

**Granby Land Trust
2022 Annual Meeting
50th Anniversary Celebration**

**Holcomb Farm North Barn Pavilion – West Granby
October 23, 2022 – 5:30PM**

Meeting Comes to Order 7:02 pm by GLT President, Rick Orluk

Welcome - Rick Orluk, President

- **A BIG THANK YOU TO ALL HERE** – what a year for the Land Trust and Granby. What a 50 years we have had, 1972 – 2022: 3,200+ acres preserved in Granby - FOREVER!

We thank each and every one of you who plays a key part in our success. Our success is a true team effort.

On the Granby Land Trust's 50th Anniversary, I'm feeling grateful to:

- **Our Land Trust Founders – Charlie Katan, Bill Stewart, and Dave Russell – who has been serving on our Board for 50 years!** I also would be remiss if I didn't thank **Put Brown** who also has been involved since the Land Trust's very early years – he is an invaluable resource who brings so much land preservation experience to our Board
- **Our Land Donors**
- **Our Financial Heroes who have helped put us in a position to be involved in big projects that make a difference in our Town's future**

- ***The dozens and dozens of volunteer property stewards*** who oversee and annually visit our Land Trust's properties
- ***Members of the Land Trust Board*** -- for their collective passion and relentless pursuit to achieve the ambitious goals of the Land Trust
- Our ***Town Leaders and Engaged Citizens*** who care deeply about Granby, who are working to balance preservation and growth
- Our ***Granby Land Trust 2022 Annual Meeting Committee*** which worked hard to put together tonight's festivities: Trish Percival, Leslie Judge, Sue Accetura, Doreen McWhirter, John Kroninger, Sandy Orluk, and Chas Orluk, among others
- ***The members of the Land Trust – ALL OF YOU*** -- whose financial contributions and other volunteer support have lifted the Land Trust to its current status as one of Connecticut's most vibrant land preservation organizations

We hope you enjoy the slide show that will be playing throughout the evening featuring photos of many of our beautiful properties and events.

Secretary's Report (Leslie Judge, Secretary)

Minutes from our 2021 Annual Meeting were made available prior to this meeting.

A motion is made by Paula Johnson to accept the 2021 Annual Meeting minutes, seconded by Sandy Orluk, and approved.

Treasurer's/Controller's Report (Dave Russell, Controller)

The Granby Land Trust is in great shape financially and able to take care of our properties that are preserved in perpetuity. We are operating within our means. We are invested for the long term so riding out the tough stock market. We purchased two properties this year, both on Day Street, for a total of 44.2 acres. The GLT has audits done every year.

GRANBY LAND TRUST
Annual Meeting Financial Report
September 30, 2022

Assets	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9-30-2020</u>	<u>10-31-2019</u>	<u>9-30-2018</u>
Cash/Savings	\$85,516	\$97,294	\$123,960	\$108,510	\$ 125,368
Investments	\$2,854,429	\$3,555,452	\$2,871,197	\$2,506,303	\$2,691,331
HFPG Funds	\$1,410,154	\$1,275,912	\$1,214,522	\$1,065,290	\$1,181,079
Stillwell Fund	\$47,000	\$44,000	\$41,000	\$38,000	\$35,000
Property	\$9,155,230	\$8,971,935	\$8,867,934	\$7,905,192	\$7,264,692
Total Assets	\$13,552,329	\$13,944,593	\$13,118,613	\$11,623,295	\$11,297,470

Liabilities: None

Financial Highlights

YTD Operating Budget	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>10/31/2019</u>
Revenue	\$74,577	\$51,822	\$64,632	\$60,772
Expenses	\$49,911	\$55,267	\$40,602	\$56,061
Net Income	\$24,666	\$(3,445)	\$24,030	\$4,711

Mixed year fiscally. Significant stock market drop; Two new properties

211R Day Street purchase 14.5 acres

153 Day Street purchase 29.7 acres

Total value of new properties \$173,000

5-year increase in assets \$3,577,054 (36%)

5-year increase in investments \$1,521,621 (114%)

Current Balance Sheets and Income Statements are available for any members desiring them. 2021 Audited Financial Statements are also available for viewing.

