



Board of Directors Meeting
4pm, February 28th, 2023
in the Abbot Room of the Belfast Free Library

AGENDA

Zoom link: <https://us06web.zoom.us/j/89188106129>

- A. **Board Learning Session:** *Midcoast Housing Trust - Jonathan M Goss & Stephanie Smith (see pg. 3)*
- B. **What's Coastal Mountains Land Trust got going on right now?** *(see pg. 5)*
- C. **Board Focus on Development:** *Open Sharing of Success Stories & Member / Donor Profiles*
- D. **Conservation Easement Violation Update:** *Update on Howe House Conservation Easement Violation*
- E. **Action Items:**

1. Proposed Board Motion: To approve minutes from the February 28th, 2023 board meeting

The Board of Directors hereby approves the minutes of the meeting of the Land Trust's board of directors held on February 28th, 2023. *(see pg. 6)*

2. Proposed Board Motion: Approval of 2023-24 Operating Budget (see pg. 10)

The Board of Directors hereby approves the proposed 2023-24 operating budget as presented to the board by the finance committee.

3. Proposed Board Motion: Approval of 2023-24 Capital Budget (see pg. 13)

The Board of Directors hereby approves the proposed 2023-24 operating budget as presented to the board by the finance committee.

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

Transfer of up to 5% from Land Trust Operating Reserve BDF - \$13,424

Transfer of up to 5% of Land Trust Stewardship TRF - \$33,961

Transfer of up to 5% of Land Trust Endowment PRF - \$3,630

Transfer of up to 5% of Beech Hill TRF - \$18,478

Transfer of up to 5% of McLellan-Poor PRF - \$1,625

Transfer of up to 5% of Fernalds Neck PRF - \$34,871

Transfer of up to 5% of Conservation Lands Defense Fund - \$22,485

Transfer of up to 5% of the Pendleton Temporarily Restricted Fund - \$5,000

(total of all 5% transfers = \$133,474)

4. Proposed Board Motion: Approval of Proposed Board Policy Revisions (sent under separate cover)

The Board of Directors hereby approves of amending the following sections of its board policies as per the revised documents included with this packet:

- a. Financial Management policies

5. Proposed Board Motion: Approval of Request to add our name in support of the Maine Trails Bond, LD 1156, that would provide \$30 million in grant funding over four years for the design, development and maintenance of non-motorized, motorized and multi-purpose trails. (see pg. 15)

A. Priorities We're Working On

- a. Executive Director report

B. Committee Updates

1. **Major Gifts Committee** (*minutes, pg. 21*)
2. **Membership & Marketing Committee** (*no meeting*)
3. **Finance and Investment Committee** (*discussed draft budget – see reports pg. 23*)
4. **Land Protection Committee** (*no meeting*)
5. **Stewardship Committee** (*no meeting*)
6. **Board Advancement Committee** (*minutes, pg. 33*)
7. **Access & Inclusion Committee** (*no meeting*)
8. **Building Committee** (*minutes, pg. 35*)
9. **Executive Committee** (*minutes, pg. 37*)

C. New / Future Business

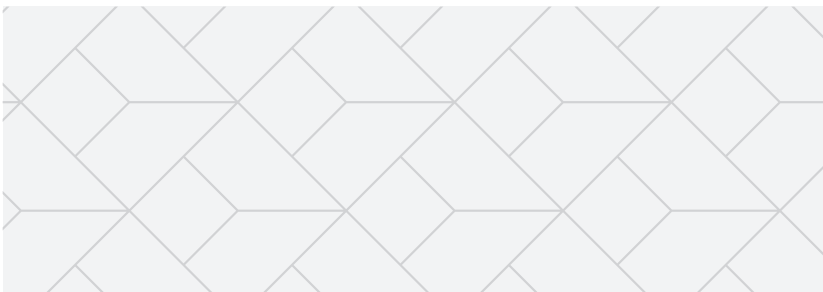
D. Executive Session



NO PLACE TO CALL HOME:

WORKFORCE HOUSING IN MIDCOAST MAINE

Prepared for the Midcoast Regional Housing Trust
by Camden Rotary Club



For questions or comments, please contact:

Robert Wasserstrom
Email : wasserstromrobert@gmail.com

Summary: trouble ahead

By 2028, 15,800 new workers will be needed in Maine as older employees retire. Where will they live? A majority of these workers will be paid less than \$15 per hour. Meanwhile so-called “middle range” employment (\$12-\$25) – the kind that used to let working families buy a home – will shrink or disappear. According to one estimate, only 230 new affordable housing units are built in the state each year (National Low Income Housing Coalition, 2021).¹

In the Midcoast, housing costs are rising sharply as new construction lags. Nearly two-third of existing households now struggle to afford appropriate housing and this number is likely to rise. Other coastal communities including Mt. Desert Island and Deer Isle face the same issues we do: flat-lined housing construction and a steady rise in so-called vacant homes (summer houses and seasonal rentals).² What makes the Midcoast particularly challenging is a heavier demand for year-round and skilled workers at our hospitals, schools, boatyards and other businesses.³

To meet this demand, Midcoast employers are often recruiting workers throughout New England and beyond. They report that housing has become a serious constraint. One major company found that 25 percent of its prospective hires turned down or rescinded job offers because of high housing prices and limited availability. A large school district needs to replace retiring faculty and recently hired 30 teachers, to be followed by more in coming years. But the salaries it can offer have been swamped by the steep rise in housing costs. The Midcoast Regional Housing Trust (MCRHT) must develop a multi-pronged strategy to expand workforce housing in an extremely challenging market.⁴

¹ In this report, we use “workforce housing,” “affordable housing” and “attainable housing” interchangeably. For questions or comments, please contact Robert Wasserstrom at wasserstromrobert@gmail.com.

² For Mount Desert Island, see Camoin Associates, 2018a; for Deer Isle, see Camoin Associates, 2019. Other housing needs assessments include Roundy, 2002 (Waterville); Planning Decisions, 2014 (Bath); Camoin Associates, 2018b (Kennebunkport); City of Biddeford, 2019; Terry, 2021 (Vinalhaven).

³ For our purposes, “Midcoast” refers to Knox, Lincoln and Waldo Counties.

⁴ “Midcoast Regional Housing Trust” is a working name and may be changed in the future.



What's Going on at the Land Trust Now?

March 2023

Drafted by Polly Jones, Office Manager

Stewardship

Knox County

- Volunteer field crew has been working on assembling the remaining kiosks at the stewardship barn to be dispersed this year between preserves in both counties.
- Tree work going on at Youngs Neck by Grant's Tree Service, sharing the costs with the abutting landowner.
- Fernalds Neck Preserve is closed to maintain the integrity of the private dirt road. Will re-open when road conditions improve.

Development & Communications

- Spring newsletter edition of *Landscapes* coming your way in April.
- Waldo County Conservation Initiative has raised \$96,205 from the community since Nov. 2! We hope to reach \$100,000 by March 31.
- Working on securing sponsorships for Arts on the Hill (\$2,500 secured; another \$7,500 needed).
- New website launched!

Membership

- We require registration to attend many of our events (Happy Wanderers, CMNP, Kites & Ice Cream), which allows us to capture email addresses. After each of these events, an email will be sent to participants, thanking them for coming, letting them know of upcoming events, and inviting them to join our membership family.
- Spring membership appeal going out mid-April. Board members DO NOT have to make notes, fold, label, and stuff!

Community Engagement

- The Learning Landscapes Leadership summit in Clio, CA was inspiring and exceptional! Monthly sessions with idea swapping, collective evaluation, DEI work and supportive problem-solving continue!
- Maeve and Leah are continuing teacher support at Camden-Rockport Elementary in collaboration with Louisa Crane from the Knox-Lincoln Soil and Water Conservation District.
- The Coastal Mountains Nature Program, a monthly series of guided walks and talks led by Maine-based naturalists from differing areas of expertise, begins in April! Kay Etheridge, Professor Emeritus of Biology from Gettysburg College, will be leading a walk through Tanglewood 4-H Camp & Learning Center exploring vernal pools.
- We adopted an amphibian migration monitoring site through the statewide community science project Maine Big Night! A group of Coastal Mountains volunteers and community members will be monitoring salamanders and frogs throughout the spring at Hosmer Pond.
- Art Gone Wild's artist retreat/pop-up gallery at the Shed of Tides will be piloted this spring through fall with three Waldo County artists. This will be at the Head of Tide preserve and is the fruit of a fabulous and continued collaboration with Waterfall Arts in Belfast.

Natural Phenomena

- The birds are arriving!!

Minutes
Coastal Mountains Land Trust
Board of Directors Meeting
February 28, 2023

Board members present: Johnson, President; Call, Coburn, Conard, Jones, Lawrence, McDevitt, Noble, Rebordao, Rittmaster, Thanhauser, Wallingford, Wolfe

Staff present: Stewart, Jones, Landi, O'Neill, Rogers, Shaida

Guest speakers: Bethany Humphrey and Steven Kaagan, Intergen Climate Group

The meeting came to order at 4:01 p.m. remotely via Zoom. A quorum was present throughout. The meeting was intended to be held at the Belfast Library, but was changed to remote-only due to snow.

1. Board Learning Session: Youth on Boards Presentation - Bethany Humphrey and Steven Kaagan, Intergen Climate Group

In 2020 a group of eight young people (ages 15 - 30) and eight older people (ages 50 - 79) came together to discuss how to work in solidarity on climate change. This was the start of what is now the Intergen Climate Group. A small project team from the Intergen Climate Group is currently working to try to increase the number of young people in their teens and twenties serving on boards of Maine-based non-profit, government and business organizations. The working group meets once a month, and is open to having guests join, to learn more about the project. They believe that elevating more young people to decision-making positions will promote climate-focused enhancements to visions, missions, strategies and budgets of Maine institutions. See p. 4 in Board packets for today's meeting for contact information.

Representatives from the climate group have met with our Board Advancement Committee. A two-page assessment has been prepared about Board readiness to include young people on the Board. This document has not been distributed to all current Board members. Noble suggested that it would be useful to teach young Board members about how Roberts' Rules of Order work, and how Land Trust Board meetings are conducted. Thanhauser said that young Board members need to be encouraged to speak up at meetings and give input. Everyone's voice should be heard. Rebordao, a student Board member, said that sometimes at Board meetings she does not know what is going on. Board meetings can be overwhelming to a high school student. Johnson said that if she has a question, probably other people do too. Someone needs to speak up and ask the question. He has found this to be true, from his years of teaching experience. Coburn said that as a new student Board member, she sometimes feels lost. She would like to have a mentor, someone she feels free to reach out to with questions. Johnson commented that new Board members Jones and Lawrence might also benefit from having a mentor. They both agreed. McDevitt reassured the new Board members that it is all right not to speak up at Board meetings. She tends to be quiet at meetings, but may send an email if she has a question or comment about something said at a Board meeting. Call said that it took him a year on the Board to get to understand how the Board operates.

