



Board of Directors Meeting

3:30pm, July 27, 2021

AGENDA

Zoom link: <https://us06web.zoom.us/j/91086172093?pwd=RWhZQmhEYWo0WUIxWVVI4MFk0V0REZz09>

- A. **Welcome:** Leah Trommer, Community Engagement Coordinator
- B. **What's Coastal Mountains Land Trust got going on right now?** (see pg. 4)
- C. **Board Learning Session:** Beech Hill / Beech Nut History 101 (see pg. 5)
- D. **Land Trust Update:** DEI Workgroup Update
- E. **Land Trust Update:** Building Committee Process Update (see pg. 6)
- F. **Board Focus on Development:**
 - Recent Success Stories
 - Donor Profiles
 - Partners Party Preparations / RSVP list (to be distributed)
- G. **Action Items:**
 - 1. Proposed Board Motion:** To approve minutes from the June 22, 2021 monthly meeting of the Board, (see pg. 10)
 - 2. Proposed Board Motion:** Election of Emily McDevitt to the Board of Directors pursuant to the Bylaws, Article III, Section 6. Board Vacancies; the Board of Directors hereby nominates the following person to serve as a Director of the Board of Directors until the 2021 Annual Meeting of the Corporation: Emily McDevitt, per the recommendation of the Board Advancement Committee (see board bio, pg. 16)
 - 3. Proposed Board Motion:** Approval of motion to support the No Child Left Inside Legislation per the recommendation of the Public Issues Review Committee (see pg. 20)
 - 4. Proposed Board Motion:** Approval of Acquisition of the Barrows Conservation Easement project per recommendation of the Land Protection Committee (see pg. 24)

The Board of Directors approves entering into a Purchase and Sale Agreement to purchase at a price of \$75,000 a Conservation Easement on property owned by the Estate of David M. Barrows, on land of approximately 85 acres, located at the Town of Lincolnville Tax Map 37 Lot 33, Lincolnville Tax Map 36 Lot 10, and the Town of Searsmont Tax Map 1 Lot 2, which is described in a deed at Book 767, Page 731 of the Waldo County Registry of Deeds. The purchase and sale agreement is contingent on funding availability, satisfactory survey of the exclusion areas, appraisal and sale of the property to John M. Barrows on or before August 16, 2021. In addition, the Board of Directors approves the allocation of funds for the stewardship of the property at the closing, or as soon thereafter as funds are available. The estimated total cost of all such financial allocations will

be no more than \$25,000 to cover survey, legal, and appraisal expenses, and to set aside money for future stewardship. The Board also hereby approves of the attached draft Barrows Homestead Conservation Easement and approves of its President, Judy Wallingford, and Executive Director, Ian Stewart, to negotiate any final changes to the document that may come about during final discussions with the seller.

5. Proposed Board Motion: To approve the allocation of \$25,000 in funds accrued in the Bald & Ragged Mountains BDF to the Round the Mountain Campaign cost per recommendation of the Finance Committee (see Restricted Funds & Grants report)

H. Priorities We're Working On – Executive Director report

- a. Capital Campaign Updates
 - i. Beech Hill
 - ii. Round the Mountain
 - iii. Mt. Tuck
- b. Land Protection Updates:
 - i. MNCRP funding opportunity
 - ii. Land for Maine's Future update
 - iii. Gronros property with Maine Water Company
- c. Megunticook River Restoration project
- d. September COPE analysis
- e. Fall long-term planning meeting

I. Committee Updates

- 2. **Major Gifts Committee** (*minutes, pg. 53*)
- 3. **Membership & Marketing Committee** (*no meeting*)
- 4. **Finance and Investment Committee** (*minutes, pg. 54*)
- 5. **Land Protection Committee** (*minutes, pg. 60*)
- 6. **Stewardship Committee** (*minutes, 62*)
- 7. **Building Committee** (*minutes, pg. 64*)
- 8. **Board Advancement Committee** (*minutes, pg. 66*)
- 9. **Executive Committee** (*minutes, pg. 67*)

J. New/Future Business

K. Executive Session:

Board Meeting to be followed by Wine & Cheese Social

Upcoming Committees / Board Meetings:

Thursday, July 29 th	5pm: Conservation Partners Party Board members asked to arrive by 4pm
Friday, July 30 th	1pm: Round the Mountain Trail Walk 6:30pm: Arts on the Hill – Bottomless Funk Bank
Saturday, July 31 st	9-noon: Trails Challenge Opening Day on Ragged Mountain
Thursday, Aug 5 th	12 noon: Membership & Marketing Committee
Tues., Aug 10 th	1:15pm Stewardship Committee 4:00pm Executive Committee
Weds., Aug 11 th	2pm Major Gifts Committee 3:30pm Land Protection Committee
Weds, Aug 25 th	1:00pm Finance Committee 2:30pm Board Advancement Committee
No Board Meeting in August	
TBD, asap	Building Committee
TBD	DEI Workgroup meeting
Friday, Sept. 10 th	tbd: Beech Hill Trail Extension Dedication
Tues., Sept. 28 th	3:30pm: September Board Meeting 5:00pm: Annual Membership Meeting, Belfast Boathouse



What's Going On at the Land Trust Now?

July 2021

Drafted by Polly Jones, Office Manager

Stewardship

- The Piper Stream Preserve has a temporary trail, that allows for nice access to the stream. Visitors can park on the side of the road by the stream. We will be building a parking lot in the next year and putting in a permanent trail that connects to it.
- Our trail counter has been installed along the Belfast Rail Trail and is collecting data for the City.
- The Newman parking lot has been re-graded.
- Boy Scouts in Stockton Springs are going to help with various stewardship projects on Mill Brook and Mount Tuck.

Development

- Hoping for sunny weather for Partners Party.
- Trails Challenge kicks off on Saturday, July 31.

Community Engagement

- The blueberry free pick are underway - hugely popular with the community, and with staff. Such a lovely way to spend a morning or afternoon.
- First Arts on the Hill of the season was terrific! It feels so good to be back up on the hill.
- Leah Trommer, new Community Engagement Coordinator, starts work next week.

Land Protection

- Closed on purchase of the Babb Property in Searsport, creating the 29-acre Mill Brook Preserve in close proximity to the Searsport Elementary, Middle and High Schools.
- Have been invited to submit full grant proposals for the Maine Natural Resource Conservation Program to support acquisition of the Agnew Property in Knox and the Calcagni Property in Brooks. The applications are due September 9.

Natural Phenomenon

- Monarchs are twirling around the office yard.

Beech Hill Preserve Conservation History

Today, owned and managed by Coastal Mountains Land Trust, the Beech Hill Preserve is among the most accessible and scenic protected natural areas in the greater Camden/Rockport region. Providing an absolutely spectacular view of Penobscot Bay and a diverse conservation program aimed at providing wildlife habitat, producing organic blueberries, and maintaining the scenic and historic character of the site, this Preserve is a wonderful place for the public to visit and enjoy.

Permanent protection of this unique natural area, however, was not always assured. At various critical points in the recent past, Beech Hill faced a very real threat of being developed and lost forever as a community resource. Thanks to the diligent efforts of a series of key individuals, families and organizations through the past several decades, Beech Hill has been successfully protected for future generations.

The conservation history of Beech Hill is a long and complex story which begins in the early 1900's with John Gribbell, who purchased various farms on and around Beech Hill. During the winters of 1913 and 1914, the Gribbells hired Hans Heistad, a nationally-recognized landscape designer, to build "Beech Nut," the stone cottage that stands atop Beech Hill today. In 1942, Edward and Grace Cutting purchased the hill as well as several hundred acres of additional property. Between 1942 and 1986, the Cuttings managed the property as a blueberry and tree farm. During their 44 year-long stewardship of the property, the Cuttings often expressed an interest in preserving the property.

Conservation of the property began in 1986, and occurred in various stages over a period of fifteen years. First, in 1986, with the hill threatened by various offers by developers interested in subdividing the hill, Mrs. Cutting's attorney, Samuel W. Collins Jr., contacted Maine Coast Heritage Trust to find some means of carrying out Mrs. Cutting's conservation interest while protecting families assets. Working together, they developed a limited development conservation easement, which would allow the 572-acre Cutting property to be divided into no more than nine parcels with only one house per parcel. The easement was then transferred to the newly-formed Camden-Rockport Land Trust, which would later become Coastal Mountains Land Trust.

A second key step towards permanent conservation of the property was the role played by Jane Stetson, who came forward and agreed to serve as a conservation buyer for the property and purchased the entire property with an easement in place. After owning the property for a few years, she and her husband, Bill took on the difficult challenge of reclearing the hill and investing in the management of the blueberry lands. Between 1986 and 1999, the Stetsons worked on the land, especially the 300 acres around the summit. In the fall of 1999, the Stetsons recontacted Maine Coast Heritage Trust to pursue ways to permanently conserve the summit of the hill which make up the Preserve today. The Stetsons sold the property at a substantial discount to Maine Coast Heritage Trust with the understanding that Coastal Mountains Land Trust would ultimately own and manage the Preserve. The purchase was funded by the Land for Maine's Future program, the MBNA Foundation, and the donations of individuals who have long appreciated the dramatic and beautiful property.

EXECUTIVE SUMMARY

1 page TBD

GENERAL INFORMATION

PURPOSE:

To present to the Board of Directors information concerning the existing conditions, alternatives for structural repairs to the existing building foundation, and alternatives for meeting future facility needs. The 2020-25 Strategic Plan broadly calls for:

- Enhanced outreach to the next generation.
- Expanded efforts to connect people to the land.
- Proactive engagement with local and state officials.
- Growth of financial and organizational capacity.
- Consideration of climate change impacts.

All these efforts require an engaged staff and suitable facilities to further our mission, steward the lands we preserve, and enhance our connection to the communities we serve. This study will evaluate alternatives along with information about project scope, conceptual costs, schedule, and impact to operations.

STATEMENT OF NEED:

The facility needs of Coastal Mountains Land Trust are twofold: first, parts of the existing building foundation are sinking and require corrective action and some other repairs may need to be made to the 30-year old building; and second, as outlined in the strategic plan, an increase in land and increased staffing all require additional office and work space for the organization. In our 30:30 goal, we anticipate a continued ramping up and investment in land conservation activity and want to set the organization up for the next 20 years to be effective and efficient. Since 2000:

- Staff has grown from 3 full-time to 8 full-time
- The acreage of land we are responsible for has tripled
- The extent of equipment and infrastructure required to maintain our properties has grown
- The responsibilities of the staff have expanded to meet the needs of an engaged community, growing organization and inventory

Having a well-designed and professional office building in an inspiring location has been instrumental to the Land Trust's success over the last 20 years. Having a facility that can bring together the board, volunteers, donors and staff, will continue to be critical to our ongoing

success and growth. Having workspace for equipment, stewardship staff and volunteers will support our core mission of conserving and caring for land.

The Land Trust is excited to be investing in the expanded staff and programs needed to engage the next generation of our community in conservation and the outdoors, and expanding the physical plant will allow us to provide office, meeting, and workspace for that additional staff and volunteer capacity. Improved facilities will allow the Land Trust to uniquely focus on our core mission and engage the public in the spaces we preserve.

PROGRAM REQUIREMENTS:

BUILDING HISTORY and EXISTING CONDITIONS:

CURRENT STATUS:

The committee recommended additional heat pumps, which were installed in 2020, and has received bids for reroofing the entire building. The deck has been removed from adjacent to the building for access to the foundation, soil borings were conducted, and committee members have spoken with several contractors for recommendations on how to fix the foundation. An architect has been engaged for the design of an addition to address the space needs for the staff. After conversations with consultants and contractors, it was decided that the committee needs to further evaluate alternatives and make a recommendation to the board.

ALTERNATIVES STUDY

The alternatives study will address options for structural repairs and for the additional workspace. It looks at options both on-site and off-site for addressing the programmatic needs. Each alternative is to be considered in terms of impact on operations (short and long term), cost (short and long term), and schedule. Consideration must also be given to:

- The impact on our organization's reputation and standing in the community. We are a land conservation organization, and that is where our primary efforts must remain, but we recognize that the quality of workspace we provide our employees will impact the quality of the work they can perform.
- The kind of workspace that best serves our staff and community. We recognize that, while the COVID pandemic has demonstrated our ability to work remotely, it has also reminded us of the importance of being together.

Below is a description of alternatives (scope, cost, and schedule) considered by the committee, along with the pros and cons for each. At the end of the report is a comparative discussion of the preferred alternative(s) and a recommendation.

FOUNDATION:

There have been four different recommendations for addressing the settlement of the foundation:

1. F1. Continued observation and piecemeal correction:
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons
2. F2. Shoring up the foundation at area of settlement:
 - a. Helical Posts
 - b. Driven Posts
 - c. Comparison
 - i. Cost
 - ii. Construction Schedule
 - iii. Pros/Cons
3. F3. Partial replacement of foundation at area of settlement (In conjunction with #2)
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons
4. F4. Full replacement of foundation
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons

ADDITIONAL PHYSICAL PLANT/INFRASTRUCTURE/FACILITIES:

There are options for providing additional office and meeting workspace as well as stewardship storage and workspace

Office Space Options:

1. *O1. Addition to the south of the existing building:*
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons
2. *O2. Renovation of Conference room into workspace:*
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons
3. *O3. Offsite satellite office space:*
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons

4. *O4. Relocation:*
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons

Stewardship Space Options:

1. S1. Basement Storage
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons
2. S2. Beech Hill Barn
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons
3. S3. Head of Tide or McLellan-Poor Preserve Option
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons
4. S4. Barn at property on Mt. Ephraim Road in Searsport/Stevens Property
 - a. Cost
 - b. Construction Schedule
 - c. Pros/Cons

Combination Projects:

TBD

PREFERRED ALTERNATIVES:

TBD

RECOMMENDATION:

TBD

Minutes
Coastal Mountains Land Trust
Board of Directors Meeting
June 22, 2021

Board members present: Wallingford, President; Call, Collins, Conard, Gabel, McLaughlin Pike, Moore, Noble, Rittmaster, Ruffin, Thanhauser, Urey, White, Wolfe. Absent: Johnson
Staff present: Stewart, Jones, O'Neill, Rogers, Shaida, Thereyl
Guests: Emily McDevitt, John Scholz

The virtual meeting came to order at 4:05 p.m. A quorum was present throughout.

1. Update on Office Building Foundation: John Scholz, Scholz & Barclay Architecture

Scholz said that Gartley & Dorsky Engineering, Harbor Builders, and Summit Engineers have all examined the existing foundation, which is in poor condition. Scholz has 45-50 years' experience with foundations. If the Land Trust decides, for economic reasons, to repair the foundation rather than completely rebuilding it, there is no guarantee that it will not continue to move. Consultants agree that the best course would be to lift the existing building up off its foundation, remove the foundation, excavate to firm soil, then pour new reinforced footings and new basement walls. The original foundation was built on unstable fill. Harbor Builders estimates that replacing the existing foundation and pouring a new foundation will cost \$190,000 - \$210,000 \pm 10%. Lifting the existing building and disconnecting the electric and plumbing is estimated to cost \$40,000 - \$50,000. The foundation under the proposed addition is estimated to cost ~\$22,000. A new 1000 s.f. addition might cost \$275/sq.ft., or \$275,000. To do the job right, with a new foundation and new addition, the total cost might be ~\$500,000.

Moore asked whether the architects and engineers have considered drilling down to bedrock and fastening the foundation to pilings resting on bedrock. Scholz said this would involve drilling down 14' to reach bedrock, which would be expensive. It is more cost-effective to place structural fill on top of the bad soil to create a secure foundation, rather than putting in pilings. There is even a question whether the pile-driving equipment could get on-site without moving the existing building. We could ask Harbor Builders for a cost estimate for basement walls supported by pilings.

Gabel asked whether it is feasible to move the existing building in order to facilitate drilling to bedrock. Scholz said yes, but it would add another \$5,000 to the cost, plus \$40,000 to lay the foundation. His firm has experience with additions to the Camden Public Library and the Belfast Library. In Belfast they had to dig in 5' increments underneath a four-storey brick building.

Call said that helical coils can be inserted from the side of a building for support, without digging. Scholz said he has no experience with helical coils, and cannot comment on this.

Time frame: Scholz said it should take three or four days to raise the existing building; a week to remove the existing foundation; and four weeks to lay the new foundation and put the existing building back on it. The proposed new foundation will be a full foundation providing useful basement space. Scholz did not say how long employees would have to be out of the building, working remotely.

