



# Northern Communities Land Trust

## 2005 Annual Report

### *Celebrating 100 Homes!*

*Creating affordable homes and strengthening communities through the wise stewardship of land and resources.*



## Welcome from the Director

Welcome to the annual report of Northern Communities Land Trust (NCLT). Our corporate bylaws require that we report annually to our members regarding our housing development work, the residences on NCLT land, and our financial condition for the year to ensure accountability with our membership. What follows is that report plus homeowner profiles, organizational updates, details of our community work, photos, and lists of our members, donors, and partners—all of which we hope provide you with a clear picture of the work of our organization.

2005 was an historic year for NCLT. We celebrated the creation of the 100<sup>th</sup> affordable home on NCLT land, managed 6 resales of NCLT homes, helped more households purchase a home in one year than ever before, and witnessed the first calendar year of operation of Common Ground Deconstruction Services and Reuse Center (17 employees at year's end). We would not exist nor be making such a positive impact in our community if not for the support of our members, donors, and partners. We are humbled by and grateful for your support.

## Organizational Updates

Common Ground Deconstruction Service and Reuse Center, LLC had a great year in 2005 and is contributing wonderfully to the construction work of NCLT. Special thanks to Executive Director Jodi Slick and Common Ground volunteer board members Mary Treuer, David Chmielewski, and Jodie Cope for their great leadership.

NCLT Board Member and Treasurer Michael Colclough will soon leave our Board but will continue to serve on the finance committee. His wisdom and good humor will be missed on the Board. New Board members in 2005 include Andrew Slack of Wells Fargo Home Mortgage, Mike Lamminen of North Shore Mortgage, and Polly Seymour (NCLT homeowner) of St. Louis County Social Services. The Board is preparing nominations presently for the March 30, 2006 Annual Membership Meeting.

In 2005 NCLT began work on the 2005-2008 Strategic Plan. Seeds are being planted in NE Minnesota for NCLT's expansion. The Land Trust is also planning to increase the environmental sustainability of its homes. Thanks in large part to a grant from Minnesota Power and the work of Wagner Zaun Architects, NCLT has begun work on a sustainability index which will be used to guide housing design processes at NCLT and other affordable housing groups in the upper Midwest.

Another new development to celebrate is the beginning of a partnership with the State Department of Corrections Institute Community Work Crew (ICWC). This 4-7 person crew led by a State employed carpenter will significantly lower the cost of NCLT home construction in coming years.

By year's end, NCLT had begun construction on 9 new homes which will be completed and sold in 2006. In partnership with Common Ground, NCLT deconstructed 2 homes and began construction of new homes in their place (in one instance building on the existing blue stone foundation). Construction was started with Lake Superior College's Building Construction Program and the ICWC on 5 affordable new homes that will help revitalize the 2600 block of West 2<sup>nd</sup> Street in Lincoln Park. Finally, Common Ground began construction on the first 2 NCLT homes in Hawk Ridge Estates, a new mixed-income subdivision developed by HRA of Duluth. Numerous buyers are in various stages of application, and NCLT anticipates several spring and summer closings.

NCLT has funding secured for an additional 17 new construction homes, including homes in Hawk Ridge Estates, Harbor Highlands, Gary-New Duluth, Central Hillside, and West Duluth. NCLT anticipates continuing its deconstruction-reconstruction efforts with Common Ground, being a major part of neighborhood revitalization efforts with new construction of NCLT homes, and being part of new, mixed-income developments as opportunities come forward.



*Recycled wooden beams for sale at Common Ground Reuse Center, 4112 West Superior Street. Common Ground is a nonprofit LLC of the Land Trust. Visit their web site at [www.commongrnd.org](http://www.commongrnd.org).*

## Affordable Homeownership

2005 was our best year ever in terms of number of households served: we helped 27 families become homeowners in the following four ways:

### **1. New Construction Home Purchases: 10**

- In Gary/New Duluth, Duluth Heights & West Duluth
- Average gross annual income \$28,920
- Average % of Duluth Median income: 61%
- Average mortgage amount: \$103,206

NCLT new homes can be purchased by any income qualified Land Trust homebuyer and are sold well below market value. Three of the homes constructed in 2005 were done by Common Ground, NCLT's limited liability company, in it's first calendar year of operation in 2005.

