

Received From
Provost's Office 12/20/91

864 February 17, 1973

Upon motion made and seconded, the report of the Development Committee was accepted.

Report of the Student Activities Committee

Mr. Jones reported that the Committee had discussed the arguments for and against Division I status for the intercollegiate hockey program and presented the following resolution for Board approval:

Division I Status for Hockey

RESOLVED, that the Board of Trustees authorizes the Director of Athletics to apply to the Eastern Collegiate Athletic Conference for Division I hockey status.

Upon motion made and seconded, it was voted to approve the resolution as presented.

Residency Appeals: The Committee reviewed several residency appeals. All had been denied by the Residency Committee. Motions were duly made and seconded, and it was voted, that the Board uphold the Residency Committee's decisions and deny residency status in the following cases: Robert Wieland, Dean Douglas, Martin Tennant, Rose Friedman, James Glasser and William Jenny. Upon motion made and seconded, it was voted to uphold the Residency Committee's decision and to grant residency status to Joan Tennant.

Upon motion made and seconded, it was voted to accept the report of the Student Activities Committee.

Report of the Educational Policy Committee

Mr. Eaton reported that the Committee had received the administration's report of staff actions (Appendix A). The review of sabbatical leave applications had been delayed this year and the administration requested that the President be delegated the authority to grant leaves so that it would not be necessary to wait until the April meeting for action. The following resolution was presented on behalf of the Committee:

Award of Sabbatical Leaves

RESOLVED, that the President be authorized to grant sabbatical leaves for the 1973-74 academic year and thereafter until subsequent action is taken by the Board.

Upon motion made and seconded, the resolution was approved as presented.

Awarding of Degrees

RESOLVED, that the Board of Trustees accept the recommendations of the Faculty Senate and award degrees as presented (Appendix B).

RESOLVED, that decisions on honorary degree recipients be delegated this year to the Executive Committee and reported to the full Board at the April meeting.

Upon motions duly made and seconded, each of the resolutions was approved as presented.

Upon motion made and seconded, the report of the Educational Policy Committee was accepted.

Report of the Buildings and Grounds Committee

Mr. Boardman presented the following resolutions on behalf of the Committee:

Lease Land Policy

WHEREAS, the University of Vermont Lease Lands have become an economic burden and under their legal status will continue to be a drain on its resources, and WHEREAS, the original intent of these leases was to provide funds to carry out the University's educational mandate, and WHEREAS, numerous studies have shown that the University has no apparent legislative or judicial solution for returns of these lands in total, and WHEREAS, the existence of the leases constitutes a title encumbrance causing great interference with the transfer, sale, mortgage, etc., of properties throughout the state,

THEREFORE, BE IT RESOLVED, that the President or his designee shall commence negotiations with the present lease holders to sell to them a clear title to the property, reserving for the University the oil and mineral rights to the property. The monies received from this sale will be placed in the General Endowment Funds of the University. This includes all deeded and chartered lands presently under perpetual lease. The following holdings are specifically excluded from this policy: (1) lands presently leased but which are delinquent in their payment, and have educational values; (2) all lands in Burlington and South Burlington; and (3) the following: Town of Castleton--ETV Transmitter Station; Town of Charlotte--Pease Mountain; Town of Colchester--Ethan Allen Air Force Base, Colchester Bog; Town of Essex--Ethan Allen Air Force Base; Town of Jericho--Forestry Research Farm; Town of Morrystown--James Marvin Property (Molly Bog); Town of Stowe--Top of Mt. Mansfield; Town of Underhill-- Proctor Maple Research Farm, Top of Mt. Mansfield; Town of Weybridge--Morgan Horse Farm; Town of Williamstown--ETV Transmitter Station.

BE IT ALSO RESOLVED, that the President or his designee continue to press for the return of the delinquent lands which have educational value and to continue to negotiate with the Green Mountain National Forest and the State Forest and Park Department for sale of the unleased lands which were offered to them.

(Note: It is understood that the term "education" also includes research.)

Upon motion made and seconded, the resolution was approved as presented.

Mt. Mansfield Summit Property

RESOLVED, it is the policy of the University of Vermont that the lands owned by the University on the summit of Mt. Mansfield be dedicated to educational and research purposes consistent with maximum protection of the rare and unique natural character of the area. Such designation recognizes the extremely fragile nature of this arctic ecosystem, and its irreplaceable value for research and study.

No further development will be permitted on this area, except that which can be accommodated within the existing buildings used by Vermont Educational Television and Station WCAX-TV, and which will in no way increase the human impact on the site.

The University will also adopt appropriate regulations to control public recreational use of the area necessary to protect the natural environment; and provide adequate public supervision and education to enforce such regulations. In consultation with the State Department of Forests and Parks and the University Environmental Program, action should be taken to erect necessary interpretive signs, to relocate trails, and to make whatever other modifications in the area consistent with maximum protection of the natural environment.

Adoption of the following regulations for the Mt. Mansfield summit which are consistent with those now in force on adjacent public lands and those recommended by the special Advisory Committee in their September, 1970 report:

1. Property. It shall be unlawful to post bills, cut, deface, write upon or destroy any buildings, sign, shrub, rock or other structure or objects on state lands. (Title 13, Section 3702, Vermont Statutes Annotated, 1959).
2. Fires. No fires will be permitted. This includes all types of warming fires, camp fires, portable stoves or other devices for cooking, heating or refuse disposal.
3. Camping. No overnight camping is permitted.
4. Vehicles. No motor vehicles are permitted--including motorcycles, motor bicycles, all-terrain vehicles and snowmobiles; except those authorized and essential to servicing communication facilities or to conduct research, educational, or administrative services when traveling on designated routes.
5. Plant life. Removal, or disturbance of vegetation--trees, shrubs, flowers, ferns, tundra or other plants--is prohibited, except by permit from the University for research purposes.

Upon motion made and seconded, the resolution and regulations pertaining to the summit Mansfield were approved.

UVM LEASE LAND - A BRIEF HISTORY

In the late 1700's and early 1800's, when the towns in Vermont were being chartered, it was customary with the Wentworth Grants (named after the Governor of New Hampshire, Benning Wentworth) to reserve one or more of the following rights: 1. the first settled minister, 2. town school, 3. county grammar school, 4. Church of England, 5. Society for the Propagation of the Gospel in Foreign Parts, and 6. college. It is through the college right that the Corporation of the University of Vermont acquired the majority of its so-called "lease land". These public or "chartered" lands of the University are held by it in trust from the State of Vermont, to be used for educational purposes. The State has ultimate ownership by virtue of having withheld, or reserved, the lands from the grants made to the original proprietors of the townships. The University can exercise only so much control over the lands as is within the limits of the trust arrangement. In the Corporation's charter of November 2, 1791, the legislature granted it the power to "take charge of, lease, rent, and improve to the best advantage, all such grants ...". The Corporation was reformed in 1802, this time with power "to take charge of, lease, rent, and appropriate to the use and benefit of the University of Vermont ...". The change in the language of the 1802 Act, with the legislature no longer insisting that the Corporation improve the lands under its control, illustrates how quickly and completely the concept of leasing the lands took hold, with the University thereby losing direct control over them. In 1810, the Act of 1802 was repealed but a new act of incorporation resurrected its language; this time with the addition that the land was "to the use and benefit of said University forever." The language remained unchanged in the 1865 Act which merged the University and the Agricultural College.

The Corporation of the University of Vermont started issuing perpetual leases in the early 1800's for "as long as grass grows and water runs" for a nominal fee of between \$0.04 to \$0.18 per

UVM LEASE LAND - A BRIEF HISTORY

acre. Reserved in the lease was a timber reservation which usually ran between 15 and 25 acres per 100 acre lot in which no timber was to be cut. Usually the original lease was for an entire lot with the lessee having the right to convey the lease in whole or in part at current fair market value, with the understanding that the new lessee was purchasing only a leasehold interest in the property and that the property was subject to an annual rental due and payable on or before 1 January for the ensuing year. The Corporation, in its original lease, reserved the right to terminate the lease for nonpayment. This has rarely been accomplished because the courts look in disfavor on the Corporation taking such action.

About 1844, a generous benefactor by the name of Azarius Williams, donated his large land holding to the University. This land was located, for the most part, in the towns of Concord and Jay. Like the chartered land, his property, for the most part, was in the form of original town lots. Consequently, the Corporation issued perpetual leases on the Azarius Williams land and added his gift to the "lease land" category.

Owning lease land before 1969 was desirable because the land was not subject to taxation. The owner only had to pay his annual rent to the University. In 1969, the General Assembly made the land taxable with the amount of the annual rent being deductible from the town tax to avoid a double taxation situation.

In 1970, the University had approximately 36,500 acres of land (both chartered and deeded) in the lease land category located in 89 towns in the northern half of the state with an annual rental of \$4,100 spread among 445 lessees. Due to the ever increasing cost of administering the lease land account, plus the fact that the income was fixed under the terms of the original

UVM LEASE LAND - A BRIEF HISTORY

leases issued in the early 1800's, the University began exploring the possibility of selling the lease land to the current lessees of record canceling the leases. At the Trustees meeting of 18 August 1973, it was RESOLVED, "that the oil and mineral rights of the lease land being sold, not be sold, but be retained by the University".

The determination of the fee for selling of the lease land is based on \$100.00 for the drawing of the deed, plus enough money to be placed in an escrow account to generate the annual rental of the lease being sold, at a rate of 0.045. In 1990 persons affected by the oil, gas, and mineral rights reservation could exchange these reserve rights for a royalty rights reservation, so for some parcels there will have been issued both a quitclaim deed and a quitclaim deed and royalty agreement. The income derived from the sale of lease land is deposited in the Lease Land Endowment Account. As of October 1993 the market value of the Lease Land Endowment account was \$768,934.

The 1994 Lease Land billing indicates that approximately 14,450 acres still remain in the lease land category. This land is located in 70 towns with an annual income of \$1,745.92 and is spread among 357 parcels and 292 lessees. Sales of the lease land have dropped sharply since 1976 and it is unlikely that we will experience a drastic reduction in the remaining lease land. As of January, 1994, the University had sold 22,150 acres with a reduction in lease land rent of \$2,277.16. Of the quitclaim deeds that were issued those issued with royalty rights reserved totaled 33 parcels for a total of 954 acres sold and a reduction in lease land rent of 110.15.

UVM LEASE LAND - A BRIEF HISTORY

As of January 1994 the breakdown of the holdings of lease land is as follows:

<u>LEASE LAND CATEGORY</u>	<u>ACREAGE</u>	<u>ANNUAL RENT</u>
Chartered	9,944	\$1,237.07
Deeded	<u>4,506</u>	<u>\$ 508.85</u>
TOTAL	14,450	\$1,745.92

The quitclaim deed and royalty agreements issued as of January 1994 totaled 12 parcels for a total of 676 acres. Since quitclaim deed and royalty agreements are issued as a replacement to the quitclaim deeds that reserved the oil, gas and mineral rights they do not constitute a loss of rental income. When the University is notified of a change in ownership, the new lessee is given the opportunity of either purchasing the lease by quitclaim deed or to continue paying the annual rent. Income derived from the lease land rental is credited to the General Fund as is the annual interest earned from the Lease Land Endowment Fund.