Kaagan said that there is a learning curve involved in coming onto a board, at any age. Having ground rules is helpful. People asking questions during discussion is helpful, as is synthesizing what others have said. It is important to listen to and respect what other people are saying. Gates noted that the term limit on the Board is nine years, or three three-year terms. It may take nine years on the Board for a person to fully participate. Some people lack a mentor and move on after one three-year term. Stewart suggested that new Board members may need more than a one-hour orientation session. Gates agreed that if the expectation is that most Board members will serve only a single three-year term, then we should aim to bring new Board members up to speed faster, both student Board members and regular members. Kaagan asked whether it would help the two current student members, Coburn and Rebordao, to have further one-on-one counseling with people from the Intergen Climate Group. Johnson suggested asking the two students whether they think a more focused orientation would be helpful in getting them to be more productive functioning Board members. Kaagan asked whether it be helpful for his group to meet further with the full Land Trust Board for discussion about ways to include more young people on Land Trust working groups and committees. The Intergen representatives left the meeting at 4:35 p.m.

With regard to getting new Board members up to speed, Call noted that some events happen only once a year. There is an annual cycle, a calendar. Johnson said that we need a much better orientation system for all new Board members, not just young people.

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

Office Manager Polly Jones's summary of activities in February 2023, including recent news about stewardship and community engagement, is on p. 5 - 6 in Board packets for today's meeting,

3. Upcoming Board Education Opportunities

The 2023 Maine Land Conference will consist of talks and seminars on various dates in March, listed on p. 7 in Board packets for today's meeting, plus an in-person gathering on Wednesday May 3 at the Samoset Resort in Rockport. The National Rally will be held in Portland, Oregon on Sept. 6 - 9. Several staff members will attend Rally. Stewart hopes that some Board members will also attend. Some 30 webinars will be available on various dates in 2023 through Land Trust Alliance. Stewart hopes that all Board members will take at least one workshop per year.

4. Board Focus on Development – Success Stories, Member/Donor Profiles [Polly, please verify spelling of all names!]

New Evergreen members include Pat Finnigan and Barbara Spalding, both of Camden.

New members include Jim and Karen Carson, of Warren, and Craig and Valyn Perini, of Camden.

New Conservation Partners include Penny Linn of Belfast and Edie Konesni of Belfast.

New Megunticook Society members include John and Gail Bertuzzi, of Lincolnville, and Greg and Kim Smith, of Camden.

The Arthur K. Watson Charitable Trust is donating \$20,000 per year for three years for Learning Landscapes.

Johnson said that this has been the best non-campaign year ever, financially.

5. Conservation Easement Violation Update – Howe House Conservation Easement, Ducktrap, Lincolnville

The former owner has transferred title (*verify*) to the property to a homeowners' association, while the property is still in violation of the terms of the conservation easement. Stewardship Director Ryan Gates, Land Trust attorney Darby Urey, and a representative of the Land Trust's insurance company Terra Firma will have a Zoom meeting with representatives of the homeowners' association on March 1, to hear their concerns. A lot of information-sharing is needed. Several meetings may be required.

6. Action Items

Johnson suggested approving all action items on today's agenda with a single vote. On motion of Noble/Rittmaster, Board members voted unanimously to do so.

6.1 Approval of Minutes of January 31, 2023 Board Meeting

On motion of Noble/Rittmaster, Board members voted unanimously to approve the minutes of the January 31, 2023 Board meeting as distributed in Board packets for today's meeting.

6.2 Land Trust History: Second Layers of Protection for Conservation Easement Properties: Why, When, How?

Land Protection Program Director Heather Rogers spoke about the second layer of conservation protection,

that aims to insure that the land in question is permanently conserved, e.g. , by a conservation easement held by another organization, such as Maine Coast Heritage Trust. A declaration of trust on a conservation property assures that the land will not be sold for development or subdivided in future, and qualifies the land for local property tax exemption. A declaration of trust is recorded at the Registry of Deeds, and is enforceable by the Attorney General. The Land Trust did not have a declaration of trust on the Howe House conservation easement, although we thought that we did. Johnson suggested having an education session about declarations of trust at a future Board meeting.

6.3 Updated Declaration of Charitable Trust Document

Pages 9 - 11 in Board packets for today's meeting contain the text of an updated model Declaration of Charitable Trust, presented for the information of Board members. This document was not discussed.

6.4 Approval of Declaration of Charitable Trust, Agnew Tract, Town of Knox

On motion of Noble/Rittmaster, Board members voted unanimously to approve granting a Declaration of Charitable Trust on the Agnew Preserve located in the Town of Knox, the deed to which is at Book 4782, Page 48 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust.

6.5 Approval of Declaration of Charitable Trust, Donaldson II Tract, Main Stream Preserve, Town of Stockton Springs

On motion of Noble/Rittmaster, Board members voted unanimously to approve granting a Declaration of Charitable Trust on the Donaldson II Tract of the Main Stream Preserve located in the Town of Stockton Springs, the deed to which is at Book 4856, Page 247 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust.

6.6 Approval of Declaration of Charitable Trust, Smith Tract, Marsh Meadow Preserve, Town of Knox

On motion of Noble/Rittmaster, the Board of Directors voted unanimously to approve granting a Declaration of Charitable Trust on the Smith Tract of the Marsh Meadow Preserve located in the Town of Knox, the deed to which is at Book 4805, Page 273 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust.

6.7 Approval of Declaration of Charitable Trust, Wagner Tract, Marsh Meadow Preserve, Town of Knox

On motion of Noble/Rittmaster, the Board of Directors voted unanimously to approve granting a Declaration of Charitable Trust on the Wagner Tract of the Marsh Meadow Preserve located in the Town of Knox, the deed to which is at Book 4805, Page 275 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust.

6.8 Approval of Declaration of Charitable Trust, Pelletier Tract, Mount Tuck Preserve, Town of Knox

On motion of Noble/Rittmaster, the Board of Directors voted unanimously to approve granting a Declaration of Charitable Trust on the Pelletier Tract of the Mount Tuck Preserve located in the Town of Knox, the deed to which is at Book 4793, Page 130 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust.

7. Executive Director's Report: Priorities We're Working On - Stewart

Stewart spoke about annual planning, including development (Learning Landscapes; Arts on the Hill); finance (the draft 2023 - 2024 budget; capital initiatives; the Waldo County Initiative; end-year financial review; the stewardship budget; carry-forward allocations; new gifts, and how to allocate these; and facilities/Building Committee summary); and land protection, including updates on land at Little River (highly confidential) and Mt. Pleasant. Two land protection projects are on the horizon: 1) holding a conservation easement on a property to be purchased by the City of Belfast, to assure permanent conservation protection; and 2) a partnership with Georges River Land Trust on a piece of land in Warren. Office Manager Polly Jones and Maine Conservation Corps Community Engagement Intern Maeve Cosgrove are working on finalizing an organizational calendar for 2023. Stewart's report ended at 5:10 p.m.

8. Committee Updates: Major Gifts; Membership & Marketing; Finance and Investment; Land Protection; Board Advancement; Executive Committee

Committee minutes and reports are found on pp. 12 - 13, 14, and 23 - 28 in Board packets for today's meeting. There were no questions or comments about any of the committee materials.

9. New/Future Business - not discussed

Adjournment: The Board meeting adjourned at 5:15 p.m., followed by an executive session.

Next regularly-scheduled Board meeting: Tuesday, March 28, Belfast Library, 4:00 p.m. Conard invited people to come to her house after the meeting for a glass of wine.

Respectfully submitted,

Susan S. R. Alexander
Recording Secretary

CMLT 2023-24 Operating Budget

	2023-24
Operating Program Income Accounts	Budget
Acct 4071 - Personal Memberships	48500
Acct 4072 - Leadership Donors	340000
Acct 4073 - Community Engagement Donations	3500
Acct 4074 - Memorial Donations	12500
Acct 4077 - Annual Appeal	48500
Acct 4078 - Donations for Gifting	0
Acct 4079 - In Kind Support	2500
Acct 4070 - Other	0
Acct 4080-Capital Campaign Allocations	30000
Acct 4155-Stewardship Grants	10000
Acct 4160-Community Engagement Sponsorships/Grants	40000
Acct 4170-Unrestricted Grants	95,000
Acct 4230 - Fundraising Events Income	10000
Acct 4250 - Beech Hill Management Income	0
Acct 4251 - Beech Hill Farm Income	0
Acct 4310 - Miscellaneous Income	0
Acct 4400 - Reimbursed Expenses	0
Release of Restricted Funds	
Acct 8020 - Operating Reserve Funds	13424
Acct 8040 - Transfer from Land Trust Stew. Reserve Fund	33961
Acct 8042 -Transfer from Land PRF Endowment	3630
Acct 8060 - Transfer from Beech Hill Reserve Fund	18478
Acct 8080 -Transfer from McLellan-Poor Endowment Fund	1625
Acct 8100 - Transfer from Fernalds Neck Endow. Fund	34871
Acct 8120 - Transfer from Conservation Lands Defense Fund	22485
Acct 8200 - Ducktrap River Disbursement	6600
Acct 8220 - Transfer from Bald-Ragged Campaign Fund	7,250
Acct 8270 - Transfer from Meadow Brook/Hurds Pond	8,250
Acct 8272 - Transfer from Mt. Tuck fund	2,000
Acct 8412 - Transfer from Beech Hill TRF Exp	0
Acct 8438 - Transfer from General Acquisitions TRF	0
Acct 8440 - Transfers from General Acquisition BDF	7,500
Acct 8455 - Transfer from Learning Landscapes TRF	0
Acct 8460 - Transfer from Mount Percival Disbursement	1,000
Acct 8480 - Transfer from McLellan-Poor Stewardship Fund	0
Acct 8500 - Transfer from LongCove/MainStream Stewardship Fund	3,650
Acct 8510 - Transfer from General Stewardship BDF	5,500
Acct 8520 - Transfer from Pendleton TRF	5,000
Acct 8521 - Transfer from Waldo County Initiative Fund	1,500
Piper Stream TRF	2,250
Mill Brook TRF	1,500
Acct 4910 - Use of Unrestricted Operating Funds	
Acct 8540 - Short Term Funds	

