

**Cape Meares Community Association  
Watershed Conservancy Project  
PROGRESS REPORT: January 24, 2023**

**1. TASKS ACCOMPLISHED DURING PREVIOUS TWO WEEKS**

- Walk of subject property with Candice from US Department of Agriculture.
- Signed Memorandum of Understanding with North Coast Land Conservancy (NCLC). Team will meet with NCLC staff every other week for consultation.
- Received opinion from attorney Kittell about CMCA qualification as a conservation organization needed for some grants. Some language needs to be added to bylaws (in process).
- Contracts for residential and forest land appraisals signed and appraisals underway. OWEB appraisal requirements forwarded to the appraiser in anticipation of applying for OWEB grant.
- Completed preliminary Template “dwelling” analysis for appraisal.
- Clarified that we have an option to request a 90 day extension to raise funds so December 8 is now our deadline for completion of sale.
- Conducted extensive research into 10 grant opportunities. Developed a list which was presented to our partners (NCLC, Sustainable NW). Their comment was that we had an advanced understanding of grantmaking.
- Extensive photographic study of Coleman Creek Area.
- Project logo in development.
- Research done about easements on property (water, mineral, logging roads).

**2. RESULTS OF KEY MEETINGS HELD WITH PARTNERS OR PROSPECTIVE PARTNERS**

- Met with Kristi Foster and Claudine Rehm of Tillamook Estuaries Project. They gave some suggestions of people to contact. They do not own property. They could be helpful during forest/watershed management plan phase. Will write letter of support for grants.
- Met with Tillamook County Commissioner Mary Faith Bell. She is very supportive of our project. She will convene a meeting with the Public Works Director and the Emergency Management Director to discuss connections with the project (mitigation money from Loop Road construction and possible evacuation route to water tank). She may also be able to assist with county GIS mapping.
- Call with Sustainable NW and NCLC about funding opportunities. Attended Sustainable NW Community Forest Coalition Meeting.
- Discussion with NCLC about various ways to support the project and advice from experience with Arch Cape – address forest/watershed management concerns early and pay attention to community engagement.
- Discussion with the Conservation Fund and Craft3.
- Met with Oceanside Water District Board members Charles Ansorge and Spike Klobas to discuss project and gain a better understanding of how CMCA could partner with OWD.

- Calls with Kittell and TYCOR Title Company regarding due diligence and easements and reservations on the property, additional research and analysis underway.

### 3. **NEXT STEPS**

- Complete appraisals
- Complete due diligence and easement history/ research
- Confirm grant opportunities strategy
- Pre-application consultation on January 25 with OWEB about OWEB Land Acquisition Grant

### 4. **CHALLENGES**

- Short timeframe
- Grants with conflicting requirements
- Deciding if CMCA owns or another conservation group owns the property

### 5. **UPCOMING DEADLINES and EVENTS**

- March 4, 1 pm Community Update and Briefing
- March 8 due diligence deadline

### 6. **TASKS FOR WHICH LEADS NEED ASSISTANCE**

- Assistance with writing grants
- Assistance research for grants
- Assistance with assessing forest land in terms of habitat, birds, etc.
- Additional funding for pre-development costs

### 7. **FINANCES**

- \$2300 remaining due for residential appraisal
- \$7500 remaining due for forest appraisal
- We project the main needs for pre-development funds will be for the appraisals, attorney fees, grant research and assessments (habitat, etc.)
- We have received 23 contributions specifically designated for this project totaling \$63,450 (includes \$25,000 for down payment and \$10,000 from CMCA General Fund). Range of contribution amounts.
  - \$5000 – 10,000      6 contributions
  - \$1000 - 4999        6 contributions
  - \$500 - 999           3 contributions
  - Under \$499           8 contributions