



REPI Readiness and Environmental Protection Integration Program

2012 REPI CHALLENGE FACT SHEET

The Readiness and Environmental Protection Integration (REPI) Program funds cost-sharing partnerships for the military with state and local governments and private conservation organizations to address the need for compatible land use and conserved natural landscapes in support of military readiness. REPI has protected approximately 250,000 acres of buffer land at 66 locations in 24 states across the country.

The challenge of conserving the large acreages necessary to adequately buffer military bases threatened by near-term incompatible development requires innovating thinking. DoD and its partners must do more with less—and before current windows of opportunity close—to accomplish our mutual goals. So DoD designed the REPI Challenge to incentivize new business practices that lead to big action and even bigger ideas.

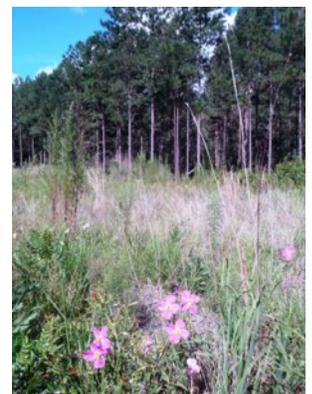
The REPI Challenge was a first-time effort in 2012 that offered up to \$5 million for a land transaction to limit incompatible development or relieve current or anticipated environmental restrictions at an eligible military base in Florida or Georgia. In particular, its goals were to:

- **Cultivate projects** that conserve land at a greater scale and test promising ways to finance land protection.
- **Help the REPI program** meet its ambitious goals with limited funding (projects must have at least a one-to-one funding match).
- **Demonstrate benefits** above and beyond normal requirements for REPI projects for important military missions and natural resources.
- **Harness the creativity** of the private sector to access and leverage unconventional sources of funding, attract philanthropic sources, and take advantage of market-based approaches.

THE 2012 REPI CHALLENGE

About the 2012 Winning Project

- Fort Stewart and the Georgia Land Trust worked together to preserve 5,508 acres of forested land—one of the largest of more than 500 REPI transactions.
- Transaction completed within 90 days of award.
- The tract represented the last remaining unsecured portion of Fort Stewart's critical southeastern border.
- Under ownership of the Georgia Land Trust, the land provides a permanent natural buffer for Fort Stewart and removes development threat that would limit training capabilities.
- Rayonier Forest Resources, the original landowner, will continue to manage the land for timber production under a lease agreement with the Georgia Land Trust.
- Georgia Land Trust matched \$4.5 million from REPI with \$5.5 million in cash contributions and bargain sale value.



Wildflowers and working forest land protected by the winning 2012 REPI Challenge project.

Photo Credit: Georgia Land Trust

About Fort Stewart's Mission

About Fort Stewart's Mission: As the largest DoD installation east of the Mississippi, Fort Stewart's 279,000 acres are home to the 3rd Infantry Division and Special Forces (the 1st/75th Ranger Battalion and the 165th Special Operations Aviation Regiment). The installation's ranges, maneuver areas and controlled airspace allow for full-spectrum, combined operations for up to 50,000 soldiers annually.

ADVANCES AND OPPORTUNITIES REALIZED THROUGH THE REPI CHALLENGE PROCESS

The 2012 REPI Challenge attracted new partners with different transactional models; motivated Georgia Land Trust to come to agreement with Rayonier landowner after more than five years of stalemate discussions; engaged state governments to commit additional funds to conservation where associated with military priorities; and revealed an additional \$40 million and almost 28,000 acres of land in buffer priority areas at only three installations ready to close within six months.

After these encouraging results from a two-state REPI Challenge in 2012, DoD again offered an expanded Challenge for 2013 to eligible installations across the United States. As a result, more installations found new opportunities as highlighted by the pre-proposals received in October 2012:

- **Large Scale:** 20 pre-proposals for 19 installations in 16 states, with over \$117 million of new partner funding for over 158,000 total acres of executable land acquisition opportunities at a total cost of over \$206 million.
- **New Partners:** The projects bring a variety of new partners, including the Walton Family Foundation, VeteransCorps, new state government and local land trust partners, and many others.
- **High Priority Location:** All pre-proposals received covered high priority military installations for test and training missions selected by the Military Services, located in high priority landscapes such as multiple opportunities for Navy installations across the Chesapeake Bay region.
- **Innovative Funding:** The projects offer new funding sources such as corporate donations and opportunities through pilot efforts at creating carbon credits with investment from EKO Asset Management Partners and The Nature Conservancy.
- **Efficiencies:** Real Estate Investment Trusts (REITs) and Timber Investment Management Organizations (TIMOs) bring private equity and large scale efficiencies that can advance REPI outcomes.
- **Natural Resources Management:** Projects offer opportunities for alleviating restrictions and regulatory certainty through conservation credits, Safe Harbor agreements, and self-sustaining conservation management endowments.

Col. Kevin Gregory, Fort Stewart Garrison Commander: ***"This is the kind of win-win partnership that makes everyone proud and shows the level of commitment to sustainability. Conserving land like this helps protect Fort Stewart and Hunter Army Airfield's viability as the Army's premier power projection platform on the east coast."***

– *The New York Times*, "Conservation and Military Objectives Met Through Land Acquisition," September 5, 2012.

In short, the REPI Challenge has revealed a high level of interest and capacity from our partners to find funding to conserve land quickly and at scale. With greater levels of funding available, our partners have shown an appetite for increasing the capabilities of the REPI program to innovate and deliver multiple high priority benefits.