### **2. Homeland Purchases: 10**

- In West Duluth, East Hillside, Lincoln Park & Riverside
- Average gross annual income: \$21,046
- Average % of Duluth Median Income: 48%
- Average mortgage amount: \$65,856

The Homeland Program helps income qualified first-time homebuyers purchase existing homes in Duluth by giving downpayment assistance of up to \$25,000 and rehab assistance of up to \$22,000.

### **3. Public Housing Conversions: 1**

- East Hillside

In a new venture, the Housing and Redevelopment Authority of Duluth (HRA) sold 3 single family homes in the East Hillside to NCLT at considerable discount. The former public housing homes, in need of significant repair, were rehabbed with funding assistance from HRA. One has been sold (shown at right) and the remaining two homes will be completed and likely sold by summer of 2006. These homes can be purchased by any income qualified Land Trust homebuyer and are sold below market value.

### **4. Resales: 6**

- NCLT recycled **\$173,500** in state & federal grant money.
- 3 were Homeland houses, 3 were new construction
- East Hillside, West Duluth, Central Hillside, Lakeside, Gary
- Average length of stay in home: 3 years
- Average amount of profit to homeowner (after paying off all house debt & closing costs): \$8000

This was an historic year for NCLT in terms of home resales. Six Land Trust homeowners sold their homes

to new income qualified buyers, highlighting the power of the land trust model to keep the price of NCLT homes permanently affordable, while providing stability and mobility for the home seller. In that process we recycled \$173,500 of the original subsidies used to make the homes affordable, demonstrating clearly how the model conserves precious local and federal financial resources.

**Of all 27 new homeowners**, 14 (52%) represented underserved populations: 12 were single female heads of households with minor children, 1 was a household of color and 1 was a household with a disability. Household sizes ranged from 1 to 6.



*Above: NCLT's first public housing rehab home beautifully renovated by our own Common Ground crews.*

## Homeowner Profile



From L to R: Lynette, Donn, Autumn (13), Ellisa (8) and Donn (4) Morinville in their new Lincoln Park home.

Donn and Lynette Morinville were so excited about their new home that they could hardly contain themselves when asked to tell their story. For the entire 12 years of their relationship they had rented apartments and houses and for various reasons they had moved from one place to another, to another, to another. On one cold January night in 2000, the family was literally forced to leave their apartment because it was burning to the ground! Everyone made it out safely, but the Morinvilles lost *everything* and Donn Sr. was injured when he went back in to find his daughter.

***“There’s been a big change in our family - everyone wakes up happy!”***

After the fire and subsequent “predatory landlords,” the Morinvilles decided to buy a home of their own. They went to the first-time homebuyer classes through NHS and decided to work with the Land Trust. Andrew Slack at Wells Fargo helped them clear up their credit, Jeanne Tondryk of Tondryk Realty helped them find a house and within a couple of months they signed a purchase agreement and moved in. “Without the Land Trust, Wells Fargo, NHS and Tondryk Realty we couldn’t have done this,” Lynette said. “They really helped us out of a dark place,” Donn said. “There’s been a big change in our family - everyone wakes up happy!”

## NCLT's Current Land Holdings

### Lakeside

Bald Eagle—1 home<sup>^</sup>  
Gladstone Street—2 homes  
Glendale Street—1 home  
Snowy Owl—4 homes<sup>^</sup>  
Wyoming Street—1 home  
N 52nd Avenue East—1 home<sup>^</sup>

### Woodland

West Austin Street—1 home  
West Winona Street—1 home

### Hunter's Park

Vermillion Road—1 home

### Duluth Heights

Ivy Street—3 homes  
West Myrtle Street—1 home  
East 14th Street—2 homes  
N 7th Avenue East—1 home  
N Arlington Avenue—1 home  
West Palm Street—3 homes<sup>++</sup>  
West Orange Street—1 home<sup>++</sup>

### Endion

Jefferson Street—3 homes\*  
Jefferson Street—1 home

### East Hillside

Eden Lane—1 home  
East 6th Street—3 homes  
East 8th Street—1 home  
East 8th Street—1 home  
East 10th Street—4 homes  
East 11th Street—1 home<sup>++</sup>  
East 11th Street—1 home  
N 7th Avenue East—1 home  
N 9th Avenue East—1 home  
N 6th Avenue East—4 homes<sup>++</sup>  
N 13th Avenue East—1 home<sup>^</sup>

