



Special Board of Directors Meeting

3:30pm, November 23rd, 2021

**AGENDA**

Zoom link: <https://us06web.zoom.us/j/91086172093?pwd=RWhZQmhEYWo0WUlxWVl4MFk0V0REZz09>

**A. Welcome & Introductions:**

- a. Tempe Landi – arriving Development & Communications Coordinator  
Bob Demont, President, Demont & Associates Philanthropic Counsel  
Joe Cannon, Operations Manager, Demont & Associates Philanthropic Counsel

**B. Board Learning Session: Presentation of Culture of Philanthropy Evaluation Results – Demont & Associates (see pg. 4)**

**C. What's Coastal Mountains Land Trust got going on right now? (see pg. 6)**

**D. Action Items:**

**1. Proposed Board Motion:** To approve minutes from the September 28th, 2021 & October 26<sup>th</sup>, 2021 special board meeting monthly meetings of the Board. (see pg. 8)

**2. Proposed Board Motion:** Approval of Slab City Partnership donation - per recommendation of the Land Protection Committee (see pg. 12)

The Board of Directors approves accepting the donation of approximately 58 acres of land on Slab City Road, in Lincolnville from Whitney and Anthony Oppersdorf, Dominique and Landis Gabel, Mark Lutz, and Carol Arone. The Board authorizes the President, or in his absence another officer of the Board of Directors, to execute all documents necessary to accept the donation. In addition, while it is anticipated that the landowners will make a donation to cover the full expenses of the project, the Board of Directors approves all expenditures necessary to prepare for receipt of the donation and the allocation of money at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF and the Land Trust Stewardship Reserve TRF as described in the Policies of the Board of Directors. The estimated total cost of all such financial allocations will be no more than \$6,950.

**3. Proposed Board motion:** Approval of Acquisition of the Hutt/Wagner property, Knox - per recommendation of the Land Protection Committee (see pg. 18)

The Board of Directors approves accepting the donation of approximately 17 acres of land in the Town of Knox, off the Kenney Road, owned by Caitlin Hutt and Matt Wagner. The Board authorizes the

President, or in his absence another officer of the Board of Directors, to execute all documents necessary to accept the donation. In addition, the Board of Directors approves all expenditures necessary to prepare for receipt of the donation and the allocation of money at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF and the Land Trust Stewardship Reserve TRF as described in the Policies of the Board of Directors. The estimated total cost of all such financial allocations, combined with the Smith/Wessels and Bloomstein acquisitions, will be no more than \$12,953.

**4. Proposed Board motion:** Approval of Acquisition of the Smith/Wessels property, Knox - per recommendation of the Land Protection Committee (*see pg. 18*)

The Board of Directors approves accepting the donation of approximately 10 acres of land in the Town of Knox, off the Kenney Road, owned by Alison Smith and David Wessels. The Board authorizes the President, or in his absence another officer of the Board of Directors, to execute all documents necessary to accept the donation. In addition, the Board of Directors approves all expenditures necessary to prepare for receipt of the donation and the allocation of money at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense TRF and the Land Trust Stewardship Reserve TRF as described in the Policies of the Board of Directors. The estimated total cost of all such financial allocations, combined with the Hutt/Wagner and Bloomstein acquisitions, will be no more than \$12,953.

**5. Proposed Board Motion:** Brown Charitable Remainder Unitrust Dissolution Request - per recommendation of the Finance Committee (*see pg. 25*)

The Board of Directors hereby approves of authorizing its Executive Director to sign a nonjudicial settlement agreement for the Brown Charitable Remainder Unitrust which would allow the Donor to retain 30% of the value of the trust on an annual basis, up from 8%. By signing this agreement, the Land Trust is essentially releasing any future income from the trust back to the donor.

**6. Proposed Board Motion:** Norcross Wildlife Foundation Loan Request - per recommendation of the Finance Committee (*see pg. 31*)

The Board of Directors hereby approves authorizing its Executive Director and Treasurer to act on behalf of the organization to submit any and all paperwork required to secure a one-year \$100,000 no-interest loan from the Norcross Wildlife Foundation for the purpose pre-financing the purchase of the Bloomstein project which is expected to receive full funding from the North American Wetland Conservation Act (NAWCA) program after the schedule date of the closing.

## **E. Priorities We're Working On**

- a. Executive Director report
  - i. Land Protection
    - 1. Gronros Property process
    - 2. Perkins Conservation Easement
  - ii. Stewardship
    - 1. Round the Mountain Trail progress

2. Partnership with McNemba and Side County Sports
- iii. Community Engagement
  1. Learning Landscapes

#### **F. Committee Updates**

1. **Major Gifts Committee** (*minutes, pg. 32*)
2. **Membership & Marketing Committee** (*no meeting*)
3. **Finance and Investment Committee** (*minutes, pg. 33*)
4. **Land Protection Committee** (*minutes, pg. 39*)
5. **Stewardship Committee** (*site visit, updates, pg. 41*)
6. **Board Advancement Committee** (*minutes, pg. 42*)
7. **DEI Committee** (*minutes, pg. 43*)
8. **Executive Committee** (*minutes, pg. 44*)

#### **Upcoming Committees / Board Meetings:**

Thursday, Nov. 30 <sup>th</sup>	12:30pm DEI Committee
Wednesday, Dec. 8 <sup>th</sup>	2pm Major Gifts Committee 3:30pm Land Protection Committee
Tuesday, Dec. 14 <sup>th</sup>	1:15pm Stewardship Committee 4:00pm Executive Committee
Wednesday, Dec. 15 <sup>th</sup>	2:30pm Board Advancement Committee 4:00pm Finance Committee
Tuesday, Dec. 21 <sup>st</sup>	3:30pm Board Meeting TBD: Holiday Gathering?

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*Malcolm W. Gauld, President  
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## What's Going On at the Land Trust Now?

November 2021

Drafted by Polly Jones, Office Manager

### Stewardship

#### *Knox County*

- Wednesday field crew and Union alternative middle school worked on trail fixes at Beech Hill and RTM due to rain event
- Adventure Advertising is printing the new interpretive panels to be installed in Thorndike Brook kiosk
- Fernalds Neck Bog Bridging installed in 2 areas on Blue Trail. More to come.
- Wednesday Field Crew will be building kiosks at the Chapman Barn this fall/winter to be installed at new preserves.



#### *Waldo County*

- Mount Tuck trail is under construction, Boy Scout Ryan Ordelt has been working on cutting a trail laid out by Jack in the last few weeks. Expected opening in spring.
- The Head of Tide gear / community shed will soon be ordered from Backyard Buildings in Unity.
- The material for a bridge on Meadow Brook is being ordered. That will connect the Hawk Fry to Bessey trail, expected opening in spring.
- Jack is working with volunteers on repairing washouts on the Ducktrap trail, Main Stream, and a blown bridge at Stover and Head of Tide.
- Leah and Jack worked with the Searsport High School to repair a bridge that leads to the Mill Brook Preserve. This group of students will be helping with stewardship on Mill Brook.



### Development

- The numbers keep growing: 68 new members since 6/1/21
- New Property Buyers names received from Camden and Rockport, working to gather information from Belfast, Lincolnville, and Searsport. Mailing will go out after Thanksgiving.

### Community Engagement

- Weekly programs with Searsport Alternative Education's high school students, doing ecology education on the Mill Brook Preserve, adjacent to their school and maintaining the trail between their school and the preserve.
- Weekly outdoor programming for Camden-Rockport Elementary School's Nature-based preschool; exploring animal migrations, adaptations and forest ecology through hands-on, sensory-based exploration.
- Co-hosted the Wild and Scenic Film Festival with the Midcoast Conservancy.
- Creating our community events calendar for the next year.



- Building the ground-work for the Learning Landscapes program to provide support and mentorship for students and educators.

### **Land Protection**

- The big news is that we have received confirmation that we have been awarded full funding in the amount of \$112,000 for the Agnew project in Knox. We expect to close in early 2022. Yahoo!!
- Cindy Mathies, a landowner on Mount Tuck, has verbally agreed to sell us a portion of her land on the mountain. Jack is working on some details. A site visit will happen soon. A purchase and sale will be signed early 2022.
- The Smith properties on Mount Tuck will close early 2022, January or February. This delay will give us more time to secure additional grant funding for Mount Tuck.

### **Natural Phenomenon**

- Two-page *What's Going On!*
- Bobcat sightings on Beech Hill Road.

*The Phase two of the RTM is complete and will be opened to the Public in the coming weeks. Staff will be installing signage and maps in the next few weeks on this 1.24/miles of trail. Jed and Crew finished on the 18th. The crew will be dissipating in numbers in the coming days but some members will be hanging around to help with repairs from the 7 inch rainfall event from a few weeks ago on previous built trail. We are very lucky to have them in the neighborhood with all of their equipment.*

*Staff had a morning out on the trail and all thoroughly enjoyed it. We are so excited and*

*should be proud to yet again open another section of trail to the public! We are building a trail like no other in our area and trail users are so thankful and happy when we meet them on the trail.*



Minutes  
Coastal Mountains Land Trust  
Board of Directors Meeting  
September 28, 2021  
Belfast Boathouse

Board members present: Wallingford, President; Call, Collins, Conard, Gabel, Johnson, McDevitt, Moore, Noble, Rittmaster, Ruffin, Thanhauser, Urey, White, Wolfe

Board member absent: McLaughlin Pike

Staff present: Rogers

The meeting came to order at 3:30 p.m. at the Boathouse in Belfast. A quorum was present throughout. Executive Director Stewart was unable to attend due to a family emergency.

A. Update on First Light Learning Journey – Roy Call

Roy Call and Land Protection Program Director Heather Rogers are CMLT's representatives to First Light, which is a year-long education and learning process centered around the four Wabanaki Native American tribes in Maine. The group, about 100 people, has spent the past year on a learning course, meeting via Zoom, involving readings plus talks by tribal elders and young people. The group had an all-day meeting last Wednesday and a half day on Thursday. Participants got a greater understanding of Native American tribes, indigenous culture, and the impacts of colonial Europeans. Great injustices have been done to Native Americans. Smallpox and other European diseases killed 85 - 90% of indigenous people, who had no natural immunity.

The Wabanaki called themselves People of the Dawn. The name First Light is a reference to this. In Canada big sections of land are now being returned to the indigenous tribes. This is also happening in the Big Sur country of California.

Learning sessions will continue at CMLT in the coming year. First Light will put on Board training sessions here this winter and spring. The Wabanaki have a deep commitment to the land. We have a lot to learn from them. Representatives from CMLT could try to interact with Native Americans who still live along the Penobscot River in our service area.

Wallingford thanked Call and Rogers for giving a lot of time and thought to this project.

