Call of Annual Meeting to Order
Susan E. Burns, President

Approval of Minutes from 2017 Annual Meeting

Treasurer’s Report
Tobey Scott, Treasurer

Nominating Committee Report
- Election of two Trustees for an initial three-year term
- Re-election of Trustees for a second three-year term
- Announcement of an outgoing Trustee
- Announcement of proposed Officers of the Board of Trustees to be elected at the May 17, 2018 Board meeting to serve two-year terms
- Election of Advisory Trustees for an additional one-year term

Annual Report of Maine Preservation
Gregory Paxton, Executive Director

The Year at Maine Historic Preservation Commission
Kirk Mohney, Director and State Historic Preservation Officer

The Year at GrowSmart Maine
Nancy Smith, Executive Director

The Year at Maine Downtown Center
Jane Palmer, Advisory Council Member

Other Business

Adjourn
Incoming Members, Board of Trustees

Rick Bisson
Rick, a Maine native, married his wife and business partner Laurie in 1986 and purchased their first house together in Woolwich. They sold their first and bought their second home with a Kennebec River view requiring major renovations (no heat or running water) in 1990, and their third house (directly across the street) with deep water frontage in 2000. Together in 1992 they also bought their first Sugarloaf Mountain house and then in 2005 built one (on land they purchased at a real estate foreclosure auction). They have also flipped several along the way, first in Bath in 1987, a couple in Woolwich in 2007 and 2015 and Richmond in 2003. Bisson Real Estate, first founded by Laurie in 2007, expanded in 2013 to include Rick and their children Jaime, Benjamin and Juliette. Bisson Real Estate with Keller Williams Realty, located at both Sugarloaf and Midcoast, Maine, enthusiastically represents both buyers and sellers.

James H. Brady
Former Olympic and America’s Cup Sailor turned Real Estate Developer, Jim focuses on hospitality and mixed-use projects, with a special emphasis on development services, repositioning and renovations. Jim’s consulting and development projects include the conversion of an historic landmark into a boutique hotel, the repositioning of two Starwood hotels in Venice, Italy, and multiple projects in the Portland area. Jim lives in Portland with his wife Julia and their two daughters.

James H. Rollins
Jim Rollins retired in 2017 after practicing law for 45 years in Atlanta, Georgia, and moved with his wife, Jill, to her long-time home in North Yarmouth. Jim represented businesses and financial institutions in business and commercial disputes and developed a subspecialty in historic preservation, beginning in the early 1970s in the listing of Atlanta’s Druid Hills neighborhood, the last project of Frederick Law Olmsted, in the National Register of Historic Places and securing its protection by Atlanta’s Urban Design Commission. He also served two terms on that Commission, and in the early 1990s served on a task force to improve Atlanta’s historic preservation ordinance. Jim was a founding director of Easements Atlanta, Inc., which accepts historic preservation easements and worked with the Georgia Trust for Historic Preservation in its statewide preservation easement program. He was also an organizer and long-time board member of the Olmsted Linear Park Alliance and served on the board of the National Association for Olmsted Parks. Jim grew up in Clarksdale, Mississippi, and graduated from Davidson College and the University of Virginia School of Law.

Daniel P. Walsh
Dan has over 30 years of banking experience, joining Norway Savings in 1997 as a Vice President & Commercial Lender. As Executive Vice President, Senior Commercial Banking Officer, Dan oversees all commercial banking functions, including business development, asset quality and portfolio management. Dan earned a Bachelor of Science in Finance from Salem State University and an MBA from Southern New Hampshire University. He also attended the American Bankers Association National Graduate School of Banking, where he distinguished himself as valedictorian. Dan resides in Falmouth with his wife Lynda and his two college-age children Kayla and Sean.
Maine Preservation Nominating Committee Report 2018

Election of Trustees for an Initial Three-Year Term
  Rick Bisson, Woolwich
  James H. Brady, Portland
  James H. Rollins, North Yarmouth
  Daniel P. Walsh, Falmouth

Reelection of Trustees for an Additional Three-Year Term
  Paul B. Becker, Yarmouth
  Christopher Glass, Camden
  Alison Prawer, Cumberland Foreside
  Hans Underdahl, Yarmouth

Recognition of Retiring Trustee
  James Schwartz, Cape Elizabeth

Board of Trustees

R. Tobey Scott, South Freeport - President
Holly Mitchell, Portland - Vice President
Cale Pickford, Lincolnville - Treasurer
Anne F. Niles, South Freeport - Secretary
Susan Burns, Falmouth – Past President
John L. Carpenter, North Yarmouth - Clerk

Trustees
  Paul B. Becker, Yarmouth
  Josh Benthien, Cape Elizabeth
  Matthew Cardente, Yarmouth
  Pauline Dion, East Boothbay
  Lucy Foster Flight, Portland
  Christopher Glass, Camden
  Thomas F. Leahy, Jr., Yarmouth
  Carolyn Lockwood, Bath
  Alison Prawer, Cumberland Foreside
  Arron Sturgis, Berwick
  Hans Underdahl, Yarmouth