8540DES - Design/Marketing BDF - trail guide	12,000
8540STA - Staffing Reserve BDF	60,000
Consultants/Strategic planning set aside	12,500
TOTAL Operating Program Income	905,474
Operating Program Expense Accounts	
Acct 4235-Fundraising Events Expense	1,500
Acct 6000 - Advertising	500
Acct 6144 - Development & Donor Recognition	6,000
Acct 6154 - Bank & Investment Fees	2,500
Acct 6158 - Conference & Education	5,605
Acct 6162 - Dues and Subscriptions	6,000
Acct 6166 - Licenses and Fees	2,675
Acct 6170 - Membership Database Service	7,750
Acct 6181 - Terrafirma Defense Insurance	4,586
Acct 6185 - Liability, D&O, Property Insurance	38,500
Acct 6192 - Workers Compensation Insurance	9,000
Acct 6200 - Other Loan Interest	0
Acct 6212 - Credit Line Loan Interest	250
Acct 6228CE - Community Engagement Expenses	11,625
Acct 6228LL - Learning Landscapes Program Expenses	10,000
Acct 6230 - Mt. Tuck Expenses	2,000
Acct 6231 - Stewardship Services	7,500
Acct 6232 - Stewardship Supplies	11,000
Acct 6234 - Ducktrap TRF Expenses	6,600
Acct 6235 - General Acquisition Costs	7,500
Acct 6236 - Meadow Brook-Hurds Pond Expenses	8,250
Acct 6237 - Main Str. & Long Cove Expenses	2,650
Acct 6238 - Beech Hill Farm Expense	500
Acct 6240 - Beech Hill Management Expenses	12,750
Acct 6241 - Bald-Ragged Project Expenses	4,250
Acct 6242 - Fernalds Neck Preserve Expenses	1,750
Acct 6244 - McLellan-Poor Preserve Expenses	0
Acct 6245 - Waldo County Initiative	1,500
Acct 6246 - Newsletter	12,500
Acct 6252 - Office Supplies	6,000
Acct 6253 - Office Technology Expenses	4,750
Acct 6254 - Office Expenses Other	4,280
Acct 6248 - Project Service Contracts	0
Acct 6255 - Outside Services	0
Acct 6256 - Postage & Delivery	6,000
Acct 6258 - Printing & Publication	25,000
Acct 6260 - Professional Services	0
Acct 6261- Consultants	12,500
Acct 6262-Legal Fees	500
Acct 6266-Fundraising Consultant	0
Acct 6270-Accounting Fees	23,005

Acct 6274 - Payroll Processing Fees	1,926
Acct 6294-Research Expense	0
Acct 6298-Real Estate Taxes	2,675
Acct 6299-Contr. Lieu Real Est. Tax	5,000
Acct 6300-Other Repairs	750
Acct 6320-Computer Supplies & Repairs	250
Acct 6330-Equipment Rental & Repairs	7,500
Acct 6300 - Repairs & Maintenace - Other	5,050
Acct 6335- Land Trust Vehicle Costs	3,500
Acct 6340-Telephone & Internet	3,500
Acct 6370-Food	14,500
Acct 6380-Travel & Mileage Costs	7,500
Acct 6390-Lodging	2,250
Acct 6400-Utilities	5,000
Acct 6566-Gross Salary or Wages	483,366
Acct 6568-Unemployment Compensation	0
Acct 6570-Payroll Taxes	33665
Acct 6572-Land Trust Match for IRA	14312
Acct 6575-Employee Health Insurance	47150
TOTAL Operating Program Expense	905,170
NET Operating Program	304

Draft 2023-24 Capital Funds Budget Investments

Projects Funds
Needed 2023-24 Possible Funds
Needed 2023-24

BALD & RAGGED MOUNTAINS FOCUS AREA		Purchase	Transaction	Stewardship	subtotal	Funds Raised To Date	Note		
Easement	Additional Grassy Pond Conservation Easement	85,000	7500	7500	100,000		0	100,000	0
	RTM Stewardship Fund Additions (2 benches and a mile marker)							50,000	
								150,000	0

WALDO COUNTY CONSERVATION INITIATIVE		Purchase	Transaction	Stewardship	subtotal	Funds Raised To Date	Note		
<u>Morrill Projects</u>									
	Kingfisher West	donation value?	0	none?	0	0	WCCI	0	0
	Kingfisher East	donation	0	0	0	0	WCCI	0	0
<u>Belfast</u>									
	Little River Upper Reservoir Trail Project	0	4000	50000	54000	0	WCCI	0	54,000
	Little River Lower Reservoir Trail Project	0	4000	25000	29000	0	WCCI	0	29,000
	Former County Property	40000	7500	10000	57500	0	WCCI	57,500	0
	Wolfe-Cunning Addition	0	9000	7500	16500	0	WCCI	16,500	0
<u>Lincolntonville</u>	Alfano	40000	7500	7500	55000	0	WCCI	55,000	0
<u>Projects To Be Determined</u>		100000	7500	25000	132500				132,500
					344500	0			
								subtotal	129,000
									132,500
<u>Hurds Pond Focus Area</u>									
	Doak	310,000	7500	35000	352500	99,000	Morgan/Hurds Pond TRF	0	253,500
	Eurovia	100,000	7500	15000	122500	0		0	122,500
	Holmes	0	7500	10000	17500	0			0
	Savage	0	7500	10000	17500	0			0
					510000	99000		subtotal	0
									376,000
								Total Needed	129,000
									508,500

GENERAL ACQUISITIONS FORECAST		Purchase	Transaction	Stewardship	subtotal	Funds Raised	Note		
	Focus Area Project to Be Determined	75000	7500	7500	90000	0		90,000	0
	Project(s) To Be Determined	30000	7500	7500	45000	0		45,000	0
	Various Pre-Project Expenses	0	15000	0	15000	0		15,000	0
								Total Needed	150,000
									0

BEECH HILL HABITAT MANAGEMENT FUNDS

Purpose: To support increase Beech Hill fund to provide for long-term management of the fields, forest and landscape

Increased funding for the Beech Hill Preserve BDF

265,000 over two years
265,000

Complete Beech Hill ADA access ramp - railing?	4000	4000	4000 Beech Hill Stew BDF	0
Beech Nut exterior staining	4000	4000	4000 Beech Hill Stew BDF	0
Beech Nut roof leakage/flashing	2500	2500	2500 Beech Hill Stew BDF	0

GOOSE RIVER/RAGGED MOUNTAIN TRAILS PARTNERSHIP

Purpose: Raise funds for trail collaboration with McNEMBA and SideCountry Sports on Ragged Mountain

Trailhead and Parking Lot	20,000	0
Additional Bresnahan Trail Improvements	7,500	0
	27,500	0

LEARNING LANDSCAPES PROGRAM

Program Development

Program Development Time	20,000 in Operating Budget	10,000	0
Program promotion		2,500	0
Conserve			
Land Access Fund		50000	0
Project Management Time		10000	0
Enhance			
Infrastructure		15000	0
Project Management Time		12500	0
Support			
Materials		10000	0
Project Management Time	20,000 in Operating Budget	0	0
	Total Needed	110000	0

BUILDING/INFRASTRUCTURE FUND INVESTMENTS	Purchase	Transaction	Stewardship	subtotal	Funds Raised	Note		
					To Date			
Roof: Aluminum gutter work/staining			500		500	Office Fund TRF	0	0
Interior Office work: Window fixes			400		400	Office Fund TRF		
Outdoor Furniture			3000		3000	Office Fund TRF		
Malcolm White Barn								
gravel			1000		1000	Office Fund TRF		
staining			500		500	Office Fund TRF		
electrical			1000		1000	Office Fund TRF		
new door opening			2500		2500	Office Fund TRF		
staircase to 2nd floor			5000		5000	Office Fund TRF		
Pendleton Barn doors			2500		2500	Office Fund TRF		
Head of Tide building improvements			1200		1200	Office Fund TRF		
Head of Tide picnic table			500		500	Office Fund TRF		
					18100		0	0

Annual Capital Fund Needs **831,500** **508,500**



Ian Stewart <ians@coastalmountains.org>

Request: Support Maine Trails Bond - join sign-on letter

Pete Didisheim <pdidisheim@nrcm.org>

Wed, Mar 15, 2023 at 10:55 AM

To: "ians@coastalmountains.org" <ians@coastalmountains.org>

Greetings Ian –

I am contacting you today to invite your support for an exciting bill under consideration at the State House to invest in Maine trails statewide.

The [Maine Trails Bond](#) would provide \$30 million in grant funding over four years for the design, development, and maintenance of non-motorized, motorized, and multi-purpose trails.

We would love your support for the Maine Trails Bond. Specifically, we hope you'll join a growing list of organizations, businesses, and municipalities who have added their name to [this sign-on letter](#).

- The Maine Trails Bond ([LD 1156](#)) has broad support. Rep. Jessica Fay (D-Raymond) introduced the bill with lead cosponsor Sen. Russell Black (R-Franklin County). The bill is cosponsored by four additional Republican lawmakers, three additional Democrats, and one Independent.
- The Maine Trails Bond can help make Maine a top-tier state in the nation with trails for hiking, biking, active transportation, skiing, snowmobiling and many other uses.
- Investing in Maine trails will be an investment in Maine's economy, since trails are such a critical part of Maine's \$3 billion outdoor recreation economy.

We hope to attract more than 100 organizations, businesses, and municipalities to add their names to the sign-on letter, which we will share with lawmakers as we work to pass the Maine Trails Bond.

[Please consider adding your name to this letter by Wednesday, March 29th](#). Please also consider forwarding this message to other groups and businesses who you think might be interested in joining this broad-based effort to invest in Maine trails. A partial list of those who already have signed onto the letter is provided below. Feel free to contact me if you have any questions or would like to help further in passing the Maine Trails Bond.

Regards,

Pete

Pete Didisheim

Advocacy Director

Natural Resources Council of Maine

Partial List of Maine Trails Bond Sign-Ons

Appalachian Mountain Club

Bath Bicycle and Pedestrian Committee

Bicycle Coalition of Maine

Casco Bay Trail Alliance

Downeast Sunrise Trail Coalition

East Coast Greenway Alliance

Eastern Trail

Elliotsville Foundation

Environmental Priorities Coalition

Greater Lovell Land Trust

Inland Woods + Trails

Katahdin Area Trails

Katahdin Tourism Partnership

Knife Edge Brewing

Loon Echo Land Trust

Maine Audubon

Maine Coast Heritage Trust

Maine Council on Aging

Maine Island Trail Association

Maine Trails Coalition

Midcoast Conservancy

Natural Resources Council of Maine

New England Mountain Bike Association

New England Outdoor Center

Outdoor Sport Institute

Patten Area Outdoors

Portland Trails

Quimby Family Foundation

Teens to Trails

The Mountain Division Alliance

Twin Pine Rentals

Twin Pine Snowmobile Club



131st MAINE LEGISLATURE

FIRST REGULAR SESSION-2023

Legislative Document

No. 1156

H.P. 728

House of Representatives, March 14, 2023

**An Act to Authorize a General Fund Bond Issue to Promote the
Design, Development and Maintenance of Trails for Outdoor
Recreation and Active Transportation**

Reference to the Committee on Appropriations and Financial Affairs suggested and ordered printed.

