy. Actually, the tourist industry is heavily dependent on the quality of natural resources. If development is poorly planned, natural features that attract tourists are lost. If we look just like everywhere else, who wants to spend the time and money to come up here? Another consequence of poor planning is traffic congestion, which is a nuisance both to tourists and the local population. Businesses also look for areas that will

attract employees. Morgan pointed out that research shows people value having nature close by. So businesses seeking quality employees look for an area with a high quality of life. Retirees also want to relocate to natural areas with travel and recreational opportunities.

Not only does it make economic sense to preserve land, it also benefits people already living here. Recent survey results of North Houghton County residents indicate that natural scenery and open space are highly valued. Very little public land exists in North Houghton County and Keweenaw County which means efforts to preserve scenic areas before they are lost are vitally important.

Morgan concluded by showing how land can be preserved to insure that the quality of life and natural surroundings we value will be preserved even as the area grows. She cited examples of communities who have bought land to preserve it as open space rather than supporting its development. She also described individuals who found ways to preserve land for future generations through donating a parcel of land to a land trust or placing an easement on their property.

Pat Toczydlowski, a member of the Keweenaw Land Trust, wrapped up the evening with more information on land trusts, specifically the Keweenaw Land Trust, as resources for people who are interested in preserving land.

What can you do? Talk to local government officials about your concerns. If you are a landowner, consider land preservation options. Join the Keweenaw Land Trust.



## MEET THE BOARD

Michelle Morgan is the immediate past president of the Keweenaw Land Trust. She and her husband and two cats moved here from Wisconsin five years ago, attracted by the quiet of the woods, the clarity of Lake Superior, and the promise of 300 inches of snow.

Michelle grew up in several parts of the country, since her family moved every few years. She has had the opportunity to see how different communities have met the challenges of growth and change. For instance, in the city of Santa Fe, New Mexico, residential development rapidly outpaced the available water supply, and sky-rocketing property values left many families who had lived there for generations unable to afford to stay on family lands.

Michelle has now put down roots in North Houghton County where she works as a psychiatrist for the Copper Country Mental Health Services. She has been involved in the Keweenaw Land Trust since its inception 3 years ago. "Most communities wait until much of their unique character has been lost before they recognize the need for preservation. The Copper Country has an opportunity to learn from what others have gone through. I envision the Keweenaw Land Trust helping individuals and communities to take steps now to ensure that future generations will be able to enjoy what we enjoy now."

### KLT Attends State Meeting

The 1997 Michigan Land Conservancies Conference was held on April 26 in Petoskey. Representatives from many of the 35 Michigan Land Trusts attended, including the Keweenaw Land Trust. The Michigan Nature Conservancy and Michigan United Conservation Clubs were also represented. The following is a summary of the program.

Tom Bailey of the Little Traverse Conservancy served as host. Much of the focus was on the success of

Michigan's conservancies, many of whom have been in existence for more than ten years, have paid staff, and have become quite sophisticated in assisting landowners and communities with conservation options.

Keith Charters, chairman of the Michigan Natural Resources Commission and a businessman from Traverse City, gave the keynote address, discussing the Michigan Natural Resources Trust Fund, changes at the MDNR, and his own efforts to assist the Traverse City Planning Commission to enact an ordinance regarding signs. (He will also be presenting a workshop here in October.) Rich Harlow of the MDNR presented data showing a dramatic increase in the number of Michigan farmers interested in the state's Farmland and Open Space Development Rights Purchase Program. Unfortunately, the current funding for this program significantly limits the number of farmers who can participate. Tom Woivode of the Michigan Nature Conservancy discussed various government sources of funding that Land Trusts might apply for, most of them matching grants. There were workshops on working with the news media, and meeting the IRS Public Support Test required to maintain status as a charitable organization.

Perhaps the most interesting workshop was an open forum in which ideas were shared informally. Participants discussed how different Land Trusts and the Michigan Nature Conservancy sometimes collaborate and financially assist one another with projects. The Michigan United Conservation Clubs is developing a market of members interested in donating land and easements, and directing them to the appropriate Land Trust.

The conference also was a good opportunity to network. Many people expressed how pleased they are that there is an active Land Trust in the Keweenaw.

---

## Join the Keweenaw Land Trust

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_

- I support the mission of the Keweenaw Land Trust, enclosed are my membership dues \$20.00 \_\_\_\_\_.
- I want to contribute to the goals of the Keweenaw Land Trust \$ \_\_\_\_\_.
- I would like someone to contact me with further information.
- I would like to consider donating land or a conservation easement.
- Please send an acknowledgement

*Dues and contributions are tax deductible. Please fill out form and mail to:  
Keweenaw Land Trust, Inc., P.O. Box 750, Houghton, MI 49931.*

## UPCOMING EVENTS

Operations and Land Management Committee  
Monday, September 8, 7 PM at the Forestry Building  
at MTU-call Michelle for more information

Board of Directors Meeting  
Monday, October 6, 7 PM at Portage Lake United Church

Membership and Fundraising Committee

Possible Public Information Meeting in the Keweenaw in August  
Call a Board Member for information

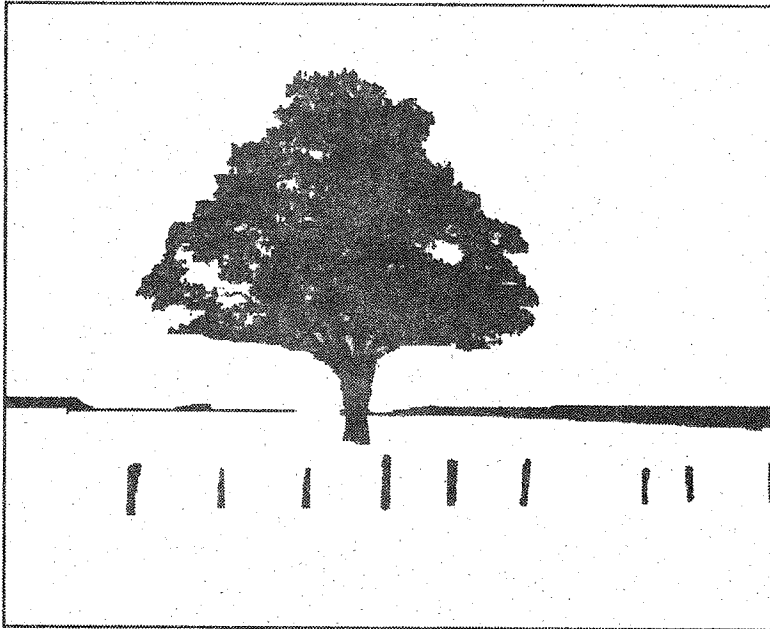
## WISH LIST

Current Plat books for Houghton, Baraga, &  
Keweenaw Counties

Please check your mailing label to see when  
your membership renewal is due


photos courtesy of Joe Kirkish

printed on recycled paper at *Shenanigan Press*,  
Atlantic Mine, MI



## CALL FOR PROJECTS

Thus far, while we have done a lot of organizing and a bit of educating, we have not actually preserved any land. We are currently seeking our first land preservation project. While there are many wonderful sites just begging to be preserved, for our first project we will need one that can be begun with essentially no starting budget and be accomplished fairly simply. If you have a good idea, let one of the board know.

 Keweenaw  
Land  
Trust  

---

P.O. Box 750, Houghton, Michigan 49931