

**Aquidneck Land Trust's  
19<sup>th</sup> Annual Meeting Speaking Program  
6:00pm-7:40pm, February 5, 2009  
Atlantic Beach Club**

- I. Welcome - 5 minutes – Steve MacGillivray (start at 6:45pm after buffet!)

**Slide #1 Aquidneck Land Trust's 19<sup>th</sup> Annual Meeting, February 5, 2009, Atlantic Beach Club, Middletown (with logos of all sponsors included on the slide as well)**

Welcome and thank you for attending the Land Trust's 19<sup>th</sup> Annual Meeting. I'm Steve MacGillivray, the Land Trust's Board Chair, and I'm delighted to see so many of you here tonight.

Tonight, we celebrate the work of the Aquidneck Land Trust and I'm happy to tell you that the state of your Land Trust is strong, steadfast and very busy.

We are grateful to our generous Annual Meeting sponsors: the Atlantic Beach Club; DaPonte's Landscaping Services; Narragansett Engineering, Inc.; Newport Vineyards & Winery; Phoenix Bulk Carriers; Russell Morin Fine Catering; Campo & Company; and PDQ Printing & Copying, Inc.

Now we will enter the business session of the Annual Meeting.

I urge you to review our 19<sup>th</sup> Annual Report. It chronicles a truly remarkable year.

I am happy to introduce John McColloch, ALT's outgoing Treasurer and Finance Committee Chair, who will give the finance report for the fiscal year that ended September 30, 2008.

**Slide #2 John K. McColloch, Treasurer and Finance Committee Chair**

*Steve leaves the podium, John arrives*

- II. Business Session – 20 minutes – John McColloch and Steve DeLeo

- a) Finance Report – 10 minutes – John McColloch

*John delivers comments based on following slides and ALT financial needs...*

**Slide #3 FY 2008 Public Support & Revenue**

**Slide #4 FY 2008 Expenses**

**Slide #5 Stewardship Endowment**

**Slide #6 Three Year Funding Plan**

Thank you. Now please welcome Steve DeLeo, Board Vice Chair and Chair of the Land Trust's Board Governance Committee.

**Slide #7 Stephen A. DeLeo, Esq., Board Vice Chair and Board Governance Committee Chair**

*John leaves podium, Steve arrives*

b) Board Governance Report – 10 minutes – Steve DeLeo

1. Outgoing Trustees

**Slide #8 List of Outgoing Trustees**

On behalf of the entire organization, I would like to thank our outgoing Trustees: Katherine S. Damon; D. Stuart MacNaught; and John K. McColloch. These individuals each provided 6 outstanding years of volunteer service. Please join me in thanking these special individuals for their enormous contributions to the Land Trust and our community.

2. Renewing Trustees

**Slide #9 List of Trustees Renewing for Another Two-Year Term**

I would like to thank the following Trustees for their willingness to renew for another two-year term: Denae Bayer; Mary Bush-Brown; Stephen A. DeLeo, Esq.; Kathleen W. Glassie; Nanette Herrick; Holly Janney, Esq.; and Matthew O. Kirby.

May I have a motion that these people be accepted for another two-year term?

*Motion made*

May I ask for a second?

*Seconded*

All in favor?

*Vote*

The motion passes. Thank you.

3. New Trustees

**Slide #10 List of New Trustees**

The members of the Land Trust's Board Governance Committee have done an outstanding job identifying and recruiting five new terrific individuals to join the Land Trust's Board of Trustees: Richard Bauchspies; Jameson Chace; Kim Herrlinger; Bettie B. Pardee; and Annie Sherman.

May I have a motion that the new nominees be accepted as presented?

*Motion made*

May I ask for a second?

*Seconded*

All in favor of the nominations?

*Vote*

The motion passes. Thank you.

4. Slate of Officers

**Slide #11 Slate of Proposed Officers**

I am pleased to present the following slate of proposed officers for the Land Trust's Board of Trustees for 2009: Stephen J. MacGillivray, Esq., Chair; Stephen A. DeLeo, Esq., Vice Chair; Richard Bauchspies, Treasurer; and Jameson Chace, Secretary.

Pursuant to our bylaws, may I ask the members of the Land Trust's 2009 Board of Trustees to vote. May I have a motion from a member of the Board of Trustees that the slate be accepted as presented?

*Motion made*

May I ask for a second?

*Seconded*

All in favor of the nominations?

*Vote*

The motion passes. Thank you.

5. Closure

**Slide #12 2009 Board of Trustees and Officers**

Welcome to the 2009 Land Trust Board of Trustees

May I have a motion to adjourn the business session of the annual meeting?