Scholz was thanked for his input. Discussion ended at 4:42 p.m.

A. What's Coastal Mountains Land Trust Got Going On Right Now?

There were no questions or comments on office manager Polly Jones's update on current activities (p. 4 in Board packets). Ben Thereyl has joined the staff as Development and Communications Coordinator. Summer interns are at work. Beech Hill Extension trail construction is underway.

B. Board Learning Session: Background on Land for Maine's Future Program (see p. 5 in Board packets)

Stewart gave an overview of the LMF program. There have been five State-wide bond issues since 1988, involving some 64 projects providing public access and recreational access to lands and waters, protection for habitat of threatened species, and protection of working farmland and working waterfronts from development. CMLT has received LMF funding five times, including \$100,000 for Beech Hill; \$225,000 for Bald & Ragged Mountains; \$175,000 for the Head of Tide Preserve; and \$500,000 for the Mirror Lake and Grassy Pond conservation easements on Water Company land. LMF grants require a 50:50 match by the grant recipient. The Sportsmen's Alliance of Maine

has been a strong supporter of the LMF program, and hunting and trapping are allowed on all properties funded by LMF.

C. Land Trust History: Dodge Conservation Easements, Rockport

The Dodge conservation easements were donated by Charles and Marylee Dodge of Beauchamp Point, Rockport. They include “the Ledges” and an 18-acre cedar swamp. Charlie Dodge passed away recently, and several donations have been made in memory of him.

D. Land Trust History: Main Stream Preserve, Stockton Springs and Prospect

The Main Stream Preserve is a 259-acre property donated by Central Maine Power Company as part of a mitigation project, in exchange for having the right to widen certain power line corridors.

E. Board Focus on Development: Recent Success Stories; Donor Profiles; New Property Buyers Program Assignments; Capital Campaign Timing Updates

Our new Development and Communications Coordinator Ben Thereyl has begun work. A \$10,000 pledge for the Round the Mountain trail has been received. Four Partner renewals have been received recently, and three gifts in memory of Charlie Dodge (see C. above). Malcolm White and former Board member Galen Todd have taken donors on site visits. Stewart recognized and thanked some new members, including Summit Circle members who remember the Land Trust in their wills; new Conservation Partners; new Megunticook Society members; and landowners Jim and Linda Babb of Searsport (see Item G b, p. 5).

As part of the New Property Buyers Program, each Board member will be asked to write personal notes to two or three new owners of properties in our service region with homes valued at \$600,000 and above. These people have already received one-year gift memberships to the Land Trust. Board members will write notes encouraging these people to renew their memberships, get more involved with the Land Trust, and perhaps join the Board member for a walk to a conservation property. A list of these new property owners will be circulated to Board members. If you know any of these people or live near them, please let Thereyl know.

Capital Campaign updates: We need another \$16,000 to complete the Beech Hill Extension trail. Letters are being sent to neighbors. We hope to complete fundraising by August 1. The Round the Mountain campaign needs \$150,000. Letters are going out to neighbors. We hope to find 10 -15 donors by September 1. The Mt. Tuck campaign needs \$75,000 by Dec. 31.

F. Action Items

F 1. Approval of Minutes of May 25, 2021 Board Meeting, as Revised

There were several corrections to the May 25 minutes. At the top of p. 1, Rittmaster was not participating remotely from the Marshall Islands. On p. 2 under Board Focus on Development, Moore suggested that in future the minutes should not give specific amounts for charitable donations by individuals. In Board Focus on Recruitment on p. 3, Mazie Cox’s first name was misspelled. “Mazie” is the right spelling. With these changes, the May 25 minutes were unanimously approved as revised.

F 2. Approval of Providing Public Support for the Land for Maine’s Future Program

The Land for Maine’s Future Program has been funded by five bond issues approved by Maine voters since 1988, which have resulted in some 64 conservation projects providing public access and recreational access to public waters and threatened places. LMF has funded CMLT five times, including money for Beech Hill, Bald and Ragged Mountains, the Head of Tide Preserve, and the Mirror Lake and Grassy Pond conservation easements, for a total of over a million dollars of LMF grant money, requiring a 50:50 match in local funds.

CMLT’s Public Issues Review Committee recommends that Coastal Mountains Land Trust provide public support for the Land for Maine’s Future Program. On motion of Call/Moore, Board members voted unanimously, at the recommendation of the Public Issues Review Committee, to approve advocating and providing public support for the passage of an additional bond to provide funding for the Land for Maine’s Future program which is currently being considered by the Maine legislature. Public support for the LMF bill shall include submission of letters to the local

papers highlighting what LMF has previously accomplished locally, outreach to local representatives, encouragement of Land Trust members to reach out to their legislators, and consideration of a financial contribution to any land-trust-wide lobbying effort for LMF should that emerge.

Stewart said he will write a letter of support to local newspapers detailing what has been accomplished in local land conservation through previous LMF grants. Instead of a letter to the editor, Conard suggested that Stewart or someone else from the Land Trust should write an op-ed piece about LMF for publication in local papers. McLaughlin Pike suggested that letters of support should go to local legislators encouraging them to support the bill, with a copy to the newspapers. Moore said that the letters of support should not be considered as “lobbying”. Land for Maine’s Future is a widely popular program. The bill is going to pass. Conard said that Board members are free to write letters of support as individuals. Stewart ended the discussion by saying that the strategy by which the Land Trust formally communicates support for the Land for Maine’s Future program will be decided by the staff.

F 3. Approval of Calcagni Property Purchase, Brooks

Some \$3 million is currently available through the Maine Natural Resources Conservation program in mitigations funds for wetland properties in our region. Stewart described a 97-acre wetland complex in Brooks that is currently for sale. It contains very high value wetlands, and drains north to the Penobscot River. It is within walking distance of an elementary school, a feature targeted in our Strategic Plan. There is potential for a parking lot on site, and a half-mile trail network. Lands Committee members will visit the property this Friday. Grant funds, if awarded, would pay 100% of the purchase price. Additional costs of acquisition are estimated at around \$15,000. An appraisal will be done. Shaيدا thinks the property will appraise for a minimum of \$50,000 and up to \$90,000. The estimated cost for all financial allocations is \$20,000, to cover survey, legal and appraisal expenses and to set aside money for future stewardship. There is an existing survey of the property. Stewart asked for Board approval of this purchase, contingent upon obtaining funding for purchase.

VOTE: On motion of McLaughlin Pike/Gabel, Board members voted unanimously to approve the fee acquisition of a 97-acre property located off Route 137 in Brooks, Maine, owned by Louis Calcagni with funds to be raised through a grant from the Maine Natural Resources Conservation grant program (MNRCP). The Board hereby authorizes its President, or in her absence another officer of the Board of Directors, to execute all documents necessary to enter into a purchase and sale agreement, contingent on funding availability and appraisal that confirms the purchase price is equal to or less than the market value of the property. In addition, the Board of Directors approves the allocation of funds for the stewardship of the property at the closing of the acquisition, or as soon thereafter as funds are available. The estimated total cost of all such financial allocations will be no more than \$20,000, to cover survey, legal, and appraisal expenses, and to set aside money for future stewardship. Funds for said stewardship costs will be made available from the Land Trust general acquisitions account as available or raised as part of the eventual effort to develop a connection with the local Brooks Memorial Elementary School.

F 4. Land Trust Office Expansion Project Update; Discussion of Alternatives

Stewart thanked Board members for allowing architect John Scholz to speak first at today’s meeting. Meg Barclay is donating her time for doing the architectural drawings. Architects often charge 10% of the cost of a building project. This is a substantial donation on the part of Scholz & Barclay.

Stewart has met with the Building Committee, Finance Committee, and Executive Committee about the office building project. He wants to clarify and discuss with the Board the direction in which we are headed, considering both the proposed addition and the need to fix the foundation of the existing building. The Land Trust has been in the building on Mt. Battie St. in Camden for 20 years. In that time we have tripled the amount of conserved land in our service region, and tripled the size of the staff. We now have 10 staff members in summer. The annual operating budget has probably also tripled. We need to expand the space available for professional staff members, active Board members, and volunteers.

Plans call for a suggested 1040 s.f. addition that would add four offices, a second bathroom, and a large multi-purpose space that would serve as a Board/staff work room and a place for volunteers to meet, and could be converted to office space in future if needed. The plans would allow for staff expansion to 14 people over time, or provide space for merger with another land trust. We thought the work would cost around \$500,000, before Scholz suggested replacement of the entire existing foundation. We have been talking with Harbor Builders about doing the construction. They are good, reputable builders, and would give us a nonprofit discount. We would plan to break ground next spring

on the addition, or possibly earlier if weather permits. We should start on fundraising for the building project in September. The basement would be climate-controlled, suitable for storage of files.

Funding: The Land Trust has enough money in its Conservation Lands Defense Fund to pay for some of the cost of construction. That fund is money set aside for legal defense of our conservation lands in case of a legal challenge. Stewart recommends asking the Finance Committee to approve using these funds toward the costs of building construction and remediation. We have enough money on hand to meet the LTA accreditation standard of \$190,000, and enough to endow the insurance premium for TerraFirma, which is about \$3500 per year. Even if we set aside \$190,000 plus 20 times the annual insurance premium, there is \$150,000 available that we could access for this project, with Board approval. We have set aside \$50,000 from last year's surplus, so we have \$200,000 as a basis under this model. We would need to raise \$300,000. We have a credit line of \$100,000. Stewart will explore raising the credit line limit to \$150,000 or \$200,000, should we need it.

Moore said that replacing the entire foundation of the existing building may be extreme. From Scholz's analysis, only 25% of the foundation is currently at risk. Moore suggested asking Scholz about fixing only one-quarter of the foundation now. Moore thinks the total cost we are looking at is \$500,000 - \$600,000.

Discussion

Gates said that input from a structural engineer is needed, about the cost of replacing the entire existing foundation. Wolfe encouraged the group to consider all available options, including finding a place to rent or to buy, and selling the current office. A lot of people have donated money to the Land Trust for land conservation. Spending \$500,000 - \$600,000 on repairing and extending the current office does not feel right to her.

Gabel agreed. If he gives money to the Land Trust, he would want it to be used for land conservation.

Conard wanted to consider a satellite office, perhaps in Belfast or another non-Camden location. Spending \$500,000 - 600,000 to add 1040 s.f. of office space does not make sense economically. Moore agreed that the organization has long considered opening a satellite office in Belfast.

McLaughlin Pike pointed out that we still need to address the problems with the failing foundation of the existing building, whether or not we build the proposed addition.

Noble suggested tabling discussion about the office building at this point, and referring the matter back to the Building Committee, given that we have received some rather disturbing new information today from the architect. McLaughlin Pike seconded the motion.

Call, as chair of the Building Committee, said that he would appreciate getting input from Board members, either to him or to Stewart.

White said that whether we sell the existing office or stay here and open a satellite office, in either case we will have to do something about the foundation. Two companies have given preliminary information about stabilizing the foundation, using different approaches, both costing in the \$30,000 range. One of the firms will give a 20-year guarantee.

Wolfe again encouraged Board members and staff to "think outside the box" about options for office space. Sheepscot Wellspring Land Alliance, which has since merged with Midcoast Conservancy, at one point ran its operation out of two rooms in Liberty that they rented for \$100/month. During the pandemic some big corporations have found that having employees work remotely works well. One firm even sold its office.

Moore said that we have had maintenance issues with the present building for a long time. We have done repairs. The driving force behind the current discussion is the need for more space for employees, equipment and archival storage. He recommended looking at the need for more space as a separate issue from fixing the building. He asked the Building Committee to consider options such as placing a portable building on-site at the Camden office, that could provide a few hundred feet of additional office space inexpensively.

Stewart said that in terms of the organization's culture, there is a real value in being housed together. Having a core office is very important, not only for staff members but for Board members and volunteers. Having an efficient workspace and an efficient staff is worth a considerable investment. He hopes it will not cost \$500,000 - \$600,000. He agreed that the cost figures are concerning. He does not want to move forward without a strong consensus.

VOTE: On motion of Noble/McLaughlin Pike, Board members voted 12 - 2 to table further discussion of office expansion and refer the matter back to the Building Committee for further consideration.

F. 5. Approval of Campaign for the Land Trust's Office Expansion - not discussed

F. 6. Approval of Use of \$150,000 from Conservation Lands Defense Fund for Building Addition Campaign - not discussed

G. Priorities We're Working On – Executive Director's Report

a. Community Engagement Coordinator Position: Hiring Process Update

Seven initial interviews have been held. Three finalists will be interviewed this week. Any Board members interested in coming to the office for brief social meetings with the candidates are welcome to do so. This is probably the best-qualified group of candidates we have had.

b. Land Protection Updates

The Jim and Linda Babb land purchase in Searsport, a 25-acre property near a school, will close July 1. The Land Trust is working on a fast-track project involving a conservation easement on a property on High Street in Lincolnville that abuts Lys McLaughlin Pike's conservation easement.

c. Round the Mountain Trail Work and Permitting

We got through a difficult round of permitting with DEP, and have a green light to move forward. An outside contractor will start on the next phase of trail work on June 28.

d. Megunticook River Restoration Project Update

Midcoast Conservancy is no longer working with the Town of Camden on river restoration. Instead, the Town will work with Interfluve. We will continue to track the project and comment as appropriate.

e. Future Board Meeting Planning (July); Summer Events

A majority of Board members are willing to attend an in-person Board meeting at Beech Nut in July. Stewart and Jones will try to get a Zoom connection into the building, unless there are no Board members or other attendees who want or need to attend remotely. All Board members present at today's meeting have been vaccinated for Covid.

Conard will host a party at her home on July 8 for all members from the Waldo County area.

Summer Events: A list of upcoming events is in the summer newsletter, and has been mailed to Board members. Please let office manager Jones know if you would like to sign up for any of these events.

H. Committee Updates

Major Gifts Committee (minutes, p. 15): We have received a grant for pro bono services from Demont Associates in Portland, who were the lead fundraising counsel for MCHT's big fundraising campaign. They will give us an evaluation of our development program, with suggestions for how to improve it. Each Board member will be asked to answer a set of questions. Stewart and Thereyl will work with the consultants digesting Board input. This is a step toward finding out what it is like to work with fundraising consultants.

Moore commented that major donors are the life blood of the organization. We continually look for ways to increase the number of major donors and make them feel needed and appreciated, such as the Partners' Party. For each renewal from a major donor, Stewart writes a personal thank-you letter. Major donors also get a personal note on a Land Trust note card, and a phone call. Stewart, Wallingford and Johnson will write notes to all renewing Partners.

Membership and Marketing (minutes, p. 17): Nothing to add beyond what is in the minutes.

Finance and Investment Committee (minutes, p. 18): Finances and investments look strong. If Board members have any questions, please contact White.

Land Protection Committee (minutes, p. 25): Rogers had nothing to add beyond the minutes.

Stewardship Committee (no meeting, no minutes)

Building Committee (minutes, p. 28)

Board Advancement Committee (minutes, p. 30). Committee chair Johnson was not present at today's meeting. Moore spoke for him. Johnson apologizes to the group for bringing up the subject of student Board members prematurely at the last Board meeting, with too little preparation. The Committee hopes to bring up the matter at a future Board meeting, perhaps in July, with more advance notice and opportunity for discussion. Stewart said that a memo has been circulated to the Board regarding a future prospect for student Board member.

Executive Committee (no minutes)

I. New/Future Business

Board members will be getting invitations to the July 29 Partners' Party.

Next regular Board meeting: Tuesday, July 27, 4 p.m. – Beech Nut, Rockport

Annual Meeting: Tuesday, Sept. 28, 5:00 p.m.

The Board meeting was adjourned at 5:55 p.m., followed by an executive session.

Respectfully submitted,

Susan S. R. Alexander
Recording Secretary

Coastal Mountains Land Trust

Board Nominations Form for Candidates for the Board of Directors

The Board Member nominating a candidate for membership on the Board of Directors should fill in this form as completely as possible and return to the Chairperson of the Board Advancement Committee.

Date: June 4, 2021

Board Member nominating candidate: Dan Johnson

Candidate's name: Emily Higgins McDevitt

spouse's name: Jonathan McDevitt

address: 49 High Street, Camden, ME 04843

telephone: 615-364-9022

Candidate's occupation: Stay-At-Home-Mom, Founder and President of Trail Runners of Midcoast Maine, Inc.