LEASE LAND INCOME FY '94

Est. Endowment Income + \$ ±	30,195.19
Annual Rental Income =	<u>\$ 1,745.92</u>
Total Income =	\$ 31,941.11

By: Harris G. Abbott, Manager - Land Records Office
history.11 (11#1)
created 4 April 1977
Revised 11 January 1994

University of Vermont
Historic Leased Lands

General Overview

The University has been administering the “Historic” Lease Lands since the early 1800’s when the University first issued perpetual leases. The rental rate has never been increased since the issuance of the original leases. In 1973, due to increasing administrative costs and the fact that the income was fixed under the terms of the original leases, the University began offering to current lessees the option of canceling the lease through issuance of a quitclaim deed in which the University reserved the oil, gas and mineral rights. In 1990, the University switched this reservation to a royalty reservation, establishing that the University would require a share in any profits from subsurface resources only if the leaseholder commenced with the exploitation of the subsurface resources. In 1994 the University further released its hold on the Lease Lands when the Board allowed the University to release all interest in those properties that were deemed not valuable with regard to subsurface resources (based on a geological study completed in 1994). For those properties that were deemed to be valuable for subsurface resources (i.e. sand/gravel), the University still offers the lessee the option of canceling the lease but the University reserves the royalty rights on the oil, gas and minerals (including sand and gravel).

The University has been canceling leases since 1973 and has twice made the process more desirable for leaseholders, first by reserving royalty rights instead of oil, gas and mineral rights, and then by reserving royalty rights on only those properties that were deemed to have potentially valuable subsurface resources. Since the cancellation of the leases began in 1973, the University has never benefited from the reservations it has placed on the parcels for which it has cancelled leases.

History of University Lease Land Timeline

- 1791 Vermont Legislature granted the Corporation of the University of Vermont the power to “take charge of, lease, rent and improve to the best advantage, all such grants...”
- 1802 Corporation reformed, this time with power to “take charge of, lease, rent and appropriate to the use and benefit of the University of Vermont...”. The Legislature no longer requires the Corporation to improve the lands under its control.
- 1810 The 1802 Act was repealed and a new act of incorporation resurrected its language, this time with the addition that the land was “to the use and benefit of the said University forever.”

The University of Vermont began to issue perpetual leases for “as long as grass grows and water runs” for a nominal fee of between \$0.04 and \$0.18 per acre. The rent has not increased since the original leases were first issued. Usually the original lease was for the entire lot but the lessee had the right to convey the property in whole or in part and at the present time there are often multiple lessees for any one lot. Lease land was not subject to taxation. The Lessee was only required to pay rent to the University.

- 1844 Azarius Williams donated his large land holding, primarily in the Towns of Jay and Concord, to the University. The University added this gift to the historic "Lease Land" category and began issuing perpetual leases on the property.
- 1969 Owning lease land before 1969 was desirable because the land was not subject to taxation. In 1969, the General Assembly made the Lease land taxable with the amount of the rent being deductible from the town tax to avoid a double taxation situation.
- 1970 The University's Lease Land database was created. The Lease Land, including the Azarius William's gift, showed that the University had approximately 36,500 acres of land in the perpetual lease category, located in 89 Towns with an annual rental income of \$4100.00. At this time there were 445 Lessee accounts to administer.
- Due to the ever-increasing administrative costs, the University began to explore the possibility of selling the lease land, on an individual basis, to the current lessees thereby canceling the leases.
- 1973 The University's Board of Trustees authorized the University to sell the lease lands to the current lessees, reserving for the University all oil, gas and mineral rights. The cost to the lessee for the sale included a \$100.00 fee plus enough money to be placed in an escrow account to generate the annual rental at a rate of .045.
- 1990 In an effort to further dispose of the Historic Lease Lands, the University's Board of Trustees authorized the University to sell the lease lands to the current lessees reserving for the University only a royalty interest in the oil, gas and minerals (including sand and gravel). The cost is the same as for those sales where the University reserved the oil, gas and mineral rights.
- Persons affected by the oil, gas and mineral rights reservation could exchange the oil, gas and mineral reservation for a royalty rights reservation. A fee of \$25.00 was established for this transaction.
- 1994 The University completed a geological assessment of the "Lease lands" revealing those properties that may represent potential economic value through subsurface exploitation as well as those properties that represented no real potential for economic gain. The Board of Trustees authorized the University to dispose of all right, title and interest in those lands that were not deemed to be valuable for their subsurface resources. Part of the reasoning for this action was that the cost of administering the remaining Leased lands now exceeds the revenues generated by collecting rent on those tracts.
- In 1994 the annual cost to administer the Lease Lands was estimated to be \$5,000 and the annual income in 1994 was \$1745.0 for the lease rent plus approximately \$1000.00 received for the quitclaim deed transactions. The

income derived from the lease land rental is credited to the General Fund as is the annual interest earned from the Lease Land Endowment fund.

The interest earned on the Lease land endowment fund in 1994 was approximately \$30,000.00.

In 1994 the University had approximately 14,500 acres of lease land, located in 70 towns and spread among 292 lessees.

2003 The current estimated annual cost to administer the University Lease lands is \$8900.00. The current annual income is \$1098.00 for the lease rent plus \$1365.00 received for the quitclaim deeds issued in FY02.

The annual income derived from the interest earned on the lease land Endowment fund is approximately \$50,000.00.

The University currently has approximately 8493 acres of lease land remaining located in 60 towns and spread among 217 lessees.

In 1995, after the 1994 resolution, interest in acquiring a quitclaim deed did pick up but has since dropped to the current level of approximately 10 quitclaim deeds being issued per year. Interest in acquiring a quitclaim deed from the University usually appears when a lessee is in the process of transferring his/her interest to another. In general, unless there is a property transfer in progress, lessees are content to pay the minimal annual rent versus paying \$100.00 plus for a quitclaim deed. The University is currently managing approximately 200 accounts and billing a total of \$1098.00 per year. The \$1098.00 is the amount that is billed. There are cases where lessees have refused to pay the annual rent and in some cases the past due amounts have exceeded \$1000.00. It would be costly to collect this past due rent since proof of ownership on the University's part could be time consuming.

The current strategy is to continue to offer lessees the option of canceling their lease while also to further explore options for accelerating the process of relinquishing the University's interest in these properties.

Lease Land Administration -- an example

Lot 6 Range 3 Division 2 is composed of 134.0 acres and is located in the City of Barre. The original rent was \$17.00 annually for 134.0 acres. In 1930 a man by the name of William Barclay collected enough money from all of the lessees to establish a fund from which the rent was paid for all lessees holding interest in the Lease Lot. In 1997 the fund was transferred to the University. Each year the University transfers enough money from this "Barclay fund" account to the lease land account for Lot 6 in order pay for the rent on the Lot in the City of Barre.

Lot 6 has been divided an unknown number of times over the years and there are now, according to the City Assessor, approximately two hundred people who hold interest in this lot. There have been 5 quitclaim deeds issued to those who have held interest. In each of the five cases, the lease has been cancelled and a quitclaim deed issued for 0.22

acres or less. In all cases the University has reserved the oil, gas and mineral rights or royalty rights on the property. The total annual rent is currently \$16.91 for the 133.27 acres that remain as "lease land".

This lot is unique in that the University is holding the fund that pays the annual rent (normally the lessees pay the rent directly to the University), so instead of managing two hundred accounts for this Lot (one for each of the two hundred lessees) the University is managing one account. The University has no record of the names of the current lessees in Lot 6 in the City of Barre. When lessees come forward wishing to cancel their lease for that portion of the lot in which they hold interest the University must then request some evidence from the lessee that shows their interest in the property. The acreage and rent must be calculated and then deducted from the total rent due on Lot 6. A quitclaim deed is then issued to the lessee. The cost to the lessee for this transaction is \$110.00, which is deposited into the Lease land Endowment account.

It should be noted that the City of Barre's Assessor has indicated to Campus Planning Services staff that there is interest in having the University release its interest in the Lease Lot located in the City of Barre in order that the property not be encumbered by the University's lease terms and/or the University's reservation of the oil, gas and mineral rights or royalty rights. As mentioned above, the Assessor has indicated that there are currently approximately 200 people who occupy homes located on this lot. Currently, royalty rights are reserved on this lot when the University issues a quitclaim deed since this lot, during the preliminary geological assessment in 1994, was determined to have potential sand/gravel resources. Though some lease lots were deemed to have potential sand/gravel resources access to these resources may not prove possible.

Time Line Update

2007 In June of 2007 the VP for Finance and Administration authorized Campus Planning Services to stop billing for the UVM Historic Lease Lands since the cost to bill and track the approximate 200 lessees was exceeding the return (approximately \$943.00 was billed for 2007 for the total holdings of 7100 acres). These lands are located throughout Vermont. In November of that same year Campus Planning Services set a fixed fee of \$400.00 for processing quitclaim deeds since the fee was originally based on the amount of rent that had been charged for the lease lots.

~End~

The University of Vermont

BURLINGTON, VERMONT 05405-0180



MEMORANDUM

TO: Buildings and Grounds Committee

FROM: William P. Ballard, Interim Assistance Vice President
for Administrative & Facilities Services

DATE: October 1, 1994

RE: Lease Lands

Enclosed is a proposed resolution concerning the University's Lease Lands. This document is sent to you under separate cover, as it is confidential and scheduled for brief discussion during the Committee's executive session on Friday, October 14.

As the resolution suggests, the University has completed its geological assessment of its Lease Lands holdings state-wide. Unexpectedly, that assessment identified approximately 70 lots that contain potentially valuable underground reserves of sand and gravel.

We are currently considering the best course of action relative to these lots. Meanwhile, with respect to those lots identified as having no significant potential economic value, we believe the University's next step should be to sell as many as possible of those tracts, reserving no rights or royalty interests in them. To the extent we may have reserved such rights or interests in lots already sold, and those rights and interests have now proven of no value to us, we seek authority to surrender them as well.

cc: Harris Abbott
Francine Bazluke
Ray Lavigne

92802a

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OCT 5 1994

LAND RECORDS

Lease Lands Resolution

RESOLUTION PASSED BY
BOARD OF TRUSTEES
OCTOBER 14, 1994

WHEREAS, the Board of Trustees in 1973 authorized University officials to sell tracts of the University's Lease Lands, subject to the reservation of certain rights relative to oil, gas, and mineral extraction; and

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OCT 5 1994

WHEREAS, the Board of Trustees in 1990 authorized University officials to sell these tracts, subject only to the reservation of a specified royalty interest in any exploitation of oil, gas, or mineral reserves; and

LAND RECORDS

WHEREAS, the University has since 1973 sold a number of tracts of Lease Land in accordance with the Board's prior authorizations, but a number of tracts remain unsold; and

WHEREAS, the University in 1994 implemented a geological assessment of the actual or potential resources underlying the lease lands, to include oil, gas, and minerals, the latter including sand and gravel; and

WHEREAS, that geological assessment, completed in August 1994, revealed that certain Lease Lands may represent real or potential economic value through subsurface exploitation, but many other lots demonstrate no likelihood of any meaningful potential economic gain arising from the retention of subsurface rights or royalties; and

WHEREAS, relinquishment of title to those Lease Lands that have no real or potential economic value best serves the University's current interests, because the cost of administering the remaining Lease Lands now exceeds the revenues generated by collecting rent on those tracts; and

WHEREAS, the reservation by the University of rights or royalty interests in underground resources has impeded the University's efforts to sell these

lands;

THEREFORE BE IT RESOLVED, that the Board of Trustees hereby authorizes the President or Interim Vice President for Administration, or their successors, to dispose of all right, title, and interest in the Lease Lands, excepting those tracts that the President or Interim Vice President for Administration or their successors, in their sole discretion, deem potentially valuable for their subsurface resources or other purposes.