B. Action Items

B. 1. Approval of Minutes of August 31, 2021 Board Meeting

There were no questions or comments on the August 31 minutes. On motion of Wolfe/Thanhauser, Board members voted unanimously to accept the minutes of the August 31 Board meeting as presented in Board packets for today's meeting.

B. 2. Discussion of Adding Young People/Students as Regular Voting Members of the Board of Directors; Vote to Authorize Board Advancement Committee to Begin to Recruit One or Two Youth/Student Board Members

The group discussed a proposal to add one or two young people (high school or college students, ages ~16 to 22) to the Board as regular voting members, to serve full three-year terms. Doing so is part of the Land Trust's current Strategic Plan. Johnson said that adding students to the Board would give us a younger viewpoint, and help us with outreach to the community. If we find that it doesn't work, we can reconsider. Regarding the three-year term, he said that one year seems too short, and would make the student members feel like second-class citizens. Moore is enthusiastic about adding young people to the Board as regular members. Thanhauser spoke against placing young people on the Board of Directors. He said that we can



accomplish our objectives better in a different way. Urey said that the Board will be pleasantly surprised by the maturity and input of local students. McDevitt said that a three-year Board term would be too long for someone like her son Henry. If we do add students to the Board, we should make it clear to them that they can step down at any time.

Collins suggested reaching out to student conservation groups in high schools. Such groups could be a likely source of student Board member prospects. Johnson suggested working through the principal of the school, who might be able to suggest likely prospective candidates. Moore said that the students should sit in on one or several Board meetings before being nominated or elected. Gabel asked for a short presentation at the October Board meeting about how the students will be recruited to the Board.

VOTE: At the recommendation of the Board Advancement Committee, Board members voted 14 - 1, Thanhauser opposed, to approve the adoption of the Committee's Youth/Student Board Member Proposal, and for the Board Advancement Committee to begin to recruit one or two youth/student Board members to serve as full, three-year voting members of the Board of Directors, receiving an in-depth introduction to the Land Trust and to the operations and value of nonprofits in general.

3. Growing the Board; Committee Recruitment Pool – (see p. 10 in Board packets for today's meeting: Committee and Board Advancement Recruitment List)

Moore said that he plans on leaving the Board in less than a year. Noble said that his cancer is back, and he expects to attend fewer Board meetings in the coming year. Everyone wishes him the best.

The confidential list of Board and committee prospects on p. 10 of Board packets for today's meeting has 33 - 37 names, giving for each person the geographic area where they live and a brief statement about their qualifications and background. Board members were asked to look at the list and give input. A 12-member Board is acceptable, but the total number should not fall below 10.

Jane Merrill is a Vice President of Camden National Bank. She will join the Finance Committee, but does not want to join the Board at this time. Collins said that when she was first recruited, she was asked to join a committee, and only later was invited to join the Board. Moore said that cultivation of prospects is important. Johnson said that current Board members know a lot of people in the area.

#### 4. Annual Appeal Letters

Each Board member was given 120 letters on which to write a short personal note, then fold the letter and insert it in the mailing envelope along with a return envelope. Some of the recipients are new people who we hope will become donors; others are already donors. Polly Jones, as membership coordinator, was asked to provide information on which people are already donors and which ones are new. Moore asked about the yield last year from this mass mailing.

#### D. Committee Updates

##### Building Committee

Call said there have been two Building Committee meetings recently: one at the end of August, the other last Tuesday. The committee is working toward a written feasibility report, with recommendations for what to do about the foundation of the Mt. Battie St. office in Camden, and a plan for office space for next year. The staff can make do for another year in the present office. The committee hopes to complete a final draft by October 15 to send to the Board.

There was brief discussion of fundraising for repairs to the Camden office, and possibly for a new building at another location, or an addition to the present office. Call envisions a fundraising campaign in a few years,

either for a new office building elsewhere, or for an addition to the present office. The existing office needs a new roof. Call suggested deferring further discussion until the October retreat.

A storage shed for tools is planned at the Head of Tide Preserve. Half the shed could be insulated for occasional use as a meeting room.

#### Land Protection

We may need to raise funds to either buy the Gronros property or put a conservation easement on it. Discussion can wait until the next Board meeting.

#### Goodbye and Thank You

Wallingford thanked the three departing Board members for their years of service. Collins will continue to serve on the Land Protection Committee, and McLaughlin Pike on the Major Gifts Committee. Urey is interested in possibly rejoining the Board when he retires. The group thanked Wallingford for her years of service as Board President. She will continue as a member of the Board of Directors.

#### Executive Session – none

#### Annual Membership Meeting

The Board meeting was temporarily adjourned at 4:40 p.m. for the 2021 Annual Membership Meeting, also held at the Belfast Boathouse (see separate minutes). The membership meeting included a brief Treasurer's Report; election of members of the Board of Directors for 2021 - 2024; award presentations; and land conservation highlights of the past year. The Annual Meeting included a wine-and-cheese reception and a sit-down dinner for Land Trust members and guests, after which the Board meeting resumed briefly to elect officers for the coming year.

#### Election of 2021 - 2022 Officers of the Board of Directors

With the new Board of Directors in place, the proposed slate of officers of the Board of Directors for 2021 - 2022 was considered: President, Dan Johnson; Vice President, Gianne Conard; Treasurer, Malcolm White; Secretary, Landis Gabel. This slate was approved unanimously.

#### Upcoming Meeting:

Board/Staff Retreat: Review of Strategic Plan – Tuesday, Oct. 26, 9 a.m. - 3 p.m. – Beech Hill

Respectfully submitted,

Susan S. R. Alexander  
Recording Secretary

Minutes  
**Coastal Mountains Land Trust**  
Board of Directors Meeting  
October 26, 2021  
Beech Nut, Beech Hill Preserve

Board members present: Wallingford, President; Call, , Conard, Gabel, Johnson, McDevitt, Rittmaster, Ruffin, Thanhauser, White, Wolfe

Board member absent: Moore and Noble

Staff present: Rogers, O'Neill, Gates, Jones, Trommer

The meeting came to order at 3:30 p.m. at the Boathouse in Belfast. A quorum was present throughout. Executive Director Stewart was unable to attend due to a family emergency.

A. Strategic Plan Questions - Land Protection Program - Ian Stewart, Executive Director & Heather Rogers, Land Protection Program Director

B. Discussion/Key Points from the Stewardship Program - Ryan Gates, Stewardship Program Director

C. Discussion/Key Points from Program - Ryan Gates, Stewardship Program Director

D. Overview of the Direction of the Community Engagement Program - Leah Trommer, Community Engagement Coordinator

E. Update on the Recommendations of the Building Committee – Roy Call, Board Member

F. Action Items

F. 1. Approval of Building Committee Recommendation

VOTE: At the recommendation of the Building Committee, Board member voted unanimously to approve a budget of \$158,070 for improvements to the existing building and for development of off-site stewardship facilities, as outlined in the Building Committee's 10/21/21 Feasibility Study, with \$50,000 from previously allocated surplus, \$34,500 from trfs, \$15,500 from board doantions, and up to \$58,070 from conservation lands defense fund.

Upcoming Meeting:

Board Meeting: Tuesday, November 23<sup>rd</sup>, 3:30pm – 5:30pm

Respectfully submitted,

Ian Stewart  
Executive Director

**Coastal Mountains Land Trust  
Land Protection Committee  
Project Evaluation Criteria Worksheet**

**Part Two: Project Summary and Feasibility**

Name: Slab City Conservation Partners

Conservation Method: Fee donation

Project Description: The families that own the property intend to each donate their share of the land at one time, donating in fee title ownership of this 58-acre forested property that abuts two tracts of the Ducktrap River Preserve.

Strategic Plan Category (1a, 1b, or 1c): #1a: Increase the amount of land conserved in Land Trust focus areas.

Size: 58 acres

Current Property Owner: The property is owned in an LLC comprised of three families: Anthony and Whitney Oppersdorff, Dominique and Landis Gabel, and Mark Lutz and Carol Arone

Location: (Area, Town, and Zoning) The property is on Slab City Road in Lincolnville, abutting the Land Trust's Crawford Tract of the Ducktrap River Preserve. The property is zoned in the General District.

Natural Values Score/Percentile: 51 (81<sup>st</sup> Percentile)

Community Values Score:

Conservation Values and Public Benefits: The property abuts the Land Trust's Crawford and J. Dunton Tracts of the Ducktrap River Preserve, expanding conservation in the Ducktrap River watershed. The property contains a mixed coniferous forest, streams that drain into Black Brook, and a system of trails maintained by the current landowners.

Estimated Project Costs (Total): \$7,450

Land Costs: \$0

Transaction Costs: \$500

Stewardship Costs: \$6,950

Funding source: The landowners have committed to donate funds to cover the costs of stewardship.

Description of Stewardship Work:

Legal: Access: yes

Clear title: yes

Survey: much of the land abutting the property has been surveyed but the property itself has not been

Hazardous Waste: to be completed in December

Potential partners or holders? no

Public Opinion: this project is part of the larger Ducktrap River initiative which is widely supported.

Conflict of Interest? Landis Gabel, one of the landowners, is a member of the Board. He will recuse himself from voting.

LP Committee Recommendation: accept donation of the property

## **Part Two: Natural Values Criteria:**

<b>Criteria (and Description)</b>	<b>Guidelines:</b> All scoring is from the GIS based suitability analysis datasets. All parcels are scored according to the maximum score within its area.	<b>Max Point s</b>	<b>Score</b>	<b>Notes</b>
<b>1. Significant, Rare, and Sensitive Habitats</b> (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)	<b>4 points</b> = areas containing: Mollusk breeding areas, or deer wintering habitat <b>12 points</b> = areas containing: Wildlife species of concern, or wild brook habitat 250ft buffer, or IFW wading bird habitat <b>16 points</b> = areas containing: Exemplary MNAP s4 or s5 plant species, or 500ft significant vernal pool buffer <b>20 points</b> = areas containing: endangered, threatened, or rare plants or animal buffer areas, or 250ft buffer of Atlantic salmon spawning habitat.	20	0	
<b>2. Undeveloped Blocks of Habitat</b> (The size of the roadless area the area property is located within)	<b>2 points</b> = within undeveloped block of 1-778 acres. <b>4 points</b> = within undeveloped block of 779-1778 acres. <b>6 points</b> = within undeveloped block of 1779-2973 acres. <b>8 points</b> = within undeveloped block of 2974-5566 acres. <b>10 points</b> = within undeveloped block of 5567-8642 acres.	10	10	
<b>3. Undisturbed landcover; naturalness</b> (The degree of human conversion of natural land cover in and near the project)	<b>3 points</b> = LCI score below 50th percentile of scores in the study area. <b>9 points</b> = 50-70th percentile of scores <b>12 points</b> = 70-85th percentile of scores <b>15 points</b> = 85-99th percentile scores.	15	12	
<b>4. Rivers and Streams (Buffer areas around streams and rivers)</b>	<b>8 points</b> = 75ft buffer of streams <b>10 points</b> = 250ft buffer of rivers	10	8	
<b>5. Lakes</b> (Buffer areas around great ponds, ranked by development)	<b>5 points</b> = 500ft buffer of rank 1 GP, or 1000ft buffer of rank 2 GP. or 500ft buffer of a pond <10 acre. <b>7 points</b> = 500ft buffer of rank 2 GP, or 1000ft buffer of rank 3 GP. <b>8 points</b> = 500ft buffer of rank 3 GP.	8	0	Technically a portion of this property lies within 1000ft buffer of a great pond, but the pond lies across a busy road and only just.