Candidate's employer: N/A

1. Candidate's experience with non-profit boards of directors:

Prior to moving back home to Maine in July of 2012, I lived in Nashville for fifteen years. It was at the end of my time in Nashville that I began my first volunteer efforts with a board of directors, the Nashville chapter of the Cystic Fibrosis Foundation. While I did not serve on the board of this organization, I did serve on the Cystic Fibrosis Foundation's (CFF) Great Strides Committee for three years. The Great Strides event was CFF's largest annual fundraiser.

I moved to Camden in July of 2012, and by November of 2013, I was serving on the auction committee for the Ragged Mountain Ski Club's 36 Annual Dinner & Auction. In 2014 and 2015, I was the Co-Chair of the annual event, the largest fundraiser of the year for the Ragged Mountain Ski Club. I had been asked to serve on the board of directors for the organization, but I said no, and the following paragraph describes why!

In January of 2014, I was asked to serve on the board of directors of the Camden International Film Festival (now Points North Institute). I am currently wrapping up my 8th and final year as a board member, I will reach the end of my term, and the term limits, in December of 2021. While serving on this board of directors, I learned that I prefer to only sit on one board at a time. I am happy to engage in other organizations committees, but only one board at a time. I invest a large amount of energy, time, and commitment to a board position, and I have found, especially in a small town, that what I ask of myself, and the community, can only be met with a singular board focus.

During my eight years with P.N.I., I was asked, and declined, a seat on the board of directors of Center for Maine Contemporary Art. Along with my one-board-at-a-time

philosophy, I also believe I require a passion for and a knowledge of the organization which I will serve, and this did not apply with the CMCA.

In the spring of 2020, I was asked to be nominated for Coastal Mountains Land Trust's board of directors. I was so excited, but had to defer for a year, while I served my final year as a board member of P.N.I. I am so incredibly happy to find myself now, closing in on the end of my eight years with P.N.I., and so very ready to be nominated for a board position with CMLT. In November of 2015 I joined the Round the Mountain / Bald & Ragged Mountains Campaign committee, and I have loved my time spent doing so. As I was unable to join the board last spring, I instead, joined the newly formed Membership and Marketing committee, and I have been so happy to stay connected to this organization in a formal way. And now, I am truly honored to be considered for a board position.

2. Candidate's interest in conservation:

Growing up in Northern Maine, conservation was a concept of which I was unaware. In "The County" there is (or at least there was in the 70's, 80's and 90's) a sense of the land belonging to everyone. I hiked, ran, skied, etc. all over the place, without an idea or concept of private property. I do not remember any fences, other than to keep the farm animals enclosed, and we crossed through neighbors' driveways and yards with abandon.

Fast forward to Camden in 2014, and my discovery of trail running, and this is where my interest in conservation begins. As I began to explore more and more trails with my running, I noticed signs declaring "land trust", and I began to ask around about these organizations, and how it all worked. As well, running through the many amazing trail systems of Midcoast Maine, I began to realize "trails don't just happen", and I felt the need to give back to the creators and maintainers of these trails I loved to run and hike nearly daily. I discovered Coastal Mountains Land Trust, Georges River Land Trust, Maine Coast Heritage Trust and Downeast Lakes Land Trust. I began communicating with all of these organizations, and my interest in conservation began to develop and grow.

As well, around the same time, the potential of the Katahdin Woods and Waters National Park (now Monument) began to appear in the public eye. My family has owned a camp on Shin Pond, near the potential development of federally protected land, since the mid-1980s. This was a very contested debate, and I went from bystander to involved citizen during the years that the Monument was established to today (2016 to 2021).

3. Candidate's involvement with the Land Trust?

As mentioned previously in this Nomination Form, I learned of Coastal Mountains Land Trust in 2014 when I began to trail run on many of CMLT's preserves. I heard about the Round the Mountain Campaign in 2015 and was lucky enough to be asked to join the committee, which I did in November of 2015.

Also, as previously mentioned, I began serving on the Membership and Marketing Committee in August of 2020.

I have also been heavily involved with the Land Trust through my role as Founder and President of Trail Runners of Midcoast Maine (TRoMM). I have headed up and gathered members to participate in several Land Trust workdays, such as the “Hands on the Mountain” events of past, and Wednesday workdays (just ask Dan about my son Henry and building the bridge!).

As well, I have personally and through TRoMM, assisted in much fundraising with the Land Trust. My son participated in the “Our Mountain Voices” fundraiser at the Camden Opera House. The Trail Runners of Midcoast Maine were the first organization to raise 10K for a mile marker. TRoMMers log miles for the trails challenge every year. And early in the Round the Mountain Campaign, my husband and I pledged 10K towards the completion of the trail.

As a final note, in my role as leader of TRoMM, I have signed, and written when asked, letters of support for CMLT’s bid for grants over the years. I should also mention that our trail running organization was one of two recipients of CMLT’s 2020 Connecting Nature & Community Award.

4. Candidate's special experience, knowledge, or skills regarding the Land Trust programs:

- legal: No
- accounting: Formerly, but it has been a long time and two kids ago...
- business management: I do have an MBA in finance and accounting, and experience with forming Trail Runners of Midcoast Maine as an LLC which has recently transitioned to a non-profit corporation.
- ecological or environmental sciences: No
- land stewardship: YES! Lots of time spent working on trails with TRoMM.
- real estate transactions: No
- other: Community engagement and PR, marketing, branding, social media. I love to organize community.

5. Candidate's fundraising experience and willingness?

I have much hands-on experience with fundraising and am very willing. I am especially adept at organizing grass roots fundraising events which involve many people and result in many smaller donations, but much personal buy in and awareness. An example would be the yard sale TRoMM organized on behalf of CMLT’s Mile Marker Campaign. While the total dollar amount was just over \$2,000.00, the community support and awareness created for the Land Trust was worth much more than the dollars earned.

I love to meet with and talk with people about the Land Trust and all that it does, and I believe I am helpful in connecting the right people to get the bigger dollars (ask Ian about some of our more productive hikes of the RTM!).

6. Will the candidate be able to make the necessary time commitments to serve?

YES!

- extensive travel? No
- seasonal resident? No, but summers are often spent on Shin Pond in Northern Maine.
- demanding business commitments? No
- commitments to other causes? Yes, but as described previously, I only serve on one board at a time (except for the newly created TRoMM board, which I created and continue to serve upon).
- stability of residence in the region? Yes, at least for three more years, until our youngest son graduates from high school in 2024, if all goes as planned.



Ian Stewart <ians@coastalmountains.org>

ACT NOW: No Child Left Inside

9 messages

Maine Environmental Education Association <info@meeassociation.org>
Reply-To: Maine Environmental Education Association <info@meeassociation.org>
To: ians@coastalmountains.org

Thu, Jul 15, 2021 at 8:14 AM

[View this email in your browser](#)

Act Now: No Child Left Inside Policy

July 2021

We need your support today to help us encourage Senator Collins to be an original cosponsor of the No Child Left Inside Legislation!



Dear Friends of the Maine Environmental Education Association,

One of the critical roles we play at MEEA is monitoring and advocating for policy at the federal level that would advance outdoor learning and environmental education. We have been working with the staff at Senator Collin's DC office to explore the possibility of

Senator Collins being an original cosponsor of the No Child Left Inside bill which has been developed by Senator Reid in Rhode Island.

This bill would provide grant program support to advance outdoor learning and environmental education in schools and community partners across the US, funding to support teacher professional learning around environmental education topics and the bill includes a pilot program for outdoor school. Because of all the amazing work you do in our schools and communities Maine is truly known as a national leader in outdoor learning and environmental education. If this legislation was to pass we we are in a strong position to have access to additional resources to advance outdoor learning in our state--which would create an opportunity to positively impact thousands of Maine youth! MEEA has worked to make the Maine Department of Education aware of this bill and the Commissioner has written a letter of support to Senator Collins for this legislation.

We now need you to help! Please take a few moments to show Senator Collins that many organizations and individuals are in support of this important legislation! Please sign the petition and share it with your networks, write an email and send it to her DC staff (see our template below), and/or call her DC office!

We **really need to mobilize** around this in the next few weeks! Thank you all so much!

With Gratitude,
The MEEA Team

CALL TO ACTION

Taking just a moment to sign the sign on letter and share it on social media or send an email letter of support or to call Senator Collins' office could make a huge difference in securing support!!!

Sign On to the Petition Now

RESOURCES FOR ACTION

7.27.21

Ian Stewart
Coastal Mountains Land Trust
101 Mount Battie Street
Camden, Maine 04843

Dear Senator Collins,

I write on behalf of Coastal Mountains Land Trust in strong support of the proposed No Child Left Inside federal legislation, sponsored by Senator Reed (RI), that would strengthen the outdoor learning efforts of which Maine is a national leader. We hope that you will agree to co-sponsor this legislation before it is introduced.

Maine is a national leader in outdoor learning and outdoor recreation efforts. In the past year, with the pandemic, educators' have had an increased desire to get their students outdoors, and many schools are experiencing the benefits to student and teacher health and well being and want to continue to pursue this as an educational strategy in the future. Research suggests that youth who have access to outdoor learning opportunities have increased motivation in school, perform better on academic achievement testing, get more physical exercise, and have positive mental health benefits. Maine has a deep history of natural resource based careers and recreation opportunities. It is critical that our youth gain these experiences today, so they can stay in Maine and find employment working in our vibrant natural-resourced-based workforce. While Maine schools are excited about community-based learning as a model for increasing health and well-being for students there are still many barriers that need to be addressed for wide-spread adoption, this legislation would reduce these barriers.

As an organization which seeks to engage people of all ages in the work of permanently conserving land along the western side of Penobscot Bay, we strongly believe that this draft legislation would further strengthen these efforts for the following reasons:

- Emphasis on educator support, especially for those in rural, under-resourced districts, is critical to improving education in Maine. There is much work being done already, both at the Department of Education and in community organizations and networks to support educator training, and additional funding for professional learning and resources would be of great benefit to advance outdoor learning in Maine schools and communities.
- We appreciate that this legislation is flexible in how grant funding could be used-- school districts would be able to prioritize outdoor learning in the ways that make sense for them (i.e training for teachers, building outdoor classroom space, partnering with community organizations).
- NCLI prioritizes funding to states with existing environmental literacy plans -- Maine went through a very intentional process with the state government agencies, the Maine Environmental Education Association, and other nonprofit community organizations 10 years ago to create a plan for Maine that will allow the state to be eligible for funding connected to NCLI.

- We are excited about the inclusion of the Pilot Program for Outdoor School Education programs--Maine has a long history of partnerships between schools and community organizations to provide high quality, outdoor learning programming, both in day programs and residential programs. Maine has existing collaborations and infrastructure in place to provide high quality programming for all Maine youth, thus we believe our state would be a promising candidate for an Outdoor School Pilot and we are very excited about this potential support.

Coastal Mountains Land Trust strongly supports No Child Left Inside and asks for your consideration in becoming an original cosponsor of the piece of critical legislation that will increase the health and well being of youth.

Sincerely,

Ian Stewart
Executive Director

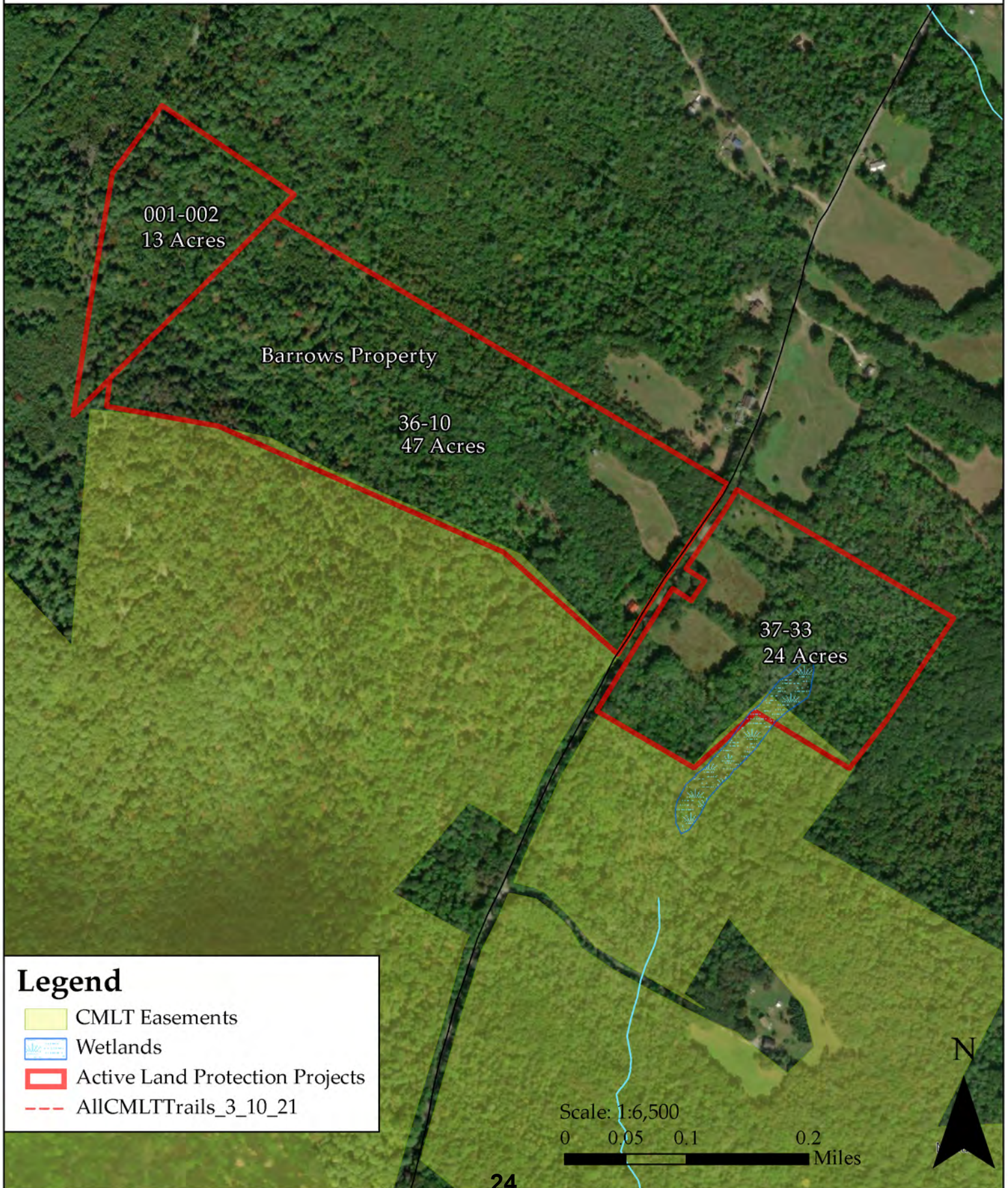


COASTAL MOUNTAINS Barrows Project Map

LAND TRUST

Map 6/7/2021

Path: G:\GIS2\Maps\LandProtection\Barrows (Lincolnville)\Barrows Project Map- 6_7_21.aprx





Coastal Mountains Land Trust
Land Protection Committee
Project Evaluation Criteria Worksheet

Version: 4/20/21 (see last page for background and instructions)

Part Two: Project Summary and Feasibility

Name: Barrows Homestead Conservation Easement

Conservation Method: Purchase of a Conservation Easement

Project Description: The Land Trust has been offered the opportunity to conserve the Barrows Property on Moody Mountain in Lincolnville. The 85-acre property abuts the 633 acre Woodcock Farm Conservation Easement, part of several contiguous conservation easements totaling over 813 acres of conserved land. The easement will allow agriculture in existing fields and forestry in the forested portions of the property. The purchase price is \$75,000, set by the Estate's attorney, though an appraisal valued the easement at \$107,000. The closing is set to be the same date as sale of the land to a family member on August 16, 2021.

Strategic Plan Category (1a, 1b, or 1c): #1c: Evaluate projects proposed by landowners outside focus areas.

Size: 80 acre conservation easement on an 85 acre parcel (leaving out 5 acres for a residential area)

Current Property Owner: Estate of David Barrows

Location: (Area, Town, and Zoning) Moody Mountain, Lincolnville. The property lies within the General District.