### Central Hillside

West 5th Street—2 homes  
East 5th Street—3 homes  
N 1st Avenue East—1 home  
West Skyline—1 home  
East 8th Street—1 home

### Observation Hill

West 1st Street—1 home  
N 8th Avenue West—1 home  
N 17 1/2 Avenue West—1 home<sup>^</sup>

### Riverside

West Manitou Street—1 home  
Industrial Avenue—1 home

### Morgan Park

89th Avenue West—1 home

### Lincoln Park

Michigan Avenue—1 home  
Restormel Street—3 homes  
Restormel Street—1 home  
Vernon Street—1 home<sup>^</sup>  
Wicklow Street—1 home  
West 1st Street—1 home<sup>++</sup>  
West 2nd Street—2 homes  
West 2nd Street—5 homes<sup>^</sup>  
West 3rd Street—1 home  
West 6th Street—1 home  
West 6th Street—1 home  
West 7th Street—1 home  
West 8th Street—1 home  
Winnipeg Avenue—1 home  
N 18th Avenue West—1 home  
N 22nd Avenue West—1 home  
N 23rd Avenue West—1 home<sup>++</sup>  
N 29th Avenue West—2 homes  
N 29th Avenue West—1 home<sup>++</sup>

### West Duluth

N Central Avenue—1 home  
Cody Street—1 home  
Elinor Street—1 home  
Main Street—2 homes<sup>++</sup>  
Pizarro Street—1 home  
Tacony Street—1 home  
West 5th Street—2 homes<sup>++</sup>  
West 8th Street—1 home  
West Place—2 homes  
Grand Avenue—1 home  
N 40th Avenue West—1 home<sup>++</sup>  
N 43rd Avenue West—3 homes  
N 46th Avenue West—1 home<sup>++</sup>  
N 51st Avenue West—1 home  
N 51st Avenue West—2 homes  
N 57th Avenue West—1 home  
N 57th Avenue West—1 home  
N 58th Avenue West—1 home  
N 58th Avenue West—2 homes  
S 70th Avenue West—1 home<sup>++</sup>  
N 76th Avenue West—1 home

### Gary/New Duluth

S 92nd Avenue West—1 home<sup>++</sup>  
96th Avenue West—2 homes<sup>++</sup>  
97th Avenue West—2 homes<sup>++</sup>  
101st Avenue West—1 home  
104th Avenue West—1 home  
West House Street—2 homes<sup>++</sup>

### KEY

\* Single family home used as a homeless shelter  
<sup>^</sup> New home under construction  
<sup>++</sup> Purchased in 2005

*In 2005 Northern Communities Land Trust received the:*

**Duluth-Superior Area Community Foundation  
2005 Touchstone Silver Award**

*and the*

**Duluth LISC Building Healthy Communities Award**

*Many thanks to the Community Foundation & LISC!*

## Homeowner Profile



From L to R: Jessie (17), Lisa, Brittani (14) & Soteria (5) Murphy in their new Lincoln Park Land Trust home

Lisa Murphy never thought homeownership was a possibility for her, until she came to Duluth in 2001 to escape an abusive relationship and be closer to family. On the internet, Lisa found Safe Haven, a battered women's shelter in Duluth where she lived for a few months until she found a job and a section 8 apartment for her family of four. Lisa also learned about the Land Trust and from that point on she said "I had my heart set on getting a house."

Everything moved really fast once she moved. "I got a job, an apartment, a car and started school, all within the first year of moving here." She graduated with her first college degree from Lake Superior College in 2005 and soon after got a job at ASI Financial Services.

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***"I want to be a person people look to and think 'If she can do it, maybe I can too!'"***

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Still determined to buy a house, Lisa got help from Kris Munson at NHS, Jeff Urbaniak of Northpoint Realty and Jim & Kathy at the Land Trust. This winter, Lisa and her three children moved into their new home in Lincoln Park. She is currently working full-time at ASI and has started school at UMD studying Sociology & Psychology. Her ultimate goal is to get a Master's Degree, probably in Social Work so she can counsel and help others by sharing her story. "I want to be a person people look to and think 'If she can do it, maybe I can too!'"

## Northern Communities Land Trust 2005 Financial Statement

NCLT's housing construction work was significantly delayed in 2005 resulting in NCLT not being able to increase our operating reserve by approximately \$90,000. NCLT has plans and funding committed to increase its reserve with 2006's housing development activities.

