



**COW CREEK BAND OF UMPQUA TRIBE OF INDIANS
GOVERNMENT OFFICES**

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Cow Creek Partnership and Proposal to Acquire the Elliott Forest

Proposal keeps forest ownership local and helps advance Cow Creek's priority to expand and restore the Tribe's land base

Frequently Asked Question

Q: What is the Cow Creek announcing today?

A: The Cow Creek Band of Umpqua Tribe of Indians is announcing a unique partnership with Roseburg- based Lone Rock Timber Management Company, The Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians and the Conservation Fund to purchase and manage the Elliott Forest, which the state is selling to meet its obligation to maximize revenue from the forest to benefit the State Common School Fund.

Q: What is the structure of the partnership?

A: Cow Creek and Lone Rock are the two financial investors and if awarded the option to purchase the land, the two entities will create an Oregon LLC called Elliott Forest, LLC.

In addition to an investor in the acquisition plan, the Tribe will also provide advisory support to the conservation easement holder and land manager to ensure that the public benefits are being met - and that cultural resource values are being addressed in compliance with state and federal cultural resource laws.

Q: Is it a 50-50 ownership with Lone Rock and Cow Creek?

A: Initially the Cow Creek will comprise approximately 13% ownership in the newly formed LLC for the purchase of the forest with the option to expand that ownership in the future as part of the agreement with Lone Rock.

Q: Why not a 50-50 split?

A: Like many Tribes, Cow Creek doesn't have the same level of capital that a private timber management company has access to, but this opportunity presented a unique chance for the Cow Creek to advance one of its tribal priorities, which is to pursue and restore the Tribe's land base.

Q: Why does Cow Creek want to purchase the Elliott and who initiated the partnership with Lone Rock?

A: The Cow Creek did.

First, since the Tribe's Restoration Act in 1982 did not restore any of the Tribe's ancestral lands, the Tribe has spent the last 34 years pursuing a land restoration policy and economic development strategy that focuses on both direct purchase of land as well as seeking land repatriation through congressional acts. This investment fits within the Tribe's long-term land acquisition, management and investment strategies.

Second, the Tribe does not have the kind of capital to be the sole investor, so the Cow Creek began looking to partner with an investment partner that had ties to Douglas and Coos County, long-term experience in sustainable and responsible forest management and shared a commitment to Oregon values. Lone Rock is that partner.

Q: What is the role of the CLUSI and Conservation Fund?

A: In partnership with Cow Creek and Lone Rock, the Coos, Lower Umpqua and Siuslaw Indians and the Conservation Fund will ensure that public benefits as outlined by the State in the acquisition plan RFP are upheld by holding, monitoring and enforcing conservation easement agreements in the proposal. The Confederated Tribes of the Siletz and the Confederated Tribes of the Grand Ronde have also committed to working as resource advisors to the partnership in an effort to ensure the public benefits are upheld.

Q: What are the environmental and public benefit plans in the proposal?

A: The plan calls for setting aside 25% of the forest in perpetuity to promote Mature seral conditions, and for conservation and wildlife habitat. It also commits to wider stream buffers than required under the Oregon Forest Practices Act, which will mean more standing trees around water resources. Additionally, the plan commits to providing free public access to more than 41,000 acres of forestland - which represents at least 50% of the total forest.

Further, Lone Rock forests are certified by the Sustainable Forestry Initiative, an independent third-party organization that monitors and ensures responsible and sustainable forestry practices, which was one of the appeals of Lone Rock as a partner in this endeavor.

Q: If the state is losing revenue on the forest, why will Elliott33 Forest, LLC be able to make a profit?

A: The Department of State Lands is required to maximize revenues for the Common School Fund and the target rate of return is higher than it can deliver under the current circumstances, which is why the state is seeking a responsible party to purchase the land.

There isn't that same pressure for return with a private owner. There is a profit goal but not a requirement.

The Cow Creek views this opportunity as one that advances a tribal cultural and economic development priority while also helping to solve a problem for the state.

Q: What is Cow Creek's experience in forest management?

A: As part of its long-term land acquisition strategy, Cow Creek has purchased timberland throughout in SW Oregon. The Tribe has experienced forest Management and Natural Resource staff with policy experts in the areas of forestry, GIS/Mapping, fisheries science and management, wildlife science and management, water quality, environmental quality, wetlands management, ecology, and cultural resource management.

Q: What is the process for the state to make a decision about a buyer?

A: Each proposal is due on November 15, 2016 based on an RFP issued by the Department of State Lands. The proposals will be reviewed and available for public review over the course of the next month. On December 13, 2016 the DSL will hold a meeting of the State Land Board where a decision is scheduled to be announced. The State Land Board is comprised of the Governor, Secretary of State and Oregon State Treasurer.