



Association

**Annual Meeting -  
2018**

# Agenda



- MMLA Annual Business Meeting, 9:00 - 9:30
- Birch Ridge Community Forest, 9:30 - 10:30
  - ✓ History, prior efforts, current status – Mark Sullivan, MMLA, 15 min.
  - ✓ Status of Logging and Forest Recovery, Q&A –  
Bryan Nowell, NH Div. of Forest & Lands, 15 min.
  - ✓ Birch Ridge Community Forest Partnership –  
Duane Hyde and Beverly Shadley, Southeast Land Trust (SELT), 25 min.
  - ✓ Moose Mountain Regional Greenways (MMRG), Patti Burns, 5 min.
- Q&A, Any other business, 10:30 - 11:00
  - Concluding Remarks, Russ Weldon, MMLA, 15 min.

# MMLA Annual Business Meeting



- Welcome and Introduction – Bill Bassett, President, 15 mins
- Annual Finance Review – Mark Sullivan, Treasurer, 5 mins
- Presentation of Slate and Election of MMLA Board, 5 mins
- Any other business / close, 5 mins

# Welcome and Introduction, Bill Bassett Pres.



- Roadside Cleanup – Brenda Mullaney & Jan Allard
- Lake Host Program – Jan Chapin
- Remaining 2018 MMLA Events
  - ✓ Fireworks show – tonight!
  - ✓ Saturday, July 28<sup>th</sup>, Paddlesports Demo Day
  - ✓ Sunday, August 5, Eco-Friendly Gardening, 10-11 AM
  - ✓ Sunday, August 19, Lake Water Quality, 10-11 AM
- River Milfoil and Cyanobacteria – Fred Quimby

# 20-Ways to Protect

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## 20 WAYS TO PROTECT MERRYMEETING LAKE: HOW WE CAN PRESERVE THE LAKE WE LOVE



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*The mission of the Merrymeeting Lake Association is to preserve and protect the innate beauty, pristine quality, integrity, and value of Merrymeeting Lake and its surrounding watershed, with the goal of conserving this irreplaceable natural resource for future generations.*

Produced by the  
MERRYMEETING LAKE ASSOCIATION  
PRESERVE AND PROTECT COMMITTEE



# Annual Finance Review, Mark Sullivan, treasurer



## Merrymeeting Lake Assoc Profit & Loss January through December 2018

	Jan - Dec 18
<b>Income</b>	
Advertising - Newsletter	3,200.00
<b>Dues</b>	
Dues 2018	11,350.00
Total Dues	11,350.00
<b>Interest Inc</b>	
TD MM 8537 INT	33.51
Total Interest Inc	33.51
<b>WatershedConservationFund</b>	
Brich Ridge	6,750.00
Donations	9,790.00
WatershedConservationFund - Other	8.00
Total WatershedConservationFund	16,548.00
<b>WaterQualityFund</b>	
Donations	8,990.00
Total WaterQualityFund	8,990.00
<b>Total Income</b>	<b>40,121.51</b>
<b>Gross Profit</b>	<b>40,121.51</b>

# Annual Finance Review



Merrymeeting Lake Assoc  
Profit & Loss  
January through December 2018

Jan - Dec 18	
<b>Expense</b>	
Insurance	1,100.00
<b>MMLA Website</b>	
Hosting Services	60.00
Total MMLA Website	60.00
<b>Bank Charge</b>	
Paypal fees	160.80
Bank Charge - Other	50.00
Total Bank Charge	210.80
<b>Events</b>	
Roadside Cleanup	561.60
Fireworks Jul 4th	5,732.70
Total Events	6,294.30
<b>Dues and Memberships</b>	
Loon Preservation Society	500.00
NHLA	300.00
PO Box Annual Rental Fee	206.00
Total Dues and Memberships	1,006.00
<b>Professional Fees</b>	
Annual Reports	75.00
CPA	436.00
Lawyer's Fees	1,165.50
Total Professional Fees	1,676.50

