

**SHEBOYGAN COUNTY RESOLUTION NO. 32 (2021/22)**

Re: **Establishing Credit Sale Policy for Amsterdam Dunes Wetland Mitigation Bank**

**WHEREAS**, in three phases between September 2014 and July 2015, Sheboygan County purchased the 328-acre property commonly known as Amsterdam Dunes, and

**WHEREAS**, the Sheboygan County Board directed the County Administrator and County Planning & Conservation Director to establish a wetland mitigation bank on a portion of the property and restore the remainder, and

**WHEREAS**, in late summer of 2021, the wetland mitigation bank was approved to include approximately 31.76 credits for potential sale, and

**WHEREAS**, establishing a policy to sell the available credits from the wetland mitigation bank is prudent, and

**WHEREAS**, the Planning & Conservation Director will consult with the U.S. Army Corps of Engineers, Wisconsin Department of Natural Resources, and other mitigation bank owners to determine current credit market rates when warranted, and

**WHEREAS**, the County Administrator, the Deputy County Administrator, and the Planning & Conservation Director, along with the help of a number of Supervisors have prepared, reviewed, and refined a number of credit sale policy iterations and have concluded the below suggestions are in the best interest of the County;

**NOW, THEREFORE, BE IT RESOLVED** that the Sheboygan County Board of Supervisors authorizes and directs the County Administrator, with the approval of the Executive Committee, to sell available mitigation credits under the terms below:

- Sale of credits to a private entity with ownership and a primary place of doing business in Sheboygan County should be sold at a reduced rate of 20% under the current market rate but not less than the cost of developing the credit.
- Sale of credits to local public entities within Sheboygan County (i.e. Towns, Villages, Cities, School Districts, etc.) should be sold at a reduced rate of 30% under the current market rate, but not less than the cost of developing the credit.
- Sale of credits to a private employment entity or establishing operations in Sheboygan County should be sold at a reduced rate of 10% under the current market rate but not less than the cost of developing the credit.
- If demand for credit sales for Sheboygan County entities is weak, the County could entertain selling credits to entities outside of the County. If that type of sale is deemed appropriate, those credits will be sold at whatever the current market rate is garnering, but not less than the cost of developing the credit. Sheboygan County will give preference to projects that have significant positive impacts on its residents.
- Internal projects should be either no charge or sold for the cost of developing the credit.
- For all credit sales, it is the explicit expectation that there is an associated project planned and that it will be built (or close to completion) within three years of the credit sale. If the project does not progress, Sheboygan County will reserve the right to the

extent of its legal capacity to retain the payment and put the associated credits back on the market.

- Sheboygan County has a goal to provide the credits at an approximate 50/50 ratio to public and private entities.
- After a five-year period, these terms will be reviewed by the County Board.

**BE IT FURTHER RESOLVED** that the County Administrator is authorized and directed to sell the County's interest in the Amsterdam Dunes Wetland Mitigation Bank credits upon such terms and conditions as the County Administrator deems appropriate, subject to Executive Committee approval.

Respectfully submitted this 21st day of December, 2021.

**PLANNING, RESOURCES, AGRICULTURE,  
AND EXTENSION COMMITTEE\***

Keith Abler

Keith Abler, Chairperson

Michael S. Ogea, Vice-Chairperson

Rebecca Clarke, Secretary

Paul A. Gruber

Paul A. Gruber

Henry Nelson

Henry Nelson

Opposed to Introduction:

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\*County Board Members signing only

Adopted 01/18/2022