



Board of Directors Meeting

4:00 pm, May 26, 2020

AGENDA

- A. What's Coastal Mountains Land Trust got going on right now? (pg. 4)
- B. Board Learning Session/Discussion: Conservation Easements Amendments – Policy and Practice (pg. 6)
- C. Land Trust History: Past Land Trust Amendments: Examples
- D. Board Learning Session: Giving A Gift Membership and How to Host a House Party- Kathy Young
- E. Action Items:

1. **Proposed Board Motion:** To approve minutes from the March 24, 2020 monthly meeting of the Board, (pg. 7)

2. **Proposed Board Motion:** Approval of Major Gifts Committee

The Board of Directors hereby approves the creation of a Major Gifts Committee which reviews and supports a successful leadership donor program. (see pg. 11)

3. **Proposed Board Motion:** Approval of Membership & Marketing Committee

The Board of Directors hereby approves the creation of a membership & marketing committee which plans and implements the membership and communication work of the Land Trust. (see pg. 12)

4. **Proposed Board Motion:** Amendment of the Penobscot Park Conservation Easement, Lincolnville

The Board of Directors hereby approves amending the Penobscot Park Conservation Easement, per Board Policy 12.6 Conservation Easement Amendments, to achieve a net gain in the protection of the conservation values protected by the original conservation easement by including a right for permanent public access and to update the general easement provisions to comply with current State and Federal conservation easement laws. Furthermore, the Board hereby authorizes its President, or in her absence another officer of the Board of Directors, to execute all documents necessary to complete this amendment. The final language of the amendment will be reviewed by the Land Protection committee and distributed to the board for comment.

5. **Review of Conflict of Interest of Policy** and Declaration of David Thanhauser as a 'Covered Person' (see pg. 13)

6. **Proposed Board Motion:** Acceptance of the Donation of the **Sucker Brook Tract, Thanhauser Property**, Swanville (see pg. 16)

The Board of Directors hereby approves accepting donation of fee title to a ca. 60-acre property owned by David Thanhauser, that is located off Oak Hill Road in the Town of Swanville, and authorizes the President, or in her absence another officer of the Board of Directors, to execute all documents necessary to accept the donation. In addition, the Board of Directors approves all expenditures

necessary to prepare for the allocation of up to \$11,600 at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF or BDF and the Land Trust Stewardship Reserve TRF or BDF as described in the Policies of the Board of Directors. Note: The donor of this property is a current board member, donor, and a 'Covered Person' under the terms of our conflict of interest policy.

7. Proposed Board Motion: Acceptance of the Sucker Brook Tract - Conservation Easement – Swanville (*see pg. 24*)

The Board of Directors hereby approves accepting the donation of the Penobscot Park Conservation Easement to conserve an additional 20 acres adjacent to the donated fee of the Sucker Brook Tract. Furthermore, the Board hereby authorizes its President, or in her absence another officer of the Board of Directors, to execute all documents necessary to complete the amendment. The final language of the amendment will be reviewed by the Land Protection committee and distributed to the board for comments prior to its signature. In addition, the Board of Directors approves all expenditures necessary to prepare for the allocation of up to \$7,500 at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF or BDF and the Land Trust Stewardship Reserve TRF or BDF as described in the Policies of the Board of Directors. Note: The donor of this property is a current board member, donor, and a 'covered person' under the terms of our conflict of interest policy.

8. Proposed Board Motion: Purchase of the **former Bormet Tract, Thanhauser Property**, Swanville (*see pg. 31*)

The Board of Directors hereby approves the purchase of the 25 acre former Bormet property located east of Hurds Pond and off of Route 141 for a price of \$9,800 from David Thanhauser. This price is based upon a fair market appraisal of the property. In addition, the Board of Directors approves all expenditures necessary to prepare for the allocation of up to \$10,300 at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF or BDF and the Land Trust Stewardship Reserve TRF or BDF as described in the Policies of the Board of Directors. Note: The donor of this property is a current board member, donor, and a 'covered person' under the terms of our conflict of interest policy.

F. Reports

1. Priorities We're Working On – President & Executive Director

- a. Committee Development & Assignments
- b. Board Action Plan meetings
- c. Board Matrix

2. Development Committee (*minutes, pg. 38*)

3. Finance and Investment Committee (*minutes, pg. 40*)

4. Land Protection Committee (*minutes, pg. 51*)

5. Stewardship Committee (*met, no minutes*)

6. Board Advancement Committee (*met, no minutes*)

7. **Executive Committee** (*met, no minutes*)

G. *Executive Session*

June Committees / Board Meetings:

To be Determined	Major Gifts Committee
	Membership and Marketing Committee
Tues., June 9th	1:15pm Stewardship Committee
	4:00pm Executive Committee
Weds., June 10th	1:00pm Finance Committee
	2:30pm Board Advancement Committee
	3:30pm Land Protection Committee
Tues., June 23rd	4:00pm Board Meeting



What's Going On at the Land Trust Now?

May 2020

Drafted by Polly Jones, Office Manager

Stewardship

- Bald & Ragged Founders Garden, the proposed stone seating area at the Thorndike Brook Trailhead on Hope Street, is out to bid. The plan is for a summer construction and fall ribbon-cutting.
- Neighbors to the Thorndike Brook Trailhead have been pruning the trailhead's many old apple trees, including one Wolf River apple tree that was part of the old homestead.
- Jackie has transitioned to part time, focusing on the Round the Mountain Trail. Jack is transitioning to work on stewardship full time. He will continue to be involved with a few land protection projects.
- Hallie Arno, a College of the Atlantic student, from Lincolnville, is volunteering to do an invasive mapping project at the Ducktrap Preserve.

Development

- Registration is now open for the virtual Pendleton 5k (June 6) as part of the Almost Virtual RunBelfast race series - almost because we are hoping that the last race in the series, in Oct, will be on the Rail Trail. Register at RunBelfast.org.
- Coastal Mountains Trails Challenge will kick off July 1 and we will be promoting it through the month of June at trailheads and on social media. Still need a few sponsors.....
- Summer newsletter will be coming out at the end of June and includes the 2019 Annual Report.
- Membership renewal envelopes are coming in steadily. We are at 38% of our \$27k goal with just over \$10k and have 17 new members already this year. We have noticed a slight increase in lapsed members rejoining and in new property buyers becoming members; an encouraging trend!
- Andrew Stewart of Blue Barren Distillery has indicated that Coastal Mountains Gin will be ready in June - we are working on a CMLT neck tag and we will receive \$1 from each bottle sold. I will share ordering details when they are ready.

Community Engagement

- All May and June events have been cancelled; we're trying to determine how much of July – September can be salvaged.
- Matt Bonner begins work on June 1 for a six-month placement through the Maine Conservation Corps. We have a long list of projects we've always wished there was time to work on, so we're really looking forward to having Matt on board.

Land Acquisition

- The proposed land swap with the Town of Lincolnville has almost entirely positive feedback. The gate will remain closed on the shorefront property, but a couple of cars can park there and people can walk in. Neighbors report an increase in visitation, which is good, so people can see what is being discussed in advance of the Town

Meeting vote in July. We will mow the property and put up signs to ensure visitors stay within property boundaries.

- Seven different land protection projects in Waldo County are in process. The Thanhauser project was recommended by the Land Protection Committee. The committee will be doing site visits to two more properties in June.

Natural Phenomena

- Even young geese families practice social distancing.



Policies of the Board of Directors

12.6 Amendment of Conservation Easements

All proposed amendments to conservation easements will be considered by the Land Acquisition Committee with the counsel of an attorney who has substantial experience in conservation easement law. The Committee will make a recommendation to the Board for approval of the proposed amendment if all of the following conditions are met:

- the amendment is consistent with the Land Trust's mission and serves the public benefits for which the Land Trust was established and operates;
- the amendment is consistent with the conservation purposes and intent of the original conservation easement;
- the amendment is consistent with the documented intent of the donor of the original conservation easement (if it was donated) and with the documented intent of any grantors or donors of funds used in the acquisition of the conservation easement;
- for any amendment that is proposed to facilitate administration of the conservation easement and/or correct an error in the original conservation easement, the amendment does not degrade or diminish in any way the conservation values protected by the original conservation easement;
- **for any amendment that is proposed for any purpose other than administration facilitation or error correction, the amendment results in a net gain in protection of the conservation values protected by the original conservation easement;**
- the amendment does not result in impermissible private benefit or private inurement, which is confirmed by appraisal when necessary;
- the amendment is compliant with all federal, state, and local laws;
- the amendment has been reviewed and approved by the appropriate court if the amendment would result in extinguishment of any portion of the land area covered by the original conservation easement;
- the process of considering and approving the amendment is compliant with the conflict of interest policy (see section 6); and
- the amendment does not jeopardize the 501(c)(3) status of the Land Trust as an exempt organization under the Internal Revenue Code.

The Board will review the compliance of the proposed amendment in terms of the above conditions and will approve the proposed amendment if it deems they have been met.

All costs of the amendment process that are incurred by the Land Trust, including legal fees, appraisal fees, ecological consultants, preparation of supplemental information for baseline documentation, other direct expenses, and Staff time, will be paid by the land owner requesting the amendment, regardless of whether or not the amendment is granted.

**COASTAL MOUNTAINS
LAND TRUST**



Board of Directors Meeting

4pm, March 24, 2020

Minutes

Board Members present: Courtney Collins, Dan Johnson, Darby Urey, David Noble, David Thanhauser, Gianne Conard, Judy Wallingford, Landis Gabel, Lys McLaughlin-Pike, Malcolm White, Nick Ruffin, Roger Rittmaster, Roy Call, Tom Moore

Staff Members present: Ian Stewart, Polly Jones, Jack Shaida

Judy Wallingford opened the meeting and thanked everyone for coming, expressing her thanks to Board and staff for all they have done. A special welcome went out to David Noble, who reported encouraging recent news with his health.

A. Action Items:

1. Proposed Board Motion: To approve minutes from the February 24, 2020 monthly meeting of the Board (see pg. 3)

Comments included minor typo edits to the minutes, which Ian noted and changed on the spot. Dan moved to approve the amended minutes of the February 24, 2020 meeting, Malcolm seconded. Board unanimously approved.

2. Proposed Board Motion: Approval of 2020-25 Strategic Plan including areas of interest and focus areas Areas of Interest (Attached to Board under separate cover)

Discussion items: The proposed motion is looking to approve the overall objectives of the Plan. The 5-year budget is a working document, an outline of what the costs will be, not a final budget. Board commended Ian for a very orderly process in drafting the Plan. Ian thanked committees and staff for all their input. Jack's conservation planning research was particularly helpful. The full Plan is an internal document; a streamlined version detailing our 25-year map of conservation goals will be used in donor cultivation.

Informative discussion of difference between Focus Areas and Areas of Interest. Focus areas are given much greater Board attention and receive more aggressive land protection efforts. There are five focus areas:

- *Bald & Ragged, a current campaign with a conservation strategy*
- *Ducktrap, needs a revised conservation strategy (haven't had a strategy there for 10 years)*
- *Passy Lakes, needs a conservation strategy*
- *Hurds Pond, needs a revised conservation strategy*
- *Mt. Tuck, a current campaign with a conservation strategy*

The 2019 Conservation Plan has identified the top 20 areas of interest that meet three important criteria: 1) water access, 2) close to schools, 3) trail corridor

The Board of Directors hereby approves the adoption of the 2020-25 Strategic Plan outlining the land protection, stewardship, community engagement and organizational capacity goals of the Land Trust.

Dan moved to approve the adoption of the Strategic Plan. Tom seconded. Board unanimously approved.

3. Proposed Board Motion: Approval of Mt. Tuck Focus Area Campaign (included in Strategic Plan)

There are four parcels (three landowners) that we are attempting to purchase. These key parcels will be enough to create a trail. When procuring the parcels, Ian intends to use the installment method for purchasing, spreading costs out over a period of time rather than putting out one lump sum. David Thanhauser feels the biological value of Muskrat Pond is more valuable even than Mt. Tuck.

The Board of Directors hereby approves the official adoption of the Mt. Tuck Focus Area and the intent to raise not more than \$275,000 to fund the acquisition and stewardship of four properties including the 99-acre summit of Mt. Tuck which is already under contract. (see pg. 7)

Note: To date, \$116,000 has been raised towards Mt. Tuck – leaving \$159,000

Lys moved to approve the adoption of the Mt. Tuck Focus Area Campaign. Roger seconded. Board unanimously approved.