*Motion made*

May I ask for a second?

*Seconded*

All in favor?

*Vote*

The motion passes. Thank you.

Now please welcome Ted Clement, Executive Director of the Land Trust.

**Slide #13 Edward Sortwell Clement, Jr., Esq., Executive Director**

*Steve leaves podium, Ted arrives*

III. Executive Director's Report – 20 minutes – Edward Sortwell Clement, Jr.

a) **Slide #14 Conservation Successes in Fiscal Year 2008 (use with scenic photo of property conserved in FY 2008)**

Thank you for coming this evening.

I want to thank this evening's sponsors again: the Atlantic Beach Club; DaPonte's Landscaping Services; Narragansett Engineering, Inc.; Newport Vineyards & Winery; Phoenix Bulk Carriers; Russell Morin Fine Catering; Campo & Company; and PDQ Printing & Copying, Inc.

I also want to thank the terrific staff at ALT: David Thalmann, Director of Finance and Administration; Carolyn duPont, Development Director; Andy Arkway, Stewardship Director; Jessica Pohl, Assistant Development Director; Diana Britton, Office Manager; and Courtney Ferreira, Development Coordinator.

The Land Trust had another outstanding year in Fiscal Year 2008, which ran from October 2007 through September 2008, and that is good news for everyone who loves Aquidneck Island.

**Slide #15 2008 Land Matters Walk & Talk Series: Swan Farm Tour; Albro Woods Preserve Tour; Morton Park Tour; and Sakonnet Greenway Trail Tour (use with picture of one of our tours)**

The purpose of ALT's Land Matters Walk & Talk Series is to give the public the opportunity to get out on our conserved parcels so that people can better connect with nature and ALT's work. We believe that experiential education is the most powerful form of environmental education. In 2008, ALT offered 4 free educational tours on 4 different and unique conserved parcels.

**Slide #16 2008 Conservation Speaker Series: Ken Ayars; Tchin; and Tom Wessels (use with pictures of all speakers)**

The purpose of ALT's Conservation Speaker Series is to bring an important conservation speaker to each of Aquidneck Island's three communities over the course of a year so as to deepen the dialogue in our community about conservation. Through this program, three leading conservation speakers gave presentations to audiences on Aquidneck Island in 2008.

**Slide #17 2008 Merritt Neighborhood Fund Awards (use with picture of Merritt project)**

The purpose of ALT's Merritt Neighborhood Fund, named after ALT's visionary past President, is to provide neighborhood and community groups with modest funding to support conservation and land use projects at the local level so as to strengthen community identity and conservation efforts. In 2008, 9 grant awards, totaling over \$9,700 were given to various organizations for local conservation projects.

**Slide #18 Sakonnet Greenway Trail - Phase IA Constructed and Opened (use with good photo of the October 19, 2007 Phase IA trail opening)**

ALT made great strides with its Sakonnet Greenway Trail in Fiscal Year 2008. In October 2007, ALT finished building and opened to the public Phase IA of the Sakonnet Greenway Trail. This 1.5 mile section of the trail starts at The Glen in Portsmouth, runs through the Pennfield School property, crosses Sandy Point Avenue and then loops around the large field south of Sandy Point Avenue. By around 2011, the Sakonnet Greenway Trail will stretch from The Glen in Portsmouth to Middletown's public recreation area on Wyatt Road and will be over 7 miles long. This trail will connect people directly with ALT's work and the wonders of our natural environment and in the words of Rachel Carson, "The more clearly we can focus our attention on the wonders and the realities of the universe, the less taste we shall have for destruction."

**Slide #19 Town of Portsmouth's \$4 Million Open Space and Recreational Development Bond Passes!!! (use with photo of Joan Sousa and Ted Clement holding vote for open space cow sign)**

In the early part of Fiscal Year 2008, ALT worked diligently to educate Portsmouth voters on the importance of approving a \$4 million Open Space and Recreational Development Bond. On November 6, 2007, Portsmouth voters en masse approved the bond.

**Slide #20 Gooseneck Cove/Morton Park Conserved, Public Recreation, Wildlife Habitat, Water Resource and Scenic and Historic Values, 70.1 +/- Acres, Newport (have split screen – one photo of Gooseneck Cove area and one photo of Morton Park)**

In November 2007, the City of Newport conveyed permanent Conservation Easements to ALT on two strategic parcels owned by the City – Gooseneck Cove and Morton Park – and ALT provided Newport with \$50,000 and other assistance to help it with the Gooseneck Cove salt marsh restoration project.