# Annual Finance Review



Merrymeeting Lake Assoc  
Profit & Loss  
January through December 2018

	Jan - Dec 18
▼ Membership	
Postage	250.00
Printing	474.92
<b>Total Membership</b>	<b>724.92</b>
▼ Office Supplies	
Supplies	51.96
Office Supplies - Other	178.80
<b>Total Office Supplies</b>	<b>230.76</b>
▼ Public Relations	
Camp Pride Bldg	500.00
▼ Donation	
ND Parks & Rec Dept	850.00
Donation - Other	100.00
<b>Total Donation</b>	<b>950.00</b>
Spring Newsletters	1,271.60
<b>Total Public Relations</b>	<b>2,721.60</b>
<b>Total Expense</b>	<b>14,024.88</b>
<b>Net Income</b>	<b>26,096.63</b>



# Annual Finance Review



## Total Fund Balances - as of 21-June-2018

	General Fund	Water Quality Fund	Watershed Conservation Fund	Loon Habitat Fund	TOTAL
<b>Income</b>					
Advertising	3,200.00				3,200.00
Dues	9,950.00				9,950.00
Interest Inc	33.51				33.51
Watershed Conservation Fund			8,648.00		8,648.00
Water Quality Fund		8,090.00			8,090.00
Loon Habitat Fund					0.00
<b>Total Income</b>	<b>13,183.51</b>	<b>8,090.00</b>	<b>8,648.00</b>	<b>0.00</b>	<b>29,921.51</b>
<b>Expense</b>					
From P&L Statement	13524.88	7,948.00	0.00	500.00	21,972.88
<b>Total Expense</b>	<b>13,524.88</b>	<b>7,948.00</b>	<b>0.00</b>	<b>500.00</b>	<b>21,972.88</b>
<b>Net Gain/Loss</b>	<b>(341.37)</b>	<b>142.00</b>	<b>8,648.00</b>	<b>(500.00)</b>	<b>7,948.63</b>
Fund Balances 12-31-16	15,424.87	21,100.24	72,208.08	11,000.00	119,733.19
Fund Balances 6-21-2018	15,083.50	21,242.24	80,856.08	10,500.00	127,681.82

2018 MEMBERSHIP (to date)	<del>200</del> 228
2017 MEMBERSHIP	269
2016-2017 MEMBERSHIP	248
2015-2016 MEMBERSHIP	211
2014-2015 MEMBERSHIP	232
2013-2014 MEMBERSHIP	156
2012-2013 MEMBERSHIP	202
2011-2012 MEMBERSHIP	246

of approximately 500 homes

# Nominees for MMLA Board of Directors



Name	Lake Address
<b>Bill Bassett - President</b>	12 Sunset Lane
<b>Chap Nystedt- Vice President</b>	394 South Shore Rd
<b>Brenda Mullaney - Secretary</b>	32 Elly Point Road
<b>Mark Sullivan – Treasurer</b>	23 Cedergren Road
<b>Jan Allard</b>	13 South Shore Road
<b>Jeff Allard</b>	363 South Shore Road
<b>Jan Bell</b>	153 North Shore Road
<b>Nancy Bryant</b>	256 South Shore Road
<b>Chris Cairns</b>	30 South Shore Road
<b>John Chapin</b>	205 North Shore Road
<b>Pat Chiumiento</b>	209 North Shore Road
<b>Susan Glenney</b>	208 South Shore Road
<b>Sue Kowalski</b>	5 Cedergren Road
<b>Tom Mottl</b>	370 South Shore Road
<b>Dave Roy</b>	222 South Shore Road
<b>Laurie Smith</b>	259A South Shore Road
<b>Jen Seusing</b>	232 Pine Point Road
<b>Russ Weldon</b>	318 Merrymeeting Road

# MMLA Annual Business Meeting



Any other business?