6. Wetlands (Mapped wetlands or buffers)	<b>3 points</b> = 250ft buffer of wetlands above 10 acre, <b>8 points</b> = 100ft buffer of wetlands above 10 acre, <b>11 points</b> = wetlands with 1 to 4 functions <b>14 points</b> = 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	<b>3 points</b> = aquifer areas, including a 500ft buffer. <b>5 points</b> = 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	<b>3 points</b> = Soils of statewide importance <b>5 points</b> = Prime Soils	5	5																	
9. Geology correlated with High Biodiversity	<b>5 points</b> = Calcareous Bedrock (units Zcb, Zil, Zob); or Moderately calcareous bedrock (units DOB, Ouss, OZpgl, SOv).	5	0																	
10. High Elevation and Sloping Areas	<b>10 points</b> = areas above 600ft; or cliff, steep slopes, or caves	10	0																	
BONUS 1: Adjacent to Conserved Land	<b>5 points</b> = Adjacent to conserved lands. <b>10 points</b> = Parcels adjacent to multiple pieces or has multiple boundaries of conserved land <b>15 points</b> = Parcels that provide a critical link for large areas (above 500 acres) of conserved land	Up to 15	5	Adjacent to Ducktrap River Preserve																
BONUS 2: Parcel Size	<b>5 points</b> 50-100 acres <b>8 points</b> = 100-250 acres <b>10 points</b> = >250 acres	Up to 10	5	58 acres																
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	0																	
Natural Benefits Score	Sum (Percentile Score)	51 (81 <sup>st</sup> Percentile)																		
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, 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 <sup>th</sup> -60 <sup>th</sup> percentile of parcels, slightly above average scoring.	<table><tr><th>Percentile</th><th>Score</th></tr><tr><td>50th</td><td>32</td></tr><tr><td>60th</td><td>37</td></tr><tr><td>70th</td><td>43</td></tr><tr><td>80th</td><td>50</td></tr><tr><td>90th</td><td>60</td></tr><tr><td>95th</td><td>69</td></tr><tr><td>99th</td><td>83</td></tr></table>			Percentile	Score	50th	32	60th	37	70th	43	80th	50	90th	60	95th	69	99th	83
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<b>Description of Natural Values:</b> The property abuts the Land Trust’s Crawford and J. Dunton Tracts of the Ducktrap River Preserve, expanding conservation in the Ducktrap River watershed. The property contains a mixed coniferous forest, streams that drain into Black Brook, and a system of trails maintained by the current landowners.																				



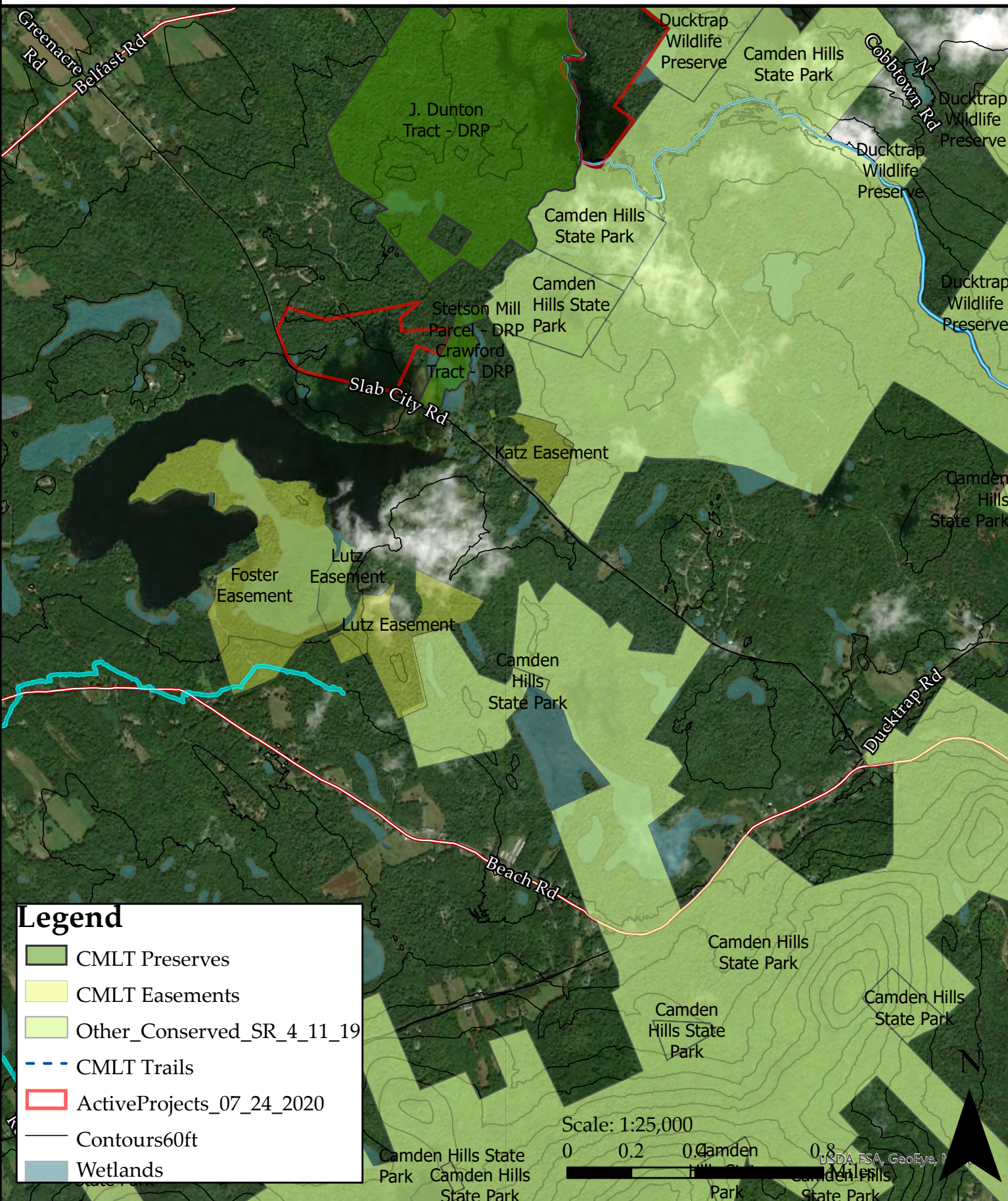
### **Part Three: Community Values Criteria**

<b>Criteria (and Description)</b>	<b>Guidelines:</b> These criteria are filled out by CMLT staff, using their own judgement, and then reviewed and updated by the Land Protection Committee.	<b>Max Points</b>	<b>Score</b>	<b>Notes</b>
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	10	
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	0	
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		
<b>Community Values Score</b>	<b>Sum (base score is 0-100, plus bonus points)</b>	15		
<b><u>Community Values Description:</u></b> The property has an existing network of trails maintained by the landowners, and it is visible from Slab City Road.				

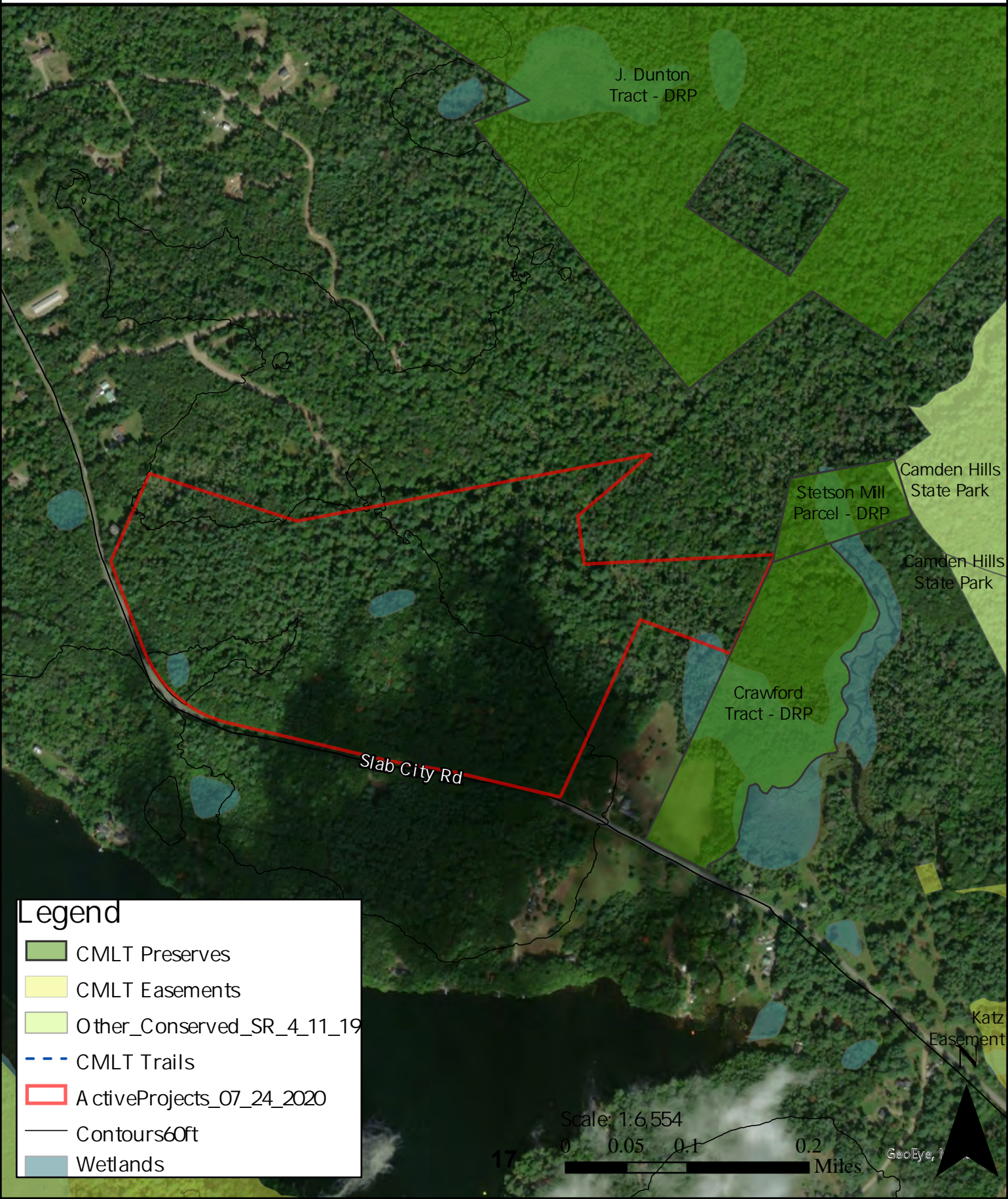


# COASTAL MOUNTAINS Slab City Road Parcel LAND TRUST Map 8/28/2020

## Land Protection Map







## Legend

- CMLT Preserves
- CMLT Easements
- Other\_Conserved\_SR\_4\_11\_19
- CMLT Trails
- ActiveProjects\_07\_24\_2020
- Contours60ft
- Wetlands

Scale: 1:6,554

0 0.05 0.1 0.2 Miles

17

GeoEye, Inc.

