

AGM 2017

PRESIDENTS REPORT

I'm hoping to keep my report much shorter than last years.....in fact, I am aiming for a much shorter meeting this year over all. I want to thank those of you who attended last years meeting for your patience. I also want to apologize for letting that meeting get somewhat out of control. For me, the main purpose of this annual meeting is to get together with people who care about Upton and want to come together to learn, discuss and collaborate with each other in a productive and respectful manner. We all have varying opinions when it comes to how Upton is run, and that's fine, but those of us who manage the property have to do so within certain parameters, such as NAPA, our bylaws, and agreements made with all levels of government.

Here is a summary of what we have been up to this past year. It's been a productive year for the Trust and we feel we've achieved a great deal since we saw you last.

NAPA

By far the biggest achievement of this past year, was getting our NAPA designation. It would be impossible to impart to you all what an endeavour this has been and I can only say

that other than obtaining the ownership of the property, this will be the most important achievement of this Trust.

I'm going to reread this from last years report:

Getting our NAPA designation has been a cornerstone of the Upton Trust and the Upton Farm Preservation Network before us. NAPA provides Upton with protection that is unavailable in any other form. It will keep Upton safe for generations to come. Safe from development, safe from deterioration of the natural area, and yes, safe from property taxes! Upton is not a natural fit for NAPA, so it took a great deal of compromise from all stakeholders to find middle ground and make it work for us. If you want to see Upton stay GREEN and be there for your great, great, great grandchildren to use and enjoy, then NAPA is wonderful thing. Having the property protected under NAPA simply means that we promise to tread lightly. We promise to not abuse the land and to be respectful, responsible custodians.

PROPERTY TAXES

As I explained at last years AGM, we had accrued a very healthy property tax debt with the City. To update those who were not here last year, until we were officially under NAPA, we are liable for property taxes. The province had agreed to waive them while we waited for our designation, but the City would not.

I am pleased to report that the Province has taken care of our tax liability due to the fact that the delay in approving our

NAPA designation was the only reason for accruing this debt in the first place.

CORNWALL BYPASS PROJECT

As many of you were informed via email, the Province approached us to assist in the Cornwall Bypass Project. Upton's proximity to the new roundabout and section of the Trans Canada put us in the timely position to negotiate some 'in kind' projects at Upton in exchange for them using some of our property to stage the construction. Doug is going to elaborate on this in his report, but this has been greatly beneficial to Upton and it's users. We will end up with three parking lots, a critically needed culvert, signage, trees, benches and a few other things.

BYLAWS

A Special Meeting of the trust was held September 29/16 in order to vote on the motion to adopt a revised set of bylaws. The motion to approve the bylaws was passed, unanimously.

MACPHAILS WOODS/ACADIAN FOREST

We continue to partner with Gary Schneider and the MacPhail Woods team to plant an Acadian Forest on the South Side of the Upton Farmlands, near the Prince Edward Home.

The most recent planting took place on May 31st

This was **The Business Tree Planting Challenge** at the Confederation forest site on the south side of the property. Our own Beth Hoar was involved in this planting.

There were 90 native trees and shrubs planted including red maple, sugar maple, white spruce, Eastern larch, and beaked willow.

The challenge is for businesses to calculate how much paper they use and then plant enough trees to make up for that paper use.

This year McInnes Cooper, INVESCO, Buns and Things and Howitt's Enviro Paints participated.

Here they are at work!

SLIDE

We will post upcoming planting sessions on the site as well as via email. We hope to have one this month as Gary has won a 'Charlottetown Micro Grant' for tree planting at Upton. We

already have at least 11 Colonel Gray students who are volunteering their free time to this event, so we hope we can get some of you to join us.

Also, on September 23, the TB Bank and their employees will be planting 300 trees and shrubs on the property.

MARITIME ELECTRIC

Upton had entered into a lease agreement years ago, for Maritime Electric to run some of their poles through the property. These poles were put in long before we took ownership of the land. This lease was up for renegotiation, but as they no longer needed them they have been removed. Doug had made the suggestion that we keep several poles intact, for nesting birds.

Well, that was all the good news.....and here is one bit of disappointing news.

CANADA REVENUE AGENCY

We still have not received a Charitable Status designation from Canada Revenue Agency. They seem incapable of communicating across their own department which has led to one delay after another. I have been assured on multiple occasions that we WILL in fact get this designation but when

is still up in the air. Every time we provide a piece of information they request, it take months to hear back from them. Then they usually ask for another piece of information that has already been provided. The last request was for us to resend all of our governing documents even though they have not changed since our last submission. In one example, we had a three month delay due to the fact that I somehow missed ONE of the board members date of birth on the application. Everything must be done by mail. You cannot submit any of this electronically. I now understand why it's so difficult for an organization to obtain this status.

Off leash area changes:

As you probably know, the plan was to establish the entire off leash zone to the NORTH of the second culvert. We hoped to lease the adjacent property to add to this area. Due to cost implications of the required fencing, along with learning that we would in fact be responsible for the property taxes on that land, we have decided that for now, we will pass on the lease option. Instead, we are expanding the off leash zone to include the field across from the Regis Duffy parking lot.

This will accomplish several things. First, combining these two areas brings us almost exactly to the maximum allowable acreage as stated in the Restrictive Covenants

within the NAPA agreement. That maximum is set at 20% of the northern property or just shy of 20 acres.

Second, the amount of fencing that would be required is significantly reduced, and therefore the cost is much less. And we would not be liable for a property tax bill on the adjacent property.

The area is easily accessed from the new parking area and we can install additional walking paths to increase the usable area a great deal. Over the years, this field has really developed into a popular area for dog walkers. It also encompasses the very popular beach that so many people use for accessing the water to swim their dogs.

The option to lease the adjacent land can be revisited in the future.

Thank you. That concludes my report.

I'm sure some of you have questions and I'll be happy to answer them later in the meeting. We'd like to move through our agenda and can get in to discussion in the Q&A period. Otherwise, it makes it very hard to stay on track.

Can I have a member move to accept the Presidents Report?

Can someone second?

The report has been accepted.