4. Proposed Board Motion: Approval of Major Gifts Committee

Lys is not comfortable with the committee description wording, specifically the omission of the mention of the Executive Director and the Development Director in the first paragraph, titled "Purpose". Discussion of what constitutes a major gift. Should that be spelled out in the description or not. Ian and Judy will rework the wording and present to the Board in April.

The Board of Directors hereby approves the creation of a Major Gifts Committee responsible for planning and achieving the leadership donation efforts of the organization. (see pg. 9)

Motion tabled until April meeting, date TBD.

5. Proposed Board Motion: Approval of Membership & Outreach Committee

Discussion: is the charter of this commission that clear? Landis thinks the descriptors of Land Trust giving levels should be reworked. Before the Membership & Outreach and the Major Gifts committees are approved, the Development and Community Engagement committees should be dissolved. Ian and Judy will revise committee description.

Question asked if the new educational goals reside in this committee. Ian said no. There is a possibility of another committee or an ad hoc group to handle educational goals. Ian will pull together a brainstorm meeting. A presentation of what was learned at the recent Learning Landscapes educational seminar will be shared at a future board meeting.

A list of all current committees will be distributed to the board.

The Board of Directors hereby approves the creation of a membership & outreach committee responsible for planning and achieving the membership development efforts of the Land Trust and for expanding the connections of the organization with the community through communications and other outreach strategies. (see pg. 10)

Motion tabled until April meeting, date TBD.

6. Proposed Board Motion: Approval of Building Committee

Interest rates are low, staff is expanding, the building needs work. There are construction drawings for expanding the building, that are 10 years old.

The Board of Directors hereby approves the creation of an adhoc building committee for the purpose of reviewing the status the organization's existing physical infrastructure and developing a plan, including alternatives, for office space and other infrastructure investments needed to address the needs of an expanding staff and volunteer program. (see pg. 11)

Roy moved to approve the formation of a Building Committee. Dan seconded. Board unanimously approved.

Judy requests board members email her of their interest in serving on any of these committees.

7. Proposed Board Motion: Approval of 2020-21 Operating Budget

Budget includes staff changes: a 6-month Community Engagement intern, a 6-month Stewardship intern, a Pendleton intern. Jackie is moving to part-time in April.

The Board of Directors hereby approves the proposed 2020-21 operating budget as presented to the board by the finance committee. (see pg. 12)

Courtney moved to approve the 2020-21 Operating Budget. Landis seconded. Board unanimously approved.

8. Proposed Board Motion: Approval of Annual transfers from the Land Trust Reserves and Endowments including the following:

Transfer of up to 5% from Land Trust Operating Reserve BDF - \$11,013

Transfer of up to 5% of Land Trust Stewardship TRF - \$21,046

Transfer of up to 5% of Land Trust Endowment PRF - \$2,367

Transfer of up to 5% of Beech Hill TRF - \$15,642

Transfer of up to 5% of McLellan-Poor PRF - \$1,404

Transfer of up to 5% of Fernalds Neck PRF - \$28,221

Transfer of up to 5% of Conservation Lands Defense Fund - \$20,201

Annual transfers are approved every year, and don't have to be taken at all. Funds can be left as is. Transferred funds are invested in Trillium, as a 70/30 blend.

Courtney moved to approve the Annual transfers. Malcolm seconded. Board unanimously approved.

B. Reports

1. Priorities We're Working On – President & Executive Director

Board Roles

Draft of Individual Board Action Plans – *Landis volunteered to be the guinea pig for this. Judy will schedule a video meeting with Landis and Ian. Other Board members should be in touch with Judy to get on the calendar.*

Recruiting for Committee and Committee Leadership – *Judy requests Board members email her with their committee interests.*

Proposed Land Swap with Town of Lincolnville – *Ian and Heather are working on.*

Stewardship Staffing updates – *Ian is reworking position descriptions for Jackie, Ryan, and Jack to accommodate Jackie's new part time status.*

Round the Mountain Campaign update – *Land for Maine's Future approved another \$20,000 grant for the Campaign.*

2. Development Committee (minutes, see pg. 15) – *Virus impact will result in a negative downward trend for donors. Starting a capitol campaign in the next 3 years would be folly. Instead, put together a planned giving campaign.*

3. Finance and Investment Committee (minutes, pg. 16)

4. Land Protection Committee (minutes, pg. 28) – *Ian is proud to see that acquisition projects are moving along. Thanks go out to Heather and Jack*

5. Stewardship Committee (minutes, pg. 29)



Major Gifts Committee

Approved by the Board of Directors: Date INSERT HERE

Purpose

The Major Gifts Committee reviews and supports a successful leadership donor program as well as considering, researching, and initiating new ideas, programs, and projects. Major Gifts include any contribution over \$1,000. This committee also monitors and reviews planned gift commitments and the activities of the Summit Circle program.

Areas of Oversight and Review

- Annual development work plan including annual budget targets
- Stewardship activities and programs for Leadership Donors
- Solicitation strategies for Leadership Donors: prospects, lapsed, and growth giving
 - Family and private foundations for unrestricted operating and program grants
 - Case for Support and individualized leadership donor proposals
 - New giving programs, categories, or groups
- Proposed fundraising events as they are suggested; ensure relevance and ROI
- Donor recognition and cultivation events; i.e. Partners Party, House parties
- Summit Circle planned giving program
- New campaigns for program initiatives and endowment
- Board of Directors' progress cultivating major donors and personal giving
- Relationships with key community members; identify, strengthen, cultivate
- Land Trust fundraising policies and practices

Responsibilities

- Participate in campaign-related activities with current and prospective donors
- Serve as solicitor for assigned Leadership Donors (all Board members)
- Fulfill agreed targets on personal annual work plan (all Board Members)
- Support staff as requested and as comfortable in regular fundraising activities.

Structure

- The Committee shall include at least three board members, the Development Director, the Executive Director, and Leadership Donors interested in assisting with major gift recruitment.
- A board member will serve as the Committee Chair.
- The Committee will meet as needed, but no less than six times a year.
- The Committee Chair will be responsible for establishing the agenda with the Development Director for each meeting, and this agenda and all relevant materials will be sent to committee members in advance of each meeting.
- Meeting minutes will be recorded by Staff and distributed to the committee chair for review and approval for inclusion in subsequent Board packet.



Membership and Marketing Committee

Approved by the Board of Directors: Date INSERT HERE

Purpose

This committee reviews and supports the membership and communication work of the Land Trust. They focus on strengthening connections with the community through outreach strategies.

Areas of Oversight and Review

- Case for Support and renewal envelopes
- Annual marketing and communication calendar
- Annual event and outreach calendar
- Communication platforms and strategies; including frequency, volume, message and brand
 - Instagram, Facebook, YouTube, Website, eNews, Newsletter, brochures
- Membership recruitment, engagement and renewal strategies
 - Annual Renewal (spring)
 - Stewardship Appeal (fall)
 - Lapsed appeals – as necessary (summer or winter)
 - Evergreen (monthly giving)
 - New Property Buyers
 - Gift Members
 - Categories of membership: youth, family, young adult

Responsibilities

- Ensures the annual membership budget is met
- Recommends target audiences, speakers, and activities
- Participates in membership activities and solicitations as assigned

Structure

- The Committee will include at least two Board members, the Office Manager/Outreach Coordinator, Development Director and CMLT interested volunteers/members (no more than three).
- A board member will serve as the Committee Chair. The Office Manager/Outreach Coordinator & Development Director will serve as the staff designees to the committee.
- The Committee will meet as needed, but no less than four times a year.
- The Committee Chair will be responsible for establishing the agenda with staff for each meeting, and this agenda and all relevant materials will be sent to committee members in advance of each meeting.
- Meeting minutes will be recorded by Staff and distributed to the committee chair for review and approval for inclusion with next Board Meeting packet.

Policies of the Board of Directors

6. Conflicts of Interest

6.1 Background

The Land Trust has clauses within its corporate documents that are specifically relevant to conflicts of interest, to wit:

- Articles of Incorporation, Seventh Article:
"No part of the net earnings of the Corporation shall inure to the benefit of any member, Director, or officer of the Corporation..."
- Articles of Incorporation, Eighth Article:
"The Corporation shall not...engage in any act of self-dealing..."
- Bylaws, Article VIII. Prohibition Against Private Gain.
"No officer or Director shall receive any pay, compensation or benefit from the Corporation, directly or indirectly, for performing the duties of an officer or Director...This Article shall not prohibit the reimbursement of incidental expenses necessarily incurred in the business of the Corporation by any officer or Director duly authorized, and also shall not prohibit the employment of persons, including members, to perform duties for the Corporation and to receive compensation therefore, upon proper authorization of the Board of Directors."

6.2 Definition of Conflict of Interest

A conflict of interest exists when a Covered Person (as defined below) has a material financial interest in a transaction or project under consideration by the Board, a committee of the Land Trust, or Staff, or when the Covered Person proposes to act on any issue, matter, or transaction in which the Land Trust has an interest, and in which the Covered Person may have an interest separate from that of the Land Trust. In regard to conflicts of interest, the term "financial interest" does not include reimbursement paid to Covered Persons for incidental expenses incurred in the business of the Land Trust nor does it include compensation and reimbursement of expenses paid to Staff with respect to their employment. A conflict of interest may also exist in situations in which there is an appearance that a Covered Person is utilizing, for his or her own benefit, inside information that is proprietary to the Land Trust and not available to the general public, is acting in his or her own interests rather than the best interests of the Land Trust, has the ability to exercise undue influence over the Land Trust's decisions, or is receiving favorable treatment by the Land Trust because of his or her status as a Covered Person.

Members of the Board and Staff must disclose their involvement and service to other organizations for which they have potentially conflicting interests. Disclosure of the Board member's or Staff member's involvement or service in the other organization must be made as soon as reasonably feasible to the President of the Board or the Executive Director. In no case shall the Board or Staff member utilize confidential information gained in his or her service to the Land Trust to provide direct or indirect benefit to any other organization.

6.3 Covered Persons

This Policy applies to all Staff, members of the Board, members of any committee of the Land Trust, major donors (individuals, corporations or foundations who make a gift or a pledge of \$5,000 or more at any one time, or \$10,000 or more in the cumulative within any 5-year period, and donors of fee title to land, a conservation easement, or value of a bargain sale), abutters to or those substantially affected by proposed conservation land acquisitions, and individuals (such as volunteers, former members of the Board, or former Staff) who, by virtue of their prior or continued involvement with the Land Trust, either have access to inside information that could place them in a conflicted situation or could give the appearance of having the ability to unduly influence the Land Trust. The Policy also applies to close relatives of these persons, including a spouse, domestic partner, child, sibling, parent, stepparent, parent- or sibling-in-law, grandchild, or grandparent.

6.4 Obligations of Covered Persons

Each covered person is obliged:

- to disclose the existence of any actual, potential, or perceived conflict of interest to the Board, Executive Director, or Chair of a Land Trust Committee on which he or she serves; disclosure must be made prior to the involvement of the Covered Person in the matter concerning the conflict of interest, and made by a verbal announcement at the meeting of the Board or Committee that concerns the matter, such announcement to be duly recorded in the minutes of said meeting;
- to abstain from discussing with members of the Board, Staff, or members of a Committee any issue, matter, or transaction in which he or she has an actual, potential, or perceived conflict of interest unless specifically asked by the Board or Committee to give information on the issue, matter, or transaction;
- to absent himself or herself from Board and Committee discussions on any issue, matter or transaction involving a conflict of interest, unless requested by the Board or Committee to give information on the issue, matter, or transaction;
- to absent himself or herself from the vote on any such issue, matter, or transaction;
- when warranted by the nature and magnitude of the conflict of interest and when requested by the Board, to resign from the Board or Committee until such time as the matter giving rise to the conflict of interest has been resolved; when, in the opinion of the President of the Board, the matter has been sufficiently resolved, the Covered Person may be invited to rejoin the Board or Committee.

6.5 Obligations of the Board in Conflict of Interest Situations

When a transaction, contract, or project of the Land Trust involves an actual, potential, or perceived conflict of interest with a Covered Person, the Board shall act to ensure that conduct of the matter is compliant with the actions prescribed in section 6.4 above, and to approve the transaction, contract, or project only after making specific findings that the transaction, contract, or project advances the mission of the Land Trust and does not result in impermissible private benefit or private inurement, and that the Board has full knowledge of the financial or other benefits provided by the transaction, contract, or project to the Covered Person who has the conflict of interest.