A handwritten signature in cursive script, reading "Robert B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative FAY of Raymond.
Cosponsored by Senator BLACK of Franklin and
Representatives: HENDERSON of Rumford, KUHN of Falmouth, LANDRY of Farmington,
MILLETT of Waterford, PLUECKER of Warren, SOBOLESKI of Phillips, Senators:
BENNETT of Oxford, INGWERSEN of York.

1 **Preamble.** Two thirds of both Houses of the Legislature deeming it necessary in
2 accordance with the Constitution of Maine, Article IX, Section 14 to authorize the issuance
3 of bonds on behalf of the State of Maine to provide funds as described in this Act,

4 **Be it enacted by the People of the State of Maine as follows:**

5 **Sec. 1. Authorization of bonds.** The Treasurer of State is authorized, under the
6 direction of the Governor, to issue bonds in the name and on behalf of the State in an
7 amount not exceeding \$30,000,000 for the purposes described in section 5 of this Act. The
8 bonds are a pledge of the full faith and credit of the State. The bonds may not run for a
9 period longer than 10 years from the date of the original issue of the bonds.

10 **Sec. 2. Records of bonds issued; Treasurer of State.** The Treasurer of State
11 shall ensure that an account of each bond is kept showing the number of the bond, the name
12 of the successful bidder to whom sold, the amount received for the bond, the date of sale
13 and the date when payable.

14 **Sec. 3. Sale; how negotiated; proceeds appropriated.** The Treasurer of State
15 may negotiate the sale of the bonds by direction of the Governor, but no bond may be
16 loaned, pledged or hypothecated on behalf of the State. The proceeds of the sale of the
17 bonds, which must be held by the Treasurer of State and paid by the Treasurer of State
18 upon warrants drawn by the State Controller, are appropriated solely for the purposes set
19 forth in this Act. Any unencumbered balances remaining at the completion of the project
20 in this Act lapse to the Office of the Treasurer of State to be used for the retirement of
21 general obligation bonds.

22 **Sec. 4. Interest and debt retirement.** The Treasurer of State shall pay interest
23 due or accruing on any bonds issued under this Act and all sums coming due for payment
24 of bonds at maturity.

25 **Sec. 5. Disbursement of bond proceeds from General Fund bond issue.** The
26 proceeds of the sale of the bonds authorized under this Act must be expended as designated
27 in the following schedule under the direction and supervision of the agencies and entities
28 set forth in this section.

29 **DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY**

30 **Bureau of Parks and Lands**

31 Provides funds for a program, to be known as the Maine Trails Program, in order to
32 leverage at least \$6,000,000 in matching contributions from public and private sources
33 to be used for the design, development and maintenance of nonmotorized, motorized and
34 multi-use trails statewide. No more than \$7,500,000 may be expended in the first year
35 by the Bureau of Parks and Lands and no more than \$7,500,000 may be expended by the
36 Bureau of Parks and Lands in each of the 3 subsequent years, except that any unused
37 balance may be added to the specified amount in subsequent years.

38 Total \$30,000,000

39 **Sec. 6. Disbursement of bond proceeds.** The proceeds of the bonds for the
40 program as set out in section 5 must be expended by the Department of Agriculture,
41 Conservation and Forestry for design, development and maintenance of nonmotorized,

1 motorized and multi-use trails, trailheads and trailside amenities statewide in accordance
2 with the following requirements:

3 1. Funds must be awarded by a competitive grant process to municipalities, other
4 qualified subdivisions of State Government and nonprofit organizations;

5 2. Approximately 30% of the funds must be expended in support of nonmotorized
6 trails, 20% in support of motorized trails and 50% in support of multi-use trails used for
7 recreation or active transportation;

8 3. Priority must be given to projects that follow sustainable design standards and
9 incorporate accessibility and inclusive design standards;

10 4. Projects must demonstrate access to at least 20% matching contributions, which may
11 include the value of project-related, in-kind contributions of goods and services to and by
12 cooperating entities;

13 5. Trails funded in whole or in part by this program must be publicized for public use.
14 Trails on private property must have use agreements for the longest period practicable that
15 are mutually agreed upon by the landowner and trail stewards; and

16 6. Projects must demonstrate support from entities such as state agencies,
17 municipalities, nonprofit organizations, trail user groups, businesses and the public.

18 Proposed projects may include requests to fund road maintenance to ensure trail access,
19 as well as funding to ensure public access through acquisition of easements or fee simple
20 title, although these are not primary purposes of the bond funds.

21 Funding from this program may be used as match for federal grant programs related to
22 outdoor recreation, including but not limited to the land and water conservation fund
23 established pursuant to the federal Land and Water Conservation Fund Act of 1965 and the
24 federal recreational trails program, administered in the State by the Department of
25 Agriculture, Conservation and Forestry, Bureau of Parks and Lands. In such cases, the bond
26 requirement for local match may be waived.

27 Up to 3% of funding per annum may be used by the Department of Agriculture,
28 Conservation and Forestry to administer this program.

29 Up to 1% of funding per annum may be awarded as planning grants to aid local project
30 partners in developing sustainable trail plans for future development and renovation
31 projects.

32 The Department of Agriculture, Conservation and Forestry shall work with the
33 Department of Transportation in evaluating and making grant decisions on proposals that
34 would advance the Department of Transportation's statewide active transportation plan.

35 The Department of Agriculture, Conservation and Forestry shall work with the
36 Department of Economic and Community Development, municipalities, nonprofit
37 organizations and other entities to promote awareness, use and maintenance of publicly
38 accessible trails funded pursuant to the competitive grant process to enhance their
39 economic, public health and user benefits.

40 **Sec. 7. Contingent upon ratification of bond issue.** Sections 1 to 6 do not
41 become effective unless the people of the State ratify the issuance of the bonds as set forth
42 in this Act.

Sec. 8. Appropriation balances at year-end. At the end of each fiscal year, all unencumbered appropriation balances representing state money carry forward. Bond proceeds that have not been expended within 10 years after the date of the sale of the bonds lapse to the Office of the Treasurer of State to be used for the retirement of general obligation bonds.

Sec. 9. Bonds authorized but not issued. Any bonds authorized but not issued within 5 years of ratification of this Act are deauthorized and may not be issued, except that the Legislature may, within 2 years after the expiration of that 5-year period, extend the period for issuing any remaining unissued bonds for an additional amount of time not to exceed 5 years.

Sec. 10. Referendum for ratification; submission at election; form of question; effective date. This Act must be submitted to the legal voters of the State at a statewide election held in the month of November following passage of this Act. The municipal officers of this State shall notify the inhabitants of their respective cities, towns and plantations to meet, in the manner prescribed by law for holding a statewide election, to vote on the acceptance or rejection of this Act by voting on the following question:

"Do you favor a \$30,000,000 bond issue to invest in the design, development and maintenance for nonmotorized, motorized and multi-use trails statewide, to be matched by at least \$6,000,000 in private and public contributions?"

The legal voters of each city, town and plantation shall vote by ballot on this question and designate their choice by a cross or check mark placed within a corresponding square below the word "Yes" or "No." The ballots must be received, sorted, counted and declared in open ward, town and plantation meetings and returns made to the Secretary of State in the same manner as votes for members of the Legislature. The Governor shall review the returns. If a majority of the legal votes are cast in favor of this Act, the Governor shall proclaim the result without delay and this Act becomes effective 30 days after the date of the proclamation.

The Secretary of State shall prepare and furnish to each city, town and plantation all ballots, returns and copies of this Act necessary to carry out the purposes of this referendum.

SUMMARY

The funds provided by this bond issue, in the amount of \$30,000,000, will be used to provide funds to the Department of Agriculture, Conservation and Forestry, Bureau of Parks and Lands for the design, development and maintenance of nonmotorized, motorized and multi-use trails statewide.



Major Gifts Committee Meeting – *Minutes in Italics*

Mar 15, 2023 · 2:30pm

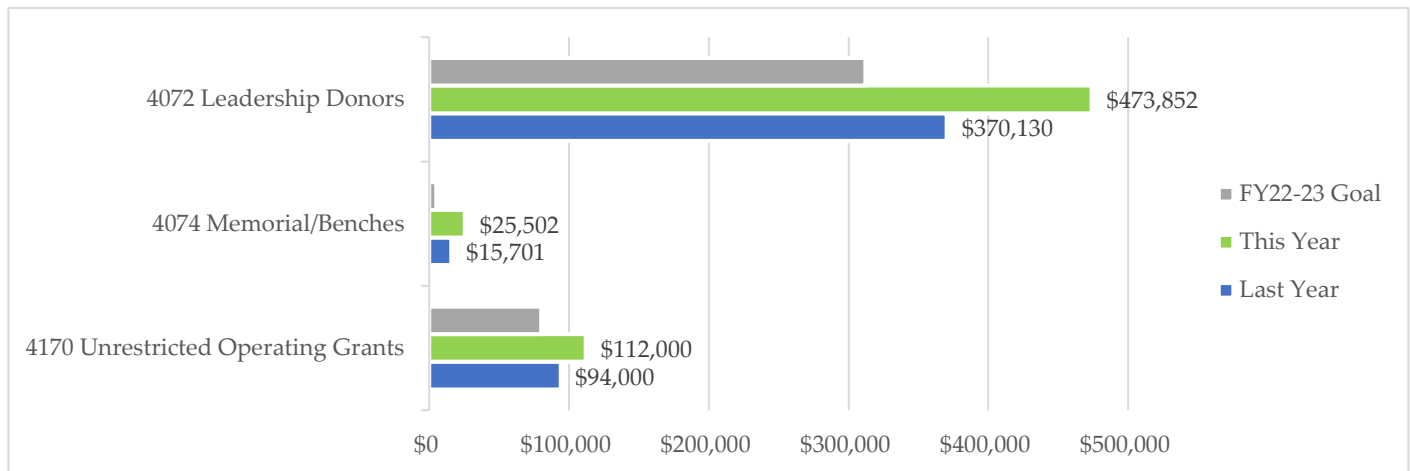
Zoom: <https://us06web.zoom.us/j/86208872904>

Committee: *Judy Wallingford (Chair), Dan Johnson, Biz Gilmore, Emily McDevitt, Lys McLaughlin Pike, Bob Lawrence*

Ian Stewart, Tempe Landi, Polly Jones (CMLT Staff)

I. Updates

a. Status on Major Gifts: April 1, 2022 – Mar 1, 2023 vs 2022



All categories continue to track ahead of budget and ahead of last year.

b. Fundraising Updates

- i. *Waldo County Conservation Initiative-\$274K has been raised to date, and the \$100K community component of this is within \$5K of the goal. A mailing has gone out to 38 potential members.*
 - ii. *Learning Landscapes -One grant for \$20K/year for three years has been received and there are 4 grant asks pending.*
 - iii. *Beech Hill – Tempe and Ian are working on a case statement, and the next meeting of the Beech Hill subcommittee is at Biz’s house on April 13th at 3 pm. Judy and Bob Lawrence will join as board members. The Committee brainstormed potential donors, including Maine Farmland Trust, MOFGA, Wolf’s Neck Farm.*
 - iv. *Arts on the Hill sponsorships- The McDevitts have committed to a sponsorship and a \$2K grant application is pending with the Maine Humanities Program. The Committee reviewed a list of potential businesses to ask. Hannaford was suggested to supply food/paper goods.*
- c. *Development Calendar-The Committee reviewed all the development events slated for the spring/summer/fall. A discussion of possible gifts for the Megunticook Society members, and for other purposes, included coasters (“Emily” version), work gloves, wine glasses.*

- i. July 18- Partners Party
- ii. August 10-Megunticook Society event- two rounds on Megunticook Lake?
- iii. August 19- Dave Mallet at Beech Hill- special "ask"
- iv. September 14-Summit Circle event at CMLT office
- v. September 26-Annual Meeting at Belfast Boathouse
- d. Policies Update- Ian has updated the Development Policies and will send out the latest draft for all committee members to review and comment.