PARTNERSHIP FOR  
BIRCH RIDGE  
COMMUNITY FOREST



# Introductions

- ❖ Bryan Nowell - NH Division of Forest and Lands
- ❖ Duane Hyde – Land Conservation Director for the Southeast Land Trust of NH
- ❖ Beverly Shadley – Deputy Director for the Southeast Land Trust of NH
- ❖ Patti Burns – Executive Director for the Moose Mountain Regional Greenways



# Birch Ridge

## History, prior efforts, current status



Where is "Birch Ridge"?



# Birch Ridge - Ownership History

- Purchased by Red Oak Ridge, LLC in February 2007
- Red Oak Ridge was LLC of Gruss & Co., a private investment firm based in NY, NY
- Project lead by Joshua Gruss, grandson of company founder
- 220 unit housing project proposed off Birch Hill Road



# From the minutes of the MMLA 2008 Annual Meeting

## BIRCH RIDGE CONSERVATION PROJECT

- “Russ introduced Mike Speltz, representing the SPNHF (Society for the Protection of NH Forests), and Pat Decker, representing our local Birch Ridge Conservation Project, who provided an update on the proposed 220-unit Red Oak Ridge Subdivision in New Durham
- Pat Decker thanked Lou McGrew, Mike Speltz, Bill Malay, and Ron Gehl for providing the drive, determination, skill, and expertise to get us where we are today
- a signed letter of intent from the Red Oak Ridge Group to sell the property. A new appraisal must be completed to determine the fair market value of the land in today’s real estate market”





# As it played out...more minutes

- Support from private donors (legally-binding pledges)
  - Town of ND bond (up to \$1.3 million), State & Federal grants
  - The amount needed was stated as between \$3M and \$4M
  - In November of 2008, agreement reached to suspend further action on the project for up to three years
- It all fell apart. Gruss wanted \$4M+, Appraisal was \$2.6M



# Sale to Dillon

- All went quiet until 2017 when property was listed for sale
- Forest Society, MMLA, and others renewed negotiations
- August 2018, property sold to Dillon Investments for logging
- Frustratingly, sold for \$2.6M, the same amount offered 10 years earlier.
- Stopping logging was not an option
- Cutting appears to be better than expected



# Bryan Nowell - Department of Natural & Cultural Resources (DNCR)



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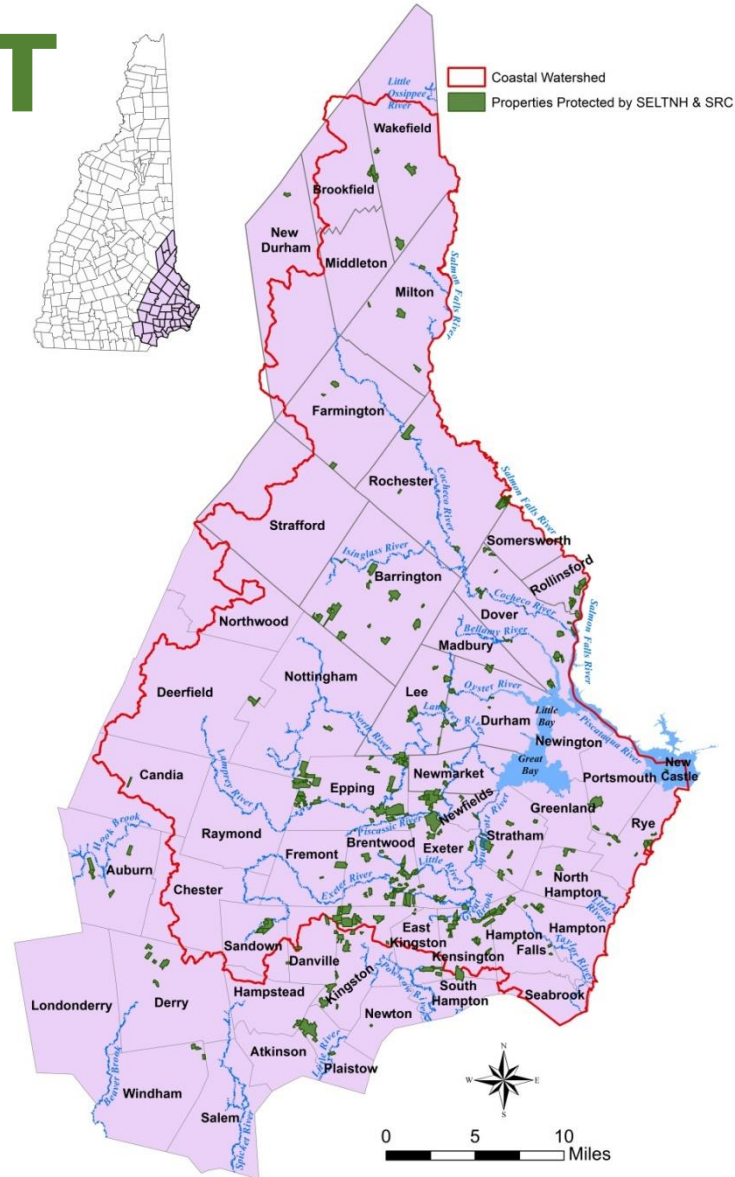
[Exploring Our Forests](#)