Natural Values Score/Percentile: 54/80th percentile

Community Values Score: 20

Conservation Values and Public Benefits: Conservation of the Barrows estate will conserve soils of statewide significance, deer wintering habitat, a forested wetland, and a portion of a large undeveloped block of habitat that will bring that area's conservation to nearly 900 acres. The easement preserves the possibility of a public access trail along the ridgeline of Moody Mountain, conserves the farming and forestry use history of the land, and protects the scenic beauty of Moody Mountain. In these ways the conservation of the Barrows Property meets each of the following IRS regulations:

- (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.

Estimated Project Costs (Total): \$97,161.63

Land Costs: \$75,000

Transaction Costs: \$16,000 (estimate of survey and title work)

Stewardship Costs: \$6,161.63

Funding sources/capacity to raise funds: two anonymous donors have pledged to support the conservation of the Barrows property, with pledges totaling \$100,000.

Description of Stewardship Work: There are no anticipated complications or issues in future stewardship of the land, which will entail ensuring that the terms of the easement are being followed.

Legal: Access: yes

Clear title: title work underway, no issues anticipated

Survey: Landmark Surveying will survey the house lot and cemetery exclusions before closing on the conservation easement and complete a full survey of the boundaries in the fall of 2021.

Hazardous Waste: none anticipated, an EHA will be completed prior to closing.

Potential partners or holders? no

Public Opinion: this project has not been announced publicly but David Barrows was a well-loved citizen of Lincolnville who served on numerous town boards, most recently on the Board of Selectmen. It is anticipated that people will be happy to know the land he loved will be preserved.

Conflict of Interest? Lys Pike, a member of the Board of Directors, is an abutter to the proposed conservation project. As such, she will recuse herself from discussion and voting on the project.

LP Committee Recommendation: Purchase of the Conservation Easement.

Part Two: Natural Values Criteria:

Criteria (and Description)	Guidelines: All scoring is from the GIS based suitability analysis datasets. All parcels are scored according to the maximum score within its area.	Max Point s	Score	Notes
1. Significant, Rare, and Sensitive Habitats (Areas containing significant habitat, as identified by a Federal or State program. Habitat areas for individual endangered, threatened, and rare species and rare natural communities are included)	4 points = areas containing: Mollusk breeding areas, or deer wintering habitat 12 points = areas containing: Wildlife species of concern, or wild brook habitat 250ft buffer, or IFW wading bird habitat 16 points = areas containing: Exemplary MNAP s4 or s5 plant species, or 500ft significant vernal pool buffer 20 points = areas containing: endangered, threatened, or rare plants or animal buffer areas, or 250ft buffer of Atlantic salmon spawning habitat.	20	4	
2. Undeveloped Blocks of Habitat (The size of the roadless area the area property is located within)	2 points = within undeveloped block of 1-778 acres. 4 points = within undeveloped block of 779-1778 acres. 6 points = within undeveloped block of 1779-2973 acres. 8 points = within undeveloped block of 2974-5566 acres. 10 points = within undeveloped block of 5567-8642 acres.	10	6	

3. Undisturbed landcover; naturalness (The degree of human conversion of natural land cover in and near the project)	3 points = LCI score below 50th percentile of scores in the study area. 9 points = 50-70th percentile of scores 12 points = 70-85th percentile of scores 15 points = 85-99th percentile scores.	15	15							
4. Rivers and Streams (Buffer areas around streams and rivers)	8 points = 75ft buffer of streams 10 points = 250ft buffer of rivers	10	0							
5. Lakes (Buffer areas around great ponds, ranked by development)	5 points = 500ft buffer of rank 1 GP, or 1000ft buffer of rank 2 GP. or 500ft buffer of a pond <10 acre. 7 points = 500ft buffer of rank 2 GP, or 1000ft buffer of rank 3 GP. 8 points = 500ft buffer of rank 3 GP.	8	0							
6. Wetlands (Mapped wetlands or buffers)	3 points = 250ft buffer of wetlands above 10 acre, 8 points = 100ft buffer of wetlands above 10 acre, 11 points = wetlands with 1 to 4 functions 14 points = wetlands with 5 to 6 functions. Wetland functions: flood flow alteration, sediment retention, finfish habitat, shellfish habitat, plant and animal habitat, and cultural value.	14	11							
7. Sand and Gravel Aquifers	3 points = aquifer areas, including a 500ft buffer. 5 points = 1000ft buffer around public wells; or watersheds of public water supply lakes or aquifers (only parts of the watershed that feed into the lakes).	3	0							
8. Prime Soils	3 points = Soils of statewide importance 5 points = Prime Soils	5	3							
9. Geology correlated with High Biodiversity	5 points = Calcareous Bedrock (units Zcb, Zil, Zob); or Moderately calcareous bedrock (units DOB, Ouss, OZpgl, SOv).	5	0							
10. High Elevation and Sloping Areas	10 points = areas above 600ft; or cliff, steep slopes, or caves	10	0							
BONUS 1: Adjacent to Conserved Land	5 points = Adjacent to conserved lands. 10 points = Parcels adjacent to multiple pieces or has multiple boundaries of conserved land 15 points = Parcels that provide a critical link for large areas (above 500 acres) of conserved land	Up to 15	10							
BONUS 2: Parcel Size	5 points 50-100 acres 8 points = 100-250 acres 10 points = >250 acres	Up to 10	5							
BONUS 3: Uniqueness	This category is for any ecological values that are not included in the other natural value criteria. Ex, significant or important habitat that was not mapped or listed in 2018, a stand of rare trees or plants, or an unmapped vernal pool.	Up to 10								
Natural Benefits Score	Sum (Percentile Score)	54								
Percentile Score	How does a parcels score compare to other parcels in the service region? Use the table on the right to sort parcels into their percentiles. Table includes values for all parcels >5 acres in SR,	<table><tr><td>Percentile</td><td>Score</td></tr><tr><td>50th</td><td>32</td></tr><tr><td>60th</td><td>37</td></tr></table>			Percentile	Score	50th	32	60th	37
Percentile	Score									
50th	32									
60th	37									

	including BONUS 1 and 2 scores. Ex, a 52 acre parcel scores a 35 (a base score of 30 + 5 bonus), this indicates it is in the 50 th -60 th percentile of parcels, slightly above average scoring.	70th	43
		80th	50
		90th	60
		95th	69
		99th	83
<p>Description of Natural Values: The property is adjacent to over 813 acres of conserved land and has the potential to inspire nearby landowners to conserve their land on Moody Mountain. The property contains deer wintering habitat, provides farm soils of statewide importance, and is part of a large undeveloped block of habitat, and contains a forested wetland.</p>			

Part Three: Community Values Criteria

Criteria (and Description)	Guidelines: These criteria are filled out by CMLT staff, using their own judgement, and then reviewed and updated by the Land Protection Committee.	Max Points	Score	Notes
1. Trails	This category is for both trail potential and existing trails. 0 is no trail potential. A low score would be for a small trail that will get infrequent use (e.g. Sides Preserve), a high score is for trails that will be regionally unique, receiving heavy (e.g. Beech Hill).	40	5	Includes potential for a through trail on Moody Mtn ridgeline
2. Water Access	This category is for boat access, swimming access, or fishing access. 10 is for properties that allow for hand carry boat access that will likely receive low use, fishing access, or shorefront access that is not suitable for swimming e.g., Grassy Pond CE, Richards Wildlife. 20 is for parcels with high usage hand carry access, or high quality swimming access, e.g. Fernald's Neck.	20	0	
3. Scenic value	This is for both scenic viewpoints and features. Must be visible from somewhere that is usually accessible. score 0 (no scenic value) to 15 (Beech Hill type of scenic value). Scenic woods that offer no viewpoints or are not seen from roads or other recreation areas are a 5. Highly scenic areas from the road or other viewpoint are 10. (St. Clair Preserve around Knights pond, Murray Preserve) 15 are exceptionally scenic areas, landmarks and good viewpoints (Beech Hill, Bald Mountain)	15	5	
4. Proximity to Town	Parcels that are close enough to town, a school, or another community center (YMCA, a library) to walk to get a score of 10. Parcels that can be accessed from schools without going onto a street get a score of 15.	15	0	

5. Working Farms and forests	Parcels that are managed under a sustainable forest plan or are working farms get a 10	10	10	
6. Historic or Cultural building, structures, or features	Historic features on a property that are unique or in good condition. Examples, pre restoration Beech Nut, dam abutments on Main Stream or Ducktrap.	5	0	
BONUS Public Drinking Water Supply	Parcels that help conserve public drinking water supplies. Mirror Lake and Grassy Pond CE are an example.	5	0	
BONUS Project in Underserved Town	In the towns that we have not worked much in or have limited recreation resources. Belmont, Morrill, Waldo, Brooks, Stockton Springs, and Prospect.	10	0	
BONUS Other Recreation Feature	Any feature that is not covered by other criteria.	5	0	
Community Values Score	Sum (base score is 0-100, plus bonus points)	20		
Community Values Description: The easement allows for a through trail should a ridgeline trail on Moody Mountain be developed in the future. There would not be public access from the road, only via a trail through other properties on the ridge. Moody Mountain is visible from several points of public access in the region, including Camden Hills State Park, Bald and Ragged Mountains, and Megunticook Lake.				

Part Four: Attachments

Delorme Map with project location identified

Project Map showing boundaries of parcel

Conservation Easement
to
Coastal Mountains Land Trust
on the
Barrows Homestead
In
Lincolntown, Waldo County, Maine

I, John J. Sanford, Personal Representative of the Estate of David M. Barrows, with a mailing address of 17 Sea Street, Camden, Maine 04843, (Grantor, hereinafter referred to as the "Landowner,"), having given notice to each person succeeding to an interest in the real property described herein at least ten (10) days prior to the sale, by the power conferred by the Probate Code and every other power;

GRANT, for consideration, to Coastal Mountains Land Trust, a nonprofit corporation organized and existing under the laws of the State of Maine, with a mailing address of 101 Mt. Battie Street, Camden ME 04843, (hereinafter referred to as the "Holder,"),

with Warranty Covenants, in perpetuity, the following described Conservation Easement on real estate in the Town of Lincolntown, County of Waldo, and State of Maine, as more particularly described in Exhibit A, and depicted generally on Exhibit B, both attached hereto and made a part hereof (hereinafter referred to as the "Protected Property"),

CONSERVATION PURPOSES

The purposes of this Conservation Easement (hereinafter the "Conservation Purposes") are to protect and preserve in perpetuity important natural, biological, agricultural, silvicultural, and scenic resources on the Protected Property, to maintain and conserve its soil productivity, air and water quality, and to sustain its availability for forestry and agriculture that is consistent with protection of the resources of the Protected Property stated above.

CONSERVATION VALUES

The following recitals more particularly describe the conservation values (hereinafter the "Conservation Values") of the Protected Property and the public benefit of this grant;

WHEREAS, the Landowner is the sole owner of the Protected Property, which consists of 6.2 acres of fields, 0.75 acres of wetlands, and 76.25 acres of forest; and

WHEREAS, the Protected Property has existing fields with approximately 19.6 acres of fine sandy loam soils, classified as Farmland of Statewide Importance, which are depicted generally in Exhibit B; and

WHEREAS, the Protected Property has approximately 76.25 acres of upland forested areas that provide undeveloped habitat and travel corridors for a broad range of mammals, birds, amphibians, reptiles, and plants that utilize the land forms and natural communities present on the Protected Property; and

WHEREAS, the Department of Inland Fisheries & Wildlife has identified two portions of the southern slope of Moody Mountain as a deer wintering area; and

WHEREAS, the Protected Property abuts the Woodcock Farm Conservation Easement, comprising 635.8 acres of forest and agricultural land, and is close to the McLaughlin-Pike Moody Pond Conservation Easement, the McLaughlin- Pike Orchard Conservation Easement, the Merrymeeting Trust Moody Pond Conservation Easement, and the Dickerson-Redfield Conservation Easement; and

WHEREAS, the Protected Property has scenic, pastoral open fields, and forested slopes, which are prominently visible from the public vantage points on Moody Mountain Road and High Street in Lincolnville and Camden Hills State Park, (hereinafter collectively referred to as the "Public Vantage Points"); and

WHEREAS, the Town of Lincolnville's Comprehensive Plan, last updated March 2006, recognizes the importance of preserving the significant plant habitat values of Moody Mountain, noting the following four species in particular: downy yellow violet, Dutchman's breeches, hepatica, and spring beauty; and

WHEREAS, the State of Maine recognizes the importance of preserving scenic open space, wildlife habitat, and other ecological areas in its Constitution at Article IX, Section 8, and by virtue of the Farm and Open Space Tax Law at Title 36, M.R.S.A., Section 1101 *et seq.*, which confers a preferential property tax treatment for real estate that owners keep unbuilt and available for agricultural or open space uses; and

WHEREAS, the State of Maine recognizes the importance of preserving productive timberland in its Constitution at Article IX, and by virtue of the "Tree Growth Tax Law" at Title 36, M.R.S.A., Sections 571 through 584-A, which confers a partial property tax exemption for land which owners manage for timber harvesting; and

WHEREAS, Landowner owns an abutting parcel of land of approximately 5 acres, depicted on Exhibit B as the Excluded Area, which shall be completely excluded from this Conservation Easement and not subject to any of its terms;

NOW, THEREFORE, Landowner and Holder have established a Conservation Easement on, over, and across the Protected Property consisting of the foregoing Conservation Purposes and Conservation Values, and the following terms, covenants, restrictions, and affirmative rights granted to Holder, which shall run with and bind the Protected Property in perpetuity:

COVENANTS AND RESTRICTIONS

1. LAND USE

A. General

For the purposes of the land use restrictions and reserved rights hereunder, the Protected Property is treated as two land use areas, as depicted on Exhibit B, and as more particularly described in Exhibit C, attached hereto and made a part hereof:

- i) the "Agricultural Area", which comprises approximately XX acres; and
- ii) the "Forestry Area", which comprises approximately XX acres.

Without limiting the general restrictions of the Conservation Easement, the following land uses are specifically prohibited on the Protected Property, except that these prohibitions shall not be interpreted to restrict the permitted activities of "Agriculture" and "Forestry" as defined herein below and as conducted in the Agricultural and Forestry Areas:

- i) industrial, residential or other building development activities;
- ii) exploration for, or development and extraction of, water resources for distribution beyond the Protected Property, except that water extracted from the Protected Property may be distributed to the Excluded Area; and
- iii) exploration for, or development and extraction of, minerals, sands and gravels, hydrocarbon compounds, or any other deposits by any surface or sub-surface mining or any other method.

Prior to commencement of any uses of the Protected Property allowed under this Conservation Easement that require approved permits issued by federal, state, municipal, and other governmental authorities, such permits shall be secured by Landowner and copies thereof shall be provided to the Holder.

B. Agriculture

As used in this Conservation Easement, the word "Agriculture" is defined as the production of plant and animal products for domestic or commercial purposes, including animal husbandry, floriculture, orchardry, Christmas tree farming, foraging, and the processing and sale of farm products grown, produced or raised on the Protected Property; but shall not include resource-depleting activities that are detrimental to the Conservation Purposes of this Conservation Easement including but not limited to industrial-scale processing, packaging, and storage of agricultural products, fenced enclosures for the raising of livestock in high-density numbers such as occurs on commercial feed lots, or removal of sod from the Protected Property.

Agricultural activities shall be conducted only in the Agricultural Area. All permitted Agricultural activities, except gardening and animal husbandry undertaken exclusively for Landowner's personal and family use, shall be conducted in accordance with a written Agricultural Management Plan, to be approved in advance and in writing by Holder. Holder's approval of the Agricultural Management Plan shall be based upon a determination by Holder, upon consultation with Landowner, that it fulfills the following goals:

- i) maintenance and conservation of soil productivity;
- ii) protection of buffer zones around surface waters, including ponds, streams, vernal pools, and wetlands;
- iii) protection of the quality of surface and subsurface water bodies, including aquifers;
- iv) protection of unique or fragile natural areas;

The Agricultural Management Plan shall comply with then-current best management practices issued by the Maine Organic Farmers and Gardener's Association, or by the University of Maine Cooperative Extension Service, the U.S. Department of Agriculture Natural Resources Conservation Service, or like successor agencies approved in writing by Holder. In addition, said Plan shall describe all structures (in accordance with Subparagraph 3.C.) and roads associated with activities in said Plan (in accordance with Subparagraph 4.C.). Landowner shall provide Holder with a copy of all written Agricultural Management Plans and their subsequent revisions and updates within a minimum of thirty (30) days prior to implementation of agricultural activities to be conducted under the plan by Landowner or Landowner's Agent. Agricultural Management Plans shall be updated and submitted to Holder for approval as described hereinabove prior to altering any agricultural activities described in the then-current and previously approved Agricultural Management Plan. Compliance with the terms of this Conservation Easement will be determined by outcomes and conditions on the Protected Property.