BE IT FURTHER RESOLVED, that the President or Interim Vice President for Administration, or their successors, are authorized to sell Lease Lands at a cost reasonably calculated to yield an amount equivalent to each tract's annual rental.

BE IT FURTHER RESOLVED, that the President or Interim Vice President for Administration, or their successors, are authorized to surrender the University's remaining rights or royalty interests relative to underground resources underlying tracts of Lease Land already sold that lack economic potential, in exchange for a modest fee calculated to cover the administrative costs associated with the surrender of rights.

BE IT FURTHER RESOLVED, that any officer of this corporation is hereby authorized to certify this resolution to whom it may concern.

BE IT FURTHER RESOLVED, that the secretary or assistant secretary will provide certificates of incumbency, as required, showing the names and signatures of those persons appointed to any of the position heretofore mentioned.

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LAND RECORDS

UNIVERSITY OF VERMONT
CAMPUS PLANNING SERVICES
109 SOUTH PROSPECT STREET
TEL.: 802-656-3208 OR 802-656-1449
FAX: 802-656-8895

MEMO

To: Lease Land File

From: Joanna Birbeck, Campus Planning Services

Subject: Historic Lease Land – Determination of Fee for Quitclaim Deeds after Billing Ceased June 2007

Date: November 7, 2007

On November 6, 2007 Campus Planning Services established a fee of \$400.00 for the processing of quitclaim deeds related to the UVM Historic Lease Lands. The fee was originally based on the rental amount that was charged to lessees as follows:

- $\$Rent / 0.45 + \100.00 for processing (rounded to the nearest \$25.00 or if the rent divided by 0.45 was less than \$10.00 the figure was rounded to \$10.00 and then \$100.00 was added to the total).

The billing for the Historic Lease Lands ceased in June 2007 through approval from the Vice President for Finance and Administration. Since the billing ceased the University will no longer have a “fee” on which to base the cost of the quitclaim deeds so a set fee was established.

UNIVERSITY OF VERMONT
CAMPUS PLANNING SERVICES
109 SOUTH PROSPECT STREET
TEL.: 802-656-3208 OR 802-656-1449
FAX: 802-656-8895

MEMO

To: Michael Gower, Vice President for Finance & Administration
Bill Ballard, Associate Vice President Administrative & Facilities Services

From: Linda Seavey, Director Campus Planning Services

Subject: University of Vermont Historic Lease Land
Lot 16 Range 7 - Town of Eden (Mt. Norris Boy Scout Camp)
Release of University's Interest for All Historic Lease Lands

Date: ~~February 12, 2018~~ Aug. 2004

My office has recently received a request from the Green Mountain Council, Boy Scouts of America to release the University's interest in the oil, gas and mineral rights, which it reserved in 1974 in a deed from the University to the Green Mountain Council for property that is part of the University's historic lease land holdings and also known as the Mt. Norris Boy Scout Camp in Eden, Vermont. The Green Mountain Council wishes to extract sand and gravel on the property and utilize it for building and repair or improvements to the property. The Green Mountain Council has indicated that they do not intend to sell the sand and gravel commercially and ask for an exemption from the royalty requirements. According to standard practice the University would maintain royalty rights on the exploitation of this resource on this property. In this particular case, however, the Green Mountain Council indicates that they would not sell the sand/gravel commercially but would utilize the resources for improvements to the property. We have checked with Tom Mercurio and he indicates that the University could legally decide to allow the Boy Scouts to use the sand and gravel.

I would like to recommend that the University first release its interest in the property leased by the Green Mountain Council to allow them to begin improvement to the property but I would also like to again recommend that the University actively pursue divestment from all of the historic lease lands. In June 2002 at the Board of Trustees meeting my office presented the Board with the issues surrounding the lease lands that point towards divestment as a cost and time saving opportunity for the University. My staff are handling the administration of the historic lease lands and each billing cycle, land transfer and request for information or a

quitclaim deed takes time away from the space management and planning projects that are the primary focus of Campus Planning Services.

The University has been administering the “historic” lease lands since the early 1800’s when the University first issued perpetual leases. The rental rate has never been increased since the issuance of the original leases. Average rental rates fall between \$.04 and \$.18 per acre. In 1973, due to increasing administrative costs and because the income was fixed under the terms of the original leases, the University began offering to current lessees the option of canceling the lease through issuance of a quitclaim deed in which the University reserved the oil, gas and mineral rights. In 1990, the University switched this reservation to a royalty reservation, establishing that the University would require a share in any profits from subsurface resources only if the leaseholder commenced with the exploitation of the subsurface resources. In 1994 the University further released its hold on the Lease Lands when the Board allowed the University to release all interest in those properties that were deemed not valuable with regard to subsurface resources (based on a geological study completed in 1994). For those properties that were deemed to be valuable for subsurface resources, the University still offers the lessee the option of canceling the lease but the University reserves the royalty rights on the oil, gas and minerals (including sand and gravel).

Since the cancellation of the leases began in 1973, the University has never benefited from the reservations it has placed on the parcels for which it has cancelled leases. The University relies on the landowners to come forward to report profits from the sale of sand and gravel on the lease lots and this has not happened. The cost and difficulty in tracking current lessees as well as those who have had their leases cancelled and received quitclaim deeds with royalty rights reserved are points to consider when determining whether the University should continue to retain the Historic lease lands.

In 2003, Campus Planning Services presented the Board of Trustees with the history of the lease land and the costs to administer this property. In 2003 the cost to administer the University Lease lands was approximately \$8900.00. The annual income was \$1098.00 for the lease rent plus \$2800.00 received for the quitclaim deeds issued that year. This year the annual income is estimated to be \$1045.00 for the lease rent and approximately \$2400.00 has been collected so far this year for the issuance of quitclaim deeds. The costs do not include legal fees from University counsel. The income is still far exceeded by the cost to administer the accounts associated with this property. The Trustees were told in 2003 that the current strategy is to continue to offer lessees the option of canceling their lease while also to further explore options for accelerating the process of relinquishing the University’s interest in these properties. UVM General Counsel did have concerns relating to public relations associated with such an action by the University. I would like to recommend that these concerns be addressed and that the University actively pursues divesting itself from the historic lease lands at this time.

If you should require additional information please let me know.

Thank you.

Report - Lessees by Name

I_CUR_RENT

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L_NAME	Lessee	TOWN_NAME	PL	PR	PD		
COUTURE LUCILLE	5857	HOLLAND	6	1	-	\$0.43	Current
KNIGHT, JOHN B. & JEAN M.	2801	HYDE PARK	57	-	1	\$2.96	Current
BOWEN WILLIAM J. & MARGARET	5580	HYDE PARK	57	-	1	\$0.75	Current
POIROT RICHARD LEE & ELIZABET	5628	HYDE PARK	57	-	1	\$0.27	Current
HIGHT, CHARLES	2740	HYDE PARK	54	-	3	\$3.00	Current
LACLAIR, JR., LAWRENCE	2741	HYDE PARK	54	-	3	\$3.00	Current
BENDICK, WILLIAM & DONALD	2742	HYDE PARK	54	-	3	\$3.00	Current
KELLEY RONALD S.	5560	HYDE PARK	54	-	3	\$3.00	Current
WRIGHT RALPH	5644	IRASBURG	196	-	-	\$6.00	Current
ZEGA JR FRANK	2901	JAMAICA	41	-	1	\$8.00	Current
CREIGHTON RAYMOND	47	BRIGHTON	15	-	2	\$9.00	Current
BOUDREAU, ROBERT	977	CABOT	3	-	-	\$0.85	Current
BOGGS, DENNIS	5814	BROOKFIELD	6	2	2	\$8.50	Current
BEAUCHEMIN JOSEPH & ANDERSO	5627	BROOKFIELD	5	2	3	\$0.14	Current
LONGLEY CAROL & NANCY BOSLE	5784	JAY	2	2	-	\$0.34	Current
LEONARD JR WILLIAM & SANDRA	4933	JAY	7	2	-	\$2.10	Current
TALBOT, RICHARD D & SHIRLEY M	5556	JAY	7	2	-	\$8.40	Current
MURPHY DAVID & KATHY	5639	JAY	7	2	-	\$0.19	Current
MAYHEW MARCEL & KATHERINE	5641	JAY	7	2	-	\$0.30	Current
SOLTES, ORI Z & DAVID WOLIN	4846	JAY	3	1	-	\$6.00	Current
DOMINA, EDWARD & NANCY L ALIX	5123	JAY	8	4	-	\$3.07	Current
MCDONALD JAMES F. & MARY M.	5465	JAY	8	4	-	\$1.31	Current
KINCAID KEVIN F.	5550	JAY	8	4	-	\$0.16	Current
DEAN RICHARD & GLORIA	4991	JAY	2	3	-	\$0.12	Current
SOLTES, ORI Z & DAVID WOLIN	4846	JAY	4	1	-	\$12.00	Current
SOLTES, ORI Z & DAVID WOLIN	4846	JAY	3	1	-	\$8.00	Current
STONE, ARLAND JR	5049	JAY	5	3	-	\$1.60	Current
GIRARD SCOTT & DEBORAH	5638	JAY	5	3	-	\$3.26	Current
GIRARD CHARLES & DONNA	5640	JAY	5	3	-	\$3.14	Current
DAGOSTINO ROXSANDRIA	5803	JAY	5	3	-	\$0.72	Current