6.6 Use of Land Trust Property

Covered Persons shall not be granted special privileges to use the property owned or managed by the Land Trust unless the purpose of such use is to support the programs of the Land Trust. Requests for such use shall be made to the Executive Director, who will forward the request to the appropriate Land Trust Committee for consideration and recommendation to the Board, which will approve the request only if it serves the best interests of the Land Trust.

6.7 Gifts and Gratuities to Members of the Board and Staff

Members of the Board and Staff shall not accept gifts and gratuities from individuals, businesses, or organizations that do business with the Land Trust, unless such gifts and gratuities are valued at less than one hundred dollars and have been approved by the Board without the participation or vote of the member of the Board or Staff who is the potential recipient of the gift or gratuity.

6.8 Political Activities

Members of the Board and Staff shall not use the Land Trust's name, letterhead, facilities, or property for personal or partisan political activities.

6.9 Staff Assistance

Covered Persons shall not receive any assistance from the Staff for personal needs or interests beyond that which would be provided to a member of the general public in similar circumstances or with similar needs and interests.

6.10 Employment and Contract Conditions

The Executive Director shall notify the Board of the potential that an immediate relative (cousin, aunt, uncle, son, daughter, parent, grandparent, grandchild) of a member of the Board or Staff is an applicant to be engaged by contract or hired for employment. The Board, after excluding the member of the Board or Staff who is related to the applicant from any involvement in the matter, shall consider the engagement or hiring and vote whether such shall proceed. This decision shall be based solely on the best interests of the Land Trust.

Coastal Mountains Land Trust
Conservation Land Acquisition Information

Project Name: Sucker Brook Fee Donation

Conservation Method: fee simple Donation from David Thanhauser

Current Property Owner: David Thanhauser

Location: Swanville

Current Zoning: Swanville Rural

Size: 60 surveyed

Project Description: The property is the eastern two thirds of two properties owned by David Thanhauser in the Meadow Brook area, along Oak Hill Rd in Swanville. The property is entirely forested except for grassy meadows along Meadow Brook, which forms its eastern end. The scenic Sucker Brook runs through the property.

1. Current Land Use: The property is entirely forested and there are some old woods roads that are used for skiing by the owner and for hunting.

2. Conservation Values and Public Benefits, including Internal Revenue Service factors defining "significant public benefit":

a) uniqueness of the property in the area

This property is unique for the Land Trust due to a combination of factors: protects important habitat in the headwaters of Hurd's pond, allows for a potential trail that visits scenic areas.

b) intensity of development in vicinity

There is significant single family housing development on Oak Hill Rd. This project will prevent any development in it.

c) consistency of project with legislatively mandated program to protect project

N/A

d) consistency of the project with related public programs

N/A

e) consistency of the project with proximate conservation lands

The property is near the Meadow Brook Preserve. it is within 1 ½ miles of the Hurd's Pond Wilderness management area. One property, the Clements, separates it from the Bessey Tract of the Meadow Brook Preserve

f) likelihood that development of project land would degrade scenic, natural, or historic character of the area

Development would seriously degrade the character of the area. The project will prohibit any such development.

g) opportunity for public use or scenic enjoyment of project

While the Land Trust does not immediately plan to build a trail on the property, it offers good trail potential and could link into a future Hurd's Pond area trail network. It will continue to be used by hunters.

h) importance to local economy by conserving the project

Currently, Swanville has limited. Protecting land in this community will enhance the value of local real estate and also provide a recreational opportunity.

i) likelihood that Land Trust will be able to acquire other equivalent project(s)

This project is in the newly reconfigured Hurd’s Pond Interest Area. There is opportunity to conserve land but to the east and southwest of the property.

j) cost to Land Trust to perpetually protect project

See the budget below.

k) population density in area

As noted above, population density in the area surrounding the property is relatively low.

3. Estimated Costs:

<i>ITEM</i>	<i>AMOUNT</i>
Acquisition Cost	\$ 0
transaction expenses (legal, appraisal, title insurance, closing costs)	\$ 2,000
Stewardship expenses (initial and ongoing)	\$ 9,160
TOTAL ESTIMATED COSTS	\$ 11,160

4. Land Preservation Committee Recommendation:

That the Board of Directors approve the acceptance of the Sucker Brook Donation.

Conflict of Interest

Member(s) of the Land Acquisition Committee and/or the Board of Directors must absent himself/herself from deliberations and any votes concerning this project if so required by the Land Trust’s Conflict of Interest Policy. Each such member should consider any potential conflict of interest he/she may have concerning this project, as described in the Policies of the Board of Directors. Should such a conflict occur, the affected member should absent himself/herself prior to the discussion of this project at any Committee or Board of Directors' meeting. The minutes of any Committee or Board of Director's meetings that include consideration of this project must note all declared conflicts of interest, the name of the individual(s) concerned, and the absention of those individuals from the consideration.

Attachments:

- Land Protection Criteria Worksheet
- Map of Sucker Brook Tract donation

Coastal Mountains Land Trust
Criteria for Evaluating Conservation Land Acquisitions

These criteria have been established to guide evaluation and recommendation of candidate conservation land acquisitions by the Land Preservation Committee and to ensure that the Board of Directors has sufficient information to act on the proposed conservation land acquisition in a manner consistent with its vision, mission, land conservation goals, and Internal Revenue Service regulations. Specifically, regarding the latter, the "conservation purposes" stated under Internal Revenue Code Section 170(h) are;

- (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii) the preservation of open space (including farmland and forest land) where such preservation is --
 - (I) for the scenic enjoyment of the general public, or
 - (II) pursuant to a clearly delineated Federal State, or local governmental conservation policy, and will yield a significant public benefit, or
- (iv) the preservation of an historically important land area or a certified historic structure.

The Criteria for Evaluating Conservation Land Acquisitions is completed by Staff for the candidate conservation land acquisition and submitted to the Land Preservation Committee and Board of Directors for their consideration.

Candidate Conservation Land Acquisition: Sucker Brook Fee Donation

Date of draft version of Criteria: 5/22/2020

Date of final version of Criteria: 5/22/2020

	Yes	No	n/a
1. Service Region			
1.1 The property is within the Land Trust service region or overlaps its boundaries	X		
<i>If marked "No," describe here why the proposed project should be considered:</i>			
2. System of Conservation Lands and Integrity of Protection			
2.1 The property is adjacent to lands previously protected by the Land Trust or other conservation organizations or agencies	X		
2.2 The property is within a Focal Area or Region of Interest adopted by the Board of Directors <i>Hurd's Pond Interest Area</i>	x		
2.3 The property is of sufficient size that its conservation resources are likely to	X		

remain substantially intact despite development or other intensive uses of adjacent properties			
2.4 There is reasonable potential for conserving sufficient lands adjacent to the property to keep intact the conservation resources of the property	x		
<i>If 2.1 through 2.4 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	n/a
3. Public Benefit			
3.1 The property contains important natural features, including but not limited to: <ul style="list-style-type: none"> • Old-growth or very mature forests • Significant wildlife habitat or migration routes • Undeveloped frontage on streams, lakes, estuaries, or Penobscot Bay • Significant wetlands • Sand and gravel aquifers identified by the Maine Geological Survey • Lies within the watershed of a surface public water supply • Exemplary natural communities identified by Maine Natural Areas Program 	X		
3.2 Protection of the property furthers a published Federal, State, or local government comprehensive plan, conservation plan, program, or regulation		x	
3.3 The property contains or buffers habitat for federal- or state-listed species that are endangered, threatened, rare, or of special concern		X	
3.4 The property contains significant agricultural soils identified by United States Department of Agriculture		X	
3.5 The property is or has the potential to be a commercially productive farm		X	
3.6 The property is or has the potential to be a commercially productive forest		X	
3.7 Conservation of the property will provide public access to public land or public waters for outdoor recreation	X		
3.8 The property contains natural and cultural scenic attributes and is visible from public lands, waters, or roads	X		
3.9 The property contains unique or outstanding characteristics such as geologic landforms, caves, waterfalls, cliffs, or talus fields		X	
<i>If 3.1 through 3.9 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	N/A
4. Feasibility			
4.1 If the conservation interest is purchased, the price is equal or less than the appraised fair market value of the interest	X		
4.2 The Land Trust has the financial resources to accept donation or purchase of the proposed conservation interest, or has initiated a capital campaign to raise such resources	X		
4.3 The natural resources of the property have not been substantially degraded, or there is a feasible restoration plan	X		
4.4 Hazardous waste has not been identified on the property, and the property is free of other waste, dangerous structures, or maintenance burdens	X		
4.5 The property can be monitored and managed in perpetuity without irreversible depletion of the Land Trust's financial or human resources	X		
4.6 The conservation easement or deed is not encumbered by rights reserved by the grantor that diminish the property's conservation values or inhibit the Land Trust's ability to protect or use the property	X		
4.7 The property has legal access	X		
4.8 The property can be protected by the Land Trust with reasonable effort in relation to the property's conservation value: <ul style="list-style-type: none"> • The title will be clear and marketable or insurable at closing • There are no encroachments or boundary disputes at closing • A boundary survey by a professional land surveyor will be completed by closing, or all boundaries of the trail easement are continuously marked by well-defined, substantial, and durable features 	X		
4.9 Protection of the property by the Land Trust is the most effective way to achieve conservation of the property and there is no other willing or more qualified conservation organization or agency	X		
4.10 There are no legal, ethical, or public image problems associated with conservation of the property by the Land Trust. <ul style="list-style-type: none"> • No conflict of interest on the Board of Directors, Staff, Committees or other persons covered under the Land Trust's conflict of interest policy • Does not jeopardize IRS 501(c)(3) status • Does not impose a negative economic impact on the community • Is not opposed by a substantial number of residents or the town • Is not part of a controversial or inappropriate land development proposal or activity 	X		
<i>If any of 4.1 through 4.10 are marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			



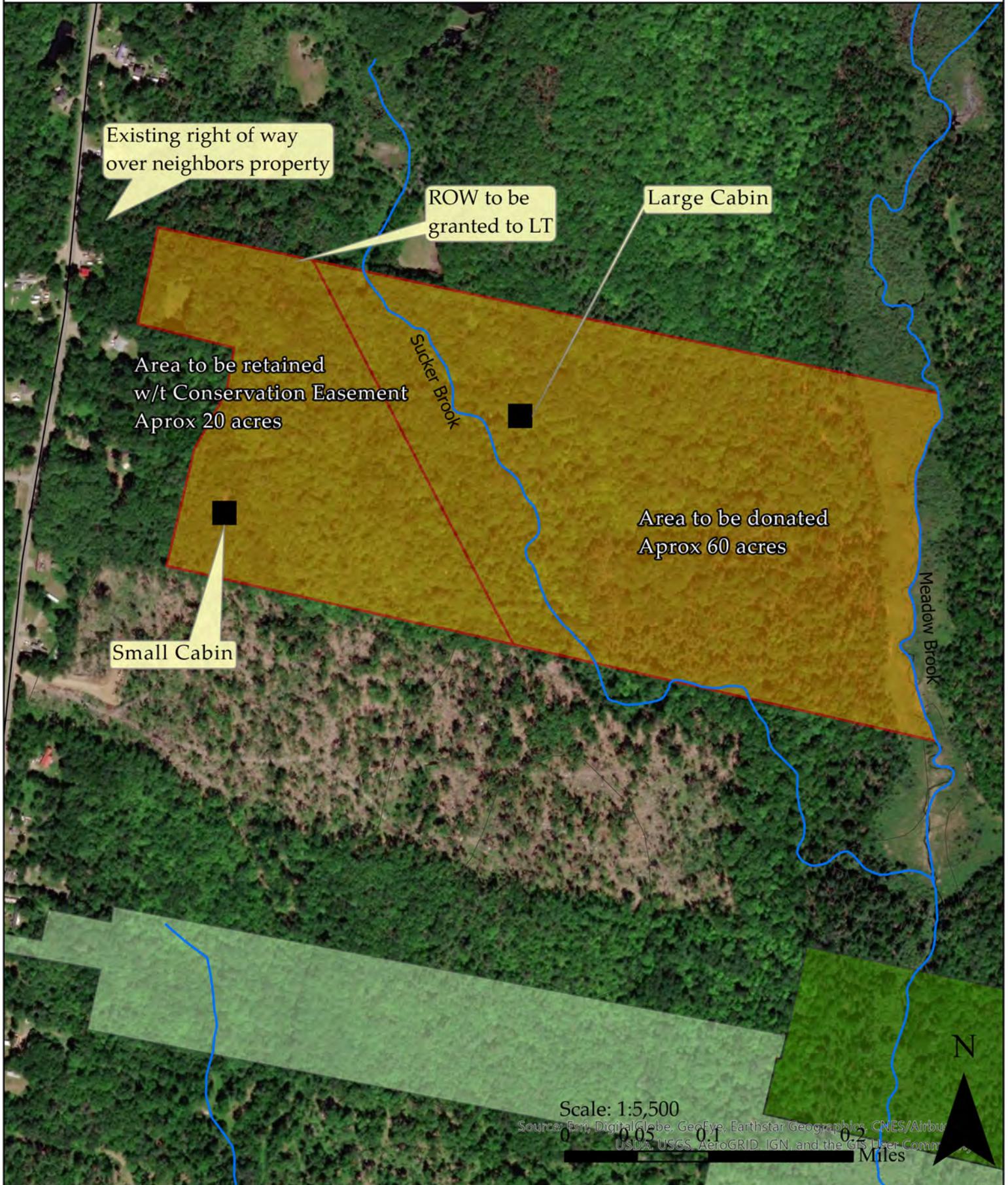
COASTAL MOUNTAINS Sucker Brook Property

LAND TRUST

Map 5/22/2020

Land Protection Map

Path: G:\GIS2\Maps\LandProtection\2 Hurds Pond FA\Thanhauser III\ThanhauserIII_Configuration_1_28_2020.aprx