Advisory Trustees

Eleanor G. Ames, Portland
Deborah Andrews, Yarmouth
Nancy L. Barba, Portland
Judith E. Barrington, Bath
Leonard Brooks, New Gloucester
Andrea Hurd Burns, Norway
Richard M. Candee, York
J. Donald Cyr, Lille-sur-St. Jean
James M. Day, Castine
Marylee Dodge, Rockport
Harland Eastman, Springvale
Les Fossel, Ahna
Hugh French, Eastport
William Hall, Peaks Island
Thomas L. Hinkle, Portland
Edward Hobler, Santa Fe, NM
Amy Cole Ives, Hallowell
Thomas Johnson, Cumberland
Erik Jorgensen, Portland
Kurt Klebe, Falmouth
Theodore S. Koffman, Bar Harbor
John C. Lecke, Portland
Marc Liberman, Bryant Pond
Sara K. Martin, Bangor
William Murtagh, Saratoga, FL
Sally Oldham, Portland
Michael Pullen, Hampden
John Rohman, Bangor
Earle Shettleworth, Jr, Hallowell
Susan Sneed, Camden
Nathan Szanton, Portland
Cynthia Taylor, Scarborough
Deborah Thompson, Bangor
Matthew Tonello, Scarborough
Cynthia Wheelock, Portland

Staff
  Greg Paxton – Executive Director
  Christopher Closs – Field Service Advisor   ~   Deborah Tillman Stone – Development Director
  Sarah Hansen – Real Estate Manager   ~   Philip Jones – Communications and Operations Manager
### Maine Preservation

#### Treasurer's Report

Fiscal Year Ending March 31, 2018 (Draft)

**Ordinary Income/Expense**

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<tr>
<th>Income</th>
<th>Amount</th>
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<tr>
<td>ANNUAL APPEAL</td>
<td>37,702</td>
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<tr>
<td>FEES FOR SERVICES</td>
<td>54,956</td>
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<tr>
<td>GRANTS</td>
<td>115,750</td>
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<tr>
<td>IN-KIND</td>
<td>5,700</td>
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<tr>
<td>INTEREST &amp; DIVIDENDS</td>
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<td>MEMBERSHIP</td>
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<tr>
<td>PATRONS &amp; GIFTS</td>
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<td>REGISTRATIONS</td>
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<td>INVESTMENT RETURNS</td>
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<td>PROTECT &amp; SELL REVENUE</td>
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<td>SPECIAL PROJECTS REVENUE</td>
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**Total Income** 511,672

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<th>Expense</th>
<th>Amount</th>
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<tr>
<td>COMMUNICATIONS</td>
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<td>EVENT LOGISTICS</td>
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<td>HUMAN RESOURCES</td>
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<td>OFFICE &amp; UTILITIES</td>
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<td>SUPPORT SERVICES</td>
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<td>TECHNOLOGY</td>
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<td>TRAVEL &amp; MEETINGS</td>
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<td>INVESTMENT FEES &amp; EXPENSES</td>
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<td>PROTECT &amp; SELL EXPENSES</td>
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<td>SPECIAL PROJECTS EXPENSES</td>
<td>5,217</td>
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**Total Expense** 481,534

**Net Income** 30,138
President Susan Burns called the meeting to order at 12:20PM and welcomed all attendees. A special thank you was extended to MP’s Preservation Champions, namely Noni and Charlton Ames, Lucy Foster Flight, Chris and Rosalie Glass, Susan and Josh Burns, Anna Marie and John Thron, Elizabeth Volckening, and an anonymous couple. Ms. Burns also recognized Maine Preservation’s Year-Long Industry Leader Sponsor Bateman Partners, as well as Year-Long Underwriter Sponsors Mills Whitaker Architects, Northland, Norway Savings Bank, Otis Atwell, Preservation Timber Framing, Taggart Construction, and Town & Shore Associates.

The President called for a motion to accept the 2016 Annual Meeting minutes. R. Tobey Scott so moved, and the motion was seconded by Holly Mitchell. It was passed unanimously.

Treasurer Mr. Scott delivered a Treasurer's Report. He informed the meeting that MP's total surplus included funds that the Board of Directors had directed to be placed in the Preservation Easement Defense Fund. The point of this fund was to finance any court costs made necessary by legal challenges to easements. The plan was that this fund balance be $160,000, and Mr. Scott reported that this goal should be met within the next year-and-a-half. Additionally, MP had established a Working Capital Fund for the Protect & Sell Program and historic tax-credit projects. That fund balance exceeded $25,000 and provided seed money for these profitable projects. Real estate gains were captured in the Fees for Services line, and these included the very generous donation, worth approximately $100,000, of the Abijah Buck House by Keri Jackson, and her generosity and inspiring leadership were recognized. Most of the rest of the Fees for Services income was generated by Chris Closs and his Field Services initiatives that provide assistance to private sector clients as well as in-depth help to nonprofit ones. Mr. Closs thereby generated consulting fees. Mr. Scott finished by saying that MP's ability to earn fees made the generous support of its members go much further.