**Coastal Mountains Land Trust  
Land Protection Committee  
Project Evaluation Criteria Worksheet**

**Part Two: Project Summary and Feasibility**

Name: Wagner and Smith Properties

Conservation Method: Fee donation of two parcels owned by two families, that abut each other as part of conservation of an entire wetland complex in combination with the Bloomstein property to be acquired.

Project Description: Donation of two properties totaling 26 acres with a significant wetland complex including a small pond / wet meadow that feeds the Marsh Stream. The properties are being conserved along with the ca. 73-acre Bloomstein property the Land Trust is under contract to purchase.

Strategic Plan Category (1a, 1b, or 1c): 1a, this project is in the Passy Headwaters Interest Area, adjacent to the Passy Headwaters Focus Area.

Size: 26 acres

Current Property Owners: Caitlin Hutt and Matthew Wagner (19 acre parcel) and Alison Smith and David Wessels (6 acre parcel)

Location: (Area, Town, and Zoning): Marsh River Headwaters, Knox

Natural Values Score/Percentile: 74

Community Values Score: 40

Conservation Values and Public Benefits: The properties have a very high natural values score, largely due to the extensive water features and habitat it protects, and has strong if not exceptional community values. The project meets three criteria under IRS regulation 170(h) for public benefit, protecting an area for public recreation, protecting important wildlife habitat, and protecting a scenic area.

Estimated Project Costs (Total):

Land Costs: \$0

Transaction Costs: \$8,000 estimate for survey, appraisal, legal expenses (previously approved as part of Bloomstein project costs)

Stewardship Costs: \$12,952.50 for these two properties and Bloomstein combined

Funding sources/capacity to raise funds:

Description of Stewardship Work: In order to allow for access some work needs to be done. A small parking lot needs to be installed by Route 137, a gate needs to be installed to block off the woods road, and usual signage and boundary marking needs to occur. The neighbor has maintained a cross country ski trail network on this property and we have agreed to let him continue doing that if he allows public access on those trails.

Legal:

Access: will be granted as part of transfer of ownership, but will be almost entirely accessed via the Bloomstein property to the south.

Clear title: title search is underway.

Survey: properties are being surveyed by Landmark, the work is nearly complete

Hazardous Waste: to be completed in December

Potential partners or holders?: IFW is a partner as they have interest in seeing this wetland complex conserved. They own 5,000 acres across the road on Frye Mountain. The Land Trust will likely hold this property.

Public Opinion: The project has not been publicly announced, and it is the first project the Land Trust will do in Knox. There is a large hunting and fishing community in the area, and by permanently protecting those rights we hope many in the local community will be happy with this project.

Conflict of Interest?: None

LP Committee Recommendation: The Committee recommends accepting donation of these two properties.

**Part Two: Natural Values Criteria: \*Evaluation done of Bloomstein combined with subject properties, as they are all part of one larger project contingent on the other closing.**

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 Points	Score	Notes
<b>1. Significant, Rare, and Sensitive Habitats</b> (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)	<b>4 points</b> = areas containing: Mollusk breeding areas, or deer wintering habitat <b>12 points</b> = areas containing: Wildlife species of concern, or wild brook habitat 250ft buffer, or IFW wading bird habitat <b>16 points</b> = areas containing: Exemplary MNAP s4 or s5 plant species, or 500ft significant vernal pool buffer <b>20 points</b> = areas containing: endangered, threatened, or rare plants or animal buffer areas, or 250ft buffer of Atlantic salmon spawning habitat.	20	12	
<b>2. Undeveloped Blocks of Habitat</b> (The size of the roadless area the area property is located within)	<b>2 points</b> = within undeveloped block of 1-778 acres. <b>4 points</b> = within undeveloped block of 779-1778 acres. <b>6 points</b> = within undeveloped block of 1779-2973 acres. <b>8 points</b> = within undeveloped block of 2974-5566 acres. <b>10 points</b> = within undeveloped block of 5567-8642 acres.	10	10	
<b>3. Undisturbed landcover; naturalness</b> (The degree of human conversion of natural land cover in and near the project)	<b>3 points</b> = LCI score below 50th percentile of scores in the study area. <b>9 points</b> = 50-70th percentile of scores <b>12 points</b> = 70-85th percentile of scores <b>15 points</b> = 85-99th percentile scores.	15	12	



4. Rivers and Streams (Buffer areas around streams and rivers)	<b>8 points</b> = 75ft buffer of streams <b>10 points</b> = 250ft buffer of rivers	10	10	
5. Lakes (Buffer areas around great ponds, ranked by development)	<b>5 points</b> = 500ft buffer of rank 1 GP, or 1000ft buffer of rank 2 GP, or 500ft buffer of a pond <10 acre. <b>7 points</b> = 500ft buffer of rank 2 GP, or 1000ft buffer of rank 3 GP. <b>8 points</b> = 500ft buffer of rank 3 GP.	8	4	
6. Wetlands (Mapped wetlands or buffers)	<b>3 points</b> = 250ft buffer of wetlands above 10 acre, <b>8 points</b> = 100ft buffer of wetlands above 10 acre, <b>11 points</b> = wetlands with 1 to 4 functions <b>14 points</b> = 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	<b>3 points</b> = aquifer areas, including a 500ft buffer. <b>5 points</b> = 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		
8. Prime Soils	<b>3 points</b> = Soils of statewide importance <b>5 points</b> = Prime Soils	5		
9. Geology correlated with High Biodiversity	<b>5 points</b> = Calcareous Bedrock (units Zcb, Zil, Zob); or Moderately calcareous bedrock (units DOB, Ouss, OZpgl, SOv).	5		
10. High Elevation and Sloping Areas	<b>10 points</b> = areas above 600ft; or cliff, steep slopes, or caves	10	10	
BONUS: Adjacent to Conserved Land	<b>5 points</b> = Adjacent to conserved lands. <b>10 points</b> = Parcels adjacent to multiple pieces or has multiple boundaries of conserved land <b>15 points</b> = Parcels that provide a critical link for large areas (above 500 acres) of conserved land	Up to 15	0	
BONUS: Parcel Size	<b>5 points</b> 50-100 acres <b>8 points</b> = 100-250 acres <b>10 points</b> = >250 acres	Up to 10	5	
BONUS: 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		
<b>Natural Benefits Score</b>	<b>Sum (Percentile Score)</b>	74 (96 <sup>th</sup> Percentile)		

**Description of Natural Values:**

The conservation of these properties will protect a significant amount of natural values. They protect significant aquatic habitat, including in streams and riparian areas, in wetlands, and in a pond. These values are self-evident to any visitors to the properties, which are teeming with wildlife, particularly many amphibian species.

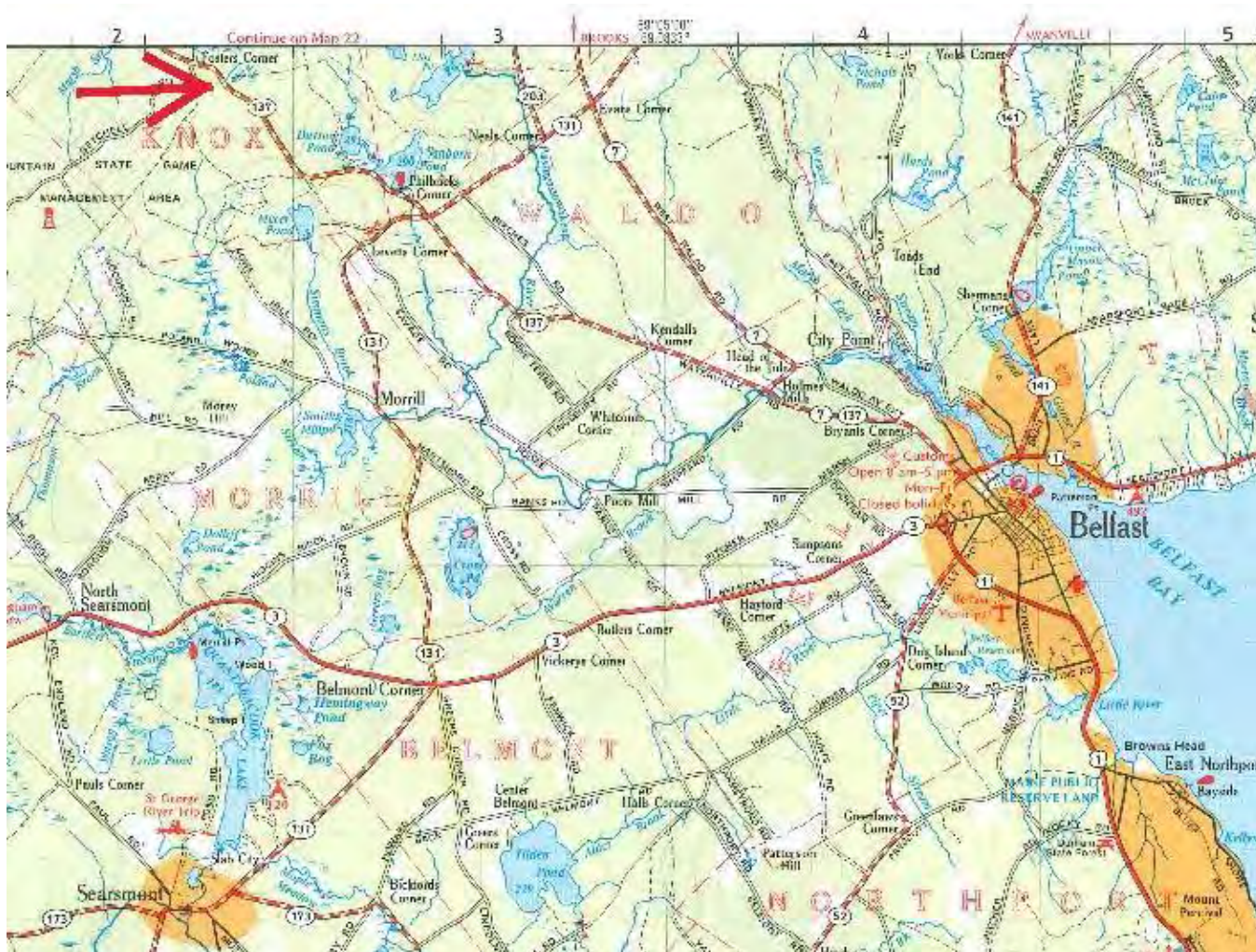


**Part Three: Community Values Criteria: \*Evaluation done of Bloomstein combined with subject properties, as they are all part of one larger project contingent on the other closing.**