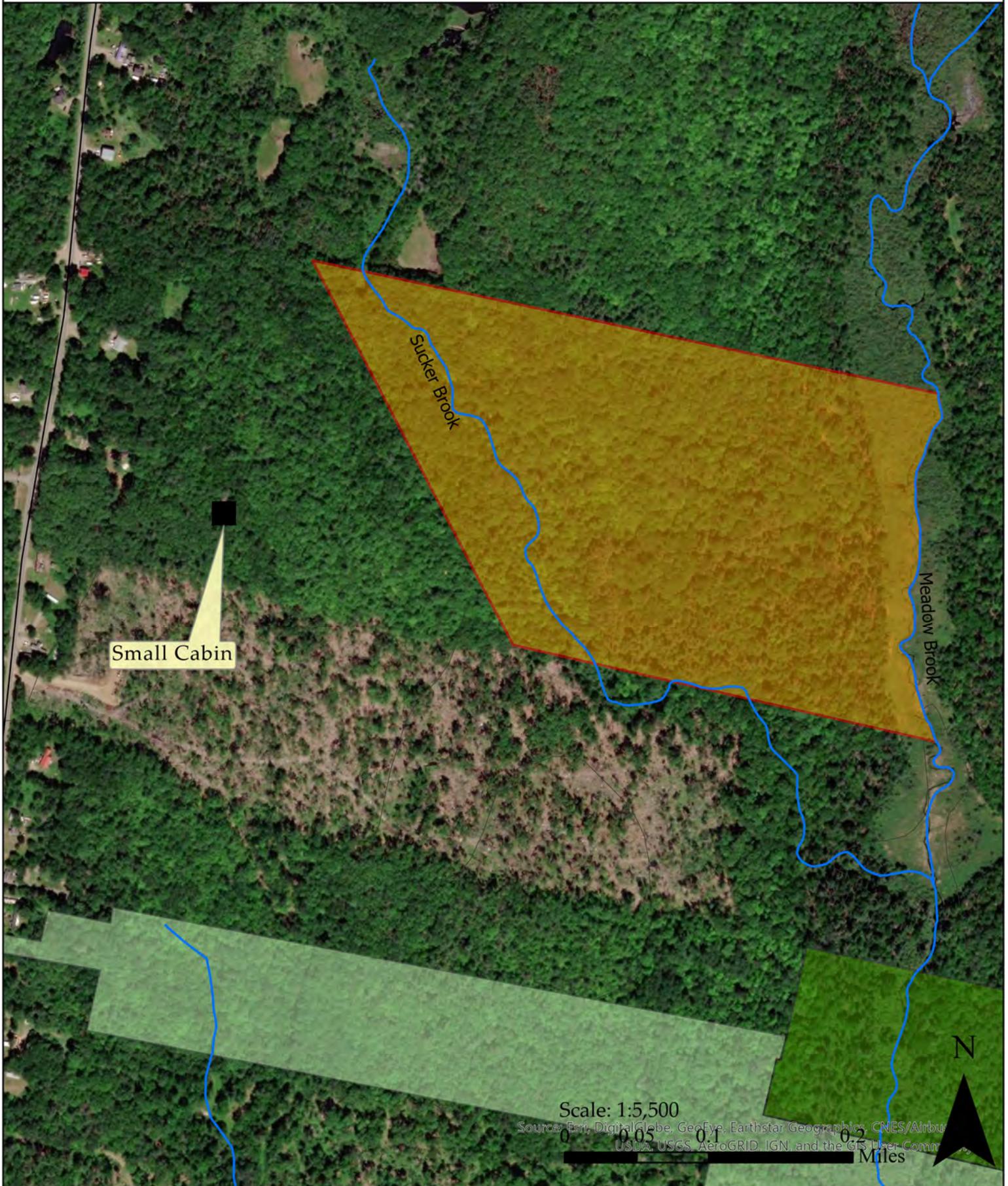




COASTAL MOUNTAINS Sucker Brook Donation LAND TRUST

Map 5/22/2020

Path: G:\GIS2\Maps\LandProtection\2 Hurds Pond FA\Thanhauser III\ThanhauserIII_Configuration_1_28_2020.aprx



Scale: 1:5,500
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
USA, USGS, AeroGRID, IGN, and the GIS User Community

Coastal Mountains Land Trust
Conservation Land Acquisition Information

Project Name: Sucker Brook Conservation Easement
Conservation Method: easement from David Thanhauser
Current Property Owner: David Thanhauser
Location: Swanville
Current Zoning: Swanville Rural
Size: 20 acres approximately

Project Description: The property is the western third of two of his properties in the Meadow Brook area, along Oak Hill Rd in Swanville. The property is entirely forested, with a young to middle aged forest of Beech, fir, spruce, and maple. There is significant unmapped wetlands, both in the north of the easement and south. The easement covers most of the property, excepting a 6 acre rectangle that abuts the road.

1. Current Land Use: The property is entirely forested and there are some old woods roads that are used for skiing by the owner and for hunting. There is a cabin on the property in its southwest corner that is in good condition. Occasionally it is occupied.

2. Conservation Values and Public Benefits, including Internal Revenue Service factors defining "significant public benefit":

a) *uniqueness of the property in the area*

This property is unique for the Land Trust due to a combination of factors: protects important habitat in the headwaters of Hurd's pond, and buffers existing conservation land.

b) *intensity of development in vicinity*

There is significant single-family housing development on Oak Hill Rd. This project will prevent on the forested area of the property.

c) *consistency of project with legislatively mandated program to protect project*

N/A

d) *consistency of the project with related public programs*

N/A

e) *consistency of the project with proximate conservation lands*

The property is near the Meadow Brook Preserve. it is within 1 ½ miles of the Hurd's Pond Wilderness management area. It will be west of the new Sucker Brook Tract of the Meadow Brook Preserve, which at the moment is not connected to any other part of the prerserve.

f) *likelihood that development of project land would degrade scenic, natural, or historic character of the area*

This easement will secure the conservation of the forest and wetland area of the property, while exempting the small, developable area along the road. A future owner could develop a home in line with the existing character of the neighborhood, which is residential.

g) *opportunity for public use or scenic enjoyment of project*

The easement does not have any terms regarding public access.

h) *importance to local economy by conserving the project*

This project will have a minimal impact on the local economy.

i) likelihood that Land Trust will be able to acquire other equivalent project(s)

This project is in the newly reconfigured Hurd's Pond Interest Area. There is opportunity to conserve land but to the east and southwest of the property.

j) cost to Land Trust to perpetually protect project

See the budget below.

k) population density in area

As noted above, population density in the area surrounding the property is relatively low.

3. Estimated Costs:

<i>ITEM</i>	<i>AMOUNT</i>
Acquisition Cost	\$ 0
transaction expenses (legal, appraisal, title insurance, closing costs)	2000
Stewardship expenses (initial and ongoing)	5500
TOTAL ESTIMATED COSTS	7500

4. Land Preservation Committee Recommendation:

That the Board of Directors approve the acceptance of the Sucker Brook Conservation Easement.

Conflict of Interest

Member(s) of the Land Acquisition Committee and/or the Board of Directors must absent himself/herself from deliberations and any votes concerning this project if so required by the Land Trust's Conflict of Interest Policy. Each such member should consider any potential conflict of interest he/she may have concerning this project, as described in the Policies of the Board of Directors. Should such a conflict occur, the affected member should absent himself/herself prior to the discussion of this project at any Committee or Board of Directors' meeting. The minutes of any Committee or Board of Director's meetings that include consideration of this project must note all declared conflicts of interest, the name of the individual(s) concerned, and the absenting of those individuals from the consideration.

Attachments:

Coastal Mountains Land Trust
Criteria for Evaluating Conservation Land Acquisitions

These criteria have been established to guide evaluation and recommendation of candidate conservation land acquisitions by the Land Preservation Committee and to ensure that the Board of Directors has sufficient information to act on the proposed conservation land acquisition in a manner consistent with its vision, mission, land conservation goals, and Internal Revenue Service regulations. Specifically, regarding the latter, the "conservation purposes" stated under Internal Revenue Code Section 170(h) are;

- (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii) the preservation of open space (including farmland and forest land) where such preservation is --
 - (I) for the scenic enjoyment of the general public, or
 - (II) pursuant to a clearly delineated Federal State, or local governmental conservation policy, and will yield a significant public benefit, or
- (iv) the preservation of an historically important land area or a certified historic structure.

The Criteria for Evaluating Conservation Land Acquisitions is completed by Staff for the candidate conservation land acquisition and submitted to the Land Preservation Committee and Board of Directors for their consideration.

Candidate Conservation Land Acquisition: Sucker Brook Conservation Easement

Date of draft version of Criteria: 5/22/2020

Date of final version of Criteria: 5/22/2020

	Yes	No	n/a
1. Service Region			
1.1 The property is within the Land Trust service region or overlaps its boundaries	X		
<i>If marked "No," describe here why the proposed project should be considered:</i>			
2. System of Conservation Lands and Integrity of Protection			
2.1 The property is adjacent to lands previously protected by the Land Trust or other conservation organizations or agencies	x		
2.2 The property is within a Focal Area or Region of Interest adopted by the Board of Directors <i>Hurd's Pond Interest Area</i>	x		
2.3 The property is of sufficient size that its conservation resources are likely to	X		

remain substantially intact despite development or other intensive uses of adjacent properties			
2.4 There is reasonable potential for conserving sufficient lands adjacent to the property to keep intact the conservation resources of the property	x		
<i>If 2.1 through 2.4 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	n/a
3. Public Benefit			
3.1 The property contains important natural features, including but not limited to: <ul style="list-style-type: none"> • Old-growth or very mature forests • Significant wildlife habitat or migration routes • Undeveloped frontage on streams, lakes, estuaries, or Penobscot Bay • Significant wetlands • Sand and gravel aquifers identified by the Maine Geological Survey • Lies within the watershed of a surface public water supply • Exemplary natural communities identified by Maine Natural Areas Program 	X		
3.2 Protection of the property furthers a published Federal, State, or local government comprehensive plan, conservation plan, program, or regulation		x	
3.3 The property contains or buffers habitat for federal- or state-listed species that are endangered, threatened, rare, or of special concern		X	
3.4 The property contains significant agricultural soils identified by United States Department of Agriculture		X	
3.5 The property is or has the potential to be a commercially productive farm		X	
3.6 The property is or has the potential to be a commercially productive forest		X	
3.7 Conservation of the property will provide public access to public land or public waters for outdoor recreation	X		
3.8 The property contains natural and cultural scenic attributes and is visible from public lands, waters, or roads	X		
3.9 The property contains unique or outstanding characteristics such as geologic landforms, caves, waterfalls, cliffs, or talus fields		X	
<i>If 3.1 through 3.9 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