12-31-04  
Operating Reserves \$48,445

Project Income: \$580,923  
Operating Income: \$301,173  
Total Income \$882,096

Project Expenses: \$580,923  
Operating Expenses: \$298,684  
Total Expenses \$879,607

**Net Income \$2,489**

12/31/05  
Operating Reserves \$50,934

*Audits for 2005 are currently in progress.  
More detailed reports are available upon request.*

## NCLT Board of Directors

**Dave Chmielewski**, Architect  
**Michael Colclough**, *Board Treasurer*,  
North Shore Bank of Commerce  
**Jodie Cope**, *Board Vice President*,  
Land Trust Homeowner  
**Charlotte Karsh**, *Board Secretary*,  
Land Trust Homeowner  
**Meg Kearns**, CHUM Food Shelf  
**Michael Lamminen**, North Shore Bank  
**Dan Moore**, Housing & Redevelopment  
Authority of Duluth  
**Polly Seymour**, Land Trust Homeowner  
**Andrew Slack**, Wells Fargo Home Mortgage  
**Susan Stone**, Land Trust Homeowner  
**Molly Weyrens**, *Board President*,  
College of St. Scholastica  
**Cheryl Winzenburg**, Sherry Mattson, S.C.

## Membership & Outreach

The Land Trust's year began with a wonderful new event called **Trust in the Land**. Many of the area's finest locally owned restaurants and food vendors gathered to serve samples of their drinks, appetizers, entrees and desserts. Many thanks to all who helped us start this new Land Trust tradition. The 10th Annual **Steve Chadwick 5K Run/Walk From the Cold** in March was a memorable event, with many members of Steve's family returning to Duluth for the race, including young Steve Chadwick, the elder Steve's namesake.

In 2005 the Land Trust also celebrated its **100<sup>th</sup> home in Duluth**. Festivities began in May when Land Trust yard signs started popping up all around town. In June we had a cookout and open house at our 100<sup>th</sup> home on 97th Avenue West. Thanks to generous support from Wells-Fargo and North Shore Mortgage, the celebration continued in July at our **Homeowner Picnic** on Park Point. In September, we celebrated at **"Every Birdie Deserves a Home"** by building birdhouses made from recycled building materials. Thanks to our cosponsors Common Ground, the Duluth Audubon Society and Wild Birds Unlimited.

In the Fall we launched a **100 Homes Special Appeal**, asking our members and donors to help us honor the Land Trust's achievement by donating at the \$100 level or above. Many of you showed your support in this way - thank you! The names of all those who donated to this appeal are in this annual report and will be prominently displayed in the Land Trust office. You still have time to donate to this special appeal - it runs until May 2006.

Perhaps most exciting is the start of a new **Membership Benefits Package** that will be available to Land Trust members who donate \$100 or more per year to the Land Trust. Members will get discounts and deals at area businesses including **Beaner's Coffeehouse, Deep Waters Therapeutic Massage, Duluth Art Institute, Duluth Children's Museum, Duluth Pack, Green Mercantile, Healing Point of Duluth** and many more. Watch for details in the coming months!



*A young Land Trust supporter building a birdhouse at "Every Birdie Deserves a Home" last summer.*

## Homeowner Profile



*Jen Murphy and son Zachary (3) enjoying the yard of their new home in the East Hillside.*

Jen Murphy may not seem like the typical Land Trust homebuyer, but her story illustrates well the challenges that some Duluthians face. Jen grew up here, went to college at UMD and was very active in the community. For graduate school she moved to Boston to study social work and social policy. "It was good to see how another community functioned," she said. "Duluth is really healthy compared to other towns." She learned a lot in Boston but faced some difficult challenges with work and housing, so she returned to Duluth a year and a half later to finish her Master's at UMD.

Jen's many years of schooling left her with a tremendous amount to give back to the community, but like many other young professionals, she was deeply in debt and overqualified for many of the jobs she found in Duluth. Also a single mom, Jen pieced together part-time work to take care of herself and her young son. She also dreamed of owning her own home, but because of her large debt load, she was unable to qualify for a home mortgage.

Fortunately Jen's mother, who is an accountant, offered to take over her debt-load. She paid off Jen's debt and Jen pays her back in smaller, more manageable amounts. Her financial issues under control, Jen applied to the Land Trust and in November, she and her three year old son Zach moved into their new home in the East Hillside neighborhood. Zach loves his new room and Jen is very happy to finally be a homeowner.