II. Follow-up/Help with Action Items

- a. Review suggestions of organizations and individuals for Learning Landscapes and Arts on the Hill grants/sponsorships- The Committee reviewed a list of potential sponsors for Arts on the Hill, and potential grant opportunities for Learning Landscapes.

III. Next meeting: Committee meeting: Wednesday, May 10th, 2:30 pm, and Beech Hill group: April 13, 3:00 pm

Action Items:

- 1. Ian to send the Development policies and all committee members will review and give comments back to Ian
- 2. Committee members to continue to think of sponsors for Arts on the Hill and for Beech Hill donors, and let Tempe know.
- 3. Emily to send info about her coaster to the committee.

**COASTAL MOUNTAINS
LAND TRUST**



Finance and Investment Committee

March 22, 2023

Minutes

Present: Landis Gabel (Treasurer), Roy Call, Dan Johnson, Polly Jones, Ian Stewart, Brad Hennemuth, Jane Merrill, Judy Wallingford

Discussion Items

1. Review of Draft of 2023-24 Operating Budget

Committee asked general clarifying questions; discussion of need to contract with a consultant for Strategic Planning. Committee agreed to keep in the budget as a place holder and come back to it in the fall. Overall, budget looks good and will be distributed to the Board in April.

2. Review of Draft of 2023-24 Capital Projects Budget

General discussion.

3. Recommendation for Allocation of Surplus Carryforward Funds

\$230,000 in carry forward; \$73,000 in staff reserve right now. Keep \$100,00 in reserve.

4. Discussion of Financial Management Policies for Board Approval

The document does not include language about protecting endowments against inflation.

ACTION ITEM: Landis will look at historical numbers and draft language to be added to the document. FC agrees after Landis edits, the Financial Management Policies should move to the Board for approval.

5. Review of Investment Performance

Brad painted a very dire picture: SVB bank was in our Trillium portfolio, can expect a 1% hit for March statement; Fed will be raising rates again, effect is not felt for 4-6 quarters; 2023 will end on a sour note; Octobercrash?

6. Review of Monthly Financial reports

Reports look good. ACTION ITEM: Ian will look into moving funds out of Stewardship Savings into a CD; he will work with Jane to get a quote on CNB rates.

7. Stevens Life Estate

Ian gave an update: the Land Trust already owns the house. When the land transfers after the Stevens are gone, the agreement allows for selling 4 acres and the house to raise funds for stewardship of the property. The will leaves all assets to the Land Trust, although the Stevens have an estranged son. ACTION ITEM: Ian will arrange for a realtor to give an opinion of value.

**Coastal Mountains Land Trust
Monthly Financial Dashboard**

April 1st thru February 28th **Annual Budget**
2-Jan-00 YTD Monthly Analysis

	Percentage of fiscal year complete	92%	100%
Income			
	Total YTD income*	1,008,163	819,146
	Income as percentage of budget	123%	100%
Cash position			
	Remaining Unrestricted Carryover Reserve	320,485	
	Total endowment transfers available/not yet withdrawn	17,049	167,146
	Staff TRF fund transfers to be completed	0	60,000
	ned Total of Unrestricted Operating Carryover and Reserves to draw	337,534	
	Credit Line Cash Availability/not yet withdrawn	100,000	
Expenses			
	Total YTD expenses	736,681	745,800
	Expenses as percentage of budget	99%	100%
Campaign Income (subtracting 7% allocation to operating)			Less 7% Goal
	Bald & Ragged Mountains	64,177	47,200 50000
	% of 2021-22 Needed B&R funds raised	136%	100%
	Waldo County Conservation Initiative	266,336	232,500 250000
	Learning Landscapes Fund	28,556	116,250 125000
	Beech Hill Habitat Management Project	83,237	93,000 100000
	Goose River Mountain Bike Collaboration	9,300	79,050 85000
	Other Projects	11,899	2,000
			610000
Internal Land Protection Project Debts			
	None		

Investment Performance

<i>Period</i>	<i>Trillium Account Performance***</i>	<i>Russell 3k Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	-2.7%	-2.3%	-1.7%
<i>Past 3 months</i>	-1.4%	-1.7%	0.9%
<i>YTD</i>	4.1%	4.4%	7.9%
<i>Since Inception</i>	11.6%	12.5%	10.1%

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

Summary of Reserve Funds	April 1st, 2022	Last Month	This Month
General Reserves and Endowments	3,216,535	3000750.22	2965948.96
Total Land Protection Reserves	1,478,169	1365349.79	1230871.05 Cash (w/o pledges)
Total Round the Mountain Funds	851,560	651115.21	636820.4 Cash (w/o pledges)
Total Land Protection Reserves minus Round the Mountain funds	626,609	714,235	594,051
Total Stewardship Reserves	60,952	241946.28	287969.11 Cash***

Coastal Mountains Land Trust

Balance Sheet

As of February 28, 2023

	Feb 28, 23	Jan 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1010 · Bangor Savings Bank #1898	280,692.90	291,804.06	(11,111.16)
ACQUISITION ACCOUNTS			
1110 · BSB Acquisition ICS #8375	188,458.29	310,298.52	(121,840.23)
1112 · NE Bank CD-Acquisition	201,254.53	200,626.28	628.25
1115 · Trillium Fernald's Nk Acq #1778	388,978.84	399,124.65	(10,145.81)
1120 · Trillium Land Acquisition #0685	452,179.39	463,108.34	(10,928.95)
Total ACQUISITION ACCOUNTS	1,230,871.05	1,373,157.79	(142,286.74)
STEWARDSHIP ACCOUNTS			
1150 · BSB Stewardship Savings #0691	147,337.38	106,957.97	40,379.41
1155 · Trillium Stewardship #5932	129,720.36	132,876.95	(3,156.59)
1160 · CNB Unrestricted Checking #0093	1,911.37	1,911.36	0.01
Total STEWARDSHIP ACCOUNTS	278,969.11	241,746.28	37,222.83
RESERVES & ENDOWMENTS			
1170 · Trillium Res & Endowments #1928	2,950,948.96	3,000,750.22	(49,801.26)
Total RESERVES & ENDOWMENTS	2,950,948.96	3,000,750.22	(49,801.26)
1177 · Commonwealth/Allen-Stock	1,038.17	0.00	1,038.17
1180-1 · State Unemployment CD #9286	4,946.42	4,945.44	0.98
1180-2 · State Unemployment CD #1643	2,005.00	2,004.58	0.42
1185 · Petty Cash	200.00	200.00	0.00
Total Checking/Savings	4,749,671.61	4,914,608.37	(164,936.76)
Accounts Receivable			
1200 · Pledges Receivable			
1205 · Pledges Rec-Bald & Ragged	7,000.00	7,000.00	0.00
1205T · Pledges Rec-BR Trails	50,000.00	50,000.00	0.00
1217 · General Acquisition TRF	0.00	9,072.00	(9,072.00)
1220 · Pledges Rec-Stewardship	15,000.00	15,000.00	0.00
1226 · Pledges Rec-Learning Landscapes	200.00	200.00	0.00
1230 · Pledges Rec-Operating	2,750.00	2,750.00	0.00
1236 · Pledges Rec-Waldo County	12,072.00	3,250.00	8,822.00
Total 1200 · Pledges Receivable	87,022.00	87,272.00	(250.00)
Total Accounts Receivable	87,022.00	87,272.00	(250.00)
Other Current Assets			
1330 · Prepaid Insurance	5,878.21	5,878.21	0.00
1340 · Prepaid Land Costs	16,597.62	27,810.62	(11,213.00)
1499 · Undeposited Funds	(20,000.00)	0.00	(20,000.00)
Total Other Current Assets	2,475.83	33,688.83	(31,213.00)
Total Current Assets	4,839,169.44	5,035,569.20	(196,399.76)
Fixed Assets			
1510 · Building-Office	263,004.91	263,004.91	0.00
1512 · Building-Improvements	132,589.61	131,443.84	1,145.77
1520 · Landscaping-Office	10,433.25	10,433.25	0.00

Coastal Mountains Land Trust

Balance Sheet

As of February 28, 2023

	Feb 28, 23	Jan 31, 23	\$ Change
1530 · Land-Office	43,083.00	43,083.00	0.00
1540 · Furniture & Equipment	172,183.96	126,239.69	45,944.27
1550 · Vehicles	64,129.23	64,129.23	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	(572,275.24)	(572,275.24)	0.00
Total Fixed Assets	701,885.80	654,795.76	47,090.04
Other Assets			
1700 · Split-Interest Agreements			
1710 · Beneficial Interest in CRUT	2,230.96	2,230.96	0.00
1720 · Beneficial Int. in CRUT/BELL	331,732.43	331,732.43	0.00
Total 1700 · Split-Interest Agreements	333,963.39	333,963.39	0.00
1740 · Steven GRLE	226,691.78	226,691.78	0.00
1800 · Conservation Preserves			
1805 · Conservation Preserves-FMV/Cost	26,621,017.65	26,563,423.69	57,593.96
1810 · CMLT Allowance for Impairment	(24,861,337.95)	(24,861,337.95)	0.00
1815 · Preserve Improvements	171,450.93	171,450.93	0.00
Total 1800 · Conservation Preserves	1,931,130.63	1,873,536.67	57,593.96
1850 · Conservation Easements			
1855 · Easements-Basis	3,751,444.00	3,751,444.00	0.00
1860 · CMLT Allowance for Easement	(3,736,444.00)	(3,736,444.00)	0.00
1865 · Easement Improvements	1,319,359.87	1,319,189.51	170.36
Total 1850 · Conservation Easements	1,334,359.87	1,334,189.51	170.36
Total Other Assets	3,826,145.67	3,768,381.35	57,764.32
TOTAL ASSETS	9,367,200.91	9,458,746.31	(91,545.40)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	2,037.62	1,951.72	85.90
Total Accounts Payable	2,037.62	1,951.72	85.90
Other Current Liabilities			
2110 · Accrued Vacation	6,369.33	6,369.33	0.00
2300 · IRA Payable-Employer Match	642.76	432.04	210.72
2310 · IRA Payable-Deferral	1,191.83	721.07	470.76
Total Other Current Liabilities	8,203.92	7,522.44	681.48
Total Current Liabilities	10,241.54	9,474.16	767.38
Total Liabilities	10,241.54	9,474.16	767.38
Equity	9,356,959.37	9,449,272.15	(92,312.78)
TOTAL LIABILITIES & EQUITY	9,367,200.91	9,458,746.31	(91,545.40)