Report - Lessees by Name

I_CUR_RENT

L_NAME	Lessee	TOWN_NAME	PL	PR	PD		
BRASSARD, LAWRENCE H.	861	BROOKFIELD	5	2	3	\$7.00	Current
DROUIN DUANE & AMY	5793	JAY	4	10	-	\$12.00	Current
STONE, ARLAND JR	5049	JAY	4	4	-	\$12.00	Current
SMITH, WALTER E & TESSIE E	5249	JAY	10	6	-	\$6.00	Current
WHITEHILL, GERTRUDE	3131	KIRBY	17	15	-	\$2.52	Current
TROTTIER JEFFREY	5715	JAY	2	4	-	\$3.00	Current
PRIDEMORE VAUGHN	5780	JAY	2	4	-	\$6.48	Current
AUDET, LEANARD & ROLAND	5455	JAY	2	5	-	\$5.00	Current
MORSE GREGORY & COLIN	5758	JAY	1	10	-	\$5.00	Current
STARR, URBAN & REJEANNE	5142	JAY	5	5	-	\$6.00	Current
MORSE GREGORY & COLIN	5758	JAY	2	10	-	\$9.90	Current
STARR, URBAN & REJEANNE	5142	JAY	5	5	-	\$3.00	Current
MORSE CHAUNCEY B & BRENDA J	5603	JAY	2	11	-	\$0.36	Current
MARVIN, DAVID	2985	JOHNSON	31	-	-	\$9.00	Current
GOSLETT, MINNIE	3082	JOHNSON	2	-	-	\$12.00	Current
STEARNS, WAYNE & BETTY	3025	JOHNSON	2	-	-	\$0.35	Current
CHAUVIN, RAYMOND	3063	JOHNSON	2	-	-	\$6.30	Current
COLE MARY	3113	JOHNSON	2	-	-	\$1.00	Current
STEARNS, WAYNE & BETTY	3025	JOHNSON	2	-	-	\$1.34	Current
CHAUVIN, RAYMOND	3063	JOHNSON	2	-	-	\$4.34	Current
WEST, ROBERT & JUNE	5802	JOHNSON	2	-	-	\$2.00	Current
THOMAS, TERRY	3169	LINCOLN	68	-	1	\$6.00	Current
DIDRICKSEN JON C & MARTHA J.	3210	LONDONDERRY	1	10	-	\$18.00	Current
HAVEN HILL FARM CORP.(WRIGHT)	3234	LONDONDERRY	1	10	-	\$18.72	Current
DIDRICKSEN JON C & MARTHA J.	3210	LONDONDERRY	1	9	-	\$2.70	Current
CONN YANKEES C/O TIMOTHY RO	3214	LONDONDERRY	1	9	-	\$0.54	Current
LYON FLOYD	3216	LONDONDERRY	1	9	-	\$20.16	Current
INGLIS, ALAN R.	3326	LYNDON	65	-	-	\$11.22	Current
INGLIS, ALAN R.	3326	LYNDON	65	-	-	\$0.34	Current
SMITH, BRYAN & LORI	5481	LYNDON	65	-	-	\$0.22	Current

Report - Lessees by Name

I_CUR_RENT

L_NAME	Lessee	TOWN_NAME	PL	PR	PD		
YOUNG, ALLEN & TAMI	5483	LYNDON	65	-	-	\$0.66	Current
GRAY, C.	5682	LYNDON	65	-	-	\$0.37	Current
BROWN STEVEN H.	5716	LYNDON	65	-	-	\$24.04	Current
CHARLES HAROLD &	5622	MONTGOMERY	2	3	1	\$0.88	Current
REGAN JAMES R	5625	MONTGOMERY	2	3	1	\$0.19	Current
HACKER RANDI	5794	MONTGOMERY	2	3	1	\$0.02	Current
POIRIER JAMES & TERRY	5822	MONTGOMERY	2	3	1	\$0.69	Current
HAVEN LYLE & RAPPAPORT JER	1811	EAST MONTPELIER	36	-	2	\$15.05	Current
DAGESSE DANIEL & IRENE	5653	MORGAN	8	6	-	\$0.54	Current
STEVENS RONALD & SHEILA	5662	MORGAN	8	6	-	\$0.19	Current
GAMEROSF SAMUEL & ROSENZWE	5819	MORGAN	8	6	-	\$2.90	Current
AMES RODERICK	3501	MORGAN	7	7	-	\$0.70	Current
DUDLEY ALLEN	5667	CANAAN	3	-	1	\$13.44	Current
FIELD SUSAN P	5783	CANAAN	3	-	1	\$1.60	Current
JACKSON, AUDREY	1124	CANAAN	91	-	2	\$6.00	Current
PERCY, DALE	3663	MORRISTOWN	29	-	2	\$1.70	Current
PERCY, DALE	3663	MORRISTOWN	29	-	2	\$15.30	Current
JAREMCZUK WILHELM & DUBACH	5576	MORRISTOWN	29	-	2	\$3.50	Current
PINECREST PARK LLC	5818	MORRISTOWN	29	-	2	\$13.16	Current
KEEFE, ELINOR, C/O FLEMING	3580	MORRISTOWN	26	-	3	\$1.17	Current
PARKHURST, HERBERT	3706	MORRISTOWN	5	-	2	\$0.88	Current
DERRICK FARAONE & J NOWAKO	5846	NEWARK	72	-	-	\$2.82	Current
WHEELER, CELON	3872	NEWPORT TOWN O	131	-	2	\$6.70	Current
WHIPPLE, GILBERT	3832	NEWPORT TOWN O	85	-	2	\$7.58	Current
WHIPPLE, GILBERT	3832	NEWPORT TOWN O	85	-	2	\$0.06	Current
ROYER, ANDREW	3837	NEWPORT TOWN O	85	-	2	\$0.63	Current
ROBERTS STEPHEN & FISHER NO	5591	NEWPORT TOWN O	85	-	2	\$0.13	Current
ROBERTS STEPHEN & FISHER NO	5591	NEWPORT TOWN O	85	-	2	\$0.50	Current
TUCKER DWAYNE & PATRICIA	5807	NEWPORT TOWN O	85	-	2	\$6.20	Current
NELSON FARMS INC.	5599	NEWPORT TOWN O	56	-	1	\$12.73	Current

Report - Lessees by Name

I_CUR_RENT

L_NAME	Lessee	TOWN_NAME	PL	PR	PD		
BALLOU DAVID & KOVACH PETER	3893	NORTHFIELD	39	-	1	\$0.29	Current
WARD HOLLIS M.	2373	WAITSFIELD	60	-	2	\$3.00	Current
MORRIS LORRAINE & STEVEN	5820	ORANGE	7	5	1	\$5.70	Current
MORRIS LORRAINE & STEVEN	5820	ORANGE	7	5	1	\$1.87	Current
KIRCHGESSMER KAREN GODIN	5462	RICHFORD	57	-	1	\$0.09	Current
LAROCHE, ELIE & SHEILA	5475	RICHFORD	57	-	1	\$0.28	Current
MCALLISTER, RICHARD	4050	RICHFORD	54	-	2	\$3.60	Current
GUILLETTE ANITA	5849	DERBY	14	7	1	\$12.00	Current
FORTIN, DENNIS & JACQUELINE	5493	NEWPORT TOWN O	127	-	2	\$10.22	Current
THOMAS, MRS LORRAINE F.	5436	ST JOHNSBURY	68	-	-	\$0.76	Current
FORBES, DAVID & NOLA	5438	ST JOHNSBURY	68	-	-	\$4.96	Current
SMITH JOHN & SUSAN	5566	ST JOHNSBURY	68	-	-	\$0.08	Current
OLIVER JOHN S. & CHRISTINE A.	5578	ST JOHNSBURY	68	-	-	\$0.28	Current
KINSMAN MICHAEL & CYNTHIA	5762	ST JOHNSBURY	68	-	-	\$0.41	Current
MELLBLOM FRANK	5564	CHARLESTON	3	-	1	\$4.01	Current
CLARK LYNDON	5542	CHARLESTON	14	-	2	\$5.00	Current
FELTUS, S. & M.	5453	SUTTON	42	-	-	\$1.80	Current
CONTOIS P,J, & MARY A COSGROV	5549	CHARLESTON	14	-	2	\$4.00	Current
ROWELL WILLIAM& TETREAU LO	5770	VERSHIRE	1	4	1	\$7.36	Current
MELLBLOM, PEHR	1206	CHARLESTON	3	-	1	\$6.08	Current
MELLBLOM FRANK	5564	CHARLESTON	3	-	1	\$4.32	Current
FINLEY BETH ANN & BUESS TIM	5788	CHELSEA	8	-	2	\$5.10	Current
LYFORD, HERBERT E.	1274	CHELSEA	41	-	1	\$1.00	Current
KENNEDY, CLAYTON & DONNA	1286	CHELSEA	41	-	1	\$0.16	Current
FLINT, ALLEN H & LOIS R	1289	CHELSEA	41	-	1	\$0.66	Current
PHELPS HUGH A & PATRICIA A	5543	CHELSEA	41	-	1	\$5.68	Current
MORAN VIOLA	5791	CHELSEA	41	-	1	\$0.80	Current
FLINT, ALLEN H & LOIS R	1289	CHELSEA	41	-	1	\$0.26	Current
COOPER ANIKA	5817	CHELSEA	41	-	1	\$2.00	Current
TILTON, ARTHUR & BETTY	4539	WASHINGTON	15	4	2	\$0.64	Current

Report - Lessees by Name

I_CUR_RENT

L_NAME	Lessee	TOWN_NAME	PL	PR	PD		
WOODWARD, WILLIAM & PATRICIA	4547	WASHINGTON	15	4	2	\$1.28	Current
DEOLD, HARRY & JUDITH	4548	WASHINGTON	15	4	2	\$0.51	Current
KETCHAM PHILLIP	5660	WASHINGTON	15	4	2	\$6.60	Current
ABSHER, THOMAS	5471	WASHINGTON	16	-	3	\$1.00	Current
WATERFORD SPRINGS CORP	4565	WATERFORD	1	9	1	\$6.41	Current
NOONAN, DR. ALLEN S.	4569	WATERFORD	1	9	1	\$0.58	Current
PECKHAM ELLEN CAUSEY	5461	WATERFORD	1	9	1	\$0.32	Current
EDDY KEITH C	5547	WATERFORD	1	9	1	\$0.25	Current
CYR THOMAS P	5740	WATERFORD	1	9	1	\$0.50	Current
CHASE ANN M & TROY LYNN	5776	WATERFORD	1	9	1	\$0.25	Current
FLEMING SUSAN & EITEL SUSAN	5777	WATERFORD	1	9	1	\$0.25	Current
KRUMHOLZ, MR. & MRS. JOSHUA	5825	WATERFORD	1	9	1	\$0.02	Current
WATERFORD SPRINGS CORP	4565	WATERFORD	-	-	-	\$3.00	Current
WATERFORD SPRINGS CORP	4565	WATERFORD	1	7	3	\$13.43	Current
KRISTOFF, MR. & MRS. DAVID	5454	WATERFORD	1	7	3	\$1.53	Current
GEISEL SUSAN ELAINE	5845	WATERFORD	20	8	2	\$13.93	Current
HUANG EQUITY CORP	5711	WESTFIELD	24	-	1	\$4.50	Current
BOUTIN, MR. ARMAND	4723	WILLIAMSTOWN	12	5	3	\$14.28	Current
MANNING, JOHN C/O CARROLL AV	4720	WILLIAMSTOWN	10	10	2	\$5.00	Current
BEATTIE, BRIAN	5440	WILLIAMSTOWN	4	8	1	\$0.17	Current
HYATT SUSAN	5569	WILLIAMSTOWN	4	8	1	\$0.12	Current
LADD WALTER	221	BARRE, TOWN OF	4	1	3	\$1.53	Current
TAYLOR, ALLEN & PAULINE	228	BARRE, TOWN OF	4	1	3	\$0.17	Current
MINOLI, DENNIS & CAROL	230	BARRE, TOWN OF	4	1	3	\$0.17	Current
CHENETT, BERNARD	231	BARRE, TOWN OF	4	1	3	\$0.34	Current
BADOR NORBERT	5855	BARRE, TOWN OF	4	1	3	\$0.73	Current
GIORIA, ROBERT	189	BARRE, TOWN OF	1	8	1	\$0.51	Current
GIORIA, ROBERT	189	BARRE, TOWN OF	1	8	1	\$0.17	Current
SAFFORD MATTHEW & JUDITH	5512	BARRÉ, TOWN OF	1	8	1	\$0.06	Current
WILLETTE JOSEPH & SUZANNE	5516	BARRE, TOWN OF	1	8	1	\$0.19	Current