<https://www.nhdfi.org/>

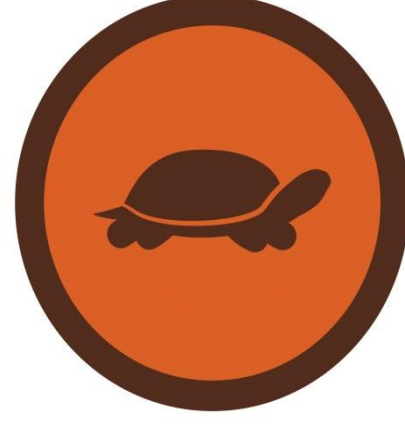
# Introduction to SELT

- Non-Profit Land Trust
- Service Area Rockingham and Strafford Counties (small bit of Carroll)
- 52 Towns
- 31% of State's population
- Formed in 1980, several mergers
- Membership approx. 1,650
- Annual Budget \$1,140,000
- 9 Full time staff/3 part-time/2 seasonal



# SELT's Mission

To protect and sustain the significant lands in our communities for **clean water, outdoor recreation, fresh food, wildlife, and healthy forests.**



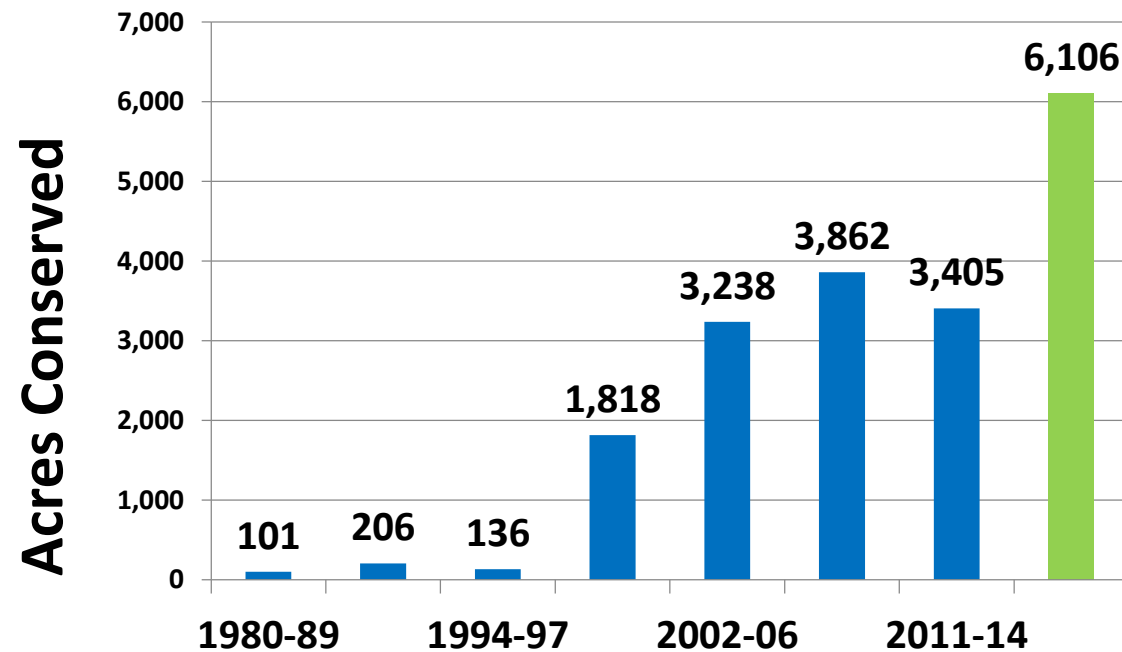
# SELT's Conservation Successes

Conservation by the Numbers:

- 18,900 acres conserved
- 5,425-acres owned and managed
- 13,475-acres conservation easements and other interests

SELT Board Strategic Goal – Double the Pace of Conservation and we are on track!