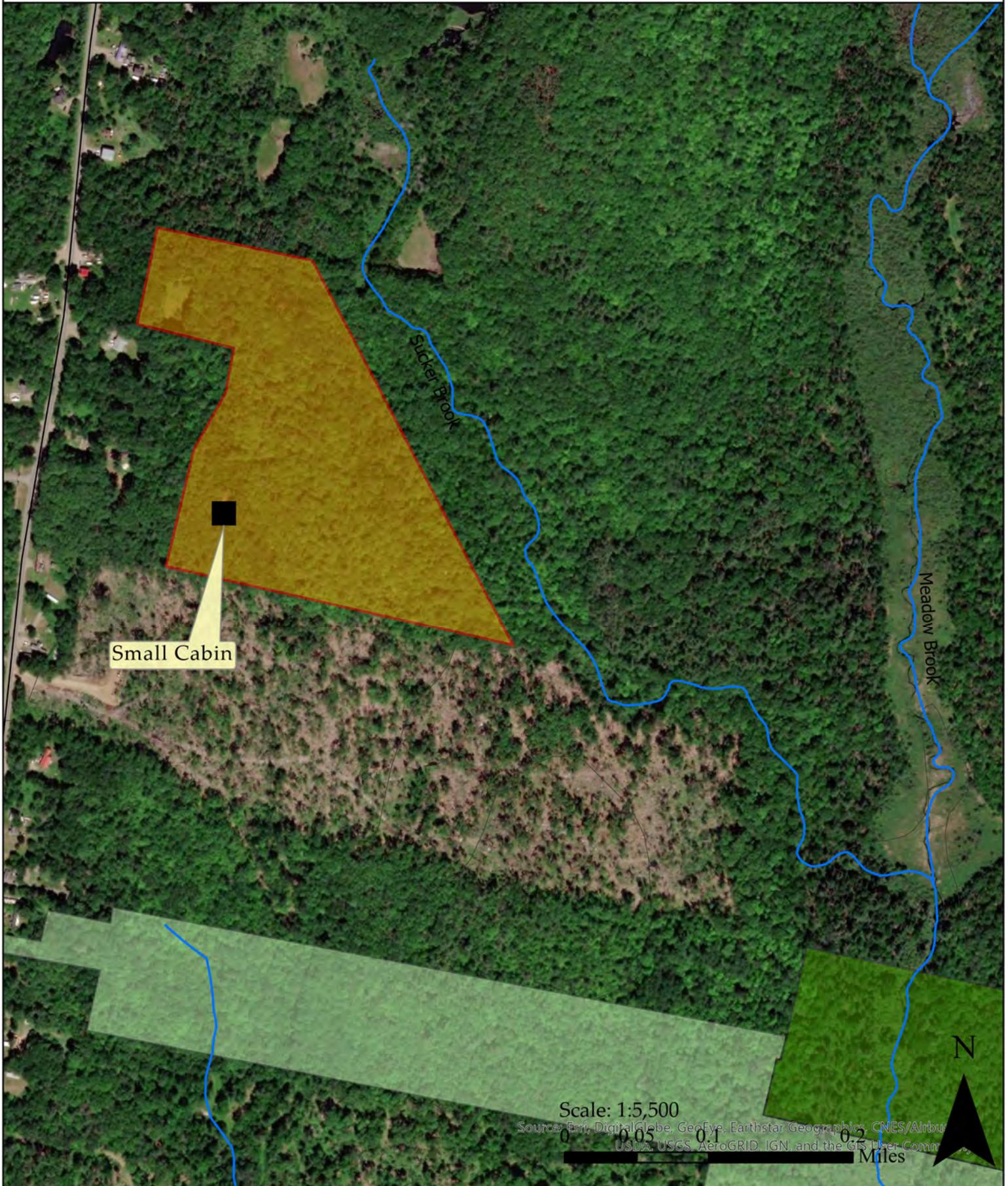
	Yes	No	N/A
4. Feasibility			
4.1 If the conservation interest is purchased, the price is equal or less than the appraised fair market value of the interest	X		
4.2 The Land Trust has the financial resources to accept donation or purchase of the proposed conservation interest, or has initiated a capital campaign to raise such resources	X		
4.3 The natural resources of the property have not been substantially degraded, or there is a feasible restoration plan	X		
4.4 Hazardous waste has not been identified on the property, and the property is free of other waste, dangerous structures, or maintenance burdens	X		
4.5 The property can be monitored and managed in perpetuity without irreversible depletion of the Land Trust's financial or human resources	X		
4.6 The conservation easement or deed is not encumbered by rights reserved by the grantor that diminish the property's conservation values or inhibit the Land Trust's ability to protect or use the property	X		
4.7 The property has legal access	X		
4.8 The property can be protected by the Land Trust with reasonable effort in relation to the property's conservation value: <ul style="list-style-type: none"> • The title will be clear and marketable or insurable at closing • There are no encroachments or boundary disputes at closing • A boundary survey by a professional land surveyor will be completed by closing, or all boundaries of the trail easement are continuously marked by well-defined, substantial, and durable features 	X		
4.9 Protection of the property by the Land Trust is the most effective way to achieve conservation of the property and there is no other willing or more qualified conservation organization or agency	X		
4.10 There are no legal, ethical, or public image problems associated with conservation of the property by the Land Trust. <ul style="list-style-type: none"> • No conflict of interest on the Board of Directors, Staff, Committees or other persons covered under the Land Trust's conflict of interest policy • Does not jeopardize IRS 501(c)(3) status • Does not impose a negative economic impact on the community • Is not opposed by a substantial number of residents or the town • Is not part of a controversial or inappropriate land development proposal or activity 	X		
<i>If any of 4.1 through 4.10 are marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			



COASTAL MOUNTAINS Sucker Brook Easement LAND TRUST

Map 5/22/2020

Path: G:\GIS2\Maps\LandProtection\2 Hurds Pond FA\Thanhauser III\ThanhauserIII_Configuration_1_28_2020.aprx



Scale: 1:5,500

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
USA, USGS, AeroGRID, IGN, and the GIS User Community

Miles

Coastal Mountains Land Trust
Conservation Land Acquisition Information

Project Name: Bormet Property, Swanville

Conservation Method: fee simple purchase from David Thanhauser

Current Property Owner: David Thanhauser

Location: Swanville

Current Zoning: Swanville Rural

Size: 25 surveyed

Project Description: The property is the western half of the a formerly 50 acre parcel owned by Ted Bormet, which David Thanhauser purchased in 2019. It has a snowmobile and skiing trail on it, is mostly forested with medium sized trees, and contains one area of significant wetland.

1. Current Land Use: The property is entirely forested and the snowmobile trail which enters and exits the south western corner of the property receives some use.

2. Conservation Values and Public Benefits, including Internal Revenue Service factors defining "significant public benefit":

a) uniqueness of the property in the area

This property is unique for the Land Trust due to a combination of factors: protects important habitat in the headwaters of Hurd's pond, allows for a trail from Oak Hill Rd to Swan Lake Ave, and buffers existing conservation land.

b) intensity of development in vicinity

The exact location of the property is low risk of development, but higher risk of logging. There is significant development along Swan Lake Ave, but the natural topography leading to wet forests and wetlands further to the west naturally discourage further development.

c) consistency of project with legislatively mandated program to protect project

N/A

d) consistency of the project with related public programs

N/A

e) consistency of the project with proximate conservation lands

The property is adjacent to the Meadow Brook Preserves Hawk Fry and Bessey tracts. It is within ½ mile of the IFW Hurd's Pond Wilderness Management Area. On its south it is bordered by undeveloped forests on a residential property.

f) likelihood that development of project land would degrade scenic, natural, or historic character of the area

The project will prohibit any such development.

g) opportunity for public use or scenic enjoyment of project

The property will offer enable users to continue using the current trail on the property and offers the possibility of a new hiking /skiing trail being built, to better connect Hawk Fry and Bessey tracts.

h) importance to local economy by conserving the project

Currently, Swanville has limited. Protecting land in this community will enhance the value of local real estate and also provide a recreational opportunity.

i) *likelihood that Land Trust will be able to acquire other equivalent project(s)*

This project is in the newly reconfigured Hurd's Pond Focus Area. There is opportunity to conserve land but to the north and south of this property, if not directly adjacent to it.

j) *cost to Land Trust to perpetually protect project*

See the budget below.

k) *population density in area*

As noted above, population density in the area surrounding the property is relatively low.

3. Estimated Costs:

<i>ITEM</i>	<i>AMOUNT</i>
Acquisition Cost	\$ 9800
transaction expenses (legal, appraisal, title insurance, closing costs)	2500
Stewardship expenses (initial and ongoing)	7800
TOTAL ESTIMATED COSTS	20,100

4. Land Preservation Committee Recommendation:

That the Board of Directors approve the purchase of the Bormet Property at appraised value, pending due diligence, such as title review by the Land Trust's attorney.

Conflict of Interest

Member(s) of the Land Acquisition Committee and/or the Board of Directors must absent himself/herself from deliberations and any votes concerning this project if so required by the Land Trust's Conflict of Interest Policy. Each such member should consider any potential conflict of interest he/she may have concerning this project, as described in the Policies of the Board of Directors. Should such a conflict occur, the affected member should absent himself/herself prior to the discussion of this project at any Committee or Board of Directors' meeting. The minutes of any Committee or Board of Director's meetings that include consideration of this project must note all declared conflicts of interest, the name of the individual(s) concerned, and the absenting of those individuals from the consideration.

Attachments:

Coastal Mountains Land Trust
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- (i) the preservation of land areas for outdoor recreation by, or the education of, the general public,
- (ii) the protection of a relatively natural habitat of fish, wildlife, or plants, or similar ecosystem,
- (iii) the preservation of open space (including farmland and forest land) where such preservation is --
 - (I) for the scenic enjoyment of the general public, or
 - (II) pursuant to a clearly delineated Federal State, or local governmental conservation policy, and will yield a significant public benefit, or
- (iv) the preservation of an historically important land area or a certified historic structure.

The Criteria for Evaluating Conservation Land Acquisitions is completed by Staff for the candidate conservation land acquisition and submitted to the Land Preservation Committee and Board of Directors for their consideration.

Candidate Conservation Land Acquisition: Bormet Fee Prurchase

Date of draft version of Criteria: 5/22/2020

Date of final version of Criteria: 5/22/2020

	Yes	No	n/a
1. Service Region			
1.1 The property is within the Land Trust service region or overlaps its boundaries	X		
<i>If marked "No," describe here why the proposed project should be considered:</i>			
2. System of Conservation Lands and Integrity of Protection			
2.1 The property is adjacent to lands previously protected by the Land Trust or other conservation organizations or agencies	X		
2.2 The property is within a Focal Area or Region of Interest adopted by the Board of Directors <i>Hurd's Pond Focus Area</i>	x		
2.3 The property is of sufficient size that its conservation resources are likely to	X		

remain substantially intact despite development or other intensive uses of adjacent properties			
2.4 There is reasonable potential for conserving sufficient lands adjacent to the property to keep intact the conservation resources of the property	x		
<i>If 2.1 through 2.4 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	n/a
3. Public Benefit			
3.1 The property contains important natural features, including but not limited to: <ul style="list-style-type: none"> • Old-growth or very mature forests • Significant wildlife habitat or migration routes • Undeveloped frontage on streams, lakes, estuaries, or Penobscot Bay • Significant wetlands • Sand and gravel aquifers identified by the Maine Geological Survey • Lies within the watershed of a surface public water supply • Exemplary natural communities identified by Maine Natural Areas Program 	X		
3.2 Protection of the property furthers a published Federal, State, or local government comprehensive plan, conservation plan, program, or regulation	X		
3.3 The property contains or buffers habitat for federal- or state-listed species that are endangered, threatened, rare, or of special concern		X	
3.4 The property contains significant agricultural soils identified by United States Department of Agriculture		X	
3.5 The property is or has the potential to be a commercially productive farm		X	
3.6 The property is or has the potential to be a commercially productive forest		X	
3.7 Conservation of the property will provide public access to public land or public waters for outdoor recreation	X		
3.8 The property contains natural and cultural scenic attributes and is visible from public lands, waters, or roads	X		
3.9 The property contains unique or outstanding characteristics such as geologic landforms, caves, waterfalls, cliffs, or talus fields		X	
<i>If 3.1 through 3.9 are all marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