C. Forestry

As used in this Conservation Easement, the word "Forestry" is defined as the growing, stocking, thinning, pruning, and harvesting of trees to produce and sell timber or other forest products; the construction of unpaved roads and forest product landing and sorting areas for the purpose of removing forest products from the Protected Property; the tapping of trees for sap to produce and sell syrup; tipping of trees; foraging; and other activities consistent with then-current best management practices, as described hereinbelow; but shall not include activities that are detrimental to the Conservation Purposes of this Conservation Easement.

Landowner retains the right to conduct those activities necessary to harvest firewood, sap, and other vegetation solely for Landowner's non-commercial use on the Excluded Area. As long as such activities do not result in harvesting of more than four (4) cords in a calendar year, they shall not constitute "Forestry" as described hereinabove and do not require a Forest Management Plan or approval of the Holder; however, such activities shall not conflict with the Forest Management Plan, if one exists.

Forestry activities shall be conducted only in a Forestry Area, forested portions of an Agricultural Area, or a former Agricultural Area that has been converted or has reverted to a Forestry Area. All Forestry activities shall be conducted in accordance with a written Forest Management Plan, to be approved in advance and in writing by Holder. Holder's approval of the Forest Management Plan shall be based upon a determination by Holder, upon consultation with Landowner, that it fulfills the following goals:

- i) maintenance and conservation of soil productivity;

- ii) maintenance or improvement of the forest for diverse age, species composition and structure;
- iii) protection of buffer zones around surface waters, including ponds, streams, vernal pools, and wetlands;
- iv) protection of the quality of surface and subsurface water bodies, including aquifers;
- v) protection of unique or fragile natural areas; and
- vi) conservation of indigenous plant and animal species.

The Forest Management Plan shall comply with then-current best management practices published by the Maine Forest Service, the USDA Forest Service, or like successor agencies. In addition, said Plan shall describe all forestry structures (in accordance with Subparagraph 3.C.) and all surface alterations (in accordance with Subparagraph 4.C.) associated with activities in said Plan.

Landowner shall provide Holder with a copy of all written Forest Management Plans and their subsequent revisions and updates within a minimum of thirty (30) days prior to implementation of forestry activities to be conducted under the Plan by Landowner or Landowner's Agent. Compliance with the terms of this Conservation Easement will be determined by outcomes and conditions on the Protected Property.

The Forest Management Plan must be prepared by a licensed professional forester and updated at least every ten (10) years. Landowner shall provide Holder with written notice of harvest operations and road construction at least 30 days prior to commencement of such activities prescribed under the Forest Management Plan, which notice shall include the location of the harvest; schedule; a cutting plan; a plan for ingress and egress over permanent, temporary or winter woods roads; a plan for timber landings; a plan for reclamation and stabilization of skid trails, temporary roads, and landing areas; a list of necessary structures; and a summary of activities and practices intended to achieve compliance with the foregoing requirements.

Landowner shall notify Holder upon completion of Forestry activity, including completion of site stabilization work required under the Plan. Harvest operations, and road and landing construction shall be supervised by a licensed professional forester and conducted under a written contract with competent operators, which contract shall specify relevant requirements for compliance with this Conservation Easement.

D. Conversion and Reversion

Landowner reserves the right, subject to prior written consent by Holder, which consent shall be based upon a determination by Holder, upon consultation with Landowner, that such activities are not detrimental to the Conservation Purposes of this Conservation Easement, to convert portions of the Forestry Area to an Agricultural Area. Landowner also reserves the right to convert portions of the Agricultural Area to a Forestry Area. Landowner also reserves the right to convert such a converted area back to its original designation.

Should portions of the Agricultural Area revert through natural ecological processes or permitted reforestation by Landowner to a forested condition, as determined by Holder, upon consultation with Landowner, and upon written notice to Landowner, such portions shall be

considered a Forestry Area and shall be subject to the requirements of a Forest Management Plan prior to conduct of forestry activities in that area as defined herein.

The terms "convert" and "revert" shall not have any legal effect on the Protected Property outside the scope of this Conservation Easement.

E. Inconsistent Uses

Without limiting the general and specific restrictions of this Conservation Easement, no use shall be made of the Protected Property and no activity thereon shall be permitted which is or is likely to become inconsistent with the Conservation Purposes of this Conservation Easement, or with the amendment provisions of Paragraph 12.E. below. Landowner and Holder acknowledge that in view of the perpetual nature of this Conservation Easement, they are unable to foresee all potential future land uses, future technologies and future evolution of the land and other natural resources, and other future occurrences affecting the Conservation Purposes of this Conservation Easement. Therefore, Holder, upon consultation with Landowner, may determine whether the following are consistent with the Conservation Purposes of this Conservation Easement:

- i) proposed uses or proposed improvements not contemplated by or addressed in this Easement; or
- ii) alterations in existing uses or structures.

2. DIVISION

Even though the Protected Property is composed of three separate tax parcels, for the purpose of this Conservation Easement the Protected Property must remain in its current configuration as a single lot under unified ownership, which may be joint and undivided. Subdivision, division, partition or creation of other parcels or lots, whether by lot division, long term lease of structures (in excess of one year), condominium, time share, or other legal or *de facto* manner of ownership that creates discrete parcels or separate ownership or control of portions of the Protected Property, shall be prohibited. Boundary agreements and similar instruments intended to resolve bona fide boundary disputes or ambiguities shall not be deemed a division or conveyance.

Notwithstanding the foregoing, any portion of the Protected Property may be conveyed to Holder or to another entity that meets the assignee qualifications set forth in Paragraph 11.D for permanent conservation ownership by such a qualified entity, subject to the prior written consent of Holder and continuation of the terms of this Conservation Easement; and Landowner may enter into boundary line agreements to resolve bona fide boundary disputes with notification to Holder, provided that the total acreage of land protected under this Conservation Easement shall not materially be reduced thereby without court order or approval of Holder.

Furthermore, the Protected Property may not be included as part of the gross tract area of other property not subject to this Conservation Easement for the purposes of determining density, lot coverage or land area requirements under otherwise applicable laws, regulations

or ordinances controlling land use and building density.

3. STRUCTURES

For the purposes of this Conservation Easement, a “structure” is defined as any combination of human-made materials on, over, in and/or under the ground and having a temporary or permanent fixed location. A structure may be primarily two dimensional, such as a paved road or parking lot, fence or a sign, or three dimensional, such as a building, wall or piping. An unpaved road or trail shall not be considered a structure but shall be considered a surface alteration. A structure shall be deemed “minor” so long as it does not have a foundation or a concrete (or similar materials) slab, does not require any excavation or major grading, does not have four walls and a roof, and is not serviced by electrical power other than portable energy generation systems. Any structure having any of these attributes shall be considered “major.”

To the best of Landowner’s and Holder’s knowledge, as of the date of this grant, there are no structures on the Protected Property except for the following, all located generally as indicated in Exhibit B and documented in the Baseline Documentation:

In the Agricultural Area: stone walls and one cabin, as detailed in the Baseline Documentation. Landowner shall have the right to maintain, repair, and replace these existing structures, except that the cabin may not be maintained, repaired, or improved.

In the Forestry Area: _____

No additional structures of any kind, temporary or permanent, may be located on, over, or under the Protected Property; except that Landowner reserves the following rights:

A. Existing Structures

Landowner reserves the right to maintain and replace existing structures with substantially identical structures in substantially the same locations and in the same land use area as the original structure, except to the extent that alternative locations and additional structures are otherwise permitted in accordance with Subparagraphs 3. B. C. and D., and except that the cabin may not be maintained, repaired, or improved.

B. Structures Anywhere on the Protected Property

i) Minor Recreational Structures.

Landowner reserves the right to construct, install, maintain and replace minor structures to enhance the opportunity for low-impact outdoor recreation, and nature observation and study, including trail markers; small unlighted informational and interpretive signs; wildlife nesting and sheltering boxes; wildlife feeding stations; benches; hammocks; trail improvements such as steps, bog bridges, water bars, culverts, footbridges, railings; temporary tents for camping or events; registration boxes; wildlife observation blinds; gates, and barriers or low fences to prevent access by motor vehicles or to protect fragile areas and areas under active management or study; provided that all such structures are designed and located to the extent feasible to blend with the natural surroundings, to

complement the natural and scenic features of the landscape, and to maintain and conserve soil productivity.

Notwithstanding the generality of the foregoing, high-impact or major recreational structures are not permitted, such as but not limited to: buildings of any kind, sheds, storage units, gazebos, screen houses, lean-tos, outhouses and other portable toilets, tent platforms, docks, piers, floats, barns, bleachers, stages, paved platforms, paved trails, boardwalks and bridges other than foot bridges, picnic facilities, structures requiring electricity service, campgrounds, aircraft pads, recreational improvements such as stadiums, grandstands, playgrounds swimming pools, tennis courts, golf courses, golf ranges, paintball courses, mud runs, athletic or sports or equestrian fields or courts or courses that require grading of the surface or extensive baring of mineral soils.

ii) Renewable Energy Structures.

Landowner reserves the right, with the prior written consent of Holder, to install and maintain structures for the generation, storage, and transmission of renewable energy, including but not limited to wind generators, turbines, solar panels, or other systems, and any related and necessary storage structures and transmission facilities, provided that such structures are not detrimental the Conservation Purposes of the Protected Property. The energy generated, stored, and transmitted by such structures shall not substantially exceed the energy needed to serve the Protected Property and the Excluded Area.

C. Structures in Agricultural or Forestry Areas

Landowner reserves the right to construct, install, maintain and replace minor Agricultural structures in the Agricultural Area and minor Forestry structures in the Forestry Area, and then only to the extent necessary, effective or efficient to engage in Agriculture or Forestry as defined in Paragraph 1, provided that such structures are consistent with the standards for Agricultural activities or Forestry activities stated in Paragraph 1 and only if said structures are approved by Holder as part of the Agricultural Management Plan or Forest Management Plan, including but not limited to, the following:

- i) Minor Agricultural structures: hoop houses, portable privies, animal watering systems, gates, barriers, fences, animal shelters open on at least one side, and feed troughs; and
- ii) Forestry structures: temporary bridges, culverts, unpaved woods roads, erosion control structures or treatments, and temporary shelters for logging equipment.

4. SURFACE ALTERATIONS

To the best of Landowner's and Holder's knowledge, as of the date of this grant, there are no known surface alterations on the Protected Property except for those associated with the existing structures and the following, all located generally as documented in the Baseline Documentation:

In the Agricultural Area: _____

In the Forestry Area: _____

No additional filling, dumping, excavation or other alteration may be made to the surface or subsurface of the Protected Property; except that Landowner reserves the following rights that are generally permitted without the prior written consent of Holder except as specifically required hereinbelow, provided that the disturbed area must be stabilized as soon as reasonably possible to a state consistent with the Conservation Values to be protected by this Conservation Easement:

A. Existing Surface Alterations

Landowner reserves the right to maintain and replace the existing surface alterations listed above insubstantially their existing condition and in substantially the same locations and land use area, without increase in size or width and without paving, except to the extent that alternative locations and additional improvements are otherwise permitted in accordance with Subparagraphs 4. B. C. and D.

B. Surface Alterations Anywhere on the Protected Property

Landowner reserves the following rights to be exercised anywhere on the Protected Property:

- i) to alter the surface to the extent necessary, effective or efficient to establish and maintain permitted structures in accordance with Subparagraph 3.B.;
- ii) to alter the surface as necessary to construct and maintain additional unpaved footpaths with a combined tread width and side clearance no greater than four feet (4') for outdoor recreation, nature observation and study, provided that they are located and designed in a manner to prevent soil erosion and prevent damage to fragile plant communities and wildlife habitat;
- iii) to alter the surface to the minimum extent necessary or appropriate for ecological education, scientific research, or archeological investigation conducted under then-current generally accepted professional standards, with notification to Holder, provided that such activities are not detrimental to the Conservation Purposes of the Protected Property; and
- iv) with prior written approval from Holder, to establish new, unpaved snowmobile trails by grading and clearing obstructing and overhanging vegetation, provided that such trails shall not exceed a combined head width and side clearance of ten (10) feet in width; and that all such trails must be posted or blocked to discourage access by wheeled recreational vehicles during the off-season.

C. Surface Alterations in Agricultural or Forestry Areas

Landowner reserves the following rights to be exercised only in the Agricultural Area or Forestry Area:

- i) to alter the surface of the earth to the extent necessary, effective or efficient to engage in Agriculture in the Agricultural Area or Forestry in the Forestry Area, as defined in Paragraph 1 hereinabove, provided that such alterations to the surface are consistent with the standards for Agricultural activities or Forestry activities as stated in said Paragraph 1 hereinabove, and only if said activities are approved by Holder as part of the Agricultural Management Plan or Forest Management Plan;
- ii) to alter the surface to the extent necessary, effective or efficient to establish and maintain permitted Agricultural and Forestry structures in accordance with Subparagraph 3.C.;
- iii) to alter the surface to the extent necessary to establish and maintain additional unpaved farm or woods roads, provided that such roads are approved by Holder as part of the Agricultural Management Plan or Forest Management Plan; and
- iv) to alter the surface necessary to explore for, develop, extract and distribute water resources for the uses described in Paragraph 1.A.

5. VEGETATION MANAGEMENT

To the best of Landowner's and Holder's knowledge, as of the date of this grant, the Protected Property is vegetated as documented in the Baseline Documentation:

In the Agricultural Area: There are approximately 6.2 acres of hayfields.

In the Forestry Area: There are approximately 76.25 acres of uplands dominated by oak, beech, maple, birch, pine, spruce and hemlock.

Vegetation may not be cut, disturbed, or removed from the Protected Property; except that Landowner reserves the following rights that are generally permitted without the prior written consent of Holder, except as specifically required hereinbelow:

A. Vegetation Management Anywhere on the Protected Property

Landowner reserves the following rights to be exercised anywhere on the Protected Property:

- i) to alter vegetation to the minimum extent necessary to combat active fire, to remove safety hazards, to mark boundaries, and to establish and maintain permitted structures and surface alterations in accordance with Subparagraph 3.B. and 4.B.;
- ii) subject to prior written consent of Holder, and subject to limitations set by Holder to assure that such activities are not detrimental to the Conservation Purposes of the Protected Property, to minimize soil erosion, to alter vegetation to reduce the threat of fire, to remove invasive species, to restore or support native species, and to control or prevent the spread of disease.

B. Vegetation Management in Agricultural or Forestry Areas

Landowner reserves the following rights to be exercised only in the Agricultural Area or Forestry Area and in any converted or reverted Forestry Area:

- i) to alter vegetation as necessary, effective or efficient to engage in Agricultural activities in the Agricultural Area and Forestry activities in the Forestry Area, as defined in Paragraph 1, provided that such alterations to vegetation are consistent with the standards for Agricultural activities or Forestry activities stated in Paragraph 1, and only if said activities are approved by Holder as part of the Agricultural Management Plan or Forest Management Plan; and
- ii) to alter vegetation only as necessary, effective or efficient to establish and maintain permitted Agricultural and Forestry structures and surface alterations in accordance with Subparagraphs 3.C. and 4.C.
- iii) Landowner retains the right to conduct those activities necessary to harvest firewood and other vegetation solely for Landowner's non-commercial use on the Excluded Area, in accordance with Paragraph 1.

6. WASTE AND WATER PROTECTION

A. Waste Disposal

It is forbidden to dispose of or store rubbish, garbage, unserviceable vehicles, building debris, abandoned equipment or parts thereof on the Protected Property. Notwithstanding the foregoing,

- i) slash and debris from Forestry activities may be left to remain in the Forestry Area;
- ii) compost and vegetative waste resulting from permitted uses may be stockpiled and used in the Agricultural Area in a manner to avoid run-off and contamination of surface waters;
- iii) farm equipment and parts thereof may be stored in areas specified in the Holder-approved Agricultural Management Plan; and
- iv) other waste generated from permitted uses on the Protected Property may be stored temporarily in appropriate containment for removal at reasonable intervals.