# Thank you to all who donated to our 100 Homes Special Appeal!

## **\$1,500 Investor Membership Level**

Benedictine Sisters

## **\$500 Developer Membership Level**

Karen and Royal Alworth  
Kathleen Busche and Frank Jewell  
Warren Howe and Jan Karon

## **\$350 Membership Level**

Darrel Johnson Bldg & Excavating, Inc.  
Members Cooperative Credit Union  
Geiger and David Yount

## **\$250 Builder Membership Level**

Paul & Carol Anderson  
Joel & Marilyn Bamford  
Terry & Kathy Clark  
St. Luke's Hospital  
North Shore Mortgage  
Donna & Ralph Loomis  
Arrowhead Abstract & Title

## **\$125-200 Membership Level**

David and Marge Fraser  
Johnson, Killen & Seiler  
Magic Carpet

Mary Pulford  
Anne & David Rogotzke  
Molly Weyrens  
Whole Foods Co-op  
Rev. Stephen Wlosinski &  
Rev. Cindy Peterson-Wlosinski  
Young & Associates Agency

## **\$100 Carpenter Membership Level**

3 Anonymous Gifts  
Charles & Judyth Babst  
Elliott Bayly  
Patty Beech and & Jeff Brown  
Darla & Keith Benoit  
Pam & Dave Benson  
Doug and Susan Breiland  
Pat & Bill Burns  
Del & Jeanne Case  
David and Kathryn Clusiau  
Jeff Corey & Michelle Plateau  
Cheryl Dannenbring and &  
Walt Prentice  
Christopher & Carmel Demaioribus  
Judith and Bruce Derauf

Fryberger, Buchanan Smith & Frederick  
H&H Lumber  
Cindy Hale  
Judy Harris Brown  
Timothy & Beth Holst  
Donna Howard  
David Hutchinson and & Gloria Piche  
Pam Johnson  
Ann Jorgensen  
Pam Kramer and & Grey Doffin  
Lauren and Catherine Larsen  
Dick & Connie Larson  
Don & Sandra Leake  
Gordon Levine  
LHB Engineers & Architects  
Cal & Amy Loken  
Ellen Marsden  
North Point Realty  
Sharon & Joe O'Connor  
Mary Peterman  
Jake Peters and & Jo Anne Axtell  
Pioneer National Bank of Duluth  
Raven & Associates

Wendy and Thomas  
Rectenwald  
Julie Reinemann  
Tom & Debbie Renier  
Jonathan & Karen Sande  
Judy Sarvela  
Sawbill Canoe Outfitters  
Carol Schultz and Dick  
Jenkins  
John Siebenand  
St. Andrews By-The-Lake  
Episcopal Church  
Nancy Sudak and & James  
Harvie  
Mary and Paul Treuer  
Wagner Zaun Architecture  
Kevin Walsh and &  
Jean Buboltz Walsh  
Mary Weyrens-Tasto  
Jill Winkler  
Cheryl Winzenburg &  
Erin Keeley  
Bill and Marge Youngren

# The Land Trust would like to thank our generous Funding & Lending Partners!

## **Funding Partners**

City of Duluth  
Community Development Block Grant  
Duluth Economic Development Authority  
Duluth-Superior Area Community Foundation  
Federal Home Loan Bank of Des Moines  
Greater Minnesota Housing Fund  
HOME Program

## **Local Initiatives Support Commission**

MN Housing Finance Agency  
Northland Foundation  
North Shore Mortgage  
Ordean Foundation  
St Mary's Duluth Clinic  
Wells Fargo Mortgage  
Wells Fargo Housing Foundation

## **Lending Partners**

Bremer Bank  
First Residential Mortgage  
MN Housing Finance Agency  
North Shore Mortgage  
US Bank  
Wells Fargo Mortgage