If you would like to see GLT Financials documents, please email GLT Controller Dave Russell at d.w.russell111@gmail.com

A motion to accept the Treasurer's Report is made by Rod Dimock, seconded by Shirley Murtha, and approved

2021/2022 Highlights & Achievements (Rick Orluk)

Once again, we've had another busy and exciting year...

**. Granby Land Trust Activities & Accomplishments
November 2021 - October 2022**

Recent Property Acquisitions/Gifts/Easements – 320 Acres:

- The new **Kreger Preserve at 211R Day Street**: In February, the Land Trust acquired this 14.5-acre parcel from Richard Kreger in a bargain sale. This parcel is located in the GLT's Old Messenger Road Preserve Corridor, one of the Land Trust's areas of focus, and features remote and valuable wildlife habitat.
- The new **Longley-Weed Preserve at 153 Day Street**: Acquired in August, this 29-acre parcel includes prime agricultural soils, has been actively farmed, and provides a key strategic connection to the GLT's Old Messenger Road Corridor Preserves. Working with owner Jim Weed, the Land Trust purchased this developable parcel in July of this summer for \$163,000.
- **277-Acre Conservation Easement at Holcomb Farm**: On Monday, October 17, the Granby Board of Selectmen unanimously passed the Holcomb Farm Long-Term Conservation and Sustainability Plan, preserving forever 277-acres of Holcomb Farm through the granting of a conservation easement on this land to the Granby Land Trust. See note below sent to Granby Land Trust members outlining approval and details on conservation/sustainability plan on Tuesday, Oct. 18. **Special recognition to Jenny Emery/Friends of Holcomb Farm and Mark Fiorentino/Granby First Selectman for their efforts.**

NOTE FROM GLT PRESIDENT RICK ORLUK TO GLT MEMBERS

Dear Granby Land Trust Members,

Last night, due to the hard work of many Granby citizens over many years, the Board of Selectmen unanimously passed the **Holcomb Farm Long-Term Conservation and Sustainability Plan** after three hours of valuable public discussion. You – our Granby Land Trust members and donors – have put the Land Trust in a position to be involved in important projects like this one. On behalf of the Land Trust Board of Directors, I thank you, and I hope you are proud of the critical role the Granby Land Trust played in making this happen. This action will make a difference in Granby's future and will protect a very special place, Holcomb Farm.

In short, the Granby Land Trust, working with community partners:

- **permanently preserved 277 acres of Holcomb Farm through the placement of a conservation easement** on almost all the east fields/woodlands (including the **Holcomb Tree Trail**) and almost all the western woodlands - click this [LINK](#) to see Holcomb Farm Protected Property Map and this [LINK](#) to see Holcomb Farm & Nearby Open Space Map;
- **invested \$500,000 in a Town-controlled fund – *The Holcomb Farm Stewardship Fund*** - that will support Holcomb Farm-related expenses; and
- **helped the Friends of Holcomb Farm, one of our key community partners, further strengthen their organization** based on the value that the permanency of forever preservation of this land will provide.

I'd like to recognize the leadership of the [Friends of Holcomb Farm](#), who have worked diligently on this initiative while building a firm foundation under Holcomb Farm and its operations over the years. So many have invested so much in revitalizing the historic Holcomb Farm and making it the unique community resource it is today.

I'd also like to recognize First Selectman Mark Fiorentino, and the other members of the Board of Selectmen – Mark Neumann, Peg Chapple, Kelly Rome, and Fred Moffa – for their thoughtfulness and vision in building a future for Granby that balances preservation and growth.

Working together with community partners, we have – and will continue to – accomplish big things in Granby.