## SELT: Conservation Impact



# SELT's Conservation Successes

In 2016 SELT completed 1,131-acre Harvey Forest Conservation Easement

- \$3,100,000 total project cost



**Baseline Aerial Photograph**  
**Applehurst Farm, LLC Conservation Easement**  
**Epping & Nottingham, NH**

Boundary and feature locations are approximate. Easement boundary based on property survey by Amst Engineering, Inc. survey to be recorded. UT resolution information last spring 2016 for the DOT.

Map prepared by  
 Southwest Land Trust of NH  
 December 2016

SELT

Grantor Initials: \_\_\_\_\_ Third Party Right Initials: \_\_\_\_\_  
 Grantee Initials: \_\_\_\_\_  
 Executory Interest Initials: \_\_\_\_\_

0 1,500 3,000 Feet

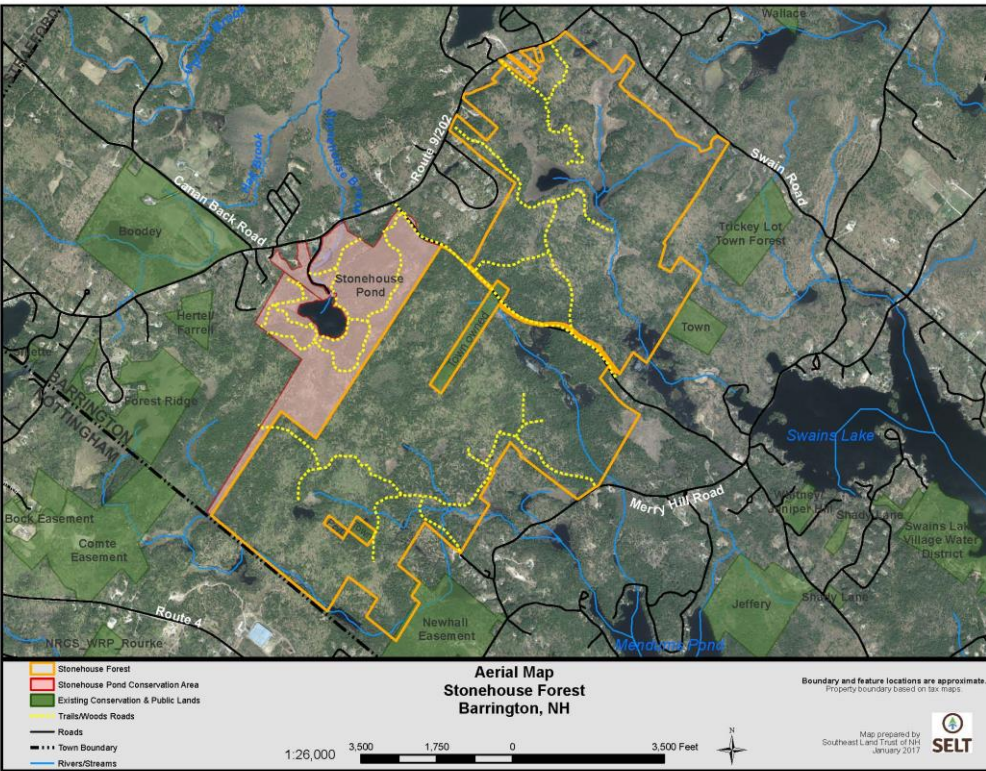
Conservation Easement Boundary  
 Exclusion Areas  
 Agricultural Areas  
 Town Boundary