Report - Lessees by Name

I_CUR_RENT

L_NAME	Lessee	TOWN_NAME	PL	PR	PD		
COUTURE NORMAN & DANELL	5518	BARRE, TOWN OF	1	8	1	\$0.33	Current
COUTURE NORMAN & DANELL	5518	BARRE, TOWN OF	1	8	1	\$0.40	Current
COUTURE NORMAN & DANELL	5518	BARRE, TOWN OF	1	8	1	\$0.17	Current
RIENDEAU ROLAND & CLAUDETTE	5520	BARRE, TOWN OF	1	8	1	\$0.30	Current
RIENDEAU PAMELIA	5525	BARRE, TOWN OF	1	8	1	\$0.17	Current
GILLANDER RICHARD & JOYCE	5531	BARRE, TOWN OF	1	8	1	\$0.12	Current
BRULE MAURICE & KATHERINE	5766	BARRE, TOWN OF	1	8	1	\$0.19	Current
FRENCH TIMOTHY & ROBIN	5805	BARRE, TOWN OF	1	8	1	\$0.34	Current
BARCLAY ESTATE-UVM FUND	5749	BARRE, CITY OF	6	3	2	\$16.51	Current
INKEL, MR. ADRIEN	294	BARTON	137	-	2	\$15.00	Current
MITCHELL JUNE	5459	CONCORD	-	-	1	\$12.16	Current
MITCHELL ALETA F	5772	CONCORD	-	-	1	\$13.72	Current
MART TRACY & CAROLE	5773	CONCORD	-	-	1	\$2.43	Current
MITCHELL WILLIAM	5774	CONCORD	-	-	1	\$8.19	Current
NELSON FARMS INC.	5599	COVENTRY	80	-	-	\$18.00	Current
LAWSON ROBERT	5607	COVENTRY	112	-	-	\$2.24	Current
LAWSON ROBERT	5607	COVENTRY	113	-	-	\$4.40	Current
POISSON THERESA	5609	COVENTRY	113	-	-	\$0.31	Current
MARSH AL	5626	COVENTRY	113	-	-	\$3.20	Current
PIETTE LEO & CARLA	5808	COVENTRY	113	-	-	\$0.40	Current
PIETTE LEO & CARLA	5808	COVENTRY	113	-	-	\$0.40	Current
DEMERRITT, EVERETT & SHIRLEY	1532	CRAFTSBURY	1	12	-	\$10.00	Current
HASTINGS, EVELYN S.	1609	DANVILLE	11	-	-	\$17.00	Current
VT PUBLIC SERV DEPT	1615	DANVILLE	2	-	2	\$2.00	Current
POULIN, MARC	1620	DANVILLE	2	-	2	\$15.00	Current
CAHOON BARRY	5720	DANVILLE	2	-	2	\$1.00	Current
FAETH, FREDERICK	1607	DANVILLE	99	-	1	\$5.00	Current
NELSON, DOUGLAS & RUTH	1685	DERBY	49	-	2	\$6.63	Current
GOBEIL RAYMOND	1728	NEWPORT CITY OF	5	-	4	\$5.96	Current
PATENAUDE, MAURICE & DENISE	1752	DERBY	51	-	1	\$0.17	Current

Report - Lessees by Name

I_CUR_RENT

L_NAME	Lessee	TOWN_NAME	PL	PR	PD		
SPATES, FRANK	1759	DERBY	51	-	1	\$7.14	Current
BROWN JR NORMAN	5797	BENSON	79	-	2	\$3.00	Current
VEAR JOHN	5737	EDEN	14	8	-	\$2.65	Current
HALLER, CARL & CHERYL	2118	EDEN	18	2	-	\$0.96	Current
MURPHIE NANCY & CONYERS JEN	5792	ENOSBURG	-	-	-	\$3.00	Current
DANYOW STEVEN	5690	FRANKLIN	10	12	1	\$0.90	Current
CHATES ANN	5821	FRANKLIN	10	12	1	\$0.23	Current
CAVANAGH, EDWIN F.	28	ALBANY	108	-	-	\$1.50	Current
YOUNG, A. & L.	2481	GLOVER	77	-	-	\$4.50	Current
YOUNG, A. & L.	2481	GLOVER	77	-	-	\$9.00	Current
GONYAW, MRS. ARLENE	4265	STANNARD	2	-	-	\$2.50	Current
DEVAUL, ALLAN S. & ROBERT	2491	GOSHEN	50	-	1	\$6.73	Current
WEBSTER, L.W. CO. INC.	2502	GRANVILLE	111	-	-	\$6.00	Current
WEBSTER, L.W. CO. INC.	2502	GRANVILLE	112	-	-	\$6.00	Current
WEBSTER, L.W. CO. INC.	2502	GRANVILLE	110	-	-	\$6.00	Current
BROCHU MARIE	5781	HARDWICK	8	10	-	\$2.75	Current
NOTTERMANN, HELUT	2677	HARDWICK	6	5	-	\$11.00	Current
KAUFMAN BRUCE & JARVIS JUDY	5589	HARDWICK	6	5	-	\$3.50	Current
LUSSIER, LEO PAUL & BELYNDA	5844	HARDWICK	6	5	-	\$0.25	Current
KING DEXTER & JANINE	5592	BENSON	64	-	1	\$22.00	Current
FORD RUSSELL	5739	BERKSHIRE	30	-	3	\$11.88	Current
DUPOISE, DAVID L.	4087	RIPTON	13	-	2	\$0.23	Current
PERKINS JAMES	5666	SHEFFIELD	31	-	1	\$3.13	Current
NEWLAND LESLIE & KATHY	5796	SHEFFIELD	31	-	1	\$2.81	Current
MORSE DORIS ESTATE OF	5763	JAY	3	12	-	\$0.95	Current
MORSE DORIS ESTATE OF	5763	JAY	4	12	-	\$4.80	Current
BENOIR, LAURENCE	5863	RANDOLPH	113	-	-	\$9.00	Current
GIORIA, ROBERT	189	BARRE, TOWN OF	1	8	1	\$6.56	Current
GILLANDER RICHARD & JOYCE	5531	BARRE, TOWN OF	1	8	1	\$0.24	Current
DEVAUL, HOLLY	5864	GOSHEN	50	-	1	\$2.27	Current

Report - Lessees by Name

I_CUR_RENT

L_NAME

Lessee

TOWN_NAME PL PR PD

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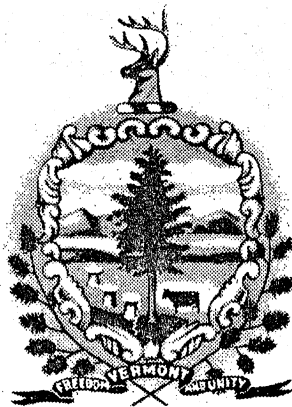
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Vermont. Commission to study Vermont
lease lands.

Report
1959

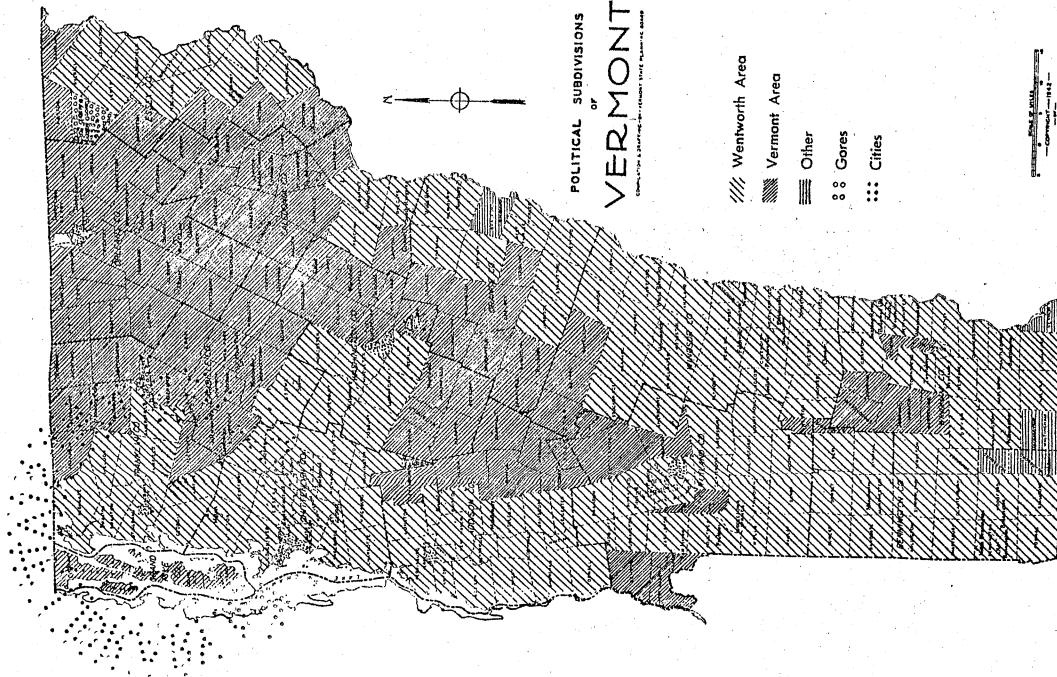
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REPORT
of the
Commission to Study
VERMONT
LEASE LANDS



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THE VERMONT LEASE LAND STUDY COMMISSION

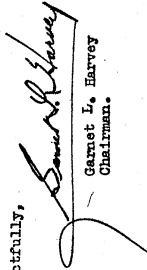
January 15, 1959.

TO THE MEMBERS OF THE 1959 GENERAL ASSEMBLY:

We are pleased to present herewith our report on the matter of Vermont Lease Lands as required by No. R-48 (J.R.H. 24) being a Joint Resolution Relating to Lease Lands as passed by the 1957 General Assembly.

This report embodies the practical and legal aspects of the subject and the recommendation made herein is, in our opinion, the only possible solution to achieve equitability in the matter of local taxation and thereby eliminate an economic and social inequity which has developed with our ever changing economy over the last 150 years.

Respectfully,



Garnet L. Harvey
Chairman.

gjh/a

NO. R-48—JOINT RESOLUTION RELATING TO LEASE LANDS.

[J. R. H. 24]

Whereas, there exists in many of the towns of the state certain lands known as "lease land", and

Whereas, some of this land is set aside for the support of the gospel, some for the support of the town schools, some for the support of colleges and higher institutions of learning, and some for other purposes, and

Whereas, the towns are not permitted to tax the land itself but only the improvements thereon, and said land therefore does not bear its fair and proportionate burden of taxation with other lands of corresponding value, and

Whereas, the attorney general in his opinion No. 207 under Legislative Letters dated February 26, 1957 suggested that a joint committee of the House and Senate be established to study the subject of lease lands particularly with regard to local taxation thereof, now therefore be it

Resolved by the Senate and House of Representatives:

That a committee of five members, two to be appointed by the presiding officer of the Senate, and three to be appointed by the speaker of the House of Representatives, be appointed to study the above situation pertaining to "lease lands", so-called, and report to the 1959 legislature the advisability or propriety of legislation to correct the aforementioned inequalities.

That the members of said committee shall serve without compensation.

That the sum of \$500.00, or so much thereof as may be necessary, is hereby appropriated to defray the necessary expenses of the committee.

Approved May 1, 1957.