Lastly, of course, I'd like to recognize Tudor and Laura Holcomb, who gave so much to this town, including their family farm – the “jewel of Granby.” We wanted to be sure we addressed their wishes, and we wanted to protect their legacy – forever.

According to the [Land Trust Alliance](#), the U.S. loses roughly 150 acres of natural land and 40 acres of farmland every hour. Once the land is gone, we can't get it back. [Our actions are making a difference.](#)

Last night, we permanently preserved 277 acres of land in Granby and supported one of Granby's most precious agricultural resources, [Holcomb Farm](#). It was a good day with the promise of even better days ahead.

As you can see, the Granby Land Trust has been investing in Granby's future, spending \$673,000 this year on land purchases/easements. Obviously, this does not include all the collateral expenses associated with big projects like this: title reports, legal fees, mapping, surveying, etc...

With these two acquisitions, **the Land Trust now owns 2,156 acres and holds conservation easements on 1071, protecting a total of 3,227 acres.**

Property Care and Maintenance of GLT Properties

With 2,156 acres of owned property under our care, our board, property stewards and volunteers keep very busy managing our properties. Mowing, trail maintenance, parking area maintenance, tree care, invasive removal -- all these things take time and resources. In addition, here are some specific tasks we undertook/accomplished this year:

- **Continued ongoing relationships with subcontractors** to mow and work on monthly maintenance projects on our GLT Properties.
- **All Granby Land Trust properties – owned or protected by an easement – were monitored by a GLT Property Steward** in the last year.
- Our **Property Stewardship Committee, led by GLT Board Members Tim Heinze and Lowell Kahn, reviewed all Property Steward reports**, did site visits where appropriate, and communicated with landowners where necessary.
- Our **Youth Conservation Corps spent a day in September working on the Dismal Brook Wildlife Preserve**. They cleared the road gutters on the main trail to Creamer Pond and did clean-up work on Creamer Pond waterways. We hope to hold a second Fall 2022 event in November.

- **Opened a new viewing area on the GLT's Dismal Brook Wildlife Preserve, the North Marsh Viewing Area.** Installed a bench, cleared previous dumped materials and are maintaining trails. As part of this effort, we also moved two rhododendron plants next to the Olof Stevenson Bench on Stevenson Field.
- **Installed wildlife cameras** – with the help of a wildlife camera/naturalist expert - on the Dismal Brook Wildlife Preserve and have started getting our first videos, giving us a firsthand look of all the wildlife active on the property. We share the best of these videos on Facebook, Instagram and YouTube.
- **GLT Board Member Leslie Judge proposed and is leading an effort to install a new “Tales for Trails Library” at the Dismal Brook Wildlife Preserve’s Glazier Cabin** that will provide children’s books for use on property for young families. Should be installed later this year.
- **Just planted a new maple tree near the majestic, but failing, old maple tree on the Mary Edwards Mountain Property** this past week. Don Ford of Stonegate Gardens donated the sugar maple and Pat Hanley of Hanley Landscaping donated the equipment needed and labor to plant. GLT Member Ed Judge documented the event with photos.
- **Held a very productive GLT Nuckols Preserve Work Party** last December initiated by our Property Stewards Holly and Curt Johnson. Cleaned up the property, did trail maintenance, and moved the Nuckols Family Preserve sign to the trailhead entrance.
- GLT Board Members – Lowell Kahn, Dave Emery and Eric Lukingbeal – are working with the **Holcomb Farm Bridge Replacement Committee.**
- **Invested in renovation of the long farm field on the GLT’s Holcomb Hill Preserve** in an effort to stop soil run-off. Work done by Norm Laverdiere and field now being used by Holcomb Farm. Joe O’Grady, CSA Farm Manager, has reported this has been a very valuable addition to the Holcomb Farm’s field inventory with close proximity to Farm.
- **Completed roof work on the barn on the GLT’s Katan-Ensor Preserve** to replace a leaking roof.