<b>Criteria (and Description)</b>	<b>Guidelines:</b> These criteria are filled out by CMLT staff, using their own judgement, and then reviewed and updated by the Land Protection Committee.	<b>Max Points</b>	<b>Score</b>	<b>Notes</b>
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	10	The woods road allows for access, but no connection beyond the wetlands
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	5	
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	10	
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	0	
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		
BONUS Public Drinking Water Supply	Parcels that help conserve public drinking water supplies. Mirror Lake and Grassy Pond CE are an example.	5		
BONUS Project in Underserved Town	In the towns that we have not worked much in or have limited recreation resources. Belmont, Morrill, Knox, Waldo, Brooks, Stockton Springs, and Prospect.	10	10	
BONUS Other Recreation Feature	Any feature that is not covered by other criteria.	5	5	Great hunting area
<b>Community Values Score</b>	<b>Sum (base score is 0-100, plus bonus points)</b>	40		

**Community Values Description:** The properties have moderate community values as they allows for access but do not have the potential for an extensive network of trails or great water access. It is however a great location for naturalists and hunters and will prove popular with users who want to spend time in nature, not necessarily go to a destination. This will also be the Land Trust's first preserve in Knox.

# Knox, Waldo County

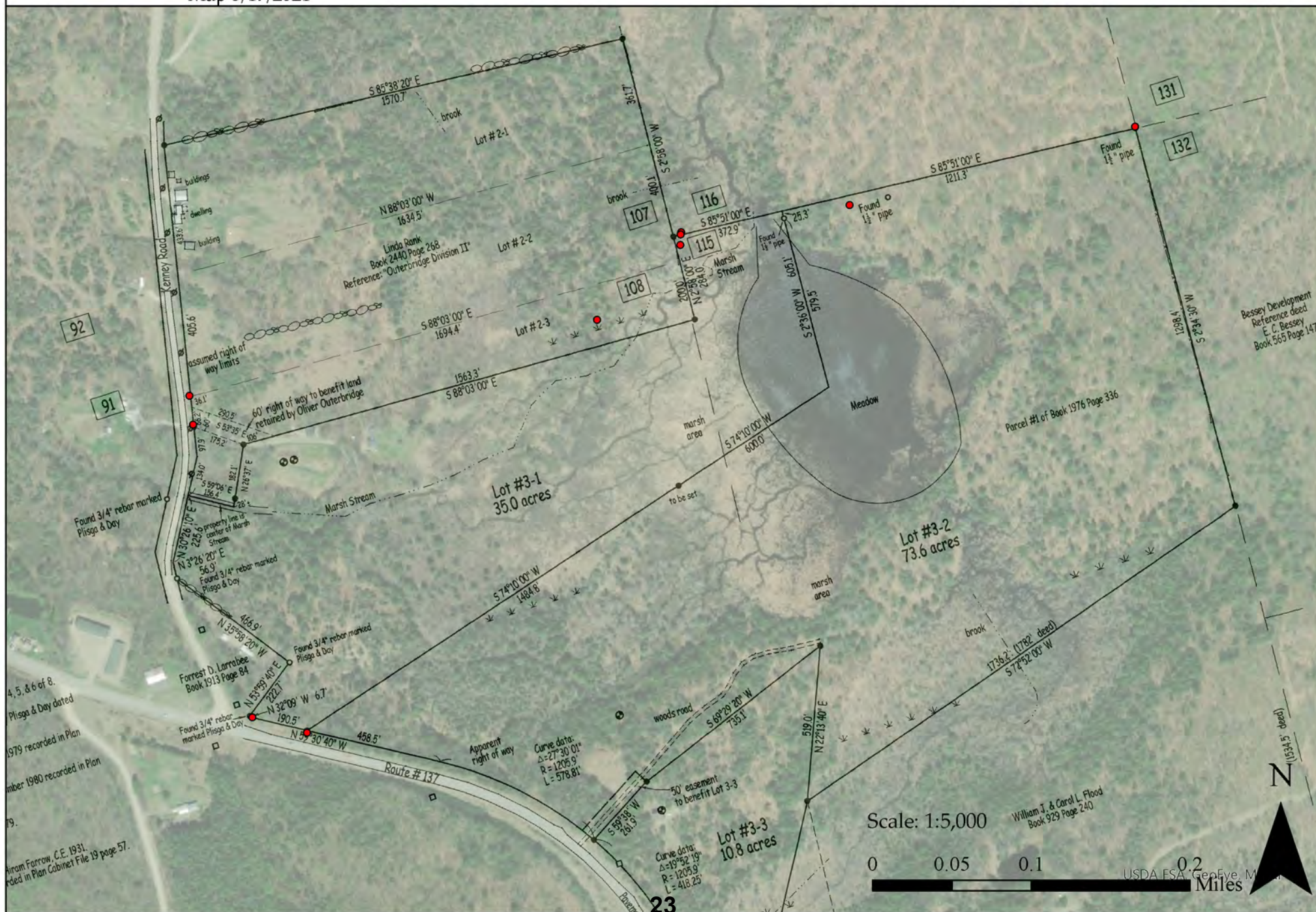


1998 Maine Atlas and Gazetteer, Page 14





**Wagner- Bloomstein - Smith**  
**Aerial with Survey (Approx)**







# GEORGE HESSE, P.L.L.C.

1630 E. White Mountain Blvd., Ste. B

Pinetop, Arizona 85935

Telephone: (928) 367-3333

[ghesse@pinetoplawyers.com](mailto:ghesse@pinetoplawyers.com)

November 2, 2021

Coastal Mountain Land Trust  
ATTN Ian Stewart, Executive Director  
101 Mt Battie Street  
Camden, ME 04843


RE: The Brown Charitable Remainder Unitrust

Dear Mr. Stewart:

Enclosed is an agreement previously sent to you, but apparently to the wrong address. I am resubmitting this to you for your review. The cover letter dated September 28, 2021, explains the nature of the request.

Please let me know if you have any questions.

Sincerely,



George Hesse  
George Hesse, PLLC

Enclosures

cc: Anne Brown



**GEORGE HESSE, P.L.L.C.**

1630 E. White Mountain Blvd., Ste. B  
Pinetop, Arizona 85935  
Telephone: (928) 367-3333  
[ghesse@pinetoplawyers.com](mailto:ghesse@pinetoplawyers.com)

September 28, 2021

Coastal Mountain Land Trust  
ATTN Ian Stewart, Executive Director  
18 Central Street  
Rockport, ME 04856

RE: The Brown Charitable Remainder Unitrust


Dear Mr. Stewart:

You received correspondence earlier this year about a request to modify the referenced trust agreement. I have been asked to follow up with you in response to some questions about completing the documentation.

As you may have been advised, Anne Brown, the donor, has experienced a financial hardship and requests consent from your organization and the other designated charitable organization to adjust the donor's annual withdrawal amount. For that purpose, enclosed with this letter is the proposed modification with Ms. Brown's original signature. The modification is made pursuant to Arizona Revised Statutes, §14-10111. A copy of the authorizing statute is enclosed for your reference.

If the form of the agreement is acceptable, we ask that you have it signed by an authorized person and return the original to this office, keeping a copy for your file. If you have any questions concerning the agreement, please contact me.

Sincerely,

  
George Hesse  
George Hesse, PLLC

enclosures

cc: Anne Brown



**The Brown Charitable Remainder Unitrust**

**Nonjudicial Settlement Agreement**

**Whereas, Barbara Anne Ensign Brown, as Donor and Recipient, created The Brown Charitable Remainder Unitrust (the "Trust"), by a trust agreement dated March 7, 2000; and**

**Whereas, the Donor serves as the current Trustee of the Trust; and**

**Whereas, the Trust names certain charitable entities, consisting of the Nature Conservancy, the Coastal Mountain Land Trust, and the Friends of the Rockport Public Library as the residual beneficiaries of the Trust; and**

**Whereas, the Trust directs that during her lifetime the Donor is entitled to receive eight percent (8%) of the Trust value from the Trust each calendar year; and**

**Whereas, the Trust is formed under and governed by the laws of the State of Arizona; and**

**Whereas, Arizona law, namely Arizona Revised Statutes, §14-10111, authorizes the interested persons pertaining to the Trust to enter into a binding nonjudicial settlement agreement to modify a trust term, provided that it does not violate a material purpose of the Trust; and**

**Whereas, due to the unexpected financial hardship of the Donor, the Donor and the undersigned residual beneficiary enter into this Agreement to increase the annual distribution from the Trust to the Donor from eight percent (8%) to thirty percent (30%) of the Trust value.**

**Therefore, the Donor and Coastal Mountain Land Trust, (the "Residual Beneficiary") agree as follows:**

- 1. Barbara Anne Ensign Brown is entitled to receive thirty percent (30%) of the fair market value of the Trust each calendar year; and for that purpose, the "unitrust amount," as identified in the Trust, is hereby changed from eight percent (8%) to thirty percent (30%).**
- 2. The Donor agrees to defend and indemnify the Residual Beneficiary from IRS tax or penalty assessed against the Residual Beneficiary as a result of the terms agreed to in paragraph one, above.**
- 3. This Agreement is effective as of the date last signed below shown below and shall apply to distributions to the Recipient beginning calendar year 2021.**

*(signatures on following page)*

DONOR

Barbara Anne Ensign Brown

Barbara Anne Ensign Brown

9-13-2021

date

TRUSTEE

Barbara Anne Ensign Brown

Barbara Anne Ensign Brown

9-13-2021

date

RESIDUAL BENEFICIARY

Coastal Mountain Land Trust

By:

date

Arizona Revised Statutes Annotated  
Title 14. Trusts, Estates and Protective Proceedings (Refs & Annos)  
Chapter 11. Arizona Trust Code (Refs & Annos)  
Article 1. General Provisions (Refs & Annos)

A.R.S. § 14-10111

**§ 14-10111. Nonjudicial settlement agreements; definition**

Effective: September 13, 2013  
Currentness

A. Except as otherwise provided in subsection B of this section, and except for modification or termination of a trust as otherwise permitted pursuant to the trust instrument, interested persons may enter into a binding nonjudicial settlement agreement with respect to any matter involving a trust.