In Fiscal Year 2008, ALT also helped Newport create the Newport Tree and Open Space Commission. Let us applaud Newport for its support and leadership on conservation matters.

**Slide #21 Tibbetts Conservation Transaction, Public Recreation, Wildlife Habitat, Agriculture, Water Resource and Scenic Values, 62.12 +/- Acres and Possibly More!, Middletown [use collage of labeled photos for each involved property: Albro Woods, Tibbetts Preserve, Demery Memorial Park, Middletown Recreational Complex on Wyatt Road, and Middletown Beaches (use picture of Second Beach)]**

In January 2008, Middletown purchased an approximate 33-acre parcel of land from ALT for future use as community open space. Middletown then conveyed a permanent Conservation Easement and Sakonnet Greenway Trail Easement to ALT on this land located on Mitchell's Lane. In addition, Middletown conveyed permanent Conservation Easements to ALT on 3 other Middletown owned properties: Demery Park; Albro Woods; and the Middletown recreational complex on Wyatt Road. Finally, Middletown and ALT signed a Memorandum of Understanding under which the parties will work in good faith to protect the Town owned Second and Third Beaches with permanent ALT Conservation Easements in the future.

**Slide #22 Peckham Land Conserved, Wildlife Habitat, Agriculture, Water Resource and Scenic Values, 11.59 +/- Acres, Middletown (scenic photo of Peckham property)**

In June 2008, ALT, the Town of Middletown and the Peckham family conserved 11.59 +/- acres near the Sisson Pond Reservoir with a perpetual ALT/Middletown Conservation Easement.

**b) Slide #23 Looking Forward to Conservation Successes in Fiscal Year 2009!!! (use with scenic picture of Boulevard Nurseries)**

**Slide #24 Boulevard Nurseries Conserved, Agriculture, Public Recreation, Wildlife Habitat, and Scenic Values, 29.46 +/- Acres, Middletown (use with aerial photo map outlining Boulevard, Tibbetts and Albro Woods)**

We just entered our new fiscal year in October 2008, and already we are seeing important conservation successes. On October 1, 2008, ALT, the Town of Middletown and the Kempenaar family conserved 29.46 +/- acres of Boulevard Nurseries on East Main Road in Middletown. This property is next to two other properties conserved by ALT and Middletown: the Tibbetts property and Albro Woods. Together, these three properties,

which total over 70 acres, form a scenic gateway to Middletown that can eventually serve as a major open space and recreation complex.

**Slide #25 ALT Reaches and Surpasses 2,000 Conserved Acre Mark!!!  
(use with a few photos from 2,000 acre party at 22 Bowens)**

We are in the process of creating something historic together. The Aquidneck Land Trust (“ALT”) has consistently turned your support into what is becoming an immense, landscape level, lasting green legacy that will nourish and sustain our beloved Aquidneck Island for generations and generations to come. Our window of opportunity to conserve the Island’s remaining special and threatened open spaces with perpetual Conservation Easements is closing fast, so we need your continued support now more than ever to perfect and finish this historic green gift to current and future generations.

This past year, ALT supporters gathered to celebrate ALT reaching and surpassing the 2,000 conserved acre milestone. In 1999, ALT began announcing its dream of someday conserving 2,000 acres on the Island. Many felt this was a near impossible feat due to the cost of real estate on the Island, the fierce competition from developers and the limited opportunities available to an island community. When I began working for ALT in 2000, ALT’s conserved acreage was about 500 acres after ten years of conservation work. That 2,000 conserved acre goal certainly seemed very far away. Thus, how special it was for all of us in October 2008 when together we conserved the Boulevard Nurseries property on East Main Road in Middletown and with that reached and surpassed the 2,000 conserved acre mark.

However, we must recognize that we are only about half-way to completing this lasting green legacy that we have been working on together. In 2004, ALT completed a comprehensive mapping and prioritization project that identified all of the remaining and threatened open space parcels on Aquidneck Island. Only about 90 of those priority properties remain, representing a little over 2,000 acres left to conserve. These are the final forests, farms, parks, scenic vistas and water resource areas that we hope to save before time runs out.

As we prepare for this final acquisition leg of our journey together, which reasonable estimates put at about ten years in length, we should look to the Block Island story for inspiration. Supporters of land conservation there have consistently stayed the course since the 1970s and as a result over forty percent of Block Island is conserved today. That will forever distinguish and sustain that remarkable place. While only a little over twenty percent of Aquidneck Island is conserved we know that with your continued support we can substantially increase that percentage and leave



an historic and lasting green legacy that we can truly be proud of and that future generations will thank us for.