- **Continued our efforts to promote public awareness about keeping dogs on leash while on our properties.** This effort included installing new “Dogs on Leash” signs on all our Property Trail Kiosks, sending broadcast emails and using social media to encourage visitors to keep dogs leashed in an effort not to disturb local wildlife.
- **Continued to support the efforts of the Salmon Brook Historical Society as they do restoration work on the Wilcox House** on Simsbury Road by providing GLT volunteers when need. SBHS has made major progress and offered a special GLT Preview Event in September before opening the house for the general public to see. The GLT is so pleased with the SBHS work being done under the leadership of Mark Williams.
- In conjunction with our investments in the West Granby Historic District, we **designed new West Granby Historic District signs and working with SBHS to have these produced and installed in the next month** at three locations entering the Historic District.
- Continue to let **open fields remain un-mowed until after October 1 on a number of properties to preserve bird, bee and general wildlife habitat.**

A special thanks to our awesome GLT Board Members, our incredible GLT Volunteers, and our Youth Conservation Corps, who made all of this possible.

Other GLT Highlights, Accomplishments & News:

- **Nationally accredited member of the Land Trust Alliance.**
- **Member of the Connecticut Land Conservation Council.**
- Continue to have our **Annual Financial Reports done by a leading Land Trust financial expert**

- **Regular updating of GLT Website** – GranbyLandTrust.org (see interactive mapping, list of GLT properties, Trail Map section, events calendar and more)
- Continue to **provide ongoing news and event announcements to GLT Members via our broadcast email system**, keeping members updated on all our activities.
- Continue to provide **monthly articles, announcements, and photo collages/submissions to *The Granby Drummer***.
- Inserted a **GLT Membership Info Flyer in *Granby Drummer* last November** highlighting the Katan-Ensor Preserve and have one going in this November's *Drummer* which features the Mary Edwards Mountain Property and Mary's catalytic role in our organization's growth.
- Conducted a **Connecticut Trails Day Hike in June led by GLT Board Member Jen Plourde** which was well-attended and featured in the Connecticut Forest & Parks Association's *CT Woodlands* member publication. Photos of hike were done by Granby's own Jake Koteen.
- Continue to have a **terrific working relationship with the Granby Public Library, co-hosting a range of virtual and in-person events**, including the recent in-person gatherings at Holcomb Farm's North Barn featuring McLean Game Refuge researcher Samantha Lewis discussion her research on Eastern Coyotes and our very own GLT Board Member John Weeks, who presented an informative and entertaining talk on the Hawks and then followed it up with a Hawk Watch in Granville. Thanks to Holly Johnson with Granby Public Library for her support.
- Was a **presenting sponsor of Granby's Open Farm Day** again this year, leveraging our communications platforms, including social media, to create exposure and drive traffic to Granby farms. We also had a booth at Sweet Pea Cheese/House of Hayes Farm staffed by GLT Board Members Jen Plourde and Karen Dowd, where we added a number of new GLT Members. A terrific day in Granby to spotlight our farming community and working agricultural enterprises. Thanks to Shirley Murtha for her help promoting this special day in Granby, working for both the GLT and the Granby Agricultural Commission.

- **Participated in Celebrate the Valley in September.** Board Members Jen Plourde and Karen Dowd designed a GLT booth where we spread the word about the Land Trust’s work, ran a fun contest to win an animal crocheted by Karen – engaging young families, and also added more than ten new members.
- **Very active social media presence on both Facebook (1,400 followers) and Instagram (1,050 followers).** We regularly have months where we have more than 5,000 individual views. A big thanks to Don Shaw, Danny Cohan, Jake Koteen and others that share their photos with us.
- Continue to **use Online Donation Platform** – GivingFuel - and have better organized our membership databases and reporting capabilities. Added opportunity to purchase a GLT cap as part of membership process this year.
- Have grown our **GLT membership to almost 450 member households in 2022.** Please help us keep spreading the word – it is working.
- Special thanks to **Trish Percival** for all she does for the Granby Land Trust throughout the year. She plays a key role in our success.

