Options (Maximum Acreage Used)	Upfront Cost to Town	Net Revenue to Town	Net Cost to Town for External Legal Fees	Time to Realize Net Revenue	Projected Value fo Credits Needed to Offset Town CIP Projects	Strengths	Weaknesses	Opportunities	Threats
1. Third Party develops, manages, and maintains the nutrient credits and carbon sequestration generation and exchange and Town contributes land and upfront fees to the partnership						1. 2. 3. 4. 5.	1. 2. 3. 4. 5.	1. 2. 3. 4. 5.	1. 2. 3. 4. 5.
2. Town of Purcellville develops, manages, and maintains the nutrient credits and carbon sequestration generation and exchange						1. 2. 3. 4. 5.	1. 2. 3. 4. 5.	1. 2. 3. 4. 5.	1. 2. 3. 4. 5.
a. Town may not sell nutrient and carbon credits and may only use credits to offset future Town projects									
b. Town is allowed to sell nutrient and carbon credits without a third party broker									
c. Town builds,owns, manages and maintains the nutrient exchange bank. A third-party broker sells nutrient credits.									