Vice President Holly Mitchell presented the Nominating Committee Report. Ms. Mitchell noted that the recent change to the byelaws provided that officers now serve a two-year, rather than a one-year, term. The following would therefore remain as officers:

Susan Burns, Falmouth – President
Lucy Foster Flight, Portland – Vice President
Holly Mitchell, Portland – Vice President
Anne F. Niles, South Freeport – Secretary
R. Tobey Scott, Freeport – Treasurer
James Schwartz, Cape Elizabeth – Past President

Ms Mitchell moved that the following be appointed new trustees:

Nominees for an Initial Three-Year Term:
Matthew Cardente, Yarmouth
Thomas F. Leahy, Jr., Yarmouth

Alison Prawer seconded the motion and it passed unanimously.

Ms. Mitchell recognized and thanked retiring trustee Ormerod Duckworth of North Yarmouth for his long and distinguished service to the Board and to Maine Preservation.

Ms. Mitchell moved that the following slate of Advisory Trustees remain in place for an additional one-year term:
Nominees for Advisory Trustees for an additional one-year term:

Eleanor G. Ames, Portland
Deborah Andrews, Yarmouth
Nancy L. Barba, Portland
Judith E. Barrington, Bath
Leonard Brooks, New Gloucester
Andrea Hurd Burns, Norway
Richard M. Candee, York
J. Donald Cyr, Lille-sur-St. Jean
James M. Day, Castine
Marylee Dodge, Rockport
Harland Eastman, Springvale
Les Fossel, Alma
Hugh French, Eastport
William Hall, Peaks Island
Thomas L. Hinkle, Portland
Edward Hobler, Santa Fe, NM
Amy Cole Ives, Hallowell
Thomas Johnson, Cumberland
Erik Jorgensen, Portland
Kurt Klebe, Falmouth
Theodore S. Koffman, Bar Harbor
John C. Leake, Portland
Marc Liberman, Bryant Pond
Sara K. Martin, Bangor
Ann Miller, Castine
William Murtagh, Sarasota, FL
Sally Oldham, Portland
Michael Pullen, Hampden
Sally W. Rand, South Freeport
John Rohman, Bangor
David Shaub, Union
Earle Shettleworth, Jr, Hallowell
Susan Sned, Camden
Nathan Sananton, Portland
Cynthia Taylor, Scarborough
Deborah Thompson, Bangor
Matthew Tonello, Scarborough
Cynthia Wheelock, Portland

Mr. Scott seconded the motion and it passed unanimously.

Ms. Burns introduced Greg Paxton, MP's Executive Director, who made his Annual Report of Maine Preservation. He reported that Maine Preservation’s Field Services Program, through Chris Closs, provided assistance to more than 100 projects in the past year. These included 46 Lisbon Street and the Sisters of Mercy Convent in Lewiston which are seeking historic tax credits; consulting on the Business Block and the Frost Tavern in South Berwick; and facilitating the town of Gorham’s sale of the 1803 James McLellan House. Chris also helped Rumford list its downtown in the National Register of Historic Places and, with other staff, initiated discussion of the future of Rumford’s Strathglass Park neighborhood. Among the numerous churches Chris assisted through our partnership with the Maine Steeples Fund of the Maine Community Foundation were the 1829 First Universalist Church of Dexter and the 1849 Second Congregational Church of Newcastle. In the past fiscal year, Maine Preservation closed on the sale of the 1791 Abijah Buck House, built as a high-style Georgian house in rural Maine by the town’s founder. The house was generously donated to MP by Keri Jackson of Idaho. Bowdoin College donated a preservation easement to MP on the recently rehabilitated Harriet Beecher Stowe House, where the author lived when she wrote Uncle Tom's Cabin. The Protect & Sell Program is offering for sale the 1898 Odd Fellows Hall in Pembroke, the 1782 Hugh McCulloch House in Kennebunk and working with the owners of the 1792 Enoch Hall House in Buckfield and 1792 Nathaniel Dummer House in Hallowell. MP is also discussing the future of the 1883 McGlashan-Nickerson House in Calais with its owner, the National Park Service. We sadly note the demolition of the Captain Drinkerhouse House on Foreside Road in Cumberland and are working to save the historic Frank J. Wood Bridge between Brunswick and Topsham, the Falls Bridge in Blue Hill and Wiscasset’s downtown from having all its parking removed. Among the 14 projects given Honor Awards this past November was Halfway Rock Light Station, restored by Ford Reiche at a ceremony attended by 160 representatives of the historic preservation industry in Maine.

Ms. Burns introduced Kirk Mohney, State Historic Preservation Officer and Director of the Maine Historic Preservation Commission, who reported on past year activity at MHPC.

Ms. Burns introduced Anne Ball, Program Director at Maine Downtown Center, Maine Development Foundation, who presented a summary of current activities at MDC.

The meeting was adjourned at 1:10PM.