B. Chemicals

The use of chemical herbicides, pesticides, fungicides, fertilizers and other agents that may have an adverse effect on wildlife, waters, and other important conservation interests to be protected by this Conservation Easement shall be limited to prevent any material demonstrable adverse impact on the Conservation Values of the Protected Property.

7. ACCESS

A. No General Right of Public Access. This Conservation Easement shall not be construed to limit Landowner's use of the Protected Property for recreational uses, provided that such activities are not detrimental to the Conservation Values to be protected by this Conservation Easement. Nothing contained herein should be construed as affording the general public physical access to or use of any portion of the Protected Property, except as

provided in Paragraph 7.B. Nothing in this Conservation Easement should be construed to preclude Landowner's right to grant public access across the Protected Property, provided that such use does not conflict with the Conservation Purposes.

B. Limited Right of Public Access Within Trail Corridor. Within the Trail Corridor only, as depicted on Exhibit B, Landowner agrees to permit, and will refrain from prohibiting or discouraging, use of the Protected Property by the general public for daytime pedestrian uses, exercised in a manner that is consistent with the protection of the Conservation Values. Landowner has the right to prohibit or limit camping, night use, fires, vehicular uses, and the right, after prior written approval by Holder, to temporarily or permanently limit or restrict, such public recreational use of the Protected Property, or any part thereof, that is detrimental to the Conservation Values.

C. Recreational Immunity. Landowner and Holder claim all of the rights and immunities against liability for injury to the public to the fullest extent of the law under Title 14 M.R.S.A. Section 159-A, *et seq.*, as amended and successor provisions thereof, and under any other applicable provision of law and equity.

8. HOLDER'S AFFIRMATIVE RIGHTS

8.A. Entry and Inspection. Holder shall have the right to enter the Protected Property for inspection and monitoring purposes and for enforcement, at a reasonable time and in a reasonable manner that is consistent with the conservation purposes hereof. Except in emergency circumstances, Holder will make reasonable efforts to contact Landowner, prior to entry onto any area of the Protected Property. "Emergency circumstances" shall mean that the Holder has a good-faith basis to believe a violation of the easement is occurring or is imminent.

8.B. Enforcement. Holder shall have the right to enforce this Conservation Easement by proceedings at law and in equity, including the right to enjoin the violation, *ex parte* as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Easement and to require the restoration of the Protected Property to the condition that existed prior to any such injury; all without posting of any bond or other security and without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies.

Prior to initiation of an enforcement action, Holder shall provide Landowner with prior notice and reasonable opportunity to cure any breach, except where emergency circumstances require more immediate enforcement action.

Recognizing that Holder is a charitable organization that has a duty to protect the Protected Property in the public interest, in the event of a violation, Landowner shall reimburse Holder for all reasonable costs incurred by Holder in enforcing this Conservation Easement or in taking reasonable measures to prevent, remedy, or abate any violation hereof by Landowner or any third party, including without limitation the costs of litigation, administrative proceeding, and restoration, including reasonable expert, consultant, and attorneys' fees. Any such costs and fees

reimbursement shall apply whether any formal action is filed, whether Holder is a plaintiff or defendant in a judicial or administrative action or proceeding, and regardless of whether the action is styled as a declaratory judgment action or some other kind of action.

Landowner is not responsible for injury to or change in the Protected Property resulting from natural causes or environmental catastrophe beyond Landowner's control, such as fire, flood, storm, and earth movement, or from any prudent action taken by Landowner under emergency conditions to prevent, abate, or mitigate significant injury to the Protected Property resulting from such causes.

Landowner shall remain responsible for violations of this Easement caused by acts of Landowner's employees, contractors, agents, invitees, guests, licensees, and other authorized third parties. Landowner and Holder, together or unilaterally, may take such action as may be reasonably necessary to remedy acts of authorized or unauthorized third parties that constitute a violation of this Easement. In the event of violations of this Easement caused by acts of third parties, at Holder's option, Landowner agrees to assign their rights of action to Holder, to join in any suit, and/or to appoint Holder its attorney-in-fact for the purposes of pursuing enforcement action. Landowner shall take all reasonable actions, but consistent in any event with customary standards for the management of comparable areas utilized for the same purposes as the Protected Property, to prevent or abate third parties from violating this Easement.

8.C. Boundaries.

It shall be Landowner's obligation to keep the boundaries of the Protected Property clearly marked. In the event boundaries are not adequately clear or marked and Landowner fails to accurately mark within a reasonable time after notice by Holder, Holder shall have the right to engage a professional surveyor to re-establish and re-mark boundaries of the Protected Property or any part thereof. The costs associated with such survey work shall be paid by the Landowner if and to the extent necessary to determine if a breach of this Conservation Easement has occurred.

8.D. Holder Acknowledgement Signs. Holder shall have the right to install and maintain small unlighted signs visible from public vantage points and along boundary lines, to identify Holder and inform the public and abutting property owners that the Protected Property is under the protection of this grant.

8.E. Trail Management Rights. Within the Trail Corridor only, Holder has the affirmative right to establish and maintain a pedestrian recreational trail, in accordance with any restrictions set forth in Paragraph 4.B.2. Holder's rights under this Paragraph include the right to establish and maintain trail-related structures in accordance with Paragraph 3.B.1. Holder shall make all contractual arrangement for such trail work at its own cost.

9. NOTICES AND REQUESTS FOR APPROVAL

9.A. Notice and Approval Requirements. Landowner agrees to notify Holder prior to undertaking any activity or exercising any reserved right that may have a material adverse effect on the conservation purposes of this grant, and where prior notice or approval is specifically

required in this Conservation Easement. Landowner's notices must include sufficient information to enable Holder to determine whether Landowner's plans are consistent with the terms of this Easement and the conservation purposes hereof. Holder's approval shall be conditioned on compliance with the terms of Paragraph 12.F.

9.B. Method for Notice.

9.B.1. Any notices or requests for approval required by this Easement shall be in writing and shall be personally delivered or sent certified mail, return receipt requested, or by such commercial delivery service as provides proof of delivery, to Landowner and Holder at the following addresses, unless one has been notified by the other of a change of address or change of ownership:

To Landowner: At the address of the owner(s) of record as noted hereinabove or as provided by Landowner in writing, or if not provided, as set forth below.

To Holder: 101 Mount Battie St., Camden, ME 04843, or as set forth below.

In the event that notice mailed to Holder or to Landowner at the last address on file with Holder is returned as undeliverable, the sending party shall provide notice by regular mail to Landowner's last known address on file with the Town of Lincolnville, Maine, or the State Tax Assessor in the case of land in the unorganized territories; or in the case of Holder, or in the case of a corporate owner, to the address on file with the Secretary of State, State of Maine, and the mailing of such notice shall be deemed compliance with the notice provisions of this Easement.

9.B.2. In addition to the methods set forth in Paragraph 9.B.1, a notice or request for approval or any other communication may be sent by electronic mail or other electronic communication ("email") only if an authorized agent of the receiving party has consented to receiving notice by email at a specific address and the recipient, by an email sent to the email address for the sender or by the same email returned to the originating address for the sender, or by a notice delivered by another method in accordance with Paragraph 9.B.1, acknowledges having received that email. An automatic "read receipt" shall not constitute acknowledgment of an email for purposes of this Paragraph 9.B.2.

9.C. Time for Notice and Reply

- i. Where Landowner is required to provide notice to Holder pursuant to this Easement, such notice shall be given in writing forty-five (45) days prior to the event giving rise to the need to give notice except as otherwise specifically provided herein.
- ii. Where Landowner is required to obtain Holder's prior written approval, such request shall be given in writing forty-five (45) days prior to undertaking the proposed activity except as otherwise specifically provided herein. Holder, upon receipt of Landowner's request, shall acknowledge receipt of the same. Following such review, Holder shall grant, grant with conditions, or withhold its approval. Failure to approve Landowner's request within forty-five (45) days shall be deemed a constructive denial of such request. A constructive denial is not a decision by Holder based on the merits of Landowner's request, and Landowner may resubmit the same or a similar request for approval. No proposed activity may proceed without Holder's

written approval as provided herein.

10. COSTS, TAXES, LIABILITY's fees, that Holder may suffer or incur as a result of or arising out of the activities of Landowner or any other person on the protected property, other than those caused by the negligent acts or acts of misconduct of Holder, and except those arising out of Holder's workers' compensation obligations. Holder's right to be defended, held harmless and indemnified by Landowner shall extend without limitation to any action based upon the presence of toxic and/or hazardous substances upon or emanating from the Protected Property.

11. STANDARD PROVISIONS

11.A. Maine Conservation Easement Act. This Conservation Easement is established pursuant to the Maine Conservation Easement Act at 33 M.R.S., Sections 476 through 479-C, inclusive, as amended or succeeded.

11.B. Intentionally Left Blank.

11.C. Qualified Holder. The Holder is qualified to hold conservation easements pursuant to 33 M.R.S., Section 476(2)(B), as amended.

11.D. Assignment Limitation. This Conservation Easement is assignable, but only to an entity that satisfies the requirements of 33 M.R.S. Section 476(2), as amended (or successor provisions thereof), and that as a condition of transfer, agrees to uphold the conservation purposes of this grant.

11.E. Baseline Documentation. In order to establish the present condition of the Protected Property and its Conservation Values so as to be able to monitor properly future uses of the Protected Property and ensure compliance with the terms hereof, Holder and Landowner have prepared an inventory of the Protected Property's relevant features and conditions (the "Baseline Documentation") and have certified the same as an accurate representation, to the extent known, of the condition of the Protected Property as of the date of this grant.

11.F. Liens Subordinated. Landowner represents that as of the date of this grant there are no liens or mortgages outstanding against the Protected Property, **except any listed in Exhibit A, which are subordinated to Holder's rights under this Conservation Easement, 14.** Landowner has the right to use the Protected Property as collateral to secure the repayment of debt, provided that any lien or other rights granted for such purpose, regardless of date, are subordinate to Holder's rights under this Conservation Easement. Under no circumstances may Holder's rights be extinguished or otherwise affected by the recording, foreclosure or any other action taken concerning any subsequent lien or other interest in the Protected Property.

11.G. Value of Conservation Easement, Extinguishment, Proceeds

1. The parties agree that the grant of this Conservation Easement gives rise to a property right that vests immediately in Holder. The parties further agree that this property right as of the date

of its creation has a fair market value that is at least equal to the proportionate value that the Conservation Easement bears at the time of the gift to the value of the property as a whole at that time(hereinafter the “Proportionate Value”).

2. If either Holder or Landowner receives notice of the actual or threatened exercise of the power of eminent domain (hereinafter a “Taking”) with respect to any interest in or any part of the Protected Property, the party who receives the notice shall promptly notify the other and the parties may proceed jointly or either party may at its discretion take such legal action as it deems necessary to: (i) challenge the Taking; (ii) challenge the amount of allocation of any award tendered by the Taking authority; or (iii) otherwise participate in, challenge or appeal such proceedings, findings or awards. Any third party counsel and consultants (including appraisers) hired by either party shall be reasonably acceptable to the other party. Each party shall be responsible for its own costs and legal fees, absent written agreement of the parties.

3. This Conservation Easement may be extinguished or terminated only by judicial order in a court of competent jurisdiction. It is the intention of the parties that an extinguishment or termination be approved by a court only if all of the conservation purposes of this Conservation Easement are impossible to accomplish, and if both Landowner and Holder agree. Should this Conservation Easement be terminated or extinguished as provided in this paragraph, in whole or in part, Holder shall be entitled to be paid, in accordance with 33 M.R.S. § 477-A(2)(B), the increase in value of the Landowner’s estate resulting from such extinguishment, as determined by the court, or in the absence of such court determination, by the agreement of the parties or, in the absence of such agreement, by an independent appraiser mutually selected by Landowner and Holder. Holder shall use its share of the proceeds or other moneys received under this paragraph in a manner consistent with the Conservation Purposes of this Conservation Easement. Landowner agrees and authorizes Holder to record a notice of a lien on the Protected Property which lien will be effective as of the date of such extinguishment, to secure its rights under this Paragraph.

12. GENERAL PROVISIONS

12.A. Controlling Law and Interpretation. The interpretation and performance of this Easement shall be governed by the laws of the State of Maine. Any general rule of construction to the contrary notwithstanding, this Easement shall be liberally construed in favor of the grant to effect the conservation purposes of this Easement and the policy and purpose of the Maine Conservation Easement Act at 33 M.R.S. Sections 476 through 479-C, inclusive, as amended. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the conservation purposes of this Easement shall govern.

12.B. Landowner and Holder Definitions. The term “Landowner” or “Landowners” as used in this Easement shall include, unless the context clearly indicates otherwise, the within-named Landowner(s), jointly and severally, their personal representatives, heirs, successors and assigns and any successors in interest to the Protected Property. The term “Holder” as used in this easement shall, unless the context clearly indicates otherwise, include the Holder’s successors and assigns.

12.C. Owner's Rights and Obligations, Joint Obligation. A person's or entity's obligation hereunder as Landowner, or successor owner of the Protected Property, shall be joint and several, and will cease, only if and when such person or entity ceases to have any ownership interest in the Protected Property, (or relevant portion thereof) but only to the extent that the Protected Property (or relevant portion thereof), is then in compliance herewith, and provided such person or entity shall have fulfilled the requirements of Paragraph 12.D below. Responsibility of owners for breaches of this Conservation Easement that occur prior to transfer of title will survive such transfer; provided that the new owner shall also be responsible for bringing the Protected Property into compliance.

12.D. Subsequent Deeds and Transfers. This Easement must be incorporated by reference in any deed or other legal instrument by which Landowner conveys any interest in the Protected Property, including, without limitation, a leasehold or mortgage interest. Landowner further agrees to give written notice to Holder within thirty (30) days of the transfer or conveyance of any interest in the Protected Property. The failure of Landowner to perform any act required by this paragraph shall not impair the validity of this Easement or limit its enforceability in any way.

12.E. Compliance/Estoppel Certificates. Upon written request by Landowner, Holder will provide Compliance/Estoppel Certificates to Landowner or third parties, indicating the extent to which, to Holder's knowledge after due inquiry, the Protected Property is in compliance with the terms of this grant. The inspection of the Protected Property for this purpose will be made by Holder at Landowner's cost within a reasonable time after Landowner's written request.

12.F. Discretionary Approvals and Amendments.

12.F.1. Discretionary Approvals. Landowner and Holder recognize that certain activities by the Landowner may warrant the prior discretionary approval of Holder, and that Holder has the right to issue such discretionary approvals without prior notice to any other party. Nothing in this paragraph shall require either party to agree to any discretionary approval.

12.F.2. Amendments. Landowner and Holder recognize that rare and extraordinary circumstances could arise which warrant modification of certain of the provisions of this Conservation Easement. To this end, subject to more restrictive laws and regulations, if any, Landowner and Holder have the right to agree to amendments to this Conservation Easement without prior notice to any other party, provided that in the sole and exclusive judgment of Holder, such amendment does not violate the restrictions in Paragraph 12.F.3. Amendments will become effective upon recording at the Waldo County Registry of Deeds. Nothing in this paragraph shall require the Landowner or the Holder to agree to any amendment or to negotiate regarding any amendment.

12.F.3. Further Limitations on Discretionary Approval and Amendments. Notwithstanding the foregoing, except as provided by 33 M.R.S. § 477-A(2), as amended, by which a Conservation Easement may be amended by court approval in an action in which the Attorney General is made a party, Holder and Landowner have no right or power to approve any action or

agree to any discretionary approval or amendment that would:

- (a) materially detract from the conservation values intended for protection under this Conservation Easement;
- (b) limit the term or result in the partial or complete termination of this Conservation Easement; or
- (c) adversely affect the qualification of this Conservation Easement or the status of the Holder under applicable laws, including the Maine Conservation Easement Act at 33 M.R.S. §476 *et seq.*

12.G. Economic Hardship. In making this grant, Landowner has considered the possibility that uses prohibited by the terms of this Easement may become more economically valuable than permitted uses, and that neighboring properties may in the future be put entirely to such prohibited uses. In addition, the unprofitability of conducting or implementing any or all of the uses permitted under the terms of this Conservation Easement shall not impair the validity of this Conservation Easement or be considered grounds for its termination or extinguishment. It is the intent of both Landowner and Holder that any such economic changes shall not be deemed to be changed conditions or a change of circumstances justifying the judicial termination, extinguishment or amendment of this Conservation Easement.