	Yes	No	N/A
4. Feasibility			
4.1 If the conservation interest is purchased, the price is equal or less than the appraised fair market value of the interest	X		
4.2 The Land Trust has the financial resources to accept donation or purchase of the proposed conservation interest, or has initiated a capital campaign to raise such resources	X		
4.3 The natural resources of the property have not been substantially degraded, or there is a feasible restoration plan	X		
4.4 Hazardous waste has not been identified on the property, and the property is free of other waste, dangerous structures, or maintenance burdens	X		
4.5 The property can be monitored and managed in perpetuity without irreversible depletion of the Land Trust's financial or human resources	X		
4.6 The conservation easement or deed is not encumbered by rights reserved by the grantor that diminish the property's conservation values or inhibit the Land Trust's ability to protect or use the property	X		
4.7 The property has legal access	X		
4.8 The property can be protected by the Land Trust with reasonable effort in relation to the property's conservation value: <ul style="list-style-type: none"> • The title will be clear and marketable or insurable at closing • There are no encroachments or boundary disputes at closing • A boundary survey by a professional land surveyor will be completed by closing, or all boundaries of the trail easement are continuously marked by well-defined, substantial, and durable features 	X		
4.9 Protection of the property by the Land Trust is the most effective way to achieve conservation of the property and there is no other willing or more qualified conservation organization or agency	X		
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<i>If any of 4.1 through 4.10 are marked "No," describe here why the Land Trust should commit resources to conserving the project:</i>			

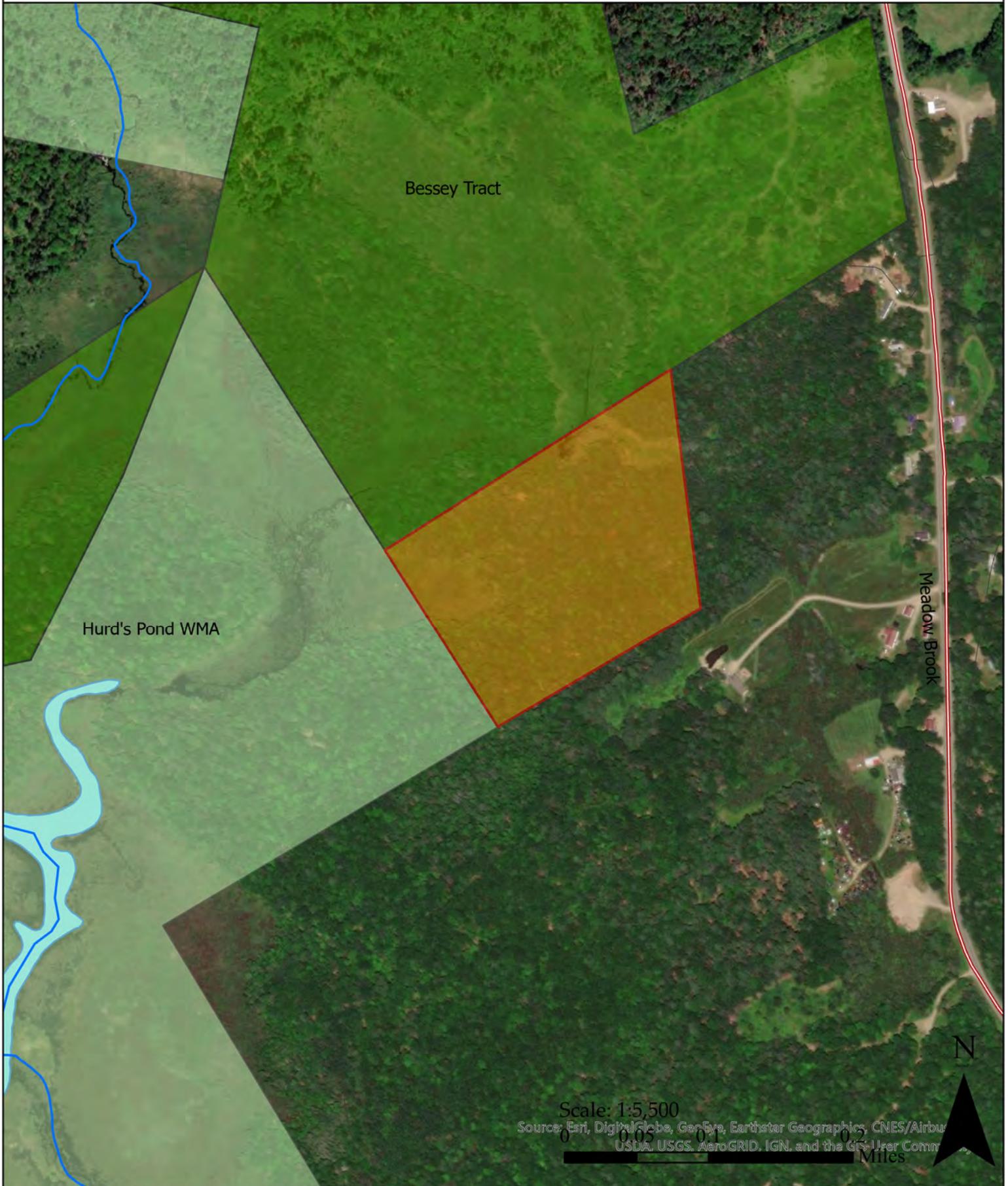


COASTAL MOUNTAINS Bormet Property Map

LAND TRUST

Map 5/22/2020

Path: G:\GIS2\Maps\LandProtection\2 Hurds Pond FA\Thanhauser III\ThanhauserIII_Configuration_1_28_2020.aprx



Scale: 1:5,500

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Miles

GoToMeeting: Judy Wallingford, Nick Ruffin, Tom Moore, Lys Pike, Courtney Collins, Ian Stewart, Kathy Young

1. Board involvement with development
 - a. Courtney has agreed to chair Major Gifts Committee and Darby will be chairing the Membership & Marketing Committee
 - b. Next meeting, MG will discuss who to invite external to the organization; Ian and Kathy to prepare a list of 10 prospects
 - c. Board membership action worksheet – shared and discussed, Judy will begin calling (with Ian) each Board member and hopes to have finished this by June
 - d. The Worksheet is split tasks among different committees so that the information can be shared for follow up by the different committee chairs.
 - e. Committee job descriptions final review – circulated for May Board meeting

2. Case for support – typically a formal document for a campaign
 - a. KMY will draft some membership talking points that provide Board members with key information if they engage with a prospective member
 - b. If someone needs to determine if their prospect is a member, they can call and Kathy, Ian or Polly can search the database.

3. Partners Party alternative – mailing will go out in late June that includes:
 - a. strategic plan, schedule of walk opportunities with Ian
 - b. will consider hosting small lunch gatherings at office deck

4. Campaigns:
 - a. Mt Tuck – delay until 2021 – informational mailer in October. Grant focus through this next winter with a small public campaign next summer.
 - b. Beech Hill – \$100k needed/at Preserve materials to be set up for summer; Ian to follow up with Malcolm and Nick about 1:1 approaches
 - c. RTM – Founders Garden plans in development/final gifts needed \$80k with the last property still an unknown

Leadership Donors:	\$13,907/15	(Budget: \$276,000)
Membership:	\$5,095/80	(Budget: \$27,000)
Annual Appeal:	\$0	(Budget: \$35,000)
New Members:	\$150/3	(Goal: ?)

In discussing how to set a realistic goal, the question was asked about average number of new members over the last five years. Data analysis will be a focus over the summer; retention rates, rollover of campaign to membership, rollover of NPB to members, growth of personal giving over time etc. What questions do we want to ask?

Evergreens:	\$1,665	
	28 – Members	\$820
	7 – Leadership Donors	\$845

Events	\$8,500	(Budget: \$6,500)
		Pendleton 5k (\$500) Bank of America
		Trails Challenge (\$5,000) BofA, Onion, MCF

**COASTAL MOUNTAINS
LAND TRUST**



Finance and Investment Committee
via GoToMeeting
May 13, 2020
Minutes

Present: Dan Johnson (Treasurer), Roy Call, Landis Gabel, Tom Moore, Judy Wallingford, Malcolm White, Jay Freedman, Brad Hennemuth, Polly Jones and Ian Stewart.

Discussion Items

1. Review of CMLT Investments

2. Planned Giving Financial Planning
Discussion of putting out an RFP to banks or financial institutions for more complicated giving. Brad will call Fidelity on behalf of CMLT and Tom will contact David Warren of MCHT.
3. Audit Summary
Audit went well, felt a bit disjointed from past years as it was all done remotely.
4. Restricted Funds TRF vs. BNF Accounting
After last year's audit, it was recommended that there should BDFs should be for all the TRFs. Auditors want this written into our policies. Ian and Dan will work on draft language.
5. Review of Monthly / Year End Financial Reports
Fernalds Neck endowment dropped below corpus with stock market downturn; auditors suggested transferring money from another fund to bring up to corpus; the market brought the amount up again.

Status of Capital Campaign Fundraising

Round the Mountain Campaign	\$80,000 + up to \$120,000 for Griffin
Mt. Tuck	\$116,000 raised, \$159,000 to go
Beech Hill Preserve Expansion	\$50,000 raised, \$110,000 to go

<i>Period</i>	<i>Account Performance</i>	<i>S&P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	12.9%	12.8%	13.7%
<i>Past 3 months</i>	-10.9%	-9.3%	-18.5%
<i>YTD</i>	-11.8%	-9.3%	-21.1%
<i>Since Inception</i>	10.7%	12.4%	8.2%

Status of Credit Line Loan, April 30, 2019: \$ 0 principal balance due.
Transfers already completed for FY 2019-20 include: None

**Coastal Mountains Land Trust
Monthly Financial Dashboard**

	April 1st - April 30	Annual Budget
4.30.20 YTD Monthly Analysis		
	Percentage of fiscal year complete	8.3% 100%
Operating Income		
	total operating income YTD	13,800 675,944
	Income as percentage of budget	2.0% 100%
Cash position		
	Remaining Unrestricted Carryover Reserve	280,727
	Total endowment transfers available/not yet withdrawn	99,894 86,188
	Combined Total of Unrestricted Operating Carryover and Reserves to draw	380,621
	Credit Line Cash Availability/not yet withdrawn	100,000
Expenses		
	Total YTD expenses	56,077 675,882
	Expenses as percentage of budget	8.3% 100%
Campaign Income		
	Bald & Ragged Mountains	220 250,000
	% of 2019-20 Needed B&R funds raised	0.09% 100%
SBA Payroll Protection Program Loan		
	\$83,800	
Internal Land Protection Project Debts		
	Norcross loan for Beech Hill Expansion project	\$75,000
	Norcross loan for Mt. Tuck acquisition	\$75,000
	subtotal	\$150,000

Investment Performance

<i>Period</i>	<i>Trillium Account Performance***</i>	<i>S&P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	12.9%	12.8%	13.7%
<i>Past 3 months</i>	-10.9%	-9.3%	-18.5%
<i>YTD</i>	-11.8%	-9.3%	-21.1%
<i>Since Inception</i>	10.7%	12.4%	8.2%

*** Note these performance figures only reflect the equity portion of our Reserves & Endowments assets invested with Trillium

Summary of Reserve Funds	April 1st, 2020	Last Month	This Month
General Reserves and Endowments	\$2,404,623.95	\$2,404,623.95	\$2,583,195.77
Total Land Protection Reserves	\$1,250,103.22	\$1,250,103.22	\$1,348,965.80 Cash and pledges
Total Round the Mountain Funds	\$841,648.82	\$841,648.82	\$838,463.82 Cash, Pledges
Total Land Protection Reserves minus Round the Mountain funds	\$408,454.40	\$408,454.40	\$510,501.98
Total Stewardship Reserves	\$123,942.75	\$123,942.75	\$128,992.01 Cash and pledges

Coastal Mountains Land Trust
Balance Sheet
 As of April 30, 2020

ASSETS

Current Assets

Checking/Savings

1010 · Bangor Savings Bank #1898 110,452.29

ACQUISITION ACCOUNTS

1110 · BSB Acquisition ICS #8375 830,108.76

1115 · Trillium Fernald's Nk Acq #1778 342,105.62

1120 · Trillium Land Acquisition #0685 176,751.42

Total ACQUISITION ACCOUNTS 1,348,965.80

STEWARDSHIP ACCOUNTS

1150 · BSB Stewardship Savings #0691 15,737.31

1155 · Trillium Stewardship #5932 110,904.82

1160 · CNB Unrestricted Checking #0093 2,349.88

Total STEWARDSHIP ACCOUNTS 128,992.01

RESERVES & ENDOWMENTS

1170 · Trillium Res & Endowments #1928 2,428,861.21

1171 · Bangor Savings Money Mkt #4578 154,334.56

Total RESERVES & ENDOWMENTS 2,583,195.77

1180 · State Unemployment CD #9286 5,750.95

1185 · Petty Cash 200.00

Total Checking/Savings 4,177,556.82

Accounts Receivable

1200 · Pledges Receivable

1205 · Pledges Rec-Bald & Ragged 76,666.66

1205T · Pledges Rec-BR Trails 7,025.00

1210 · Pledges Rec-Beech Hill 5,000.00

1225 · Pledges Rec-Hurds Pond 10,000.00

Total 1200 · Pledges Receivable 98,691.66

Total Accounts Receivable 98,691.66

Other Current Assets

1330 · Prepaid Insurance 3,511.51

Total Other Current Assets 3,511.51

Total Current Assets 4,279,759.99

Fixed Assets

1510 · Building-Office 263,004.91

1520 · Landscaping-Office 10,433.25

1530 · Land-Office 43,083.00

1540 · Furniture & Equipment 119,789.69

1580 · Beech Hill Property

1581 · Beech Hill Barn 24,494.35

1582 · Beech Nut Renovation 564,242.73

Total 1580 · Beech Hill Property 588,737.08

1590 · Less accumulated depreciation (430,900.97)