4/16

REPORT OF THE COMMISSION

INTRODUCTION:

In accordance with the foregoing resolution, the appropriate authorities appointed the following persons as members of the commission: Prof. Walter T. Bogart, of the Political Science Dept. of Middlebury College; Representatives, in the House during the 1957 Session of the Legislature: Atty. Rudolph J. Daley of Newport, Atty. Lawrence E. Kimball of St. Johnsbury, Atty. Louis A. Perkins of Windsor and Garnet L. Harvey, Town Clerk & Treasurer of Berkshire. The Commission met in October 1957 and organized with Mr. Harvey as its Chairman and Mr. Kimball as Clerk. Between the dates of October 1957 and January 15 1959 the Commission held a series of meetings at which times the subject of Lease Lands was studied in considerable detail. Subcommittees worked between regular Commission meetings and reported results at regular full Committee sessions. Legislation and case law with respect to the subject were investigated carefully, particularly by the members of the Commission who are practicing attorneys. Following these meetings, the Commission considered at length its findings and drafted a tentative bill for presentation to the 1959 Legislature.

Before going further than this, the Commission felt that it was essential to get the reactions of the people directly concerned with the lands. As the two largest holders (trustees) of such lands the Commission held separate meetings with representatives of the Episcopal Diocese of Vermont, and the University of Vermont. On numerous occasions the Commission also conferred with

the Attorney General of the State of Vermont and the Commissioner of Taxes. Finally, to complete the acquisition of all possible data and viewpoints, the Commission conducted Public Hearings, after adequate publicity, one each in Montpelier and in Rutland. These hearings were well attended and included individuals who are tenants (Lessees) of the lease lands as well as some who represent the trusts so that the Commission received the reactions from both viewpoints.

Following the public hearings the Commission held a final meeting with the Attorney General and the Commissioner of Taxes, after which it reached its final conclusions which are embodied herein.

The LANDS and LEASES:

The subject of the study, the so-called "Lease Lands" is one of some significance in Vermont. These lands, constituting between 6 and 7 percent of the total land area in this state, are those reserved in the original town charters for public, pious and charitable uses. It should be noted, however, that the reservations in the town charters were *NOT* in these general terms. The various reservations were in each case designated for a particular purpose. The purposes were either to benefit education or the practice of religion.

The making of such reservations of public land in the Vermont town charters came from a practice and methods which had developed and been used in the granting of town charters in the Province of New Hampshire. The New Hampshire colonial governor included such reservations in the charters which he issued, and, after the Revolution and the establishment of the State of Vermont, the Vermont Legislature did the same in those charters issued under its authority. The idea of such reservations for such purposes was to help provide conditions which would be conducive to the settlement of the area and the establishment of communities. It was felt that people

going into the wilderness to make new homes and communities would find an attraction in an area where there was some help offered in these basic social requirements of religion and education. There was not money available for subsidizing such activities, but there was land and it was assumed that the income from the land would be of such benefit.

In line with this purpose the practice early developed of disposing of these lands, in most cases, by perpetual or durable leases to settlers. In order to induce people to take land on a leasehold basis rather than try to own their own land, the leases were made of this duration, and the practice was to set a lease-rent rate per acre slightly below the then existing tax rate.

The COURT and LEASE LANDS:

The Vermont Supreme Court has long ago held that these reservations constitute a perpetual public trust and that they must be preserved and the income continued to be used for the original purposes. The beneficiaries of such trusts have been pronounced to be the present and future inhabitants of Vermont. As a result of this judicial position, the lands have continued to be a part of Vermont affairs, and are with us today. Most of such lands continue to lie under perpetual leases, either the original lease made long ago, or more recent leases, most of which we find were made at the old lease rents.

EXEMPTION FROM TAXES:

The lands have been exempted from taxation, but this has been by Legislative action, and except for a few years in the early part of the nineteenth century, (1814-1825) it has provided no perpetual exemption from taxation. There are a very few of the original grants of lands that did provide for such perpetual exemption. The lands are significant to the people of the state because

of their extent. Various studies made of the lease lands arrived at similar conclusions: that these lands as a group cover somewhere between six and seven percent of the land area of the state. This is a large and valuable asset. And it was established for the benefit of the inhabitants of the state generally.

Because of these circumstances, and particularly the latter point, --- the significance of the lease lands as an element in the public economy of Vermont --- the 1957 Legislature decided that it would be useful for the lands to be studied more carefully and currently. This has been the aim and purpose of the present Commission.

FINDINGS:

The Commission finds that there is not too much that the Legislature could consider doing with respect to the lease lands. The reservations, once they have been concluded through the establishment of a town and the designation of the trustees of the respective lands, have been regarded by the Court as executed grants. Therefore the Legislature cannot redesignate the land nor take it back except in those few instances which the Legislature did provide a savings clause in its original act of designation.

The Court has been extremely careful in protecting the lease lands as a public trust, even in instances in which litigation demonstrated that the trustees concerned in any particular situation had been negligent. The position of the Court is justified, of course, because it was not the action of the trustee with which the court would be so much concerned as it would be with the welfare of the beneficiary.

In 1937 as a result of the decision in *JONES v. VERMONT ASBESTOS CORP., et al.*, the Legislature passed an act authorizing the sale of lease lands. Briefly, this act requires that the avails of such sales shall be sequestered and the income from the investment of such avails shall continue to be used as the land rents have been. In line with the requirement of the obligation of contract provisions in the National Constitution and the doctrine established in the Dartmouth College case, by United States Supreme Court, the 1937 Legislation specifies that such sales by the trustees can only be made in such a manner as to take into account the rights of the lessee. The effect of this requirement has been that the legislation is largely ineffective. Few tenants have been inclined to purchase the land themselves because they would thereupon have started paying normal taxes rather than enjoying the benefits of the low-lease-rent rates prevailing on such lands. Third parties, by the same token, have been disinclined to purchase because they would have had to start paying taxes, and the lease rent income would have been much less than the taxes. The sales have principally been to the National Government of lease lots which were thereupon added to the area of a national forest reservation.

The commission finds that the principal result of the lease lands administration in Vermont, in conjunction with the legal doctrine pertaining to them, has been that those individuals and organization which are lessees under the perpetual lease terms generally in effect have come to be the actual beneficiaries of the system of land reservations rather than the general public of Vermont. This results from the fact that the lease-rents are fixed so long as the perpetual lease remains in effect, whereas on other neighboring land, where no lease land exists, the neighbors of such lessees continue each year to pay ever increasing taxes. There has come to be a very wide disparity in this respect in most areas of the state so that those individuals who are tenants on lease land are in a highly favorable position taxwise.

The Commission finds that the acreage of land in a very high percentage of the towns of the state is significant enough so that the tax exemption involved makes a distinct difference in the town grand list and the resulting town tax revenues. The Commission feels, therefore, that the tenants are benefitting not only at the cost of the general inhabitants of the state in terms of the intention of the trusts which the lands represent, but are benefitting at the actual expense of their neighbors within their respective towns, the latter carrying that much more tax burden than would be necessary if the tenants were duly taxed.

Thus as the proposed legislation states, in quoting from article 9 of the Constitution of Vermont ("*That every member of society hath a right to be protected in the enjoyment of life, liberty and property and therefore is bound to contribute his proportion toward the expense of that protection.*"). There exist in this state certain lands commonly known as "Lease Lands" which have been set aside for certain public uses and the Lessees on these lands have been exempt from taxation on said lands. Thus the Lessees of these lands are not bearing their fair and proportionate share of the expense of that protection or their fair and proportionate share of the cost of government at the local level, as they ought to do, in a time when local governmental expenses are constantly increasing, and the purpose of this act is to equitably adjust the situation which now exists.

The Commission finds that there is no restriction in Vermont law against laying a tax against the occupant of real property instead of the owner. In this case it would be inequitable in respect to the original purpose of the trusts and of highly dubious constitutionality to propose a tax against the lease lands to be paid by the respective trustees. Although there is no inhibition in the Vermont Constitution, or law against taxing such a trust property, such an action would not be in accordance with the intention of the reservations in the town charters,

and would have to be regarded as confiscatory because taxes would be in all cases more than the land rentals, thereby forcing the trustees to relinquish the lease lands.

The Commission finds that the Legislature undoubtedly has the power to tax in this instance and in the manner which it recommends. The Supreme court has in numerous cases been quite clear in supporting the legislative power of taxation and the discretion of the Legislature in imposing taxes within very general limits set by the Vermont Constitution.

The Commission finds that a tax levied against the tenants, such as is proposed in the conclusions of this report, would not only equitably adjust the situation between neighbors --- those paying taxes and those who are tenants on lease lands --- but would be a material benefit in respect to the growing tax burden in practically all Vermont towns. A conservative estimate of the tax income that would result statewide from a tax imposed in conformity with the proposal as set forth in the conclusions of this study would be a gross additional revenue of at least one hundred thousand dollars, and probably more. In one town alone where accurate calculations were made it was found that in that community, an additional tax revenue of approximately eight hundred dollars annually would be added to their normal existing tax income, if the Commission proposal is adopted.

CONCLUSIONS:

The Commission's conclusions, then, are: That the Lease Lands constitute an economic inequity in the community and something of a problem in social equity. The Legislature is unable to affect the system of Lease Lands except through the one step of laying a tax against such property. It would not be proper to lay a tax against the trustees, but a tax against the tenants would satisfy the findings of this study.

RECOMMENDATIONS:

The recommendation of this Commission is that the Legislature enact an equitable law to permit the taxation of the so called lease land by local governmental units and that the tax be laid against those persons who now or hereafter have actual possession and use of the lease land as tenants under such leases. Said tax to be a tax on the leasehold interest, but based on the appraisal of the land itself, and listed in accordance with existing law for the taxation of real property. An equitable tax would result through a provision whereby the tax bill to lease land tenants be reduced by the amount of lease-rent paid by such tenants. The leasehold interest refers to the privilege of the use and possession of the land by such tenants. A leasehold interest is an intangible, and in order to secure the proper, equitable results from such a proposed tax, it is recommended that such legislation declare that such leasehold interest for the purpose of such taxation, be considered to be real estate.

There are many Court decisions which state that "for the purpose of taxation, a leasehold interest may be taxable, although the property itself is exempt in the hands of the lessor" 56 Arkansas 227; 19 Cal. 391; 36 NJ 471; 44 Wash. 465. Legal authority also provides a sound basis for the Legislature to designate a leasehold interest as real property.