B. A nonjudicial settlement agreement is valid only to the extent it does not violate a material purpose of the trust and includes terms and conditions that could be properly approved by the court under this chapter or other applicable law.

C. Matters that may be resolved by a nonjudicial settlement agreement include:

1. The interpretation or construction of the terms of the trust.
2. The approval of a trustee's report or accounting.
3. Direction to a trustee to refrain from performing a particular act or the grant to a trustee of any necessary or desirable power.
4. The resignation or appointment of a trustee and the determination of a trustee's compensation.
5. The transfer of a trust's principal place of administration.
6. The liability of a trustee for an action relating to the trust.

D. Before or after the parties enter into a nonjudicial settlement agreement, any interested person may request the court to approve a nonjudicial settlement agreement to determine whether the representation as provided in article 3 of this chapter<sup>1</sup> was adequate and to determine whether the agreement contains terms and conditions the court could have properly approved.

E. Unless the interested person, pursuant to subsection D of this section, asks the court to rule without regard to this subsection, the court may either approve the agreement or decline to approve the agreement, but may not disapprove or deny the effectiveness

**§ 14-10111. Nonjudicial settlement agreements; definition, AZ ST § 14-10111**

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of the agreement. If the court does not approve the agreement pursuant to this subsection, the failure to approve is not any prejudice against the effectiveness of the agreement and is not a final judgment or judicial precedent with respect to the agreement or subsequent agreements pursuant to the section.

F. For the purposes of this section, "interested person" has the same meaning prescribed in § 14-1201.

**Credits**

Added by Laws 2008, Ch. 247, § 16, eff. Jan. 1, 2009. Amended by Laws 2009, Ch. 85, § 10; Laws 2013, Ch. 112, § 5.

**Footnotes**

1 Section 14-10301 et seq.

A. R. S. § 14-10111, AZ ST § 14-10111

Current through the First Special Session of the Fifty-Fifth Legislature, and also includes legislation effective July 10, 2021 of the First Regular Session of the Fifty-Fifth Legislature (2021).

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End of Document

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# Loans

In 1999, a New England based organization approached the Foundation about the possibility of a bridge loan to help them complete the purchase of open space in a village in Maine. Having a past grant history with the entity, the board approved a one year loan and the Norcross Wildlife Foundation Land Loan Protection Fund was born. The loan fund is designed to provide short-term loans to secure projects while groups undertake fundraising.

## THE NORCROSS WILDLIFE FOUNDATION, INC. NO-INTEREST LOANS FOR LAND CONSERVATION PROGRAM

### Application Guidelines (revised July 2021)

1. **About the Loans:** The Norcross Wildlife Foundation (“Norcross”) makes loans to land trusts, conservancies, and foundations to help them acquire land they have prioritized for conservation. The subject property must possess wildlife habitat of some tangible significance. Applicants must be private, non-profit organizations as determined by the Internal Revenue Service. Loans of up to \$350,000 are available for up to one full year. Repayment is expected when permanent funds have been raised, or one year from loan issuance, whichever comes first. Applicants must apply the full amount of the loan to the purchase of the subject land – none may be used for closing costs, legal fees or stewardship. Applicants may not apply for more than one loan at a time. The Conservation Loan Program is restricted to projects in the U.S. northeast, including the New England States, New York, New Jersey, and Pennsylvania. We will further prioritize projects that are in the regional flow corridor identified by The Nature Conservancy (TNC Resilient Land Mapping Tool, Connectivity and Climate Flow, <http://maps.tnc.org/resilientland/>) in which the Norcross Sanctuary in Wales is located, linking central eastern Connecticut through central Massachusetts and into New Hampshire and Vermont. Projects in the U.S. northeast outside of this corridor will be considered but must have very high conservation values. Norcross Wildlife Foundation additionally encourages projects that support Diversity, Equity and Inclusion for diverse communities in the U.S. northeast. Norcross will consider supporting a broader range of projects beyond traditional land conservation, such as community agriculture in underserved communities, environmental justice and other “community conservation” projects. (see <https://www.landtrustalliance.org/topics/community-conservation/what-community-conservation>)

**To find out more about eligibility,** email Ed Hood, Executive Director, at [ehood@norcrosswildlife.org](mailto:ehood@norcrosswildlife.org), or by phone, 413-245-1438.

**COASTAL MOUNTAINS  
LAND TRUST**



**Major Gifts**

**Committee Meeting**

**September 8th, 2020, 2:00 – 3:30pm**

**ZOOM**

<https://us06web.zoom.us/j/89685803245>

1. Development & Communications Coordinator Hiring Process Update
2. Conservation Partner Giving
  - Conservation Partner Outings
  - Renewals
  - Follow-ups
3. Grant Support Update
  - Thendara Foundation - \$21,000 received for RTM / Stewardship
  - Nellie Leaman Taft Fdn - \$12,500 received for Learning Landscapes
  - MCF – Conservation for All - \$7,500 received for Learning Landscapes
  - Land and Water Con Fund – pending - appx. \$75,000 for RTM – Snowbowl work
  - Maine Natural Resource Protection Fund – appx. \$115,000 pending – Agnew
  - Davis Conservation Foundation – submitted – Learning Landscapes
  - Maine Community Foundation – Land Protection Fund – submitted – Mt. Tuck
  - Cricket Foundation – submitted – Mt. Tuck
  - Camden Foundation – to be submitted – Learning Landscapes
  - Fields Pond Foundation – to be submitted Mt. Tuck
  - David Thanhauser related foundations
4. 2021-22 Project Support – How to Ask for Funds Moving Forward
  - Waldo County Conservation
  - Community Engagement Work / Outdoor Classrooms
  - Stewardship Projects / Head of Tide / Ducktrap Bridge planning
  - Round the Mountain Stewardship / Benches
5. COPE Analysis – Summary
  - Initial feedback - \$2,500, planned giving comments, hiring consultants
6. Board Fundraising Training -when?



**COASTAL MOUNTAINS**  
LAND TRUST



Finance and Investment Committee

November 17, 2021

**MINUTES**

**Present:** Malcolm White (Treasurer), Roy Call, Landis Gabel, Judy Wallingford, Malcolm White, Brad Hennemuth, Jane Merrill, Polly Jones and Ian Stewart.

**Regrets:** Dan Johnson

**Discussion Items**

1. Semi-Annual Review of Investments Presentation – Sada Geuss, Trillium Asset Management

*Sada gave an overview of CMLTs investment portfolio, which led to a discussion of the current financial climate and speculations about the future: will inflation be transitory or long-term; pressure on supply chains is resulting in higher costs which companies are floating on to consumers; some wages are rising due to pressure from low-wage workers who have been left out of company profits, which will overall create a stronger economy; the reaction of investors around climate issues and diversity.*

2. Review of Monthly Financial Reports

*Reports look good.*

3. Discussion of Motion to Approve \$100,000 loan from Norcross Foundation

*A money market would be set up as collateral.*

4. Status Capital Fundraising

a. Round the Mountain Ian reviewing final numbers and will update in Board report

b. Mt. Tuck MCF Grant received, about ¼ of what was requested.

c. Bloomstein Project

5. 2021-22 Health Care Premium Update Enrollment

6. Misc:

*Malcolm gave an update on the Ann Brown charitable trust agreement that the Rockport Library and Nature Conservancy have signed off on. MOTION: Malcolm moved to accept the Non-Judicial Agreement and bring it to the Board; Judy seconded.*

<i>Period</i>	<i>Account Performance</i>	<i>S&amp;P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	<i>8.1%</i>	<i>7.0%</i>	<i>4.3%</i>
<i>Past 3 months</i>	<i>6.8%</i>	<i>5.1%</i>	<i>3.4%</i>
<i>YTD</i>	<i>25.5%</i>	<i>24.0%</i>	<i>17.2%</i>
<i>Since Inception</i>	<i>15.3%</i>	<i>16.2%</i>	<i>13.8%</i>

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

Transfers already completed for FY 2021-22 include: \$ 37,300. Transfers Available: \$ 109,300

**Coastal Mountains Land Trust**  
**Monthly Financial Dashboard**

	April 1st - Oct. 30th	Annual Budget	
	10.30.21 YTD Monthly Analysis		
	Percentage of fiscal year complete	58%	100%
<b>Income</b>			
	Total YTD income*	<b>387610</b>	<b>745,800</b>
	Income as percentage of budget	52%	100%
<b>Cash position</b>			
	Remaining Unrestricted Carryover Reserve	101566	
	Remaining Board Designated Carryforward Funds	109500	
	Total endowment transfers available/not yet withdrawn	109300	<b>146,600</b>
	Combined Total of Unrestricted Operating Carryover and Reserves to draw		109300
	Credit Line Cash Availability/not yet withdrawn	100000	
<b>Expenses</b>			
	Total YTD expenses	<b>406133</b>	<b>745,800</b>
	Expenses as percentage of budget	54%	100%
<b>Campaign Income (subtracting 7% allocation to operating)</b>			
	Bald & Ragged Mountains	112573	186,000
	% of 2021-22 Needed B&R funds raised	61%	100%
	Mt. Tuck Region of Interest	55400	75000
	Hurds Pond project	0	0
	Beech Hill Expansion Project	33781	30000
	Other Projects	78398	30000
<b>Internal Land Protection Project Debts</b>			
	Remaining Mortgage for Mt. Tuck acquisition	0	
	subtotal	<b>0</b>	

**Investment Performance**

<i>Period</i>	<i>Trillium Account Performance***</i>	<i>S&amp;P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	8.1%	7.0%	4.3%
<i>Past 3 months</i>	6.8%	5.1%	3.4%
<i>YTD</i>	25.5%	24.0%	17.2%
<i>Since Inception</i>	15.3%	16.2%	13.8%

\*\*\* 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	\$3,339,944	\$3,504,535
Total Land Protection Reserves	\$1,478,169	\$1,527,442	\$1,598,942 Cash (w/o pledges)
Total Round the Mountain Funds	\$851,560	\$834,912	\$865,606 Cash (w/o pledges)
Total Land Protection Reserves minus Round the Mountain funds	\$626,609	\$692,529	\$733,336
Total Stewardship Reserves	\$60,952	\$59,326	\$66,252 Cash***