**Slide #26 Town of Middletown's \$2 Million Open Space Bond Passes!!! (use ALT's Newport Daily News ad here)**

In the early part of Fiscal Year 2009, ALT worked diligently to educate Middletown voters on the importance of approving a municipal \$2 million Open Space Bond. On November 4, 2008, the bond passed with an overwhelming 68% approval rating.

Tonight, you have heard about a lot of important conservation collaborations between the Town of Middletown and ALT. Considering all of this good work, please join me in applauding Middletown and its Open Space and Fields Committee.

**Slide #27 Sakonnet Greenway Trail – Phase IB Constructed and Opened (use with photo from Race for Open Space)**

November 8, 2008 marked two very special occasions for ALT: the opening of Phase IB of the Sakonnet Greenway Trail and ALT's inaugural 5k Race for Open Space to celebrate the opening of this new trail segment. With the addition of Phase IB, which runs from near the Sandy Point Avenue area to Newport National Golf Club, about 5 continuous miles of the Sakonnet Greenway Trail are now completed and open to the public - already the longest nature trail on Aquidneck Island.

**Slide #28 Swan Farm Conserved, Agriculture, Wildlife Habitat, Water Resources and Scenic Values, 124.38 +/- Acres, Portsmouth (use with scenic photo of Swan Farm)**

On December 22, 2008, ALT, Farmscapes Holdings, LLC and the Town of Portsmouth gave Aquidneck Island an early Christmas present when we conserved 124.38 +/- acres of the important Swan Farm on Wapping Road in Portsmouth.

**Slide #29 Green Valley Country Club, Public Recreation, Water Resource, Wildlife Habitat and Agricultural Values, 125 +/- Acres, Portsmouth (use with aerial photo map that outlines area of Green Valley to be conserved)**

Tonight, we have a special surprise for you. You will witness the live conservation of Green Valley Country Club in Portsmouth when in a few moments ALT and the Town of Portsmouth will acquire a perpetual Conservation Easement on about 125 acres of Green Valley for \$2.56 million.

In addition to providing public recreational opportunities, scenic vistas and wildlife habitat, Green Valley also buffers Lawton Valley Reservoir and St. Mary's Pond, two of the Island's public drinking water supplies.

**Slide #30 Green Valley Conceptual Subdivision Plan (use with conceptual subdivision plan)**

There are also green economics involved in the conserving of Green Valley. An engineer's conceptual subdivision plan demonstrated that the subject 125 acres of Green Valley that are to be conserved tonight, which are zoned for 30,000 sq. ft. residential lots, could have supported 127 house lots. Such a large residential subdivision would create an immense carbon footprint. Further, studies show that it costs a municipality between \$1.04 and \$2 for every dollar of tax revenue to provide services to a typical subdivision. Subdivisions require schools, roads, police, water, rescue and fire department services, storm water management and more. Based on the projected costs of municipal services to support a 127-lot subdivision, Portsmouth's Town Planner demonstrated that the net present value saved by Portsmouth over a 30-year period by keeping Green Valley undeveloped would be over \$5.7 million. Another benefit of this conservation transaction relates to keeping a rein on the Island's traffic. Based on the *Trip Generation Handbook, 7<sup>th</sup> Edition*, published by the Institute of Transportation Engineers, a 127-lot residential subdivision on Green Valley would generate over 1,200 additional vehicle trips a day on the already busy and dangerous roadways of Aquidneck Island.

Would Town Council President Peter McIntyre, the Town's attorney, Green Valley President Ron Raposa, his attorneys, along with attorney Steve Haire on behalf of ALT step forward so that we can conserve Green Valley.

*Parties arrive and close on Green Valley Conservation Easement*

Please join me in applauding Green Valley and the Town of Portsmouth and its Open Space Committee for this important transaction and all of the other recent conservation collaborations between Portsmouth and ALT.

Now please welcome ALT's Board Chair, Steve MacGillivray

*Ted and others leave podium and Steve arrives*

**Slide #31 Stephen J. MacGillivray, Esq., Board Chair**

IV. Chair's Remarks – 10 minutes – Steve MacGillivray

*Steve delivers remarks...*

I would now like to adjourn the 19<sup>th</sup> Annual Meeting of the Aquidneck Land Trust. Let us all work to make 2009 another great year for the Land Trust, and thus a great year for our community!

**Slide #32 Show introductory Slide #1 again**