# Thank you, Land Trust Members and Donors!

## **New Members in the Past Year**

Karen and Royal Alworth  
Andrew Amerud  
Barry and Ila Anderson  
Greg Andler  
Nancy Banks  
Pam & Dave Benson  
Scott & Ginger Berndt  
Susan Bills  
Doug and Susan Breiland  
Theresa Bunnell  
Pat & Bill Burns  
Kathleen Busche & Frank Jewell  
Joy Campaigne  
Nicholas & Jennifer Chebor  
Faith Claflin  
Terry & Kathy Clark  
Marilyn Clavielle &  
Terrell Hadley  
David and Kathryn Clusiau  
Christopher & Carmel Demaioribus  
Judith and Bruce Derauf  
Jack & Ginnie Docter  
Gary & Judy Gordon  
Sharon Hammarlund  
Ted & Cindy Hansen  
Amber Hardwig  
Susan Hartman  
Julie Hillman  
Rhonda and Bruce Holmen  
Warren Howe and Jan Karon  
Kalahood's Designs  
Lisa & John Kappenman  
Joseph Kruse  
Lake Superior Endodontics  
Lauren and Catherine Larsen  
Jeff & Joyce LeMay

Gordon Levine  
Louise and Morris Levy  
LHB Engineers & Architects  
Donna & Ralph Loomis  
Ellen Marsden  
Terry McCarthy  
Jim & Diane Miner  
Karen Mobilia  
Jennifer Murphy  
Lisa Murphy  
Susan and Charles Nelson  
Glorian Nelson  
North Point Realty  
Craig Nylander  
Amy Plesha  
Mary Pulford  
Dorothy Rappel & Phillip Wolfe  
Brian & Suzanne Rauvola  
Wendy and Thomas Rectenwald  
Tom & Debbie Renier  
Hugh Renier & Kristine Fossum  
Jennifer Richter  
Mary Roe  
Tiffany Rossmann  
Bruce & Leane Rutherford  
Mary Salvolainen  
Jonathan & Karen Sande  
Rachel Schneider  
Steven & Kim Squillace  
Kenneth & Emily Steil  
Trish Stinnett  
Jim & Liz Taylor  
Terese Tomanek & Steven Davis  
Erik Torch & Sandra van den Bosse  
Luann Udenberg  
Dan Uhlenkott  
Shirley Vogt

Jo Wood  
Bill and Marge Youngren  
Geiger and David Yount

## **Individual Members**

Mary & Jeff Adams  
Stephen & Barbara Adams  
Teresa Aldach and Paul Larkin  
Brooks Anderson & Coral McDonnell  
Diane Anderson  
Gary Anderson  
Gregory and Donna Anderson  
Jody Anderson  
Kathryn & Andy Anderson  
Marva Jean Anderson  
Michelle Anderson  
Paul & Carol Anderson  
Rebecca Anderson  
Susan Anderson  
Judith & David Arvold  
Charles & Judyth Babst  
Rick Ball  
Robert Ballou  
Joel & Marilyn Bamford  
Gina Barnes  
Carol Bearheart  
Patty Beech & Jeff Brown  
Charles Bell  
Tom Bester  
Janine Bjerkle  
Carla Blumberg  
Suzanne Boley  
Paul Borrman and Kathy Donnellon  
Doug & Holly Bowen-Bailey  
Mellisa Boyle and Jen Stenersen  
Brenda and Robert Brannan  
Jane Brenny

Bob and Sue Brown  
Jennifer Buckley  
Marliss Burnett  
Gail Burns  
Dan & Mary Campbell  
Margaret Campbell  
Liz Carlson  
Irene Carr  
April Case  
Del & Jeanne Case  
Dave Chmielewski  
Denise Christensen  
Gregg & Julie Ciurleo  
Michael & Tracy Colclough  
Gary Coleman  
Alex Comb  
Maria Combs  
Catherine Conover & Elden Lindamood  
Rosalind Cooper  
Jodie Cope & David Schaeffer  
Bob Cormier & Pat Scott  
Rodger & Penny Cragun  
Rev. James Crossman  
Jim & Kim Croud  
Barbara Crow and Sherry Rovig  
Amanda Crump  
Devon Dannen  
Cheryl Dannenbring & Walt Prentice  
Donald & Ruthanna Davidson  
Tim Dawson Katie Neff Dawson  
Erin Dewitt & Andrew Webster  
Dorothea Diver & Bart Sutter  
Kathy Dockett  
Richard Dolezal & Ann Mahoney  
Bonnie Dominguez & Bruce Quagon  
Michelle Douglas  
Sr. Katie Doyle