# Coastal Mountains Land Trust

## Balance Sheet

As of October 31, 2021

	Oct 31, 21	Sep 30, 21	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
1010 · Bangor Savings Bank #1898	79,823.90	59,664.36	20,159.54
<b>ACQUISITION ACCOUNTS</b>			
1110 · BSB Acquisition ICS #8375	610,521.44	578,453.91	32,067.53
1115 · Trillium Fernald's Nk Acq #1778	451,660.58	433,353.42	18,307.16
1120 · Trillium Land Acquisition #0685	531,760.12	515,634.36	16,125.76
Total ACQUISITION ACCOUNTS	1,593,942.14	1,527,441.69	66,500.45
<b>STEWARDSHIP ACCOUNTS</b>			
1150 · BSB Stewardship Savings #0691	5,048.83	48.78	5,000.05
1155 · Trillium Stewardship #5932	59,292.40	57,366.49	1,925.91
1160 · CNB Unrestricted Checking #0093	1,911.01	1,910.73	0.28
Total STEWARDSHIP ACCOUNTS	66,252.24	59,326.00	6,926.24
<b>RESERVES &amp; ENDOWMENTS</b>			
1170 · Trillium Res & Endowments #1928	3,504,535.43	3,339,943.52	164,591.91
Total RESERVES & ENDOWMENTS	3,504,535.43	3,339,943.52	164,591.91
1180 · State Unemployment CD #9286	4,929.99	4,928.97	1.02
1185 · Petty Cash	200.00	200.00	0.00
Total Checking/Savings	5,249,683.70	4,991,504.54	258,179.16
<b>Accounts Receivable</b>			
<b>1200 · Pledges Receivable</b>			
1205 · Pledges Rec-Bald & Ragged	60,333.32	60,333.32	0.00
1220 · Pledges Rec-Stewardship	20,000.00	25,000.00	(5,000.00)
1230 · Pledges Rec-Operating	27,500.00	15,000.00	12,500.00
Total 1200 · Pledges Receivable	107,833.32	100,333.32	7,500.00
Total Accounts Receivable	107,833.32	100,333.32	7,500.00
<b>Other Current Assets</b>			
1330 · Prepaid Insurance	4,629.05	4,629.05	0.00
1335 · Prepaid Exps-Other	2,625.00	2,925.00	(300.00)
1340 · Prepaid Land Costs	7,900.00	15,000.00	(7,100.00)
Total Other Current Assets	15,154.05	22,554.05	(7,400.00)
Total Current Assets	5,372,671.07	5,114,391.91	258,279.16
<b>Fixed Assets</b>			
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
<b>1580 · Beech Hill Property</b>			
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

**Coastal Mountains Land Trust**  
**Balance Sheet**  
As of October 31, 2021

	Oct 31, 21	Sep 30, 21	\$ Change
<b>Total Fixed Assets</b>	563,003.76	563,003.76	0.00
<b>Other Assets</b>			
<b>1700 · Split-Interest Agreements</b>			
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
<b>Total 1700 · Split-Interest Agreements</b>	256,307.85	256,307.85	0.00
<b>1740 · Steven GRLE</b>	189,820.23	189,820.23	0.00
<b>1800 · Conservation Preserves</b>			
1805 · Conservation Preserves-FMV/Cost	25,691,972.14	25,672,896.64	19,075.50
1810 · CMLT Allowance for Impairment	(24,041,521.97)	(24,041,521.97)	0.00
1815 · Preserve Improvements	136,937.56	136,937.56	0.00
<b>Total 1800 · Conservation Preserves</b>	1,787,387.73	1,768,312.23	19,075.50
<b>1850 · Conservation Easements</b>			
1855 · Easements-Basis	3,736,444.00	3,735,844.00	600.00
1860 · CMLT Allowance for Easement	(3,652,024.00)	(3,652,024.00)	0.00
1865 · Easement Improvements	990,790.71	990,790.71	0.00
<b>Total 1850 · Conservation Easements</b>	1,075,210.71	1,074,610.71	600.00
<b>Total Other Assets</b>	3,308,726.52	3,289,051.02	19,675.50
<b>TOTAL ASSETS</b>	<b>9,244,401.35</b>	<b>8,966,446.69</b>	<b>277,954.66</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
2000 · Accounts Payable	2,041.90	1,732.36	309.54
<b>Total Accounts Payable</b>	2,041.90	1,732.36	309.54
<b>Other Current Liabilities</b>			
2110 · Accrued Vacation	3,373.65	3,373.65	0.00
<b>Total Other Current Liabilities</b>	3,373.65	3,373.65	0.00
<b>Total Current Liabilities</b>	5,415.55	5,106.01	309.54
<b>Total Liabilities</b>	5,415.55	5,106.01	309.54
<b>Equity</b>	9,238,985.80	8,961,340.68	277,645.12
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>9,244,401.35</b>	<b>8,966,446.69</b>	<b>277,954.66</b>

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

	<u>Apr - Oct 2021</u> <u>Apr - Oct 21</u> <u>Budget 21-22</u>		
Ordinary Income/Expense			
Income			
Operating Income			
4000 · Contributions Income	155342	169166	375750
4080 · Capital Campaign Allocations	12612	13614	23450
4100 · Grants	17000	87817	127500
4200 · Event Income & Expenses	5635	1450	5000
4251 · Beech Hill Farm Income	0	1764	0
Total Operating Income	190589	273810	531700
Use of Reserves			
4910 · Release of Restricted Funds	119153	37300	146600
4900 · Use of Unrest Op Funds	50000	67500	67500
Total Use of Reserves	169153	104800	214100
4960 · PPP Loan Forgiveness	83800	0	0
Total Income	443542	378610	745800

Gross Profit			
Expense			
6000 · Advertising	65	637	450
6142 · Community Engagement Exps.	5227	9820	10000
6150 · Fees	11898	11585	21500
6180 · Insurance	17970	22570	40500
6200 · Interest Expense	0	144	0
6230 · Property Management Expenses	30838	40243	56650
6246 · Newsletter Expenses	8823	7160	9500
6250 · Office Expenses	11191	14223	12250
6256 · Postage and Delivery	1713	2320	4500
6258 · Printing & Publication Exps	6816	6306	18000
6260 · Professional Fees	17222	17589	29250
6297 · Real Estate Taxes	102	3921	4750
6300 · Repairs & Maintenance	2281	5355	8250
6340 · Telephone & Internet	1631	1840	3000
6350 · Travel & Ent	6792	16401	21500
6400 · Utilities	1010	855	2500
6560 · Payroll	274581	245163	503200
	0		
Total Expense	398161	406133	745800
Net Ordinary Income			

**Total Investment Income\*\*\***

Reserves & Endowments	475286	453288	0
Land Acquisition funds	67157	77448	0
Stewardship Funds	10140	4241	0
*** Sum of 7800, 7805, 7810 and 8800			

Coastal Mountains Land Trust  
Restricted Funds and Grants Report

									ADJUST TO CASH BALANCE OF FUND:		
	Balance as of	Activity April-October, 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	Oct 31, 2021	Pledges	Advance	Oct 31, 2021
				(Net of Fees)	or Withdrawal		(& surplus fd transfers)				
<b>RESERVES &amp; ENDOWMENTS</b>											
<b><i>Permanently Restricted Funds (PRFs): Managed for long-term protection:</i></b>											
Land Trust Endowment PRF - Corpus \$47,738.60	69,226.19	0.00		9,951.60	0.00	0.00	0.00	79,177.79	0.00		79,177.79
McLellan Poor Preserve Endowment PRF-Corpus \$22k	33,330.68	0.00		4,791.45	0.00	0.00	0.00	38,122.13	0.00		38,122.13
Fernalds Neck Preserve Endowment PRF-Corpus \$550k	713,471.46	0.00		102,564.95	0.00	0.00	0.00	816,036.41	0.00		816,036.41
<b><i>Temporarily Restricted Funds (TRFs): Managed per restrictions:</i></b>											
Land Trust Stewardship Reserve TRF-Contributions total-\$354,862.38)	337,319.38	49,543.00		0.00	0.00	(5,000.00)	0.00	381,862.38	(20,000.00)		361,862.38
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	0.00		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	0.00		280,000.00
Pendleton TRF - Goal \$50,000	50,378.72	217.39					0.00	50,596.11	0.00		50,596.11
Howe Hill Farm TRF - Goal \$75,000	49,459.76	0.00		0.00	0.00	0.00	0.00	49,459.76	0.00		49,459.76
<b><i>Board Designated Funds (BDFs): Managed for growth of BDFs</i></b>											
Land Trust Operating Reserve BDF	266,280.15	0.00		37,713.80	(11,600.00)	0.00	0.00	292,393.95	0.00		292,393.95
Bald & Ragged BDF - Baseline total \$200,000	215,309.45	0.00		29,735.32	0.00	0.00	(24,963.60)	220,081.17	0.00		220,081.17
Land Trust Stewardship Reserve BDF - income from line above	325,948.10	0.00		96,988.19	(25,700.00)	0.00	0.00	397,236.29	0.00		397,236.29
Beech Hill Preserve BDF - income from line above	92,563.41	0.00		53,557.78	0.00	0.00	0.00	146,121.19	0.00		146,121.19
Conservation Lands Defense BDF	267,554.63	0.00		71,586.29	0.00	0.00	0.00	339,140.92	0.00		339,140.92
Pendleton BDF	39,281.90	0.00		12,905.74	0.00	0.00	0.00	52,187.64	0.00		52,187.64
Howe Hill Farm BDF	17,708.28	0.00		9,655.73	0.00	0.00	0.00	27,364.01	0.00		27,364.01
<b><i>Unrestricted Invested Funds: Surplus operating funds managed for growth</i></b>											
Surplus Operating Funds-Short Term Investment	229,306.36	0.00		23,837.27	(67,500.00)	0.00	(61,784.23)	123,859.40	0.00		123,859.40
<b>TOTAL Reserves &amp; Endowments Investment Account</b>	<b>3,216,534.75</b>	<b>51,260.39</b>	<b>0.00</b>	<b>453,288.12</b>	<b>(104,800.00)</b>	<b>-5,000.00</b>	<b>(86,747.83)</b>	<b>3,524,535.43</b>	<b>(20,000.00)</b>	<b>0.00</b>	<b>3,504,535.43</b>
<b>ACQUISITION FUNDS</b>											
<i>Fund managed with unpredictable, near-term use of corpus:</i>											
Fernalds Neck Acquisition Reserve TRF	409,955.49			41,705.09				451,660.58			451,660.58
<i>Funds managed with frequent, unpredictable income and expense:</i>											
Ducktrap River Watershed TRF	1,352.50	19,137.25						20,489.75			20,489.75
Bald & Ragged Mountains TRF	771,893.03	104,235.20	20,000.00			(74,819.90)		821,308.33	(60,333.32)		760,975.01
Bald & Ragged Mountains BDF	79,667.31						24,963.60	104,630.91			104,630.91
Beech Hill Expansion TRF	8,953.25	33,780.75				(42,920.25)		(186.25)			(186.25)
Beech Hill Expansion BDF	8,093.03					(3,365.56)		4,727.47			4,727.47
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	55,400.10				(22,133.30)		55,383.27			55,383.27
Mt. Tuck Region of Interest BDF	30,000.00							30,000.00			30,000.00
General Acquisitions TRF	0.00	75,000.00				(75,000.00)		0.00			0.00
General Acquisitions BDF	31,788.24			35,742.16		(10,619.00)		56,911.40			56,911.40
<b>TOTAL Acquisition Funds</b>	<b>1,478,169.32</b>	<b>287,553.30</b>	<b>20,000.00</b>	<b>77,447.25</b>	<b>0.00</b>	<b>(228,858.01)</b>	<b>24,963.60</b>	<b>1,659,275.46</b>	<b>(60,333.32)</b>	<b>0.00</b>	<b>1,598,942.14</b>
<b>STEWARDSHIP FUNDS</b>											
<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						0.00			0.00
Office Fund TRF		8,000.00						8,000.00			8,000.00
General Stewardship BDF	23,440.30			4,239.72		(6,500.00)		21,180.02			21,180.02
<b>TOTAL Stewardship Funds</b>	<b>60,952.12</b>	<b>7,560.40</b>	<b>0.00</b>	<b>4,239.72</b>	<b>0.00</b>	<b>(6,500.00)</b>	<b>0.00</b>	<b>66,252.24</b>	<b>0.00</b>	<b>0.00</b>	<b>66,252.24</b>
<b>GRAND TOTALS</b>	<b>4,755,656.19</b>	<b>346,374.09</b>	<b>20,000.00</b>	<b>534,975.09</b>	<b>(104,800.00)</b>	<b>(240,358.01)</b>	<b>(61,784.23)</b>	<b>5,250,063.13</b>	<b>(80,333.32)</b>	<b>0.00</b>	<b>5,169,729.81</b>

