

CACEE PROJECT:

PROCESS FOR PARTNERSHIP AND PROPERTY EVALUATION

Background

The evaluation of the Baker Lane property in East Haddam is part of the CTRC&D CACEE Project. The CTRC&D CACEE Project focuses on one important mission: “An Open Door for Opportunity” for Connecticut’s residents and partners toward innovation in agriculture, rural business growth, and collaboration conservation organizations and promoting education and work of these partners.

It is an open building space concept with supporting amenities to interaction, foster creative ideas and alliances that will improve the lives and community of Connecticut’s rural residents. The new site and building space will create an affordable center to host programs and projects fundamental to the CTRC&D and participating nonprofit partner’s mission. It is also a space for partnership and cooperative education between conservation and agriculture organizations. A \$20,000 USDA grant was awarded to CTRC&D to evaluate four sites in eastern -central Connecticut. These sites were pre-approved for eligibility by USDA based on USDA grant eligibility and the potential for a future USDA loan. Once a priority site is selected, CTRC&D, collaborating partners and stakeholders will work with the Conway School of Landscape Design from April – June 2018 to fully evaluate the site, conduct outreach, and provide a futuristic build out schematic for the property

Site Visit: Representatives from potential partnering organizations and CTRC&D will meet at various sites based on stakeholder interest and toured the building inside and outside as well as property acreage.

DISCUSSION OF PARTNERSHIP & COLLABORATION

1. Each of potential partner boards/ trusts/ councils need to discussion viability of a collaborative partnership for purchase, leasing, use and future capital funding for the property. A decision should be forthcoming by the end of an agreed upon time period by each organization on whether to move forward toward a meeting of representatives from CTRC&D to discuss collaboration in the use of the property.
2. Specifically, each organization might discuss at their respective meetings:
 - a. CTRC&D and CACEE Committee: In pursuit of its mission to support the growth and sustainability of conservation organizations, as well as, provided continuity of CTRC&D agriculture and rural resource programs, discuss:
 - i. Options to move forward with evaluation, as a potential owner of the property, including the management costs and logistics

- ii. Discussion of long term (ten year) lease for office and shared meeting-property space to help offset and stabilize consistency of revenue for mortgage payments
 - iii. Discuss shared mission and purpose of the property including collaborative fundraising and partner meetings for use of property, additional leases, and property improvements.
- b. At their respective board meetings, partnering organizations to discuss:
- i. The viability for use of the property and structure to meet their own organization's unique long-term goals and mission.
 - ii. Long Term (10 Year) Lease agreement office space and shared cooperative meeting room and property (Further discussion on acceptable rates is required) Amount per month depending on space needs for office/storage space with cooperative use of two conference rooms, future event buildings, and property.
 - iii. Willingness to discuss a collaborative partnership with CTRC&D toward:
 - establishing a mission and purpose for the property
 - share in future capital planning and fundraising for new structures or improvements to make the center a destination for conservationists and educators, as well as, promote the mission of partner organizations.

NEXT STEP

Based on the outcome of the CTRC&D council and potential partner board meetings, representatives from each of the boards/council would meet to discuss the options for collaboration, property layout, financials and whether to continue discussion of partnership.

SUBSEQUENT STEPS

CTRC&D has an agreement with the Conway School of Landscaped Design to assist with the final report for the priority property for the CACEE project. Final report can be used to gauge community support for the project, design of critical property improvements, and future structure-property layout to support a future capital fundraising campaign.