Total Fixed Assets 594,146.96

Other Assets

Coastal Mountains Land Trust

Balance Sheet

As of April 30, 2020

1700 · Split-Interest Agreements	
1710 · Beneficial Interest in CRUT	11,917.83
1720 · Beneficial Int. in CRUT/BELL	195,015.11
Total 1700 · Split-Interest Agreements	206,932.94
1740 · Steven GRLE	124,108.84
1800 · Conservation Preserves	
1805 · Conservation Preserves-FMV/Cost	25,379,943.34
1810 · CMLT Allowance for Impairment	(22,354,681.16)
1815 · Preserve Improvements	70,607.15
Total 1800 · Conservation Preserves	3,095,869.33
1850 · Conservation Easements	
1855 · Easements-Basis	3,652,024.00
1860 · CMLT Allowance for Easement	(3,015,000.00)
1865 · Easement Improvements	326,029.05
Total 1850 · Conservation Easements	963,053.05
Total Other Assets	4,389,964.16
TOTAL ASSETS	<u>9,263,871.11</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	3,531.20
Total Accounts Payable	3,531.20
Other Current Liabilities	
2110 · Accrued Vacation	4,071.15
2150 · Accrued Interest	346.21
2260 · PPP Loan Payable	83,800.00
2410 · Norcross Note Payable-0 int	150,000.00
Total Other Current Liabilities	238,217.36
Total Current Liabilities	241,748.56
Long Term Liabilities	
2512 · Mortgage Payable-Trumbull	21,600.00
Total Long Term Liabilities	21,600.00
Total Liabilities	263,348.56
Equity	9,000,522.55
TOTAL LIABILITIES & EQUITY	<u>9,263,871.11</u>

Coastal Mountains Land Trust Statement of Monthly Operations - Short form

April 2020

	Apr 19	Apr 20	Budget 2020-21
Ordinary Income/Expense			
Income			
Operating Income			
4000 - Contributions Income			
4070 - Unrestricted Contributions	24,450.49	13,800.32	345,500.00
Total 4000 - Contributions Income	24,450.49	13,800.32	345,500.00
4080 - Capital Campaign Allocations	1,491.00	0.00	34,300.00
4100 - Grants	15,000.00	0.00	85,000.00
4200 - Event Income	0.00	0.00	6,500.00
4251 - Beech Hill Farm Income	11,650.00	0.00	0.00
Total Operating Income	52,591.49	13,800.32	471,300.00
Use of Reserves			
4900 - Release of Restricted Funds	0.00	(10,000.00)	146,644.00
4910 - Use of Unrest Operating Funds	30,000.00	0.00	58,000.00
Total Use of Reserves	30,000.00	(10,000.00)	204,644.00
Total Income	82,591.49	3,800.32	675,944.00
Gross Profit	82,591.49	3,800.32	675,944.00
Expense			
6142 - Community Engagement Exps.	153.00	900.00	8,450.00
6150 - Fees	1,256.07	524.67	19,750.00
6180 - Insurance	1,933.83	3,264.51	30,300.00
6230 - Property Management Expenses	110.40	11,035.00	56,260.00
6246 - Newsletter Expenses	0.00	2,937.38	9,000.00
6250 - Office Expenses	4.40	150.00	11,500.00
6256 - Postage and Delivery	283.18	460.00	4,250.00
6258 - Printing & Publication Exps	867.86	555.48	9,000.00
6260 - Professional Fees	722.75	104.00	19,750.00
6297 - Real Estate Taxes	0.00	1,420.48	4,750.00
6300 - Repairs & Maintenance	116.74	135.00	5,750.00
6340 - Telephone & Internet	212.76	229.81	3,000.00
6350 - Travel & Ent	51.07	150.00	22,500.00
6400 - Utilities	0.00	75.05	3,500.00
6560 - Payroll	32,170.42	34,136.08	468,122.00
Total Expense	37,882.48	56,077.46	675,882.00
Net Ordinary Income	44,709.01	(52,277.14)	62.00
Net Income	44,709.01	(52,277.14)	62.00
Total 7805 - Appr/Deprec-Investments	54,087.11	223,937.96	

Coastal Mountains Land Trust Monthly Statement of Operations - Long form

April 2020

	Apr 19	Apr 20	Apr '20 - Mar 21
Ordinary Income/Expense			
Income			
Operating Income			
4000 - Contributions Income			
4070 - Unrestricted Contributions			
4071 - Personal Memberships	6,539.00	2,185.25	27,000.00
4072 - Leadership Donors	17,381.49	11,247.12	276,000.00
4073 - Community Engagement Donations	0.00	67.95	2,500.00
4074 - Memorial Gifts-Unrestricted	250.00	300.00	5,000.00
4076 - Planned Gifts			0.00
4077 - Annual Appeal Contributions	280.00	0.00	35,000.00
4079 - In-Kind Contributions			0.00
Total 4070 - Unrestricted Contributions	24,450.49	13,800.32	345,500.00
Total 4000 - Contributions Income	24,450.49	13,800.32	345,500.00
4080 - Capital Campaign Allocations	1,491.00	0.00	34,300.00
4100 - Grants			
4150 - Temporarily Restricted Operatng			
4155 - Stewardship Grants	0.00	0.00	10,000.00
4160 - Community Engagement Grants	10,000.00	0.00	15,000.00
Total 4150 - Temporarily Restricted Operatng	10,000.00	0.00	25,000.00
4170 - Unrestricted Operating Grants	5,000.00	0.00	60,000.00
Total 4100 - Grants	15,000.00	0.00	85,000.00
4200 - Event Income & Expenses			
Fundraising Events			
4230 - Fundraising Events Income			6,500.00
4235 - Fundraising Events Expense	0.00	0.00	0.00
Total Fundraising Events			6,500.00
Total 4200 - Event Income & Expenses			
4251 - Beech Hill Farm Income	11,650.00	0.00	0.00
Total Operating Income	52,591.49	13,800.32	471,300.00
Use of Reserves			
4900 - Release of Restricted Funds	0.00	(10,000.00)	146,644.00
4910 - Use of Unrest Operating Funds	30,000.00	0.00	58,000.00
Total Use of Reserves	30,000.00	(10,000.00)	675,944.00
Total Income	82,591.49	3,800.32	675,944.00
Gross Profit	82,591.49	3,800.32	675,944.00
Expense			
6000 - Advertising	0.00	0.00	450.00
6142 - Community Engagement Exps.	153.00	900.00	8,000.00
6150 - Fees			
6154 - Bank Service Charges	220.89	89.88	2,500.00
6158 - Conference & Education Fees	375.00	0.00	2,500.00
6162 - Dues and Subscriptions	250.00	0.00	4,500.00

Coastal Mountains Land Trust
Monthly Statement of Operations - Long form
April 2020

	Apr 19	Apr 20	Apr '20 - Mar 21
6166 · Licenses and Fees	0.00	0.00	4,000.00
6170 · Membership Database Expense	410.18	434.79	6,000.00
Total 6150 · Fees	1,256.07	524.67	19,500.00
6180 · Insurance			
6181 · Terrafirma Defense Insurance	0.00	0.00	3,800.00
6185 · Liability, D&O, Property Ins	1,933.83	1,957.01	21,500.00
6192 · Workers Compensation	0.00	1,307.50	5,000.00
Total 6180 · Insurance	1,933.83	3,264.51	30,300.00
6200 · Interest Expense			
6212 · Credit Line Loan Interest	0.00	0.00	250.00
Total 6200 · Interest Expense			250.00
6230 · Property Management Expenses			
6231 · Stewardship Services	0.00	35.00	9,800.00
6232 · Stewardship Supplies	0.00	0.00	12,710.00
6234 · Ducktrap Watershed Acquisition	0.00	0.00	1,000.00
6235 · General Acquisition Project Exp	58.40	10,000.00	7,500.00
6236 · Meadow Brook Project Expenses	0.00	0.00	1,000.00
6237 · Main St. & Long Cove Exp	0.00	0.00	0.00
6238 · Beech Hill Farm Expense	0.00	0.00	4,000.00
Beech Hill Expenses-All			
6240 · Beech Hill Management Expenses	0.00	0.00	6,500.00
Total Beech Hill Expenses-All	0.00	0.00	6,500.00
Bald-Ragged Exps-All			
6241 · Bald-Ragged Project Expenses	52.00	0.00	10,000.00
Total Bald-Ragged Exps-All	52.00	0.00	10,000.00
6242 · Fernalds Neck Preserve Expenses	0.00	1,000.00	2,250.00
6244 · McLellan-Poor Preserve Expense	0.00	0.00	1,500.00
Total 6230 · Property Management Expenses	110.40	11,035.00	56,260.00
6246 · Newsletter Expenses	0.00	2,937.38	9,000.00
6250 · Office Expenses			
6252 · Office Supplies	4.40	0.00	4,500.00
6253 · Office Technology Expenses	0.00	60.00	3,500.00
6254 · Office Expenses-Other	0.00	90.00	3,500.00
Total 6250 · Office Expenses	4.40	150.00	11,500.00
6256 · Postage and Delivery	283.18	460.00	4,250.00
6258 · Printing & Publication Exps	867.86	555.48	9,000.00
6260 · Professional Fees			
6270 · Accounting	618.75	0.00	18,000.00
6274 · Payroll Processing Fees	104.00	104.00	1,750.00
Total 6260 · Professional Fees	722.75	104.00	19,750.00
6297 · Real Estate Taxes			
6298 · Real Estate Taxes-Preserves	0.00	1,420.48	750.00
6299 · Contr. Lieu Real Estate Tax	0.00	0.00	4,000.00
Total 6297 · Real Estate Taxes	0.00	1,420.48	4,750.00

Coastal Mountains Land Trust Monthly Statement of Operations - Long form

April 2020

	Apr 19	Apr 20	Apr '20 - Mar 21
6300 - Repairs & Maintenance			
6320 - Computer Maintenance & Repairs	0.00	0.00	250.00
6330 - Equipment Rental/Repairs	116.74	135.00	4,500.00
6300 - Repairs & Maintenance - Other	0.00	0.00	1,000.00
Total 6300 - Repairs & Maintenance	116.74	135.00	5,750.00
6340 - Telephone & Internet	212.76	229.81	3,000.00
6350 - Travel & Ent			
6370 - Meals and Food Expense	51.07	150.00	10,000.00
6380 - Travel & Mileage Costs	0.00	0.00	11,000.00
6390 - Lodging	0.00	0.00	1,500.00
Total 6350 - Travel & Ent	51.07	150.00	22,500.00
6400 - Utilities	0.00	75.05	3,500.00
6560 - Payroll			
6566 - Gross Salaries	27,601.62	28,452.30	401,466.00
6568 - Unemployment Compensation	0.00	0.00	0.00
6570 - CMLT Payroll Taxes	2,103.87	2,168.97	29,556.00
6572 - IRA-Employer Match	580.85	757.58	10,380.00
6575 - Employee Health Insurance	1,884.08	2,757.23	26,720.00
Total 6560 - Payroll	32,170.42	34,136.08	468,122.00
Total Expense	37,882.48	56,077.46	675,882.00
Net Ordinary Income	44,709.01	(52,277.14)	62.00
Other Income/Expense			
Other Income			
Restricted Income			
7000 - Restricted Contributions			
Bald Ragged Contributions-All			
BR Contributions-Cash less Fee			
7018 - Bald - Ragged Contributions	2,800.00	220.00	250,000.00
7018Fee - Bald-Ragged Admin Fee	(1,491.00)	0.00	
Total BR Contributions-Cash less Fee	1,309.00	220.00	
Total Bald Ragged Contributions-All	1,309.00	220.00	
7019A - Beech Hill Cont-Acquisition	0.00	225.00	140,000.00
7027 - Pendleton Stew. Fund	2,010.00	10.00	
7031 - RunBelfast Sponsorship Acct.	402.03	20.52	
7032 - Mt Tuck Region of Interest	2,000.00	0.00	100,000.00
Total 7000 - Restricted Contributions	5,721.03	475.52	240,000.00
7110 - Restricted Grants			
Bald-Ragged Grants-All			
7118 - Bald - Ragged Grants	17,500.00	0.00	
Total Bald-Ragged Grants-All	17,500.00	0.00	
Total 7110 - Restricted Grants	17,500.00	0.00	
Total Restricted Income	23,221.03	475.52	
7800 - Investment Income			
7801 - Investment Inc-Reserves & End	(1,077.52)	(1,666.84)	

