

# CAPE MEARES COMMUNITY ASSOCIATION WATERSHED CONSERVANCY PROJECT

PROGRESS REPORT: JANUARY 10, 2023

## 1. TASKS ACCOMPLISHED DURING PREVIOUS TWO WEEKS

- Contacted potential Appraisers for the 16 **(RR) Town Lots**. Contacted 4 appraisers. Received fee proposal from one Appraisal (Yellowbook) for \$4600, 5 week timeline to complete after Letter of Engagement received. Others can't meet our needs.
- Engaged/ worked with Atterbury Consultants for **(F) Forest Appraisal of 119+ acres**. Provided Due Diligence and Records per requested data request. Site Visit tentatively anticipated in next 1-2 weeks. Contacted Tillamook County Community Development Department to determine viability and timeline of template analysis.
- Engaged on limited basis with CMCA lawyer to clarify questions related to CMCA sales agreement due diligent requirements, 501c3 nonprofit conservation eligibility / bylaw questions, and prior CMCA donations/ deeds process and templates.
- Completed analysis of CMCA history related to CMCA Community Forest, deeds and any restriction (if any). Worked with Sean, Treasurer, to assemble documentation.
- Completed North Coast Land Conservation Trust (NCLC) Memorandum of Understanding (MOU) and Board approved 12/29/22.
- Approved Charter Resolution for Working Group and Board roles and communications.
- Met with potential donor of 2-4 acres of wetlands property in Cape Meares with interest in conservation in perpetuity. Researched prior donations to CMCA, and exemplar deeds and steps for acquisition. Provided letter and potential next steps. Connected to possible contribution of \$10,000 for pre-development costs.
- Met with WG volunteer regarding Project Land Narrative, Analysis of Existing qualities for potential grant opportunities. Identified CMCA resident who can provide aerial/ drone photography for project (to follow up).
- Met with WG volunteer regarding conservation easements (option only), process and budget (case study example).
- Worked with WG volunteer for consolidated CMCA Contact and Mailing List. Received current copies of Tillamook County Tax roll/ contact list for all property owners and Oceanside Water District contact/ mailing list (including emails).
- Identified and engaged CM owner willing to pay for printing and mailing of CMCA newsletter (owns a printing company in Portland). Working with WG and CM owner to design newsletter and new CMCA logo.
- Worked with WG volunteer to create logo for Watershed Conservancy Project.
- Approached Oregon Community Foundation. They said to contact them again Feb. 1.

## 2. NEXT STEPS

- Upcoming Meetings with potential partners, grantors, fundraising.
- Continued Due Diligence.
- Continued Research for Scenarios 1-3 regarding ownership options
- Meetings scheduled with Tillamook Estuaries Project, NCLC, USDA

## 3. DEADLINES

- March 8 Due Diligence
- Upcoming USDA Community Forest Grant Opportunity to be released imminently (funding availability confirmed for 2023)

#### **4. CHALLENGES**

- Fundraising for Pre-development costs.
- Tight timelines for Appraisals.

#### **5. NOTATION OF TASKS FOR WHICH THE LEADS NEED ASSISTANCE**

- Assistance with community fundraising
- Expertise in grant writing and/or technical/academic editing
- Know board or staff of Nature Conservancy, Columbia Land Trust or Trust for Public Lands

#### **6. RESULTS OF KEY MEETINGS HELD WITH PARTNERS OR PROSPECTIVE PARTNERS AND UPCOMING MEETINGS**

- Limited meetings / availability held over Holiday and New Year break. Many emails.
- January 06, 2023: Held Meeting with Sustainable Northwest to determine potential partnership and support of project. They offered expertise on grant opportunities and bridge funding. They thought the project would appeal to a number of funders.
- Initial call for information about Lower Nehalem Community Trust.

#### **7. PROJECTED EXPENSES FOR OVERHEAD THAT CMCA WILL BE EXPECTED TO COVER**

- **(RR) Town Lots 16 lot Appraisal.** \$4600 estimate (requires 50% down payment) week of Jan 9.
- Legal consultation about Bylaw changes necessary to create 501c3 nonprofit "conservation" entity which is required for some scenarios and grants