Nominations and Election of Board Members (Karen Dowd, Nominations Committee)

GRANBY LAND TRUST BOARD OF DIRECTORS NOMINATIONS

Nomination Committee: Karen Dowd, Dave Emery, Stacey Kroninger, Rick Orluk, Jen Plourde
 Subject: Nomination of Land Trust Board of Directors

Date: October 23, 2022

The following officer's terms expire on December 31, 2022. They are recommended for re-election for an additional 3-year term, expiring in 2025.

<u>Name</u>	<u>Term expires</u>
Daniel "Put" Brown 16 Broad Hill Road West Granby, CT 06090	2025
Karen Dowd 54 Heather Lane North Granby, CT 06060	2025
Paula Johnson 289 Simsbury Road West Granby, CT 06090	2025
Stacey Kroninger 7 Gristmill Lane Granby, CT 06035	2025
Katherine Lombardo Treasurer 61 Day Street Granby, CT 06035	2025

David Russell
Controller
33 Spring Glen Drive
Granby, CT 06035

2025

Terms expire on the last day of the year.

A motion is made by Jenny Emery to approve the extension of terms for the officers presented, seconded by Al Wilke and approved unanimously.

Presentation of the Mary Edwards Friend of the Land Trust Award

This award, the Land Trust's highest honor, was first given eighteen years ago, following Mary Edwards' death. The first seventeen recipients of the award, to whom we owe our continuing thanks, were:

Ray Betts -- 2004
Seth and Lucy Holcombe -- 2005
Bob and Doreen Schlicht -- 2006
Paula and Whitey Johnson -- 2007
Dr. Forrest H. Davis – 2008
Fred and Edith Wilhelm – 2009
The Granby Board of Selectmen - 2010
Put and Nannie Brown - 2011
David Russell - 2012
Sali Godard Riege and Barbara Godard- 2013
Rick Orluk and Trish Percival - 2014

Dave and Sandy Schupp - 2015
Ann Pelka - 2016
Joan and Charlie Katan – 2017
Rod Dimock – 2018
Steven Wilcox Hastings – 2019
James Gamble – 2020
Jenny and Dave Emery – 2021

We thank each of these recipients for all their support, faith, loyalty, and vision. Their efforts laid the groundwork for the growth of the Land Trust and have allowed us to play a significant role in preserving Granby's natural heritage.

**2022 Granby Land Trust Mary Edwards "Friend of the Land Trust" Award
Presented to Sally King and Eric Lukingbeal
Sunday, October 22, 2022 – Holcomb Farm North Barn, West Granby
Presented by GLT Vice President, Dave Emery**

We can't think of a more deserving couple who have contributed so much to our town for many years now, than this year's award recipients, Eric Lukingbeal and Sally King. Eric and Sally both have given extensive and extended service to our town. Sally has served on the Board of Selectmen, Inlands wetland commission, Open Space Advisory Committee and Granby Horse Council. Eric has served on Planning & Zoning, Friends of Holcomb Farm Board, Granby Land Trust Board, CT Forest & Parks and is a founding creator of the Holcomb Trail Tree Trail. Their generosity and love for Granby is evident in the gift they gave this year of the Brockett Preserve on Day Street. They chose the name to honor the family that farmed this 11-acre property for many years. Eric and Sally have a deep appreciation of the mystery and majesty of our open spaces and unwavering support to preserve it.

In gratitude for their selfless contributions to Granby, we now present them with a painting, fittingly of a place close to their hearts, the Holcomb Farm's east fields by GLT member and renowned artist Laura Eden.

Upcoming Events

- **GLT Art Show opens this Thursday, October 27**, at the Lost Acres Vineyard Art Gallery and remains open through November 27. More than 150 entries for this juried art show featuring artwork celebrating New England's natural beauty. Come see all the beautiful work!

A motion to adjourn is made at 7:45pm by Dave Emery and seconded by Paula Johnson and approved.