**Coastal Mountains Land Trust**  
Land Protection Committee Minutes  
November 10, 2021

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

Active Projects

Camden, Rockport, Lincolnville & Hope Area

Slab City Conservation Co. LLC, Lincolnville

- The landowners received an appraisal report.
- Two of the three families are ready to donate their share of ownership, ideally in 2021.
- The third family is considering the two options of either donating their share now or donating their share and reserving a life estate.
- The Committee recommends that the Board to accept donation of the land in either scenario.

Perkins

- Dave Perkins has agreed to a draft of an easement. He is looking into an appraisal. We will meet with him soon to finalize the details.
- The Committee has reviewed the latest and near-final draft of the easement and recommends that the Board accept donation of the conservation easement.

Belfast, Belmont, Northport, Swanville Area

Clements Property, Swanville

- The three siblings who inherited the property recently have come to an agreement about selling about 50 acres of land along Meadow Brook to the Land Trust.
- We have commissioned an appraisal that is due in mid-December.
- The Committee has planned a site visit on December 3<sup>rd</sup> at 1pm.
- This is a potential project for an application to LMF, due in December.

Searsport, Stockton Springs, Prospect

Smith Property

- The survey is nearly complete.
- They would like the closing to be after the new year for tax purposes.

#### Mathies, Stockton Springs

- Jack met with the Mathies again and she agreed in principle to sell us about 20-25 acres of land. Jack is going to flag it and then meet again with her to walk the line.
- We hope to sign a P&S soon for a closing next year. We have a number of grants out for the Smith and Mathies projects (Cricket Foundation, MCF, and soon Fields Pond)

#### Other Parcels on Mount Tuck

- We reached out to two landowners near Mount Tuck. One responded saying that they may be interested in selling a small roadside lot to us for over \$35,000. We are looking into some financing and what it would likely appraise for before proceeding. There may be LMF funding potential for these two parcels.

#### Waldo, Morrill, Knox & Brooks Area

#### Wagner/Bloomstein/Smith, Knox

- We are going to resubmit the NAWCA substitution with additional match acreage that will hopefully meet the requirements to use the NAWCA funding for this project.
- The surveyors are in the process of surveying the dividing lines for Wagner and Smith donations of land this month.
- The Committee recommends that the Board vote to accept donations of land from Wagner and Smith.

#### Agnew, Knox

- We have entered into a purchase agreement for \$95,000 closing by March 2022.
- We have submitted a full proposal to the MNRCP grant program to support this project. An announcement of the decision will be November 17<sup>th</sup>.

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

#### 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

MacManus/Filmeridis Property, Camden

Sherman's Point Realty Trust, Camden

Little River Restoration Project

Welsh Property, Swanville



**Coastal Mountains Land Trust**  
**Stewardship Committee Updates**

Meeting November 8th, 2021 via ZOOM

Link: <https://zoom.us/j/99985212147?pwd=dE1WSmpwTWxWVUQ1UDFQWWpYYnNKQT09>

**Updates October/November**

Events this Month

Waldo County

- Jack was away for two weeks and just came back yesterday. Things have been quiet in waldo county but like in Knox various trails were damaged.
- Ryan O'Dell was working on the Mount Tuck trail the last few weeks.

Knox County

- Major rainstorm has left some trails needing work. Volunteer crews (Wednesday field crew and Rivers alternative middle school) have been at Beech Hill Preserve fixing the farm road and sections of the Extension Trail.
- Sections of RTM took a hit as well, maintenance needs were observed and cataloged from the trail truck. Jed will be spending the rest of the build season fixing issues from the storm.
- Trail Counter Data (will be sent out prior to the meeting)

Agenda

1. Mount Tuck Trail Update
2. Hurds Pond Trails plan.
3. Trail maintenance post storm



### **Board Advancement Committee Minutes**

**Wednesday November 3, 2021**

Attendees: Roy Call, Gianne Conard, Dan Johnson, Tom Moore, Ian Stewart

1. Additional Board recruits
  - a. Outreach efforts before next board meeting:
    - i. Mazie Cox and Brink Thorne: Ian and Emily
    - ii. Mike Pierce/Allen Agency: Ian
    - iii. Wing Goodale: Ian (should we ask him to do a board presentation?)
    - iv. Drew Lyman: Tom
    - v. Sean Ociepka: Gianne
    - vi. Barney Hildreth: Dan
    - vii. Burt Sturup: Ian
  - b. Student Board Member process: Ian will reach out to Camden/Rockport; Gianne will reach out to Belfast. Suggestion is to contact superintendent as an FYI and to identify point of contact at each school. Gianne to reach out to Olympia Snowe Leadership program; Ian to discuss ideas with Leah. Follow up at next BAC meeting. We need to stay on top of this if we want new members in 2022 (inducted at annual meeting). Concern about having multiple students apply and selecting one (though they will need to fill out a board application) – better to engage and offer without “competition”.
  - c. Goal for 2022 board members
    - i. Current board is 13; Tom steps off in June 2022, Nick terms out in 2022
    - ii. 2 Student Members
    - iii. Goal should be 2 – 3 additional board members (+ students) to get us back up to 15 ±
2. Review/prioritization of potential board candidates
  - a. Board Matrix needs to be updated for current board
  - b. What roles do we need to fill? Financial, management, long standing community connections, business, law
  - c. Names from board members were added to list. Elisabeth: Steve Bird, Dan Kennedy, John Krueger, Dirk La Faegre and Elizabeth Garber; Landis: Jeff Davis, Wing Goodale (instead of his parents)
  - d. Jane Merrill will join Finance Committee and is interested in eventually joining the board when she has more time.
  - e. Sadie Mudge and Marion Brown will not be pursued at this time. Sadie is too busy with family and new business; Marion would volunteer for targeted tasks (like stuffing envelopes for a campaign) but is not interested in board responsibilities.
  - f. For list of active pursuits, see 1.a. above.
3. Advisory Council: Table until January, except that Tom will reach out to Galen Todd to discuss the idea. We need a board point person to stand up a new council, and BAC agreed unanimously that Judy would be great at shepherding it.

## **Minutes of DEI Committee**

### **10/28/2021**

Present on Zoom call: Gianne, Polly, Ryan O, Leah, Heather, Landis

Agenda:

1. Discussion of educational/training programs for members of the Board
2. Open discussion of future agenda items

Item #1:

We felt we should have a clearer articulation of why this is worth the Board's time before asking it of them.

Item #2:

We posed a series of questions to guide our future work. They were:

1. Who? I.e., what communities are not sufficiently included? Who are they? Where are they? Why haven't they been traditionally included?
2. How? How can we reach those neglected communities? Why haven't they been in our catchment area in the past?
3. What? If we figure out how to reach them, what do we have to offer them? Or what do they have to offer us? What is of value either way?
4. Why? Why is this important? What is the priority?

At the next meeting, we would try to identify at least two priority projects; one that we might be able to do relatively quickly in order to test out the process and the other more challenging and longer term.

Other:

Landis asked for recommendations of programs that committee members had attended or knew of, both for himself and perhaps for Board members.

We decided we would routinely meet on the 4<sup>th</sup> Thursday of each month, although November would be an exception due to Thanksgiving. Landis would find a suitable alternative [which would be Tuesday November 30 at 1pm.]

Landis 10/30/21



Minutes of the Executive Committee Meeting  
November 4, 2021

Attending: Gianne Conard (Vice-President), Landis Gabel (Secretary), Dan Johnson (President), Emily McDevitt, Ian Stewart (Executive Director), Judy Wallingford, Malcolm White (Treasurer)

Ian opened the meeting by introducing Emily as our new Executive Committee member, serving at large.

**1. Land Protection**

We have tentatively received \$125,000 for the Agnew acquisition and stewardship from the MNCRP.

Ian asked the Committee for its approval to borrow \$100,000 from Norcross if needed. The request was granted.

Ian and Heather are looking at several pre-submissions for LMF funds, motivated by the amount available. The projects they have identified are:

Spruce Mountain properties  
Upper Reservoir Little River  
Clements  
Mt. Tuck

**2. Stewardship**

After a long wait, we received a Land & Water Conservation Fund grant of about \$75,000 for RTM work around the Snow Bowl.

We received a Thendara Foundation grant of \$18,600 for RTM

We will need to resolve the issue of coverage of damage to RTM consequent to the 7" rain storm. The storm raised the question of the worth of buying equipment for such repairs or hiring an outside firm.

### **3. Organizational**

Ian hopes to finish a review and revision of all our policies by April 1.

He also hopes to updated our 5-year operating budget and capital campaign plans by April 1.

### **4. Staffing / HR**

Ian will make an offer today to the top candidate, with an expectation that the offer will be accepted and the person will join our staff on January 1.

Staff reviews will be done in November.

The Committee discussed the payment of bonuses to the staff at the end of the year. While bonuses should not be routine, this year has put exceptional burdens on the staff such that they deserve bonuses.

The Committee had a lengthy discussion of our health insurance policy in anticipation of its renewal on December 1. Ian was asked to investigate options, their cost, and to take his recommendation to the Finance Committee before signing a policy renewal.

### **5. Development**

The Committee discussed various aspects of the end-of-year social event: what, where, when, etc. Ian will send a poll to the Board to solicit information to help decide on the event.

Landis Gabel, Secretary  
November 6, 2021