Mary Dragich & John Pastor  
Steve and Krista Duncan  
Kristin Earls  
Mark & Polly Eckman  
Peter & Polly Edmunds  
Kathleen Eisenach  
Rebecca Ellenson  
Joe Everett  
Andrew & Elizabeth Fena  
Jay & Anne Finch-Newkirk  
Greg Finzell & Barb Broen  
Nancy Fitzgerald and Jerry Agnew  
Barbara Flaschberger  
Susan and Patrick Flatterly  
Ben & Stephanie Fleissner  
Ann Marie Foust  
Michael & Arianne Fox  
Bob and Yvonne Franseen  
David and Marge Fraser  
Pam Galle & David From  
Stephanie Gargano & Bill Richison  
Andrea Gelb  
Frank & Norma Gerard  
Lisa Gilbert  
Jane Gilley  
Kristen Gilliland  
Dan & Janice Glisczynski  
Eric & Lynn Goerdt  
Joseph Grant  
Craig & Diane Grau  
Sadie Green Laura Jensen  
Paul & Patti Griffin  
Alexis & David Grounds  
Nancy Gruver & Joseph Kelly  
Ann Gumper & Mark Harvey  
Cindy Hale  
Bill Hardesty & Georgette Sarkela

# Land Trust Members and Donors Continued ...

Judy Harris Brown  
 Elmer Harvey  
 Joseph Harvey  
 Margaret Heaslip  
 Steve Heikkila  
 Mary & John Herbertz  
 Kathy Hermes  
 Elizabeth Holmes  
 Timothy & Beth Holst  
 Lucie Holzemer  
 Mark & Joan Homstad  
 Barnabas & Annetta Howard  
 Donna Howard  
 Bob Huot  
 Tom & Marsha Hystead  
 Karole Ives  
 Justin Jackson  
 Katherine & Charles Jacobs  
 Jill Jacoby  
 Kay and Kurt Jankofsky  
 Loni Johnson  
 Pam Johnson  
 Steve Johnson & Carol Kondrath  
 Jennifer & Ted Johnson-Richter  
 Robert & Joanne Jokela  
 Ann Jorgensen  
 Arno Kahn and & Margi Preuss  
 Mike & Char Karsh  
 Sue Katt  
 Meg Kearns  
 Carol & Bob Kelley  
 Jackie Kilby  
 Joel Kilgour  
 Deyona & Jamar Kirk  
 Sharon Kirtley  
 Dan Kislinger & Linda Eason  
 Allen Klingsporn & Pauline  
 Russell  
 Joel and Catherine Koemptgen  
 Jodi Korzenowski  
 Pam Kramer and & Grey Doffin  
 Judy Kream  
 Koresh & Jill Lakhan  
 Michael Lamminen  
 Betsy Larson  
 Dick & Connie Larson  
 Emily Larson and & Doug Zaun  
 Jean Larson  
 Kathy LaTour  
 Mary & Richard Laumeier  
 Don & Sandra Leake  
 Ruth Leathers  
 Tamara Lee  
 Robert & Rebecca Lindquist  
 Arthur Lodahl  
 Cal & Amy Loken  
 Ralph Loomis  
 Sara Lorbiecki-Brown  
 Richard Lundberg  
 Anne & Bob MacLean  
 Lynn MacLean & Dave Updegraff  
 Pat Magariner  
 Robin and Linda Marsh  
 Scott & Reba Mathern-Jacobson  
 Roger and Karen Mattson  
 Mac & Ruth McCutcheon  
 Mary (Micky) McGilligan  
 Nancy McParlan  
 David & Anne Miller  
 Barbara Miron  
 John & Judy Miron  
 Jim & Margo Mischler-Philbin  
 Barbara Montee  
 Dan Moore  
 Karen Moore  
 Shawne Morgan  
 Loretta Mullen  
 Heather Murphy  
 Sharon Murphy  
 Ed Myers  
 Tammy Nadeau-Lawrence

Efraim & Melissa Natale  
 Mary & Don Ness  
 Alan Netland and & Melanie Shepard  
 Mary B. and Jay Newcomb  
 Rain Newcomb  
 John Norman Jr.  
 Sharon & Joe O'Connor  
 Steve O'Neil and Angie Miller  
 Lezlie and Bradley Oachs  
 Beatrice and Richard Ojakangas  
 June Olmsted  
 John Ongaro & Mary Finnegan-Ongaro  
 Bob & Betty Opland  
 Kristine Osbakken  
 Steve & Karen Ostovich  
 Mary Jane Owens  
 Linda Paulsen  
 Wanda Pearcy  
 Mary Peterman  
 Bob & Sue Peters  
 Jake Peters and & Jo Anne Axtell  
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