12.H. Nonwaiver. The failure or delay of the Holder, for any reason whatsoever, to do any action required or contemplated hereunder, or to discover a violation or initiate an action to enforce this Conservation Easement shall not constitute a waiver, laches, or estoppel of its rights to do so at a later time.

12.I. Severability, Entire Agreement, No Forfeiture. If any provision of this Conservation Easement or the application of any provision to a particular person or circumstance is found to be invalid, the remainder of this Conservation Easement and the application of such provision to any other person or in any other circumstance, shall remain valid. This instrument and the Baseline Documentation set forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement, all of which are merged herein. Nothing contained herein will result in a forfeiture of this Conservation Easement or reversion to Landowner of any rights extinguished or conveyed hereby.

12.J. Standing to Enforce. Only Holder and Landowner may bring an action to enforce this grant, and nothing herein should be construed to grant any other individual or entity standing to bring an action hereunder, unless otherwise provided by law; nor to grant any rights in the Protected Property by adverse possession or otherwise, provided that nothing in this Easement shall affect any public rights in or to the Protected Property acquired by common law, adverse possession, prescription, or other law, independently of this grant.

12.K. Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.

12.L. Independent Representation. Landowner has retained legal counsel to represent only his/her/their interest in this transaction. Landowner and Holder acknowledge and agree that they have not received and are not relying upon legal, tax, financial or other advice from each other. Landowner acknowledges that Holder has recommended that it/she/he/they keep independent counsel.

12.M. Accretion and Reliction. In the event that changing water levels or water courses or geological action such as accretion or reliction leads to the emergence of new land within or changes to the boundaries of the Protected Property, it is the intention of Landowner and Holder that such new land shall be subject to the terms of this Conservation Easement to the extent that Landowner is the owner or has management rights in such land as a result of such changing water levels or water courses or geological action.

12.N. Other Laws. This Conservation Easement does not supersede any federal, state, municipal, and other governmental laws or the need for any permits or approvals.

TO HAVE AND TO HOLD the said Conservation Easement unto said Holder and its successors and assigns forever.

Signed, sealed and delivered
in the presence of:

Estate of David Barrows

Witness

By: _____
Its: Personal Representative

STATE OF MAINE

County of _____, ss. Dated: _____, 2021

Then personally appeared the above-named _____, Personal Representative of the Estate of David Barrows, and acknowledged the foregoing instrument to be his/her/their free act and deed in his/her/their said capacity.

Before me,

Notary Public
My Commission Expires:

Type or print name of Notary

HOLDER ACCEPTANCE

The above and foregoing Conservation Easement was authorized to be accepted by COASTAL MOUNTAINS LAND TRUST, Holder as aforesaid, and the said Holder does hereby accept the foregoing Conservation Easement, by and through _____, its President, hereunto duly authorized, this ____ day of _____, 2021.

Coastal Mountains Land Trust

Witness

by: _____ President

Acknowledgment FOR HOLDER:

STATE OF MAINE

County of _____, ss. Dated: _____, 2021

Personally appeared before me the above-named _____, President of the above-named Holder, Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of said corporation.

Notary Public
My Commission Expires:

Type or print name of Notary

Conservation Easement
to
Coastal Mountains Land Trust
on the
Barrows Homestead
In
Lincolnton, Waldo County, Maine

EXHIBIT A – To BE INSERTED

EXHIBIT B – TO BE INSERTED

Minutes
Major Gifts Committee meeting
Wednesday, July 14 2021

Attending: Tom Moore, Ian Stewart, Courtney Collins, Nick Ruffin, Lys Pike, Ben Theyerl

1. Hiring Update – Our community engagement coordinator has been hired and will begin work on July 27.
2. Major gifts/grants update – We have been invited to apply for a \$25K grant, and continue to receive gifts for Beech Hill, RTM and the future building project.
3. Donor attention
 - We will resume the monthly practice of board thank you calls to donors \$500 and under. Priority will be given to new donors.
 - We discussed the list of partners who we want to reach out to for an invite of some sort (hike, visit, conversation) to maintain our “connection” with them. Ian & Ben to high grade the list for priority so not too many individual board assignments. July and August are the prime time to make these connections.
 - There are 66 people who have RSVP'd to attend the Partner Party on July 29. We will assign board members to make calls to people who we have not yet heard from.
4. Phil Conkling – We are still waiting to schedule to meet with Philip Conkling.
5. Planned giving - discussed a 3 phase approach and possible candidates to participate on phase 1 , which is primarily the analysis of our existing information about planned giving commitments, and developing an action list of things that arise from that analysis.

**COASTAL MOUNTAINS
LAND TRUST**



Finance and Investment Committee
July 21st, 2021, 1pm

Minutes

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

Regrets: Jay Freedman

Discussion Items

1. Review of Monthly Financial Reports

All look very good; 25 new members since July 1, and Leadership Donors are up.

2. Review of CMLT Investments

Market continues to be very encouraging; Federal Reserve Bank is probably targeting a 3-5% inflation rate, sustained.

3. Status of Capital Campaigns

- a. Beech Hill – recent gifts of \$10K and \$5K have been received, an anonymous \$8K is coming in soon. Although the Campaign funds have been raised a letter to neighbors is going out with funds to be used for stewardship of Beech Hill.
- b. Round the Mountain - \$80K left in original Campaign. Although original objective has been met, fundraising will continue for future expansions, acquisitions and projects, and stewardship of the trail.
- c. Mt. Tuck - \$60K left; 2 grant proposals pending.
- d. Building Expansion –

4. Proposed Motion: Transfer of \$25,000 from Bald & Ragged BDF to Bald & Ragged Mountains Campaign BDF – FC agrees.

5. Discussion of Building Expansion financing options - BSB will increase CMLT credit line up to \$200K for one year; 3.75% on a traditional mortgage. FC will investigate other lenders. FC recommends putting \$25K surplus towards building rather than RTM.

<i>Period</i>	<i>Account Performance</i>	<i>S&P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	2.3%	2.3%	1.9%
<i>Past 3 months</i>	7.8%	8.6%	4.3%
<i>YTD</i>	13.9%	15.3%	17.5%
<i>Since Inception</i>	14.7%	159%	14.4%

Status of Credit Line Loan, April 30, 2020: \$ 0 principal balance due.

Coastal Mountains Land Trust
Monthly Financial Dashboard

	April 1st - June 30	Annual Budget
	6.30.21 YTD Monthly Analysis	
	Percentage of fiscal year complete	25% 100%
Income		
	Total YTD income*	195164 745,800
	Income as percentage of budget	26% 100%
Cash position		
	Remaining Unrestricted Carryover Reserve	324312
	Total endowment transfers available/not yet withdrawn	146600 146,600
	Combined Total of Unrestricted Operating Carryover and Reserves to draw	470912
	Credit Line Cash Availability/not yet withdrawn	100000
Expenses		
	Total YTD expenses	136154 675,882
	Expenses as percentage of budget	20.14% 100%
Campaign Income (subtracting 7% allocation to operating)		
	Bald & Ragged Mountains	55040 186,000
	% of 2021-22 Needed B&R funds raised	30% 100%
	Mt. Tuck Region of Interest	494 75000
	Hurds Pond project	0 0
	Beech Hill Expansion Project	200 30000
	Other Projects	3000 30000
Internal Land Protection Project Debts		
	Remaining Mortgage for Mt. Tuck acquisition	1350
	subtotal	1350

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>	<i>2.3%</i>	<i>2.3%</i>	<i>1.9%</i>
<i>Past 3 months</i>	<i>7.8%</i>	<i>8.6%</i>	<i>4.3%</i>
<i>YTD</i>	<i>13.9%</i>	<i>15.3%</i>	<i>17.5%</i>
<i>Since Inception</i>	<i>14.7%</i>	<i>15.9%</i>	<i>14.4%</i>

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

Summary of Reserve Funds	April 1st, 2021	Last Month	This Month
General Reserves and Endowments	\$3,216,535	\$3,341,195	\$3,375,066
Total Land Protection Reserves	\$1,478,169	\$1,482,405	\$1,498,718 Cash (w/o pledges)
Total Round the Mountain Funds	\$851,560	\$854,896	\$854,896 Cash (w/o pledges)
Total Land Protection Reserves minus Round the Mountain funds	\$626,609	\$627,509	\$643,822
Total Stewardship Reserves	\$60,952	\$62,363	\$63,162 Cash***

Coastal Mountains Land Trust

Balance Sheet

As of June 30, 2021

	Jun 30, 21	May 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1010 · Bangor Savings Bank #1898	125,860.12	78,933.60	46,926.52
ACQUISITION ACCOUNTS			
1110 · BSB Acquisition ICS #8375	579,868.33	576,612.13	3,256.20
1115 · Trillium Fernald's Nk Acq #1778	428,763.44	422,480.92	6,282.52
1120 · Trillium Land Acquisition #0685	490,076.23	483,311.95	6,764.28
Total ACQUISITION ACCOUNTS	1,498,708.00	1,482,405.00	16,303.00
STEWARDSHIP ACCOUNTS			
1150 · BSB Stewardship Savings #0691	3,548.25	3,548.08	0.17
1155 · Trillium Stewardship #5932	57,263.16	56,464.24	798.92
1160 · CNB Unrestricted Checking #0093	2,350.23	2,350.21	0.02
Total STEWARDSHIP ACCOUNTS	63,161.64	62,362.53	799.11
RESERVES & ENDOWMENTS			
1170 · Trillium Res & Endowments #1928	3,375,066.15	3,341,195.17	33,870.98
Total RESERVES & ENDOWMENTS	3,375,066.15	3,341,195.17	33,870.98
1180 · State Unemployment CD #9286	4,925.87	4,924.82	1.05
1185 · Petty Cash	200.00	200.00	0.00
Total Checking/Savings	5,067,921.78	4,970,021.12	97,900.66
Accounts Receivable			
1200 · Pledges Receivable			
1205 · Pledges Rec-Bald & Ragged	47,833.32	47,833.32	0.00
1230 · Pledges Rec-Operating	30,000.00	30,000.00	0.00
Total 1200 · Pledges Receivable	77,833.32	77,833.32	0.00
Total Accounts Receivable	77,833.32	77,833.32	0.00
Other Current Assets			
1330 · Prepaid Insurance	4,629.05	4,629.05	0.00
1335 · Prepaid Exps-Other	4,275.00	4,725.00	(450.00)
1340 · Prepaid Land Costs	7,900.00	7,900.00	0.00
Total Other Current Assets	16,804.05	17,254.05	(450.00)
Total Current Assets	5,162,559.15	5,065,108.49	97,450.66
Fixed Assets			
1510 · Building-Office	268,004.91	268,004.91	0.00
1520 · Landscaping-Office	10,433.25	10,433.25	0.00
1530 · Land-Office	43,083.00	43,083.00	0.00
1540 · Furniture & Equipment	126,239.69	126,239.69	0.00
1550 · Vehicles	37,784.23	37,784.23	0.00
1580 · Beech Hill Property			
1581 · Beech Hill Barn	24,494.35	24,494.35	0.00
1582 · Beech Nut Renovation	564,242.73	564,242.73	0.00
Total 1580 · Beech Hill Property	588,737.08	588,737.08	0.00
1590 · Less accumulated depreciation	(511,278.40)	(511,278.40)	0.00
Total Fixed Assets	563,003.76	563,003.76	0.00

Coastal Mountains Land Trust
Balance Sheet
As of June 30, 2021

	Jun 30, 21	May 31, 21	\$ Change
Other Assets			
1700 · Split-Interest Agreements			
1710 · Beneficial Interest in CRUT	15,537.90	15,537.90	0.00
1720 · Beneficial Int. in CRUT/BELL	240,769.95	240,769.95	0.00
Total 1700 · Split-Interest Agreements	256,307.85	256,307.85	0.00
1740 · Steven GRLE	189,820.23	189,820.23	0.00
1800 · Conservation Preserves			
1805 · Conservation Preserves-FMV/Cost	25,666,697.64	25,666,697.64	0.00
1810 · CMLT Allowance for Impairment	(24,041,521.97)	(24,041,521.97)	0.00
1815 · Preserve Improvements	95,300.15	95,300.15	0.00
Total 1800 · Conservation Preserves	1,720,475.82	1,720,475.82	0.00
1850 · Conservation Easements			
1855 · Easements-Basis	3,652,024.00	3,652,024.00	0.00
1860 · CMLT Allowance for Easement	(3,652,024.00)	(3,652,024.00)	0.00
1865 · Easement Improvements	928,545.81	928,545.81	0.00
Total 1850 · Conservation Easements	928,545.81	928,545.81	0.00
Total Other Assets	3,095,149.71	3,095,149.71	0.00
TOTAL ASSETS	8,820,712.62	8,723,261.96	97,450.66
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	2,147.11	2,177.89	(30.78)
Total Accounts Payable	2,147.11	2,177.89	(30.78)
Other Current Liabilities			
2110 · Accrued Vacation	3,373.65	3,373.65	0.00
2150 · Accrued Interest	1,678.52	1,678.52	0.00
Total Other Current Liabilities	5,052.17	5,052.17	0.00
Total Current Liabilities	7,199.28	7,230.06	(30.78)
Long Term Liabilities			
2512 · Mortgage Payable-Trumbull	2,700.00	2,700.00	0.00
Total Long Term Liabilities	2,700.00	2,700.00	0.00
Total Liabilities	9,899.28	9,930.06	(30.78)
Equity	8,810,813.34	8,713,331.90	97,481.44
TOTAL LIABILITIES & EQUITY	8,820,712.62	8,723,261.96	97,450.66

Coastal Mountains Land Trust
Monthly Statement of Operations - Short form
April through June 2021

	Apr - Jun 20	Apr - Jun 21	Budget 21-22
Ordinary Income/Expense			
Income			
Operating Income			
4000 · Contributions Income	51705	135710	375750
4080 · Capital Campaign Allocations	2435	3888	23450
4100 · Grants	47000	25567	127500
4200 · Event Income & Expenses	4635	0	5000
Total Operating Income	105775	165164	531700
Use of Reserves			
4910 · Release of Restricted Funds	12891	0	146600
4900 · Use of Unrest Op Funds	0	30000	67500
Total Use of Reserves	12891	30000	214100
Total Income	118666	195164	745800
Gross Profit			
Expense			
6000 · Advertising	49	513	450
6142 · Community Engagement Exps.	4030	542	10000
6150 · Fees	4949	6581	21500
6180 · Insurance	6867	9568	40500
6230 · Property Management Expenses	19256	7363	56650
6246 · Newsletter Expenses	2937	2743	9500
6250 · Office Expenses	3599	2582	12250
6256 · Postage and Delivery	1332	1040	4500
6258 · Printing & Publication Exps	3248	1222	18000
6260 · Professional Fees	14912	10606	29250
6297 · Real Estate Taxes	0	0	4750
6300 · Repairs & Maintenance	771	1622	8250
6340 · Telephone & Internet	697	782	3000
6350 · Travel & Ent	675	886	21500
6400 · Utilities	258	348	2500
6560 · Payroll	101275	89756	503200
Total Expense	164855	136154	745,800.00
Net Ordinary Income	-46189	59010	0.00
Total Investment Income***			
Reserves & Endowments	334708	201273	0
Land Acquisition funds	49298	37602	0
Stewardship Funds	8400	2210	0
*** Sum of 7800, 7805,7810 and 8800	392406	241084	0