# SELT's Conservation Successes

In 2017 SELT completed 1,533-acre Stonehouse Forest Acquisition

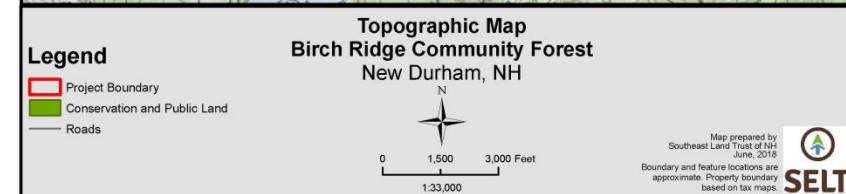
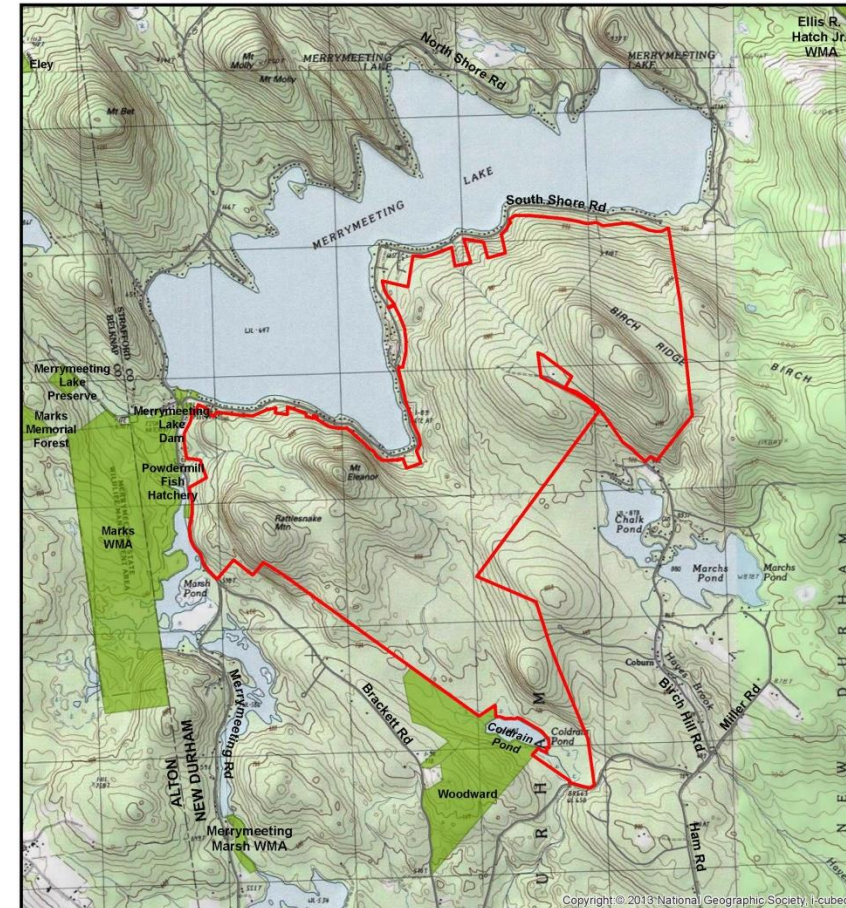
- \$3,100,000 total project cost