Coastal Mountains Land Trust
Monthly Statement of Operations
April 1, 2022 through February 28, 2023

	Apr '21 - Feb 22	Apr '22 - Feb 23	2022-23 Budget
Operating Income			
4000 · Contributions Income			
4070 · Unrestricted Contributions			
4071 · Personal Memberships	48053	53541	45,000
4072 · Leadership Donors	370130	477890	312,000
4073 · Community Engagement Donations	2735	3848	2,500
4074 · Memorial Gifts-Unrestricted	15701	25751	5,000
4076 · Planned Gifts	15000	0	0
4077 · Annual Appeal Contributions	48974	54434	45,000
4078 · Donations for Gifting	0	0	0
4079 · In-Kind Contributions	0	500	1,000
4070 · Unrestricted Contributions - Other	1494	2693	0
Total 4070 · Unrestricted Contributions	502087	618657	410,500
Total 4000 · Contributions Income	502087	618657	410,500
4080 · Capital Campaign Allocations	21443	25115	30,000
4100 · Grants			
4150 · Temporarily Restricted Operating			
4155 · Stewardship Grants	15817	10000	10,000
4160 · Community Engagement Grants	27600	15000	50,000
Total 4150 · Temporarily Restricted Operatng	43417	25000	60,000
4170 · Unrestricted Operating Grants	94000	112000	80,000
Total 4100 · Grants	137417	137000	140,000
4200 · Event Income & Expenses			
Fundraising Events			
4230 · Fundraising Events Income	1450	8867	12,500
4235 · Fundraising Events Expense	0	-360	-1,000
Total Fundraising Events	1450	8507	11,500
Total 4200 · Event Income & Expenses	1450	8507	11,500
4250 · Beech Hill Mgmt Income	0	0	0
4251 · Beech Hill Farm Income	1764	0	0
4310 · Miscellaneous Income	0	9512	0
Total Operating Income	664161	798793	592,000
Use of Reserves			
4900 · Release of Restricted Funds	141997	149371	167,146
4910 · Use of Unrest Operating Funds	67500	60000	60,000
Total Use of Reserves	209497	209371	227,146
Total Income	873658	1008163	819,146
Operating Expenses			
6000 · Advertising	2667	189	750
6144 · Development & Donor Recognition	4215	7219	0
6150 · Fees			
6154 · Bank Service Charges	2777	1823	3,500
6158 · Conference & Education Fees	2401	3410	5,000
6162 · Dues and Subscriptions	4604	4627	6,000
6166 · Licenses and Fees	2075	2695	2,500
6170 · Membership Database Expense	7234	6108	8,000
Total 6150 · Fees	19091	18663	25,000
6180 · Insurance			
6181 · Terrafirma Defense Insurance	3876	4368	4,500
6185 · Liability, D&O, Property Ins	30598	32610	31,500
6192 · Workers Compensation	3819	6426	7,000
Total 6180 · Insurance	38293	43403	43,000
6200 · Interest Expense			
6212 · Credit Line Loan Interest	144	0	250

Coastal Mountains Land Trust
Monthly Statement of Operations
April 1, 2022 through February 28, 2023

	Apr '21 - Feb 22	Apr '22 - Feb 23	2022-23 Budget
Total 6200 · Interest Expense	144	0	250
6228 · Community Engagement Programs			
6228CE · Community Engagement Exps-Gen	7170	10077	12,300
6228LL · Learning Landscape Prog Exps	1515	1612	7,500
Total 6228 · Community Engagement Programs	8686	11689	19,800
6230 · Property Management Expenses			
6230MoT · Mt. Tuck Expenses	2093	1020	5,000
6231 · Stewardship Services	1563	611	8,500
6232 · Stewardship Supplies	7634	4182	10,250
6234 · Ducktrap Watershed Acquisition	2755	218	1,750
6235 · General Acquisition Project Exp	4721	3800	7,500
6236 · Meadow Brook Project Expenses	0	350	0
6238 · Beech Hill Farm Expense	1340	9133	3,705
Beech Hill Expenses-All			
6240 · Beech Hill Management Expenses	4030	400	10,000
6240E · Beech Hill Expansion Exps	166	0	0
Total Beech Hill Expenses-All	4196	400	10,000
Bald-Ragged Exps-All			
6241 · Bald-Ragged Project Expenses	12023	3353	7,500
6241-IK · Bald-Ragged Expenses-In-Kind	2338	0	0
6241-T · Bald-Ragged Trail Expenses	5390	0	0
Total Bald-Ragged Exps-All	19751	3353	7,500
6242 · Fernalds Neck Preserve Expenses	3595	1600	1,250
6245 · Waldo County Cons Init Expenses	0	7954	1,500
Total 6230 · Property Management Expenses	47648	32620	56,955
6246 · Newsletter Expenses	10415	11044	11,000
6250 · Office Expenses			
6252 · Office Supplies	3996	6454	4,500
6253 · Office Technology Expenses	7959	6281	5,500
6254 · Office Expenses-Other	4645	11658	4,000
Total 6250 · Office Expenses	16600	24393	14,000
6256 · Postage and Delivery	4000	5035	5,000
6258 · Printing & Publication Exps	4747	7063	18,500
6260 · Professional Fees			
6262 · Legal Fees	0	9849	0
6270 · Accounting	18881	19063	21,500
6274 · Payroll Processing Fees	1407	1483	1,800
Total 6260 · Professional Fees	20288	30394	23,300
6297 · Real Estate Taxes			
6298 · Real Estate Taxes-Preserves	894	503	2,500
6299 · Contr. Lieu Real Estate Tax	894	503	4,500
Total 6297 · Real Estate Taxes	1788	1005	7,000
6300 · Repairs & Maintenance			
6320 · Computer Maintenance & Repairs	0	0	250
6330 · Equipment Rental/Repairs	5817	7973	6,000
6300 · Repairs & Maintenance - Other	0	0	1,000
6335 · Vehicle Expenses	1337	2577	3,000
Total 6300 · Repairs & Maintenance	7153	10550	10,250
6340 · Telephone & Internet	2892	3012	3,250
6350 · Travel & Ent			
6370 · Meals and Food Expense			
6371 · Meals and Food Expense-External	14893	10896	13,000
6372 · Meals and Food Expense-Internal	0	1204	0
Total 6370 · Meals and Food Expense	14893	12100	
6380 · Travel & Mileage Costs	7279	5917	9,000
6390 · Lodging	0	0	1,500

Coastal Mountains Land Trust
Monthly Statement of Operations
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	Apr '21 - Feb 22	Apr '22 - Feb 23	2022-23 Budget
Total 6350 · Travel & Ent	22173	18017	23,500
6400 · Utilities	3093	4987	3,000
6560 · Payroll			
6566 · Gross Salaries	345629	434310	465,800
6568 · Unemployment Compensation	2541	0	0
6570 · CMLT Payroll Taxes	25388	30699	34,717
6572 · IRA-Employer Match	6188	10430	13,030
6575 · Employee Health Insurance	23257	31958	40,380
Total 6560 · Payroll	403,003	507,397	553,927
Total Operating Expenses	616895	736681	818,482
Net Operating Income	256763	271482	664
Other Income			
Restricted Income			
7000 · Restricted Contributions			
7015 · General Acquisition Contributions	80000	-7072	0
7016 · Ducktrap Acquisition Contributions	0	0	0
Bald Ragged Contributions-All			
BR Contributions-Cash less Fee			
7018 · Bald - Ragged Contributions	130337	35380	25,000
7018Fee · Bald - Ragged Contributions	-10912	-4703	1,750
Total BR Contributions-Cash less Fee	119425	30677	23,250
7018 IK · Bald-Ragged Cont - In-Kind	12338	0	7,500
Total Bald Ragged Contributions-All	131763	30677	30,750
7019 · Beech Hill Cont.- Acquisition	34708	930	0
7019 · Beech Hill Cont.- Stewardship	0	82307	100,000
7020 · Ducktrap Program Contributions	19137	1860	0
7023 · Meadow Brook/Hurds' Pont Cont	0	-5000	0
7024 · Howe Preserve Contributions	3006	890	0
7025 · Stewardship Fund Contributions	60212	3000	0
7026 · Conservation Lands Defense Cont	1500	0	0
7027 · Pendleton Stew Fund	217	0	0
7030 · Endowment Contributions	5000	5000	0
7031 · RunBelfast Sponsorship Acct.	-440	0	0
7032 · Mt Tuck Region of Interest	105220	6149	0
7033 · General Office Fund	18108	0	0
7037 · Learning Landscapes Contributions	0	18356	25,000
7038 · Waldo County Contributions	0	266336	250,000
Total 7000 · Restricted Contributions	458431	403432	405,750
7110 · Restricted Grants			
7138 · Waldo County Grants	0	37867	
Bald & Ragged Grants - All			
7118 · Bald and Ragged Grant	38681	33500	0
7118T-BaldRagged Trail Grants	50000	0	0
Total Bald & Ragged Grants - All	88681	33500	0
7119 · Beech Hill Grants	0	10000	10,000
7125 · Stewardship Fund Grants TRF			0
7136 · Learning Landscapes Grant	7500	10200	100,000
7137 · Goose River Trails Grant	0	9300	85,000
7138 · Waldo County Grants	0	37867	0
Total 7110 · Restricted Grants	96181	100867	195,000
Investment Inc & Exp-Restricted			
7800 · Investment Income			
7801 · Investment Inc-Reserves & End	187767	107694	0
7802 · Investment Income-Land Acq.	7452	8879	0