/s/ Walter T. Bogart
 /s/ Rudolph J. Daley
 /s/ Louis A. Perkins
 /s/ Lawrence E. Kimball
 /s/ Garnet L. Harvey

List of Lands Sequestered in the County of Addison, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION	TOWNS.		Paid to Children.	
	Acres.	Appraisal.	Acres.	Appraisal.
For public, pious, charitable uses.	265	4593 62 83	120	107 67
	351	4210 74 00	113	139 57
For religious uses.	60	3309 14 00	83	106 53
	100	1000 21 30	100	100 00
For support of town schools.	400	6875 36 00	112	1763 10 21
	100	1000 21 30	100	100 00
For support of grammar schools.	400	6875 36 00	112	1763 10 21
	100	1000 21 30	100	100 00
For University of Vermont.	135	1900 24 00	100	100 00
	100	1000 21 30	100	100 00
For Middlebury College.	100	1000 21 30	100	100 00
	100	1000 21 30	100	100 00
For public, pious, charitable uses.	100	1000 21 30	100	100 00
	100	1000 21 30	100	100 00
For religious uses.	100	1000 21 30	100	100 00
	100	1000 21 30	100	100 00
For support of town schools.	100	1000 21 30	100	100 00
	100	1000 21 30	100	100 00
For support of grammar schools.	100	1000 21 30	100	100 00
	100	1000 21 30	100	100 00
For University of Vermont.	100	1000 21 30	100	100 00
	100	1000 21 30	100	100 00
For Middlebury College.	100	1000 21 30	100	100 00
	100	1000 21 30	100	100 00

List of Lands Sequestered in the County of Bennington, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For the University of Vermont.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Arlington,	355	1750	131.50				251	1180	183.56						
Bennington,							400	2300	32.75						
Dorset,							350	3642	169.27						
Glastenbury,															
Landgrove,		400	75.00												
Manchester,	214	4065	141.14				300	6000	120.01						
Ferri,	660	2190	39.00				500	2080	38.50						
Pownall,	195	1795	100.64				718	6791	187.02						
Readsboro,	14	1925													
Rupert,	31	1650	140.00				1016	8250	97.91						
Sandgate,	183	900	13.50				259	2375	18.45						
Searsburgh,	328	975	21.60				328	425	20.85						
Shaftsbury,	320	2100	65.00				921	9270	670.00						
Stanford,							150	450	24.00						
Sunderland,	317	2144	30.00				617	2244	47.16						
Winhall,							975	2556	61.23						
Woodford,	575	575	34.85				1105	1105	92.00						

*For Burr & Burton Seminary.

List of Lands Sequestered in the County of Caledonia, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For the University of Vermont.			For Middlebury College.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Barnet,				321	2350	18.50	733	6450	74.00	100	1100	12.84	One	barley	corn.			
Burke,	367	2600	24.41	280	1360	14.72	200	2600	23.81	176	1025	29.33	120	500	9.16			
Danville,				198	1980	37.06	310	3100	48.65	260	2600	50.60	360	3600	77.50	*81	810	45.46
Groton,	288	1300	none	370	1000	13.00	288	2100	40.00	250	1600	26.00	288	1300	36.00			
Hardwick,	320	2800	32.00				320	2677	40.00	425	3750	52.01	350	3040	55.00			
Kirby,										160	760	32.00	145	930	26.03			
Lyndon,	518	4596	62.14				342	2743	43.94	389	3630	64.84	410	4402	68.34			
Newark,	381	2445	31.03				290	1078	13.49	295	885			885				
Peacham,	300	1557	27.50				700	3400	77.61									
Ryegate,	216	2700	25.50				350	7400	50.00									
Sheffield,	280	1950	33.60				280	1000	34.62	280	1000	27.00	140	467	17.50			
St. Johnsbury,	669	12282	80.15				237	4500	41.30	300	4000	54.00	300	3575	42.00			
Stannard,	106	150	8.00				106	250	12.00	106	250	12.00	106	300	15.00			
Sutton,	500	400	18.00				560	530	21.00							50	50	1.00
Walden,	558	2216	39.61				394	1340	28.90	226	1404	26.85	318	1845	31.67			
Waterford,	333	2750	48.32				333	2900	70.87	333	2075	40.16	388	2650	58.18			
Wheelock,				150		17.01	130		17.01							24000		238.00

*For Phillips Academy.

†For Dartmouth College and Moore's Charity School.

List of Lands Sequestered in the County of Chittenden, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For University of Vermont.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Bolton	500	600	.....	.....	.....	.....	600	3000	60 00	.....	.....	.....	.....	.....	.....
Burlington	199	101700	6412 00	.....	.....	.....	474	14910	104 15	.....	.....	.....	.....	.....	.....
Charlotte	354	7432	47 35	*78	2340	100 00	601	12082	122 78	.....	.....	.....	1420	8400	600 00
Colchester	.....	.....	.....	344	6955	54 00	811	12621	138 31	.....	.....	.....	.....	.....	.....
Essex	553	6270	184 50	.....	.....	.....	600	3000	100 50	.....	.....	.....	1245	9000	600 00
Hinesburgh	453	5300	90 80	.....	.....	.....	600	30700	151 30	.....	.....	.....	.....	.....	.....
Huntington	40	.....	.....	30	40	1 50	400	3200	7 00	303	1425	87 50	.....	.....	.....
Jericlo	294	4185	26 00	.....	.....	.....	604	7703	75 63	.....	.....	.....	.....	.....	.....
Milton	792	10970	122 70	.....	.....	.....	811	10638	138 50	.....	.....	.....	.....	.....	.....
Richmond	349	1255	27 50	241	1100	24 60	243	1750	41 88	.....	.....	.....	.....	.....	.....
Shelburne	383	7735	101 43	.....	.....	.....	354	5007	78 87	.....	.....	.....	.....	.....	.....
South Burlington	769	16876	91 00	.....	.....	.....	600	13492	167 00	.....	.....	.....	100	3000	.....
St. George	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Underhill	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Westford	430	3350	39 00	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Williston	.....	.....	.....	182	1175	28 12	173	1150	39 00	.....	.....	.....	.....	.....	.....

*Methodist Episcopal Church. †Mary Fletcher Hospital, ‡Essex Classical Institute. §Schools in Richmond and Williston. ||Schools.

List of Lands Sequestered in the County of Essex, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county gram'r schools.			For University of Vermont.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Bloomfield	672	2048	70 47	.....	.....	.....	612	3212	108 23	.....	.....	.....	.....	.....	.....
Brighton	771	2390	91 50	.....	.....	.....	338	1490	14 65	309	700	25 00	339	900	18 00
Brunswick	390	800	15 80	.....	.....	.....	300	470	14 00	.....	.....	.....	.....	.....	.....
Canaan	300	300	36 00	.....	.....	.....	300	1000	48 00	.....	.....	.....	300	300	15 00
Concord	415	2450	46 00	.....	.....	.....	372	1665	45 00	333	1875	31 20	1317	6600	193 25
East Haven	600	1925	34 00	.....	.....	.....	300	775	18 00	300	675	21 02	300	700	none
Granby	300	440	21 00	.....	.....	.....	600	1070	50 00	.....	.....	.....	.....	.....	.....
Guildhall	.....	.....	.....	150	650	10 00	450	2200	30 75	.....	.....	.....	.....	.....	.....
Lemington	300	1160	02	.....	.....	.....	835	1440	24 60	.....	.....	.....	.....	.....	.....
Lunenburg	350	2265	25 16	.....	.....	.....	617	3890	44 80	.....	.....	.....	.....	.....	.....
Maidstone	.....	.....	.....	.....	.....	.....	640	.....	20 92	.....	.....	.....	.....	.....	.....
Victory	1100	2230	81 00	500	1050	40 00	200	450	8 00	200	200	8 00	200	600	25 00

List of Lands Sequestered in the County of Franklin, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For University of Vermont.			For Middlebury College.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Bakersfield,	.....	.....	.....	491	3366	60 43	488	2477	44 39	.....	.....	.....	.....	.....	.....	.....	.....	.....
Berkshire,	.....	.....	.....	299	4005	32 47	400	5500	41 26	287	3000	20 00	470	5400	54 50	.....	.....	.....
Enosburgh,	.....	.....	.....	350	5275	52 00	371	5380	57 80	381	5405	34 52	298	3650	33 45	.....	.....	.....
Fairfax,	307	3732	34 79	.....	.....	.....	1057	11000	111 45	.....	.....	.....	.....	.....	.....	.....	.....	.....
Fairfield,	650	7256	60 00	.....	.....	.....	300	2570	32 06	300	540	13 00	300	180	4 00	.....	.....	.....
Fletcher,	600	4800	56 53	.....	.....	.....	311	5582	18 70	227	2875	18 87	301	7385	34 13	.....	.....	.....
Franklin,	630	11020	47 30	.....	.....	.....	513	6160	51 28	.....	.....	.....	.....	.....	.....	.....	.....	.....
Georgia,	449	3480	43 34	.....	.....	.....	986	13110	82 58	.....	.....	.....	.....	.....	.....	.....	.....	.....
Highgate,	570	10040	59 50	.....	.....	.....	586	11700	60 47	356	4836	27 20	392	2672	34 00	.....	.....	.....
Montgomery,	392	2690	38 40	.....	.....	.....	500	3390	46 50	300	3950	30 00	300	1375	35 00	.....	.....	.....
Richford,	350	3415	35 00	.....	.....	.....	961	14961	83 80	.....	.....	.....	.....	.....	.....	.....	.....	.....
Sheldon,	265	3330	17 00	.....	.....	.....	327	7800	40 97	.....	.....	.....	.....	.....	.....	.....	.....	.....
St. Albans,	.....	.....	.....	168	3975	20 61	700	20605	82 01	.....	.....	.....	.....	.....	.....	.....	.....	.....
Swanton,	.....	.....	.....	500	12500	61 50	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....

List of Lands Sequestered in the County of Grand Isle, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For the support of town schools.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Alburgh,	6	9900	.....	.....	.....	.....
Grand Isle,	none	.....	.....	.....	.....	.....
Isle La Motte,	100	2260	125 00	50	1250	20 00
North Hero,	80	1200	24 00	64	1152	37 50
South Hero,	32	.....	10 00	64	.....	*47 00

* \$20.00 for schools in Grand Isle.

List of Lands Sequestered in the County of Lamoille, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county gram'r schools.			For University of Vermont.			For Middlebury College.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Belvidere,	411	3225	37 50				514	3450	35 40	150	1700	9 00	415	3150	32 50			
Cambridge,	442	1522	37 00				870	2975	67 35	745	2350	68 50	1845	5325	189 00			
Eden,	640	3400	48 00				900	1850	27 00	320	1450	23 50	670	2350	77 50	220	950	12 75
Edmore,	336	3103	22 00				706	5983	51 50	336	2785	32 95	335	2338	46 00			
Hydepark,	637	2900	84 32				295	1690	23 05	459	1475	40 80	379	2625	61 31			
Johnson,	665	7159	74 47				545	7357	68 56	528	4400	55 50	456	4425	81 41			
Morristown,	325	5400	50 00	325	3625	22 00	1080	13775	98 03				200	600	15 00			
Stowe,	none																	
Waterville,	600	3000	56 00				900	1700	30 00	300	2100	32 00	300	1900	30 00			
Wolcott,																		

List of Lands Sequestered in the County of Orange, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For University of Vermont.			For Dartmouth College.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Bradford,	none																	
Brantree,	600	4640	91 50				300	1000	29 00	300	1100	30 00	400	800	24 00			
Brookfield,	315	2055	43 50				335	5900	101 05	315	2870	58 25	315	1735	51 00			
Chelsea,	790	1345	112 40				300	900	31 40	397	1598	50 00	300	600	51 00			
Corinth,				300	2670	42 34												
Fairlee,	232	1105	24 00	100	500	6 00	453	2350	52 17									
Newbury,	315	3600	33 00				550	6300	72 00									
Orange,	600	1240	48 00				300	1525	37 00	300	465	22 00	300	900	41 70			
Randolph,				427	7075	88 99	423	5200	63 24	225	2700	109 62	330	3250	46 40			
Stratford,	345	1107	42 50				654	2794	115 00									
Theftord,	100	3000	125 00	405	3435	16 83	470	10230	96 35									
Topsham,				454	5605	28 37	729	4888	67 75									
Tunbridge,	319	1625	58 62				600	4375	213 68									
Vershire,	100	250		100	500		195	500	40 00	123	790	28 60	422	1530	52 68			
Washington,	400	1850	43 00				300	1450	37 50	300	1800	62 50	300	1500	49 50			
West Fairlee,	300	900	32 00				400	1220	46 00							200	600	48 30
Williamstown,	512	5615	127 67				303	3800	92 87	284	3760	77 70	279	6035	48 28			