# Birch Ridge Community Forest

- SELT ownership
- Permanently conserved with MMRG Conservation Easement
  - To include Town interest
- Funding sources also place conservation related restrictions
- Public access guaranteed



# Goals - Recreation



# Goals – Wildlife & Critical Resources



# Goals – Views and Economic Benefits



# Goals – Return to Responsible Forest Management



# Reach Goals Through Community Forest



## Community Forest Model

- Owned by a Town or a non-profit
- Acquisition and management ensures community participation in management planning decisions
- Community has access to the value and benefits of the forest – monetary and non-monetary
- Forest is permanently protected and managed sustainably

Establishing a Community Forest Planning Committee that will be using this model

- Ron Gehl from MMRG will describe further later



# Costs to Conserve Birch Ridge



Goes beyond purchase price of \$2 million  
Total budget is \$2,950,000  
Components that make up the \$950,000 in project related costs

- Due diligence needed to acquire (e.g., boundary survey, etc)
- Ensuring SELT and MMRG live up to the Promise of Perpetuity so we can manage and oversee the conservation and restoration of Birch Ridge for generations to come
- Community Forest Management Plan and Improvements to Trails, Gates, Kiosks
- Staff and consultants to complete the project (e.g., MMRG and SELT staff time, consultants, biologists, community forest planning, mailings)



# Funding Sources for Birch Ridge

- Scoured potential funding sources
- Several applications submitted, others in the works
- With public Grants and Foundations we hope to cover 57% of total project costs
- Highly competitive, chance some will not be successful or not fully funded
  - Federal Funding through the U.S. Fish & Wildlife Service and U.S. Forest Service
  - State Funding Sources through NH Department of Environmental Services, Land and Community Heritage Investment Program (LCHIP) and others
  - Town of New Durham

Remainder is private fundraising and foundations





# Partnership for Birch Ridge



All three organizations driving efforts

- ❖ SELT – Brian Hart, Executive Director, Beverly Shadley, Deputy Director
- ❖ MMRG – Patti Burns, Executive Director; Ron Gehl and Ian Whitmore, MMRG Board Members
- ❖ MMLA – Brenda Mullaney, Mark Sullivan and Russ Weldon, MMLA Board Members



# Partner Roles

## MMLA

- ❖ Signed and holds contract
- ❖ Raised \$200,000 deposit
- ❖ Private fundraising
- ❖ On-the-ground understanding

## MMRG

- ❖ CF public input and education
- ❖ Easement holder with annual monitoring
- ❖ Private fundraising
- ❖ On-the-ground understanding



# Partner Roles

- SELT
  - ❖ Project manager
  - ❖ Will own property
  - ❖ Will manage property
  - ❖ Fiscal agent for Birch Ridge Partnership
  - ❖ Lead private fundraising coordinator
  - ❖ Lead for marketing materials



# Private Fundraising for Birch Ridge



- ❖ Target is \$1.5 million
- ❖ \$200K raised by MMLA
- ❖ \$200K from private foundations
- ❖ ~\$1.1 million remaining

# Private Fundraising for Birch Ridge

- ❖ All Partners working together
- ❖ Make outright gift or pledge over time
- ❖ Accepted: cash, credit, securities, IRA charitable distributions; some irrevocable planned gifts
- ❖ Strongest fundraising effort this summer



# Partnership Role for Moose Mountains Regional Greenways

- Hold the Conservation Easement
- Conduct Educational Outreach Programs at Birch Ridge
- Assist with Fundraising for the Birch Ridge Community Forest



# Four Seasons of Outdoor Events



# Educational Events for the Community



Learning Responsible Forestry Methods



Community Visioning





# Stewardship of the Conservation Easement Boundary and Terms



Boundary Marking by a Trained Volunteer



Stewardship Training for Volunteers



# Questions?



# Closing – Russ Weldon, MMLA

PARTNERSHIP FOR  
BIRCH RIDGE  
COMMUNITY FOREST



# What's possible if we do nothing?



# What we hope for!