Coastal Mountains Land Trust
Restricted Funds and Grants Report

	Balance as of	Activity Apri-June, 2021 -----						Fund	Less		Cash
	March 31, 2021	Contributions	Grants	Inv Income	Release of	Capital	Interfund	Balance as of	Outstanding	Cash	Fund Balance
		(Excl in-kind)		& Appreciation	Funds	Purchases	Transfer	June 30, 2021	Pledges	Advance	June 30, 2021
				(Net of Fees)	or Withdrawal		(& surplus fd transfers)				
RESERVES & ENDOWMENTS											
<i>Permanently Restricted Funds (PRFs): Managed for long-term protection:</i>											
Land Trust Endowment PRF - Corpus \$47,738.60	69,226.19	0.00		4,337.35	0.00	0.00	0.00	73,563.54			73,563.54
McLellan Poor Preserve Endowment PRF-Corpus \$22k	33,330.68	0.00		2,088.32	0.00	0.00	0.00	35,419.00			35,419.00
Fernalds Neck Preserve Endowment PRF-Corpus \$550k	713,471.46	0.00		44,702.33	0.00	0.00	0.00	758,173.79			758,173.79
<i>Temporarily Restricted Funds (TRFs): Managed per restrictions:</i>											
Land Trust Stewardship Reserve TRF-Contributions total-\$354,862.38)	337,319.38	17,543.00		0.00	0.00	0.00	0.00	354,862.38			354,862.38
Conservation Lands Defense TRF-Contributions total-\$230,896.28	229,396.28	1,500.00		0.00	0.00	0.00	0.00	230,896.28			230,896.28
Beech Hill Preserve TRF-Contributions total \$280,000	280,000.00	0.00		0.00	0.00	0.00	0.00	280,000.00			280,000.00
Pendleton TRF - Goal \$50,000	50,378.72						0.00	50,378.72			50,378.72
Howe Hill Farm TRF - Goal \$75,000	49,459.76	0.00		0.00	0.00	0.00	0.00	49,459.76			49,459.76
<i>Board Designated Funds (BDFs): Managed for growth of BDFs</i>											
Land Trust Operating Reserve BDF	266,280.15	0.00		16,683.70	0.00	0.00	0.00	282,963.85			282,963.85
Bald & Ragged BDF - Baseline total \$200,000	215,309.45	0.00		13,490.15	0.00	0.00	0.00	228,799.60			228,799.60
Land Trust Stewardship Reserve BDF - income from line above	325,948.10	0.00		41,912.51	0.00	0.00	0.00	367,860.61			367,860.61
Beech Hill Preserve BDF - income from line above	92,563.41	0.00		23,342.84	0.00	0.00	0.00	115,906.25			115,906.25
Conservation Lands Defense BDF	267,554.63	0.00		31,166.72	0.00	0.00	0.00	298,721.35			298,721.35
Pendleton BDF	39,281.90	0.00		5,617.66	0.00	0.00	0.00	44,899.56			44,899.56
Howe Hill Farm BDF	17,708.28	0.00		4,208.39	0.00	0.00	0.00	21,916.67			21,916.67
<i>Unrestricted Invested Funds: Surplus operating funds managed for growth</i>											
Surplus Operating Funds-Short Term Investment	229,306.36	0.00		13,722.67	(31,784.23)	0.00	(30,000.00)	181,244.80			181,244.80
TOTAL Reserves & Endowments Investment Account	3,216,534.75	19,043.00	0.00	201,272.63	-31,784.23	0.00	-30,000.00	3,375,066.15	0.00	0.00	3,375,066.15
ACQUISITION FUNDS											
<i>Fund managed with unpredictable, near-term use of corpus:</i>											
Fernalds Neck Acquisition Reserve TRF	409,955.49			18,807.95				428,763.44			428,763.44
<i>Funds managed with frequent, unpredictable income and expense:</i>											
Ducktrap River Watershed TRF	1,352.50	3,000.00						4,352.50			4,352.50
Bald & Ragged Mountains TRF	771,893.03	51,168.60						823,061.63	(47,833.32)		775,228.31
Bald & Ragged Mountains BDF	79,667.31							79,667.31			79,667.31
Beech Hill Expansion TRF	8,953.25	200.00				(4,648.40)		4,504.85			4,504.85
Beech Hill Expansion BDF	8,093.03							8,093.03			8,093.03
Morgan / Hurds Pond TRF (Morgan donation balance)	97,966.42							97,966.42			97,966.42
Meadow Brook/Hurds Pond TRF (D. Thanhauser donations balance)	16,383.58					0.00		16,383.58	0.00		16,383.58
Mt. Tuck Region of Interest TRF	22,116.47	493.60				(22,133.30)		476.77		2,700.00	3,176.77
Mt. Tuck Region of Interest BDF	30,000.00							30,000.00			30,000.00
General Acquisitions BDF	31,788.24			18,793.55				50,581.79			50,581.79
TOTAL Acquisition Funds	1,478,169.32	54,862.20	0.00	37,601.50	0.00	-26,781.70	0.00	1,543,851.32	(47,833.32)	2,700.00	1,498,718.00
STEWARDSHIP FUNDS											
<i>Funds managed to expend corpus as soon as possible:</i>											
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	17,836.03							17,836.03			17,836.03
Mount Percival Preserve Stewardship TRF	12,695.00							12,695.00			12,695.00
Long Cove Hdwaters/Main Stream Prsvs (CMP) Stewardship TRF	6,541.19							6,541.19			6,541.19
RunBelfast	439.60							439.60			439.60
General Stewardship BDF	23,440.30			2,209.52				25,649.82			25,649.82
TOTAL Stewardship Funds	60,952.12	0.00	0.00	2,209.52	0.00	0.00	0.00	63,161.64	0.00	0.00	63,161.64
PROOF	4,755,656.19	73,905.20	0.00	241,083.65	(31,784.23)	(26,781.70)	(30,000.00)	4,982,079.11	(47,833.32)	2,700.00	4,936,945.79

Coastal Mountains Land Trust
Land Protection Committee Agenda
July 14, 2021

Members Invited: (to a video conference meeting due to the pandemic) Heather Rogers (chair), Ian Stewart, Roger Rittmaster, Malcolm White, Sadie Lloyd Mudge, Scott Hoyt, Ryan Gates, Courtney Collins, Margo Davis, Jim Krosschell, Lys Pike, David Noble, Jack Shaida, David Thanhauser, Judy Wallingford, Ryan O'Neill

Active Projects

Camden, Rockport, Lincolnville & Hope Area

Slab City Conservation Co. LLC, Lincolnville

- The landowners and their attorney are waiting to make a decision on the details of the transaction until they have an appraisal report, which they expect this month.

Lacombe Tract, Lincolnville

- The sale of this 3+ acre inholding to the Maine Department of Inland Fisheries and Wildlife should close sometime in July.

Bald & Ragged Mountains Focus Area

Longfellow Property, Hope

- This 30-acre property was recently listed for sale for an asking price of \$295,000. We have commissioned an appraisal and spoken with the realtor representing the seller about our process and need for an offer to be based on an appraisal.

Belfast, Belmont, Northport, Swanville Area

Searsport, Stockton Springs, Prospect

Babb Property, Searsport

- This project has closed!

Smith Property

- Closing will be sometime in the fall.
- Alan Gordon will be out to pin the survey the property this month.

Waldo, Morrill, Knox & Brooks Area

Wagner/Bloomstein/Smith, Knox

- We have officially entered a purchase agreement with Bloomstein.
- We have begun the process of substituting this parcel for Greenlaw with the NAWCA grant.
- An appraisal is due mid-July.

Agnew, Knox

- We have co-commissioned an appraisal with the landowner.
- The MNRCP Letter of Intent has been submitted and we anticipate knowing if we will be invited to submit a full proposal by the end of July.

Calcagni, Brooks

- The MNRCP Letter of Intent has been submitted and we anticipate knowing if we will be invited to submit a full proposal by the end of July.
- The Committee visited this property on June 25th.
- We are waiting to hear back on MNRCP pre-app before signing a P&S and appraising the property.

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

Barrows Property, Lincolnville

- The Committee should consider if the Land Trust should enter into a Purchase Agreement to buy the Conservation Easement for \$75,000 and make a recommendation to the Board.
- We have submitted a draft of the Conservation Easement to the attorney representing the Estate of David Barrows.
- Closing should be on or before August 16th.

Active Land Protection Projects, No Updates

Beck Property, Belfast

Eurovia Properties, Belfast

Grove Property, Searsport

Griffin, Camden

Hope Orchards, Hope

Elder, Northport

Little River-Lower Reservoir Parcels, Northport & Belfast

Stevens Life Estate Additions, Searsport

Bowden Point Subdivision, Prospect

Perkins Property, Lincolnville

MacManus/Filmeridis Property, Camden

Sherman's Point Realty Trust, Camden

Little River Restoration Project

Welsh Property, Swanville

Coastal Mountains Land Trust
Stewardship Committee Minutes

Meeting July 13th, 2021 at 1:15PM at Chapman Barn, Beech Hill Preserve

Updates June-July

Organization:

- Both Pendleton and MCHT intern are a month into the internships and are doing great. Anthony has been working a lot on Beech Hill and Fernald's Neck, while Dillon has been helping with Waldo County maintenance and spearheading the development of a new web map for our preserves and trails.
- We are currently working on building 10 new kiosks for use at various new preserves and new access points for existing preserves.

Waldo County

- We acquired the Mill Brook Preserve 2 weeks ago. Our newest preserve is in Searsport near town. More on the preserve in the agenda.
- We will be lending a trail counter to the city of Belfast for use on the Rail Trail this summer.
- A group of boy scouts are assisting with creating the Mount Tuck trail and the Mill Brook trail this summer and fall.

Knox County

- Beech Hill Trail is close to completion, maybe slightly over budget due to added culverts and \$2/yd price increase for surface material.
- Jed will begin work this month on phase 2 of the RTM trail.
- Wilder by Design is currently designing interpretive panels to go up at the Thorndike Brook Trail Head. First draft submitted to land trust, waiting on second draft, ordering panel printing from Adventure Advertising. Should be installed by Partners Party.
- Wednesday Field Crew landscaped around Thorndike Brook Kiosk, reclaiming a very grown in native plants garden.

Agenda

1. Beech Hill Update
 - Erin Amadon has been working on the Beech Hill Extension trail for just over a month. Half the trail is complete, the other half is fully excavated, filled, and graded but still needs compaction. Erin has moved to working on RTM and expects to finish sometime in August. Trail opening for beginning of September.
 - Beech Hill free pick starts next week. It will run for 10 day, be totally free and open to the public, very similar to last year.
2. RTM Phase II Update
 - Phase II construction started on Sunday. Jed will be working from the Pendleton house towards the existing trail. His crew is camping at the field behind John Hart's house, the staging area for Phase I in 2019. They will work 8 days on 6 off. Expected completion in November.
3. Mill Brook Preserve: The newest preserve is 25 acres in Searsport on the Mount Ephraim Road, about ¼ mile from downtown. It has an existing woods road / ATV trail that will be improved to make a ¾-1 mile walking trail along Mill Brook. Improvements will happen this summer and fall.
 - Jack showed a map of the preserve and talked about the major things that need to happen to formally open the preserve, adding signage and kiosk, fixing the existing trail, redecking the bridge, building bog bridging and smaller bridges.
 - Gary asked about connections to neighboring properties and talking with the town about signage on Mount Ephraim Road for pedestrians.
4. Hurd's Pond Update: Parking options, finishing the Swan Lake Ave to Oak Hill Road Trail
 - Jack is moving forward with building a parking lot on Oak Hill Road to access the Hawk-Fry Trail. He is meeting with a contractor next week.
5. Mount Tuck Trail: Trail construction will begin late summer / early fall.

CMLT Building Committee Minutes
Tuesday, July 6, 2021

The meeting was held by Zoom. In attendance were: Roy Call (chair), Gianne Conard, Dan Johnson, Polly Jones, Ian Stewart, Malcolm White, & Ben Thereyl.

Ian started the discussion by summarizing where things stood at the end of the June CMLT Board meeting, a meeting at which architect John Scholz presented his recommendation for correcting the building foundation deterioration and settling problem. The settling is due to unstable soil conditions. His recommendation is that the entire building should be lifted and a complete new foundation put in place, then the building would be put back on its new foundation. He also recommended that the foundation for the proposed addition to the office building be built at the same time that the existing foundation is replaced. The recommendation to replace the entire foundation had not previously been presented to the Building Committee. A number of CMLT board members were very concerned about the total cost of the foundation work (c. \$200,000) and the construction of the addition to the building (perhaps another \$400,000). It was asked if other options such as a satellite office location or a new office location had been completely explored. After the board meeting, Board President Judy Wallingford recommended to Ian that comprehensive communication to the board is needed and that a document be prepared to explain all the reasons why more space is needed, why it is important to be in one location, what the options are with costs, and funding recommendations.

Committee discussion ensued. Construction of the original foundation 20 years ago was not observed and monitored as the architects were not engaged to do this work and CMLT's then Executive Director was on vacation when the foundation was laid. The decision not to excavate the basement completely was apparently a field decision but why an un-excavated portion was left is not known. Was bedrock there or was it a cost savings measure? Also, it appears there is not appropriate and adequate rebar in the concrete. The committee agreed it would be helpful to know how deep down the bedrock is in the un-excavated portion of the basement and very helpful to know the condition of the entire foundation. John Scholz' recommendation to replace the entire foundation would give 100% certainty of fixing the foundation, but the committee would prefer to find a less expensive solution that will fix the problem. Ian and Roy reported that earlier in the afternoon they had met with the owners of Harbor Builders, the likely contractors for the project. Harbor Builders also recommends replacing the entire foundation to ensure the problems with the existing foundation are fixed.

Gianne stated that looking at all the options, with costs, to solve the building's foundation and space problems is a feasibility study. Some options may be brief, others longer. She offered to do an outline of such a feasibility study, starting with a statement of the problem. Gianne was taken up on that offer. In committee discussion it was noted that the need for more office space is documented in the 2020-2025 Strategic Plan.

Ian will gather information from a realtor or two on possible alternative office locations to lease space or places to build anew, with likely costs. Ian also plans to talk to the structural engineer from Gartley & Dorski to understand better why she recommends complete replacement of the foundation.

The committee agreed that a comprehensive report to the board will not be ready in time for the July board meeting. The minutes of this meeting will be the basis for the July report to the Board from the Building Committee. It looks like work will probably not commence this Fall.

The committee did agree that re-shingling the entire roof should be done this Summer or Fall. A roofing contractor for that work was previously identified.

Action Items:

- (1) Gianne will draft an outline of the report to the Board describing the foundation and space problems of the office building, options to solve the problems with costs, and committee recommendations including funding.
- (2) Ian will gather information from realtors on possible alternative office locations to lease space or places to build anew, with likely costs.
- (3) Ian will talk to the structural engineer from Gartley & Dorski to understand better her recommendation for complete replacement of the foundation.
- (4) Proceed with steps to reshingle the entire roof in 2021.

The next committee meeting will be the first or second week of August. A Doodle poll will be done to select the date.

Minutes by Roy Call



Agenda for Board Advancement Committee Wednesday July 21, 2021

1. Reports on Action Steps from May meeting (listed below).
2. Discuss and plan succession dates and vote.
3. Student Board Member report to Board.
4. Emily McDevitt election to Board, July Board Meeting.
5. Discuss Jane Merrill and her involvement with CMLT .

June Action Steps

1. Dan

- A. Will send letter to board regarding Jane Merrill.
- B. Will prepare a presentation to the board about Student Board Membership for July Board Meeting.

2. Judy

- A. Will speak with D. Thanhauser.

3. Gianne

- A. Will call Sadie Lloyd and Marion Brown again.
- B. Will work with Ian on north area gathering

4. Ian

- A. Will invite E. McDevitt to June board meeting as a guest
- B. Will send out prospective board list to entire board

Tom

- A. Will assist Dan in editing board presentation on student members.

COASTAL MOUNTAINS
LAND TRUST



Executive Committee

July 13, 2021

MINUTES

In Attendance: Judy Wallingford (President), E. Daniel Johnson (Vice President), Malcolm White (Treasurer), Darby Urey (Secretary), Landis Gabel, and Ian Stewart, Executive Director

Organizational

1. Organizational

- Board Advancement – Emily McDevitt & Jane Merrill
- Leadership transition – Judy to Dan and from Dan to Jan (tentative); We won't communicate this at the Partner's Party as it won't have been voted on yet.

2. Ad Hoc Work Teams

- DEI update
- Planned Giving

3. Staffing / HR

- Status of hiring for Development & Communications Coordinator – Leah Trommer
- Updating of Personnel Handbook

4. Development

- Partners Party Invitations
- Invitation to apply for up to \$25,000 from anonymous family foundation
- Beech Hill - \$5k from Nick – meeting with Pat Messler Thursday
- Drafting updated confidentiality policy

5. Finance

- **Board Agenda Item:** Transfer additional \$25,000 from RTM BDF to campaign
- **Board Agenda Item:** Transfer up to \$10,000 for Beech Hill Campaign from Beech Hill or Stewardship BDFs

6. Land Protection

- **Board Agenda Item:** Barrows Property – 97 acres by Moody Mtn. – on the fast track, hopefully to be ready to vote at the next meeting.
- Griffin project – family is not interested in hearing from CMLT any further; communication on hold for foreseeable future

7. Building Committee

- White paper for the board; looking to price and evaluate repair vs. replace options. Building Committee to have recommendation to the Board by September meeting.
- Timeline for building project