Coastal Mountains Land Trust
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	Apr '21 - Feb 22	Apr '22 - Feb 23	2022-23 Budget
7803 · Investment Income-Stewardship	1984	2228	0
7804 · Investment Income-Fernalds Neck	8231	11674	0
Total 7800 · Investment Income	205434	130475	0
7805 · Appr/Deprec-Investments			
7806 · App/Depr-Reserves & Ends	967	-363897	0
7807 · App/Dep-Land Acquisition	4394	-50977	0
7808 · App/Dep-Stewardship	-2766	-9021	0
7809 · App/Dep-Fernalds Neck	6002	-43029	0
Total 7805 · Appr/Deprec-Investments	8597	-466924	0
7810 · Interest Income			
7814 · Interest Income-Acq Savings	562	3075	0
7816 · Interest Income-Stew Savings	5	29	0
Total 7810 · Interest Income	567	3104	0
8800 · Investment Management Fees			
8801 · Investment Fee-Reserves & End	-24597	-20604	0
8802 · Investment Fees-Land Acq.	-790	-813	0
8803 · Investment Fees-Stewardship	-89	-182	0
8804 · Investment Fees-Fernald's Neck	-2589	-2045	0
Total 8800 · Investment Management Fees	-28064	-23644	0
Total Investment Inc & Exp-Restricted	186534	-356989	0
Total Restricted Income	741146	147310	600,750
Inv Income & Exps-Unrestricted			
7812 · Interest Income-General	96	17	0
7830 · Gain/Loss on Sale of Assets	887	-3308	0
8805 · Investment Fees - General	-322	-252	0
Total Inv Income & Exps-Unrestricted	661	-3543	0
Total Restricted Income	741807	143768	600,750
Other Expense			
8000 · Restricted Fund Disbursements			
8020 · Land Tr Operating Res BDF Disb	11600	13135	13,135
8040 · Land Tr Stew Res TRF Disb	25700	32747	32,747
8042 · Land Tr Endowment PRF Disb	2800	3400	3,400
8060 · Beech Hill Pres Stew Disbs	16500	18370	18,370
8080 · McLellan Poor Endowment Disb	1500	1643	1,643
8100 · Fernalds Neck Endowment Disb	29500	34731	34,731
8120 · Conservation Lands Def Disb TRF	21600	23370	23,370
8124 · Pendleton BDF Disb	0	0	0
8200 · Ducktrap River Disbursement	2755	0	1,750
8220 · Bald & Ragged Disbursement	14101	385	7,500
8270 · Meadow Brook/Hurd's Pond	0	350	0
8272 · Mt. Tuck Disbursements	1203	1020	5,000
8412 · Beech Hill TRF Disb			0
8438 · General Acquisitions TRF Disb	0	4093	7,500
8440 · General Acquisitions BDF Disb	8823	0	0
8455 · Learning Landscapes TRF Disb	0	1560	0
8460 · Mount Percival Disbursement	0	0	1,000
8500 · Long Cove/Maine Stream Disbs	0	0	1,000
8510 · General Stewardship BDF	0	1515	2,500
8520 · Pendleton TRF Disbs	4400	4000	5,000
8521 · Waldo County Initiative Disbs	0	6473	0
8540 · Short Term Funds			0
8540DES · Design/Marketing BDF Disbs	0	4094	0
8540STA · Staffing Reserve BDF Disbs	0	60000	60,000
Total 8540 · Short Term Funds	0	70568	60,000
Total 8000 · Restricted Fund Disbursements	140482	217359	158,646

Coastal Mountains Land Trust
Monthly Statement of Operations
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	Apr '21 - Feb 22	Apr '22 - Feb 23	2022-23 Budget
8600 · Unrest Operating Reserve Use	67500	0	60,000
Total Other Expense	207982	217359	218,646
Net Other Income	533,825	-73,592	382,104

Coastal Mountains Land Trust
Restricted Funds and Grants Report

	Balance as of	Activity April, 2022-February, 2023							ADJUST TO CASH BALANCE OF FUND:				PROOF TO
	March 31, 2022	Contributions	Grants	Inv Income	Release of	Capital	Interfund	Fund	Less	Cash	Cash		CASH ACCOUNT
		(Excl in-kind)		& Appreciation	Funds	Purchases	Transfer	Balance as of	Outstanding	Advance	Fund Balance		
				(Net of Fees)	or Withdrawal		(& surplus fd transfers)	Feb 28, 2023	Pledges		Feb 28, 2023		TOTALS IN QBS
RESERVES & ENDOWMENTS													
<i>Permanently Restricted Funds (PRFs): Managed for long-term protection:</i>													
Land Trust Endowment PRF - Corpus \$47,738.60	75,570.46	5,000.00		(5,710.96)	(3,400.00)	0.00	0.00	71,459.50	0.00		71,459.50		
McLellan Poor Preserve Endowment PRF-Corpus \$22k	33,964.93	0.00		(2,791.02)	(1,643.00)	0.00	0.00	29,530.91	0.00		29,530.91	-15,000.00	Fernalds
Fernalds Neck Preserve Endowment PRF-Corpus \$550k	729,469.70	0.00		(59,551.60)	(34,731.00)	(15,000.00)	0.00	620,187.10	0.00		620,187.10	58,576.00	from ics
									0.00			-12,456.32	from stew
<i>Temporarily Restricted Funds (TRFs): Managed per restrictions:</i>													
Land Trust Stewardship Reserve TRF-Contributions total- \$370,895.88)	425,160.88	3,000.00		0.00	0.00	(1,632.00)	26,619.68	453,148.56	(15,000.00)		438,148.56	31,119.68	
Conservation Lands Defense TRF-Contributions total- \$230,896.28	230,896.28	0.00		0.00	0.00	0.00	19,500.00	250,396.28	0.00		250,396.28		
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	50,596.11	0.00					0.00	50,596.11	0.00		50,596.11		
Howe Hill Farm TRF - Goal \$75,000	52,465.59	890.00		0.00	0.00	0.00	0.00	53,355.59	0.00		53,355.59		
<i>Board Designated Funds (BDFs): Managed for growth of BDFs</i>													
Land Trust Operating Reserve BDF	271,188.30	0.00		(22,356.26)	(13,135.00)	0.00	27,750.00	263,447.04	0.00		263,447.04		
Bald & Ragged BDF - Baseline total \$200,000	201,814.78	0.00		(16,848.41)	0.00	0.00	0.00	184,966.37	0.00		184,966.37		
Land Trust Stewardship Reserve BDF - Income from line above	341,377.88	0.00		(62,890.66)	(32,747.00)	0.00	0.00	245,740.22	0.00		245,740.22		
Beech Hill Preserve BDF - Income from line above	99,900.48	0.00		(31,217.94)	(18,370.00)	0.00	0.00	50,312.54	0.00		50,312.54		
Conservation Lands Defense BDF	224,190.26	0.00		(37,359.30)	(23,370.00)	0.00	0.00	163,460.96	0.00		163,460.96		
Pendleton BDF	35,115.08	0.00		(7,047.15)	(4,000.00)	0.00	0.00	24,067.93	0.00		24,067.93		
Howe Hill Farm BDF	21,558.78	0.00		(6,151.15)	0.00	0.00	0.00	15,407.63	0.00		15,407.63		
Staffing Reserve BDF	55,338.37	0.00		(5,507.68)	(60,000.00)	0.00	83,250.00	73,080.69	0.00		73,080.69		
Design/Marketing BDF	4,611.53	0.00		(517.19)	(4,094.34)	0.00	0.00	(0.00)	0.00		(0.00)		
<i>Unrestricted Invested Funds: Surplus operating funds managed for growth</i>													
Surplus Operating Funds-Short Term Investment	179,253.05	0.00		(18,857.54)	161,396.00	0.00	(185,000.00)	136,791.51	0.00		136,791.51		
TOTAL Reserves & Endowments Investment Account	3,312,472.46	8,890.00	0.00	(276,806.84)	(34,094.34)	(16,632.00)	(27,880.32)	2,965,948.96	(15,000.00)	0.00	2,950,948.96		31,119.68
ACQUISITION FUNDS													
<i>Fund managed with unpredictable, near-term use of corpus:</i>													
Fernalds Neck Acquisition Reserve TRF	422,379.04			(33,400.20)				388,978.84			388,978.84		
<i>Funds managed with frequent, unpredictable income and expense:</i>													
Ducktrap River Watershed TRF	17,734.75	1,860.00				(7,808.00)		11,786.75			11,786.75	(58,576.00)	to r&e
Bald & Ragged Mountains TRF	537,600.95	30,676.70	33,500.00		(384.64)	(57,596.46)	(4,607.06)	539,189.49	(57,000.00)		482,189.49	(29,064.90)	to stew
Bald & Ragged Mountains BDF	154,630.91							154,630.91			154,630.91	(39,949.33)	to operating
Beech Hill Expansion TRF	740.60	930.00					(1,670.60)	0.00			0.00		
Beech Hill Expansion BDF	4,727.47						(4,727.47)	0.00			0.00		
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)	17,283.58	(5,000.00)		(349.72)	(11,933.86)			0.00	0.00		0.00		
Mt. Tuck Region of Interest TRF	12,315.40	6,148.70		(1,019.97)	(13,325.40)		(4,118.73)	0.00			0.00		
Mt. Tuck Region of Interest BDF	30,000.00				(11,096.14)		(18,903.86)	0.00			0.00		
Waldo County Conservation TRF	0.00	266,335.53	37,867.26		(10,566.39)	(89,488.99)	(89,982.32)	114,165.09	(12,072.00)		102,093.09		
Waldo County Conservation BDF	0.00					(18,903.86)	18,903.86	0.00			0.00		(127,590.23)
General Acquisitions TRF	16,222.60	(7,072.00)				10,413.00		19,563.60			19,563.60		
General Acquisitions BDF	4,872.66			(39,836.31)		(15,129.00)	23,754.60	(26,338.05)			(26,338.05)		
TOTAL Acquisition Funds	1,316,474.38	293,878.93	71,367.26	(73,236.51)	(12,320.72)	(214,868.71)	(81,351.58)	1,299,943.05	(69,072.00)	0.00	1,230,871.05	1,358,461.28	(127,590.23)
STEWARDSHIP FUNDS													
<i>Funds managed to expend corpus as soon as possible:</i>													
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	7,836.03						(7,836.03)	0.00			0.00		
Beech Hill Stewardship TRF	0.00	75,000.00	10,000.00				1,535.96	86,535.96			86,535.96		
Beech Hill Stewardship BDF	0.00						12,698.14	12,698.14			12,698.14	29,064.90	from ICS
Mount Percival Preserve Stewardship TRF	9,195.00							9,195.00			9,195.00	12,456.32	from ICS
Long Cove Hdwaters/Main Stream Prvsvs (CMP) Stewardship TRF	5,541.19							9,644.79			9,644.79	(1,145.77)	to operating
Office Fund TRF	1,000.00					(1,000.00)		0.00			0.00		
Office Fund BDF	85,830.90					(58,595.30)	37,000.00	64,235.60			64,235.60		
Learning Landscapes TRF	10,484.67	18,356.00	10,200.00		(1,559.71)			37,480.96	(200.00)		37,280.96		
Goose River Trails	0.00		9,300.00			(6,812.61)	9,963.56	12,450.95			12,450.95		
Piper Stream TRF	0.00						5,599.82	5,599.82			5,599.82		40,375.45
Passy Headwaters TRF	0.00						8,573.55	8,573.55			8,573.55		
Mill Brook TRF	0.00						2,717.80	2,717.80			2,717.80		
Mt. Tuck TRF (Stewardship)	0.00						16,375.50	16,375.50			16,375.50		
General Stewardship TRF	0.00							0.00			0.00		
General Stewardship BDF	3,672.64			(6,945.46)		(1,566.14)	18,500.00	13,661.04			13,661.04		
TOTAL Stewardship Funds	123,560.43	93,356.00	29,500.00	(6,945.46)	(1,559.71)	(67,974.05)	109,231.90	279,169.11	(200.00)	0.00	278,969.11	238,593.66	40,375.45
GRAND TOTALS	4,752,507.27	396,124.93	100,867.26	(356,988.81)	(47,974.77)	(299,474.76)	0.00	4,545,061.12	(84,272.00)	0.00	4,460,789.12		
	Add: Inkind	7,307.00			(161,396.00)	Less: Op surplus in R&E							
	Proof to #7000	403,431.93			(209,370.77)	Proof to #4900							