Coastal Mountains Land Trust Monthly Statement of Operations - Long form

April 2020

	Apr 19	Apr 20	Apr '20 - Mar 21
7802 · Investment Income-Land Acq.	111.42	119.67	
7803 · Investment Income-Stewardship	29.46	123.70	
7804 · Investment Income-Fernalds Neck	(316.73)	(280.08)	
Total 7800 · Investment Income	(1,253.37)	(1,703.55)	
7805 · Appr/Deprec-Investments			
7806 · App/Depr-Reserves & Ends	46,397.55	190,248.11	
7807 · App/Dep-Land Acquisition	2,238.82	8,634.97	
7808 · App/Dep-Stewardship	308.53	4,893.83	
7809 · App/Dep-Fernalds Neck	5,142.21	20,161.05	
Total 7805 · Appr/Deprec-Investments	54,087.11	223,937.96	
7810 · Interest Income			
7812 · Interest Income-General	5.07	5.12	
7814 · Interest Income-Acq Savings	747.00	279.64	
7816 · Interest Income-Stew Savings	23.31	1.21	
Total 7810 · Interest Income	775.38	285.97	
7830 · Gain/Loss on Sale of Assets	15.67	51.30	
Total Other Income	76,845.82	223,047.20	
Other Expense			
8000 · Restricted Fund Disbursements			
8020 · Operating Reserve Disbursement			11,013.00
8040 · Stewardship Reserve TRF Disb	0.00	(10,000.00)	21,046.00
8042 · Land Tr Endowment PRF Disb			2,367.00
8060 · Beech Hill Pres Stew Disbs			15,642.00
8080 · McLellan Poor Endowment Disb			1,404.00
8100 · Fernalds Neck Endowment Disb			28,221.00
8120 · Conservation Lands Def Disb TRF			20,201.00
8200 · Ducktrap River Disbursement			0.00
8220 · Bald & Ragged Disbursement			25,000.00
8270 · Meadow Brook/Hurd's Pond			2,500.00
8272 · Mt. Tuck Disbursements			1,000.00
8410 · BH Expansion Expense			0.00
8440 · General Acquisitions Disburs			7,500.00
8460 · Mount Percival Disbursement			1,000.00
8480 · McLellan Poor Preserve Disbs.			0.00
8500 · Long Cove/Maine Stream Disbs			1,000.00
8510 · General Stewardship BDF			5,000.00
8520 · Pendleton TRF Disbs	0.00	0.00	3,750.00
Total 8000 · Restricted Fund Disbursements	0.00	(10,000.00)	876,644.00
8600 · Unrest Operating Reserve Use	30,000.00	0.00	50,000.00
8800 · Investment Management Fees			
8801 · Investment Fee-Reserves & End	0.00	9.45	
8804 · Investment Fees-Fernald's Neck	0.00	1.01	
8805 · Investment Fees-General	47.19	23.98	
Total 8800 · Investment Management Fees	47.19	34.44	

Coastal Mountains Land Trust
Monthly Statement of Operations - Long form

April 2020

	Apr 19	Apr 20	Apr '20 - Mar 21
Total Other Expense	30,047.19	(9,965.56)	926,644.00
Net Other Income	46,798.63	233,012.76	-926,644.00
Net Income	91,507.64	180,735.62	-926,582.00

Coastal Mountains Land Trust											
	Balance as of	Activity April, 2020	-----Restricted Funds and Grants Report-----					Fund	Less	Add	Cash
	March 31, 2020	Contributions	Grants	Investment	Release of	Capital	Interfund	Balance as of	Outstanding	Mortgage	Fund Balance
		(Excl in-kind)		Income	Funds	Purchases	Transfer	Apr 30, 2020	Pledges	Payable	Apr 30, 2020
				(Net of Fees)	or Withdrawal	(& surplus fund transfers)					
RESERVES & ENDOWMENTS											
<i>Funds managed for long-term protection and growth of corpus:</i>											
Land Trust Operating Reserve BDF	201,969.06	0.00		15,904.66	0.00		0.00	217,873.72			217,873.72
Land Trust Stewardship Reserve TRF	314,107.69	0.00		23,947.87	(10,000.00)		0.00	328,055.56			328,055.56
Land Trust Stewardship Reserve BDF	184,129.21	0.00		14,499.80	0.00		0.00	198,629.01			198,629.01
Land Trust Endowment PRF	47,102.09	0.00		3,709.19	0.00		0.00	50,811.28			50,811.28
Beech Hill Preserve Stewardship TRF	281,755.10	0.00		22,187.65	0.00		0.00	303,942.75			303,942.75
Howe Hill Farm Stewardship TRF	46,037.86	0.00		3,625.39	0.00		0.00	49,663.25			49,663.25
McLellan Poor Preserve Endowment PRF	25,210.43	0.00		1,985.27	0.00		0.00	27,195.70			27,195.70
Fernalds Neck Preserve Endowment PRF	514,894.45	0.00		40,546.90	0.00		0.00	555,441.35			555,441.35
Conservation Lands Defense TRF	215,138.95	0.00		16,941.76	0.00		0.00	232,080.71			232,080.71
Conservation Lands Defense BDF	156,821.36	0.00		12,349.37	0.00		0.00	169,170.73			169,170.73
Bald & Ragged BDF	200,000.00	0.00		15,749.60	0.00		0.00	215,749.60			215,749.60
Surplus Operating Funds-Short Term Investment	217,457.75	0.00		17,124.36	0.00		0.00	234,582.11			234,582.11
TOTAL Reserves & Endowments Investment Account	2,404,623.95	0.00	0.00	188,571.82	-10,000.00	0.00	0.00	2,583,195.77	0.00	0.00	2,583,195.77
ACQUISITION FUNDS											
<i>Fund managed with unpredictable, near-term use of corpus:</i>											
Fernalds Neck Acquisition Reserve TRF	322,225.66			19,879.96				342,105.62			342,105.62
<i>Funds managed with frequent, unpredictable income and expense:</i>											
Ducktrap River Watershed TRF	4,650.21							4,650.21			4,650.21
Bald & Ragged Mountains TRF (Land Acq)	371,782.37	220.00				0.00		372,002.37	(76,666.66)		295,335.71
Bald & Ragged Mountains TRF (Trails)	469,866.45					(3,405.00)		466,461.45	(7,025.00)		459,436.45
Beech Hill Expansion	-63,871.22	225.00						(63,646.22)	(5,000.00)	75,000.00	6,353.78
Morgan / Hurds Pond TRF (Morgan donation balance)	98,666.42							98,666.42			98,666.42
Meadow Brook/Hurds Pond TRF (D. Thanhauser donations balance)	46,668.46							46,668.46	(10,000.00)		36,668.46
Mt. Tuck Region of Interest	-34,399.59							(34,399.59)		96,600.00	62,200.41
General Acquisitions BDF	34,514.46			9,034.28				43,548.74			43,548.74
TOTAL Acquisition Funds	1,250,103.22	445.00	0.00	28,914.24	0.00	-3,405.00	0.00	1,276,057.46	-98,691.66	171,600.00	1,348,965.80
STEWARDSHIP FUNDS											
<i>Funds managed to expend corpus as soon as possible:</i>											
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	27,761.03							27,761.03			27,761.03
Mount Percival Preserve Stewardship TRF	12,695.00							12,695.00			12,695.00
Long Cove Hdwaters/Main Stream Prsvs (CMP) Stewardship TRF	7,995.19							7,995.19			7,995.19
Pendleton Stewardship TRF	50,378.72	10.00						50,388.72			50,388.72
Pendleton Stewardship BDF (Internship Program)	23,321.75							23,321.75			23,321.75
RunBelfast	975.32	20.52						995.84			995.84
General Stewardship BDF	815.74			5,018.74				5,834.48			5,834.48
TOTAL Stewardship Funds	123,942.75	30.52	0.00	5,018.74	0.00	0.00	0.00	128,992.01	0.00	0.00	128,992.01
PROOF	3,778,669.92	475.52	0.00	222,504.80	(10,000.00)	(3,405.00)	0.00	3,988,245.24	(98,691.66)	171,600.00	4,061,153.58

Coastal Mountains Land Trust
Land Protection Committee Minutes
May 13, 2020

Members Present: (at a video conference meeting due to the coronavirus pandemic) Ian Stewart (chair), Roger Rittmaster, Heather Rogers, Malcolm White, Scott Hoyt, Margo Davis, Jim Krosschell, Lys Pike, David Noble, Jack Shaida, David Thanhauser, Judy Wallingford

Active Projects

Camden, Rockport, Lincolnville & Hope Area

1) Town of Lincolnville Property, Lincolnville

- This Committee and Board have voted to approve swapping the recently acquired Penobscot Park property for the town's 68.8 acre property on the Ducktrap River.
- The Lincolnville Board of Selectmen voted unanimously to move ahead with the project and draft a warrant article for town meeting, as this proposal requires voter approval. Town meeting will likely be in July.
- The Land Trust's attorney is drafting a memo outlining her advice on title, as the flaws will need to be addressed by owning the property over 20 years.

2) Sherman's Point Realty Trust Property, Camden

- Rob Levin, the Land Trust's attorney, is in direct conversations with the Nature Conservancy's attorney to draft amended covenants that would allow the parking lot to be moved. They are optimistic that an agreement can be reached to resolve this issue.
- Heather has restarted conversations with the group of landowners to draft a Memorandum of Understanding about the donation of land and the Land Trust's management of the property. The two landowners that represent the group want to reach out to the whole group and get a consensus. They think it may take the summer to have a chance to talk to everyone.

3) Perkins Property, Lincolnville

- Jack will send out a poll to plan a Site visit in June

Bald & Ragged Mountains Focus Area - no active projects at this time

Belfast, Belmont, Northport, Swanville Area

4) Eurovia Properties, south of Hurds Pond, Belfast

- Heather reached out to the local subsidiary of this Spanish company, and spoke with someone in their Bangor office who expressed strong interest in selling the properties to the Land Trust. He is researching the book value the company has for these lots and will get back in touch.

5) Sturup/Shelley, Tilden Pond, Belmont

- The landowners have been busy with Covid and storms the last two months, but are still interested in moving forward with an easement. They agreed on terms of an easement with Jack back in March. The next step is for a site visit. Then Jack will begin drafting an easement.
- Jack will send out a poll to plan a Site visit in June.

Searsport Stockton, Stockton Springs, Prospect

6) Haas and Smith Properties, Mount Tuck

- o Jack has gotten back the appraisal of these two properties, valuing the Haas property at \$23,000 and \$38,000 for the two Smith properties.
- o Jack will reach out to both landowners to see if we can reach a purchase agreement with Haas, and secure some level of commitment from Beth Smith, who is currently preoccupied with family health issues.

Projects with potential or possible perceived conflicts of interest with Committee Members

7) Thanhauser III (near Meadow Brook Preserve), Swanville.

- o The Committee visited the properties on Monday and Tuesday this week.
- o This project has three parts, the Bormet purchase, the donated area of Thanhauser III, and the easement area of Thanhauser III.
- o David wants to move forward with this project as soon as possible. Rob Levin is drafting an easement for this project. Closing can occur once the easement is complete.
- o The Committee recommended approval of these three projects to the Board.

Waldo, Morrill, Knox & Brooks Area

No current projects

Active Land Protection Projects, No Updates

Bresnahan Property, Camden and Rockport

Griffin, Camden

Hope Orchards, Hope

Elder, Northport

Little River-Lower Reservoir Parcels, Northport & Belfast

Stevens Life Estate Additions, Searsport

Bowden Point Subdivision, Prospect

Little River Upper Reservoir, Belfast