List of Lands Sequestered in the County of Orleans, for Public, Pious, Charitable and other uses, 1882

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For support of town schools.			For support county gram'r schools.			For University of Vermont.			For Middlebury College.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Albany,	442	2500	31 50	.....	.....	.....	352	2300	43 00	365	2800	45 50	300	2000	36 00	4390	33960	516 00
Barton,	.....	.....	.....	320	3044	40 00	319	3813	39 95	312	1516	53 88	313	2439	51 01	.....	.....	.....
Brownington,	236	1250	20 84	.....	.....	.....	336	2150	45 00	357	1650	41 12	.....	.....	.....	.....	.....	.....
Charleston,	.....	.....	.....	684	3026	50 86	247	1240	19 88	478	2555	28 00	263	3350	35 68	.....	.....	.....
Coventry,	.....	.....	.....	318	3586	42 55	200	2500	33 00	340	4236	46 52	300	4084	44 00	.....	.....	.....
Craftsbury,	320	2800	44 70	.....	.....	.....	324	1900	30 00	.....	.....	.....	.....	.....	.....	.....	.....	.....
Derby,	.....	.....	.....	462	5610	54 38	320	2700	33 33	475	3175	71 69	465	5813	69 32	.....	.....	.....
Glover,	320	3350	31 13	.....	.....	.....	320	2700	33 33	312	3100	43 29	400	3300	69 20	.....	.....	.....
Greensboro,	490	2628	39 00	.....	.....	.....	260	1425	28 00	380	1900	32 51	300	2000	35 70	.....	.....	.....
Holland,	283	1800	28 38	.....	.....	.....	313	1750	26 73	309	1625	27 02	336	3100	55 25	.....	.....	.....
Irasburgh,	440	4800	40 00	.....	.....	.....	350	4300	43 20	220	3150	18 90	.....	.....	.....	.....	.....	.....
Jay,	.....	.....	.....	.....	.....	.....	2290	6400	123 40	.....	.....	.....	6010	27750	628 66	1100	150	6 00
Lowell,	.....	.....	.....	.....	.....	.....	545	1700	30 00	545	500	12 00	610	.....	.....	.....	.....	.....
Morgan,	.....	.....	.....	354	.....	27 70	.....	.....	.....	.....	.....	.....	321	.....	37 34	.....	.....	.....
Newport,	354	2832	35 60	.....	.....	.....	379	3790	37 75	329	3132	33 39	1121	8967	123 00	.....	.....	.....
Troy,	none	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Westfield,	514	2475	39 26	.....	.....	.....	634	3110	56 08	360	2750	39 75	240	900	21 60	.....	.....	.....
Westmore,	584	440	20 00	.....	.....	.....	430	1725	25 82	292	1400	2 9 20	320	376	none	.....	.....	.....

*For Craftsbury Academy. †For individual use. ‡For Northern Educational Union. §For first settled minister.

List of Lands Sequestered in the County of Rutland, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For University of Vermont.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Benson,	.....	.....	.....	60	1000	60 00	252	5700	91 29	252	3480	48 00	200	3000	35 00
Brandon,	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Castleton,	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Chittenden,	536	1160	32 00	.....	.....	.....	300	1100	36 00	206	150	3 00	206	350	8 60
Clarendon,	none	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Danby,	.....	.....	.....	.....	.....	.....	530	4950	129 00	.....	.....	.....	.....	.....	.....
Fair Haven,	4	3700	.....	.....	.....	.....	163	7800	11 92	100	200	6 00	100	200	6 00
Hubbardton,	.....	.....	.....	30	240	13 33	300	2500	55 12	.....	.....	.....	.....	.....	.....
Ira,	30	600	50 00	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Mendon,	160	1250	15 00	.....	.....	.....	242	1270	18 00	626	4100	45 76	545	1800	13 00
Middletown,	.....	.....	.....	5	2100	196 00	.....	.....	.....	.....	.....	.....	.....	.....	.....
Mount Holly,	.....	.....	.....	.....	.....	.....	*524	4054	50 00	.....	.....	.....	.....	.....	.....
Mount Tabor,	.....	.....	.....	400	1400	16 00	1077	4268	50 00	.....	.....	.....	.....	.....	.....
Pawlet,	311	3477	104 25	.....	.....	.....	715	7036	234 88	.....	.....	.....	.....	.....	.....
Pittsfield,	.....	.....	.....	130	1200	130 00	90	630	7 50	40	50	none	50	50	none
Pittsford,	298	1083	56 35	.....	.....	.....	461	4075	79 46	.....	.....	.....	.....	.....	.....
Poultney,	.....	.....	.....	152	4500	62 00	537	7445	133 30	.....	.....	.....	.....	.....	.....
Rutland,	.....	.....	.....	415	1050	18 00	702	3750	80 44	.....	.....	.....	.....	.....	.....
Sherburne,	324	600	10 00	324	300	20 00	648	2400	31 27	.....	.....	.....	.....	.....	.....
Shrewsbury,	.....	.....	.....	.....	.....	.....	100	450	20 00	.....	.....	.....	.....	.....	.....
Sudbury,	310	2575	75 00	.....	.....	.....	429	3160	94 34	.....	.....	.....	.....	.....	.....
Tinmouth,	.....	.....	.....	30	800	16 00	196	1800	44 00	.....	.....	.....	.....	.....	.....
Wallingford,	.....	.....	.....	267	400	20 00	250	3600	25 00	.....	.....	.....	.....	.....	.....
Wells,	.....	.....	.....	.....	.....	.....	401	2800	568 50	.....	.....	.....	.....	.....	.....
West Haven,	589	8120	161 00	231	2800	100 50	47	720	14 50	163	3200	32 00	148	1400	14 00

*To town of Wallingford. †For cemeteries and school districts. ‡For the poor. §\$18.26 paid to Poultney.

List of Lands Sequestered in the County of Washington, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For University of Vermont.			For Middlebury College.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Barre,	454	10240	123 29				317	6960	72 36	190	2925	68 70	291	16370	48 90			
Berlin,				300	4550	25 00	787	17600	93 23									
Cabot,				544	4660	56 65	309	4925	48 35	334	3500	48 06	348	3650	47 87			
Calais,	706	11300	20 10				349	4844	48 70	349	4800	49 50	349	5100	51 85			
Duxbury,	692	4650	36 50				622	5610	37 68									
East Montpelier,	640	12510	144 48				320	5610	69 46	200	3700	84 00						
Fayston,	1650	9080	103 50	330	2625	26 00	550	4330	41 50	220	1250	12 00	550	875	24 00			
Marshfield,	1680	3400	29 20	400	1680	14 60	1280	2320	13 80									
Middlesex,	200	2050	21 00				919	10150	98 90									
Montpelier,										160	400	34 47	50	500	none			
Moretown,	332	1500	19 30				991	3900	69 50									
Northfield,	285	3420	38 16				847	12075	117 78	404	7350	60 85	837	5175	87 74	*209	4000	50 01
Plainfield,	284	4998	61 86				284	4998	61 85									
Roxbury,	741	4455	62 93				334	2500	31 00	388	2700	80 00	336	3225	30 00			
Waitsfield,				237	8200	43 23	266	5900	22 29				349	2450	25 00			
Warren,	936	18360	77 81										496	3560	52 50	245	3275	33 03
Waterbury,	287	3940	28 30				914	1134	14 80									
Woodbury,	500	1105	31 00				480	4123	36 22	300	2256	25 14	400	2000	23 00			
Worcester,	300	1200	15 00				600	4242	50 00							300	1480	18 00

*For Dartmouth College.

List of Lands Sequestered in the County of Windham, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For the support of town schools.			For support county Gram'r schools.			For University of Vermont.			For Middlebury College.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Athens,	288	1086	89 33				108	324	18 08									
Brattleboro,	none																	
Brookline,	208	1173	84 92															
Dover,							183	470	16 24									
Dummerston,	none																	
Grafton,	340	1550	44 00	103	600		630	4200	78 49									
Guilford,				350	2800	77 50	350	2800	87 87									
Halifax,	20	50	5 00				320	2660	40 00									
Jamaica,	389	7016	112 34				790	3353	101 70				500	2450	40 00			
Londonderry,				680	7922	57 33	224	2677	30 02	479	4790	79 06	501	3235	63 10			
Marlboro,							876	4373	82 08									
Newfane,	250	750	22 50				450	1350	41 00									
Putney,	200	3000	33 64															
Rockingham,		1800	62 80					2100	72 15									
Somerset,							440		42 00									
Stratton,				416	316	10 00	744	634	38 00							50	50	1 00
Townsend,	none																	
Vernon,	288	2100	21 69				340	1890	29 06									
Wardsboro,				75	300	18 00	160	250	15 98									
Westminster,	183	2200	211 68															
Whitingham,	none																	
Wilmington,							225	1675	39 80									
Windham,	305	3150	46 72				230	1400	22 00									

List of Lands Sequestered in the County of Windsor, for Public, Pious, Charitable and other uses, 1882.

PURPOSES OF SEQUESTRATION.

TOWNS.	For public, pious, charitable uses.			For religious uses.			For support of town schools.			For support county gram'r schools.			For University of Vermont.		
	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.	Acres.	Appraisal.	Rents.
Andover,	250	1500	24 50				405	1640	82 70						
Baltimore,	none														
Barnard,	300	1000	28 00				600	2340	61 03						
Bethel,				489	2045	73 59	403	1805	57 79	383	1900	68 09	506	2680	80 19
Bridgewater,							983	4000	140 48						
Cavendish,	none														
Chester,	339	1585	32 34				621	2308	60 60						
Hartford,				342	2930	54 45	827	8350	104 00						
Hartland,	364	3250	108 98				434	4355	100 75						
Ludlow,	200	1400	22 00				339	9116	63 90						
Norwich,				358	2224	62 99	323	3690	60 76						
Plymouth,	380	2100	23 24				824	5100	72 38						
Pomfret,	320	3100	49 00				745	5600	115 58						
Reading,	275	1375	7 20				440	2300	39 50	300	900	18 00	200	450	18 00
Rochester,	600	3400	107 00												
Royalton,				255	1975	66 36	330	2600	82 00	400	3050	75 20	350	3000	82 20
Sharon,	40	200	9 00	250	800	46 00	382	2405	62 62						
Springfield,	341	3110	56 83				666	5495	170 83						
Stockbridge,	1400		45 00	433		59 25	830		40 05						
Weathersfield,	130	1450	23 01												
Weston,				215	1590	37 75	625	3950	49 90						
West Windsor,	none														
Windsor,	300	200	12 00												
Woodstock,				378	1910	62 98	384	2578	63 98						

*For Royalton Academy. †For the support of Foreign Missions.

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