COASTAL MOUNTAINS
LAND TRUST



Board Advancement Committee Minutes
Wednesday, March 15, 2023

Members: Gianne Conard, Jeff Davis, Jim Krosschell, Dan Johnson, Ian Stewart, Judy Wallingford

1. Youth on Board Presentation: follow up on next steps (and other related items)
 - a. Meeting with Maiara and Harper – Bethany will set it up to get their impressions.
 - b. Communications tools/guidelines –
 - i. Do we want to set up any ground rules for meetings? Let's discuss with a few concrete ideas at next meeting.
 - ii. Board Member Orientation and how to improve that – suggestion is for a follow up meeting six months into the term; maybe meet at lunch? with mentor? BAC felt agenda for orientation is OK, but it is a little dry as presented. Gianne will reach out to new board members for their impressions/suggestions.
 - a. Mentoring – what does it mean to be mentor/mentee? Gianne will draft a statement for review at next meeting, along with ideas for board orientation. We should formalize somehow instead of just asking new members to pick someone...
2. Status of Board Recruits (* means key prospects): We need to start closing in on a few!
 - a. George Wheelwright (Knox): Dan – no response. Remove from list
 - b. *Jen Albee (Waldo): Gianne will follow up now that it is spring and see if she is still interested
 - c. Jan Pendleton (Knox): Ian will follow up
 - d. *Gerald Quirk (Knox): keep on the list for fall outreach
 - e. Maureen Flanagan (Knox/Waldo): too busy, remove from list. Dan will find out (discretely) when she is off her other boards.
 - f. Jon Poto (Waldo): Jim will follow up.
 - g. New prospects for consideration
 - i. Barney Lutsk (WCCI committee member) – ask Elisabeth if they have talked about this.
 - ii. Biz Gilmore (Major Gifts committee member)
 - iii. Greg Smith (member/big hiker/TD Bank)
 - iv. Keelia Liptak-Jay (Journey to Health)
 - v. Matt Wagner (property donor in Knox – Waldo County)

3. Board Matrix Review – no issues; we can use what was developed. Key piece is “Readiness” for prospective board members.
4. Self-evaluation of Board – we need to address this at the next meeting, first figuring out what our intent is. Do we want to redo the evaluation of our meetings (2021). How do we improve participation by all? How do we have agenda items that engage? What about icebreakers that move a conversation forward? Questions suggested by Jeff:
 - a. How do you feel about your ability to participate/ communicate on the board (do you feel heard?)
 - b. How does the board meet your needs?
 - c. What could we do differently?
5. Board Meetings/Education Sessions
 - a. March: Mid Coast Housing Trust
 - b. April: we might have a board meeting to focus on Policy
 - c. May: Woodland Management with Kennebec Land Trust
 - d. June: Fundraising exercises from MANP seminar
 - e. Future: First Light
6. New Committee Member: we should consider a new member when Dan steps down from board in September.
7. Next Meeting: Wednesday, April 19, 4:00 (Third Wednesday)

CMLT Facilities / Building Committee Minutes

Meeting March 13, 2023

Attending: Roy Call (Chair), Ryan Gates, Dan Johnson, Polly Jones, Ian Stewart

The meeting was held via Zoom, and was called to order by Roy at 2:35 PM.

Introductory Comments: Ian had distributed to the committee prior to the meeting a spreadsheet which summarized the projects previously approved by the Board, budgeted amounts, what has been accomplished to-date, and actual dollars spent. The document also shows what the staff has been discussing as current and future facility needs. Ian said the purpose of this meeting is to develop budget numbers for the full Board of what might be spent in the coming fiscal year. He noted that the Actual dollars spent so far have been very close to the Budget numbers.

Projects & Expenses To-date:

1. Office Roof — CMLT staff are very happy with the re-shingling that was done. The only remaining work to be done is a little painting and some gutter / downspout work at an estimated cost of \$500.
2. Foundation Repair — The helical posts which were installed appear to have stabilized the office building's foundation. No additional settling has been noticed. Staff will continue to assess the situation and may patch the cracks in the foundation to enhance being able to monitor and assess the situation more closely.
3. Office Deck — The staff are looking for a covering for the deck that is more substantial than the tent-like awning that has been used. The estimated cost for a more substantial covering for the deck for inclement weather is \$3500.
4. Office Reconfiguration — The office re-configuration and installation of temporary walls, which was done by staff and Malcolm White, has worked well and was accomplished for much less than budgeted. A little work needs to be done to make a few windows workable at an estimated cost of \$400.

Re-configuration of Polly's former office to return it to being a Reception Area is on hold as office space continues to be needed in that location.

5. Furniture — Some additional and better seating for the deck is needed. The preliminary budget number is \$3000 but more research is needed.
6. Dehumidification of the Basement — The new system is working well. The basement is drier.
7. Malcolm White Barn (Chapman Barn) at Beech Hill — The work done to-date is \$2153 under budget. Remaining work and work being considered includes gravel at the entrance, a staircase to the 2nd floor, staining the barn, and a little electrical work. Additional funds will be needed to complete all these items.

8. Pendleton Barn at Ragged Mountain — The structure was not well built and probably won't last another 10 years, but it could house the mini-truck and some tools for a few years if it was secured by adding a door.
9. Head of the Tides Building — Total cost for this project was \$1486 over the budgeted amount. Staff recommend adding a picnic table for which some money should be allocated.
10. Beechnut Hut —A ramp was added in 2022 to make the building wheelchair accessible. A railing might be added to the ramp, the Hut might need a little staining, and the flashing on the roof needs some repair work. Ian will recommend allocating some of the Carryover Money for these items.

Discussion

The committee briefly discussed the possible Addition to the Office Building and the timeframe for such a project. There is not a need for more office space for the current size staff, but more staff are likely to be needed and added in the coming years. The limitations of not having a Board Room was also briefly discussed. These subjects are probably Strategic Planning topics.

Next Steps

Ian will update the spreadsheet based upon today's discussion and further research by the staff. His goal is to have a summary for the next Board meeting.

The meeting adjourned at 3:32 PM.

Minutes by Roy Call

Coastal Mountains Land Trust

Executive Committee

March 13, 2023 @ 4:00pm

Minutes

Attendees: E. Daniel Johnson(President), Gianne Conard (Vice President), Jeff Davis (member-at-large), and Ian Stewart (Executive Director)

1. Organizational

Staff Updates

Stewart completed staff reviews. Staff was given the opportunity to offer areas of improvement. Stewart identified 3 areas of improvement that he will address with the staff.

1. Make sure everyone on the team has a voice.
2. Determine project timeline and decision structure at the beginning of the process.
3. Better prioritize and record progress for projects that are not part of the 5-year plan.

Staffing needs were discussed, including the need for an assistant to the Executive Director to take over record keeping, spreadsheet management, and other tasks to free up more time for fund raising. Davis suggested that some of the tasks might be handled with automation.

Personnel Manuals – Laurie Bouchard has been hired to update personnel manual. Stewart to contact Roger Knight and MANP for information on employ benefits and policies to motivate and retain staff.

Areas of discussion:

Staff annual plans – In Process

Winter Practices & Policies Work – The group discussed how to review policy statement.

Consensus was reached on policies being reviewed by the appropriate committee then one policy statement provided to the full board for final approval. It was suggested that one policy be voted on per meeting so as not to overload boardmembers.

Financial policies

Land Protection policies

Development policies

Board development

Youth on Boards – Gianne to follow-up with this group on next steps.

Gianne & Ian reviewing recruitment matrix. Board recruitment matrix and Boardmember evaluations to be discussed at the Board Advancement Committee meeting on March 15.

Affordable Housing group to present at the next Board Meeting (March 28 at 4:00 p.m. at the Belfast Library).

Land Protection Committee – A committee member is not a good fit. Stewart to advise committee person of the concerns and resolve the issue.

2. Development

Beech Hill - \$350,000 (railed \$85,000) = \$265,000

Stewart to request help from board members Wallingford and Lawrence as part of their Major Gifts work.

Waldo County Initiative is going well. A letter was sent to the kick-off attendees and a donation has been received. Currently within sight of the fund-raising goal for April 1, 2023.

Stevens Life Estate Giving. Stewart met twice with Mr. Stevens who is considering donating most of his estate to the land trust for stewardship of the property and expansion to abutting properties as well as those within the viewshed. Mr. Stevens has asked what is needed to steward and grow the site. Stewart meet with the estate attorney and will be ready to discuss needs in three separate baskets of stewardship, abutting propprties, and propprties within view.

3. Finance

Withdrawals – 5%

Carryforward allocation and budget priorities were discussed. As a starting point Johnson recommended the following use of the carry-over

Priorities:	Increase carryforward reserve to \$120,000
	Operating Reserve BDF add \$120,000
	Beech Hill Preserve BDF add \$25,000
	General Acquisitions add \$20,000
	Staffing add \$50,000

Budget –	Operating – in process
	Capital – in process

Audit scheduled for first week of May

4. Access and Inclusion Work

First Light Leadership – 2 staff & 2 board

Budgeting for contribution to fund.

Group discussed budgeting \$6,000-\$10,000 for a First Light donation. Conard suggested a targeted fund raising effort for this and requested a full board discussion on time and resources dedicated to First Light. Davis indicated his support for continued support of First Light with the hope that Access and Inclusion should include efforts to support the indigenous populaton and noted that First Light allows us to leverage a small contribution with a group that is already closely tied to the Wabanaki Commission. A sub-group led by Heather Rogers will review and propose a letter of commitment for First Light.

5. Land Protection

Learning Landscapes

Mt. Pleasant

Meeting with Ciona Monroe

Little River in Belfast. The city is considering buying the property and providing an easement for the trails. Stewart suggested a Declaration of Trust might help.

Budget for the New Year - TBD

6. Stewardship

Easement Violation Update. The HOA got involved at the last minute with additional requests. Stewart, Gates and attorney to review requests and see if any adjustments can be made. After review a re-statement of the contractual requirements will be presented to the HOA and developer.