



**Land Legacy Committee (LLC) Meeting Agenda**  
**East Multnomah Soil & Water Conservation District**

(October 11, 2022)

Monday, October 17, 2022, 4:00 – 6:00 PM

To be held at EMSWCD's Office at 5211 N Williams Ave, Portland, OR 97217.

**AGENDA**

Item #	Time	Agenda Item	Purpose	Presenter	Packet
1	4:00 5 mins	<ul style="list-style-type: none"> <li>• Welcome and Call to Order</li> <li>• Review/Revise agenda</li> <li>• Previous Action Items</li> <li>• Approval of May 23, 2022 meeting minutes</li> </ul>	Information/ Decision	Zimmer-Stucky	a) 5/23/2022 LLC Meeting Minutes
2	4:05 5 mins	<b>Time Reserved for Public Comment</b>	Information	Public	N/A
3	4:10 10 mins	<b>Gathering and Goal Setting</b>	Information	Zimmer-Stucky	N/A
<u>Overview:</u> Review goals for the meeting.					
4	4:20 45 mins	<b>Land Legacy Program Priorities and Beneficiaries</b>	Discussion	Hamilton/ LLC	a) Strategic Planning Criteria & Beneficiaries
<u>Overview:</u> Prioritization exercise re LLC re: LLP criteria and beneficiaries					
5	5:05 50 mins	<b>Land Legacy Program Strategic Planning Questions</b>	Discussion	Shipkey / LLC	a) LLC Strategic Questions
<u>Overview:</u> LLC discussion of big picture Land Legacy Program strategic planning questions					
6	5:55 5 mins	<b>Closing Items:</b> <ul style="list-style-type: none"> <li>• Announcements and Reminders</li> <li>• Action Items</li> <li>• Next Steps</li> </ul>	Discussion	Zimmer- Stucky	N/A
<u>Overview:</u> Action Items, Last Comments, Next Steps for Strategic Planning Process.					
7	6:00	<b>Adjourn</b>	N/A	Zimmer-Stucky	N/A



**Land Legacy Committee (LLC) Meeting Agenda  
East Multnomah Soil & Water Conservation District**

(October 6, 2022)

Monday, October 17, 2022, 4:00 – 6:00 PM

To be held at EMSWCD's Office at 5211 N Williams Ave, Portland, OR 97217.

**EMSWCD Board Members, Officers and Meeting Dates:**

EMSWCD Board			LLC	Year	FY22-23 Schedule	Board	LLC	
Members	Positions	Officers		2022	July	6 <sup>th</sup>	25 <sup>th</sup>	
Joe Rossi	Zone 1 Director		X		August	1 <sup>st</sup>		
Laura Masterson	Zone 2 Director	Secretary	X		September	x	x	
Mike Guebert	Zone 3 Director	Chair	X		October	3 <sup>rd</sup>	17 <sup>th</sup>	
Jim Carlson	At-Large 1 Director	Treasurer	X		November	7 <sup>th</sup>	21 <sup>st</sup>	
Jasmine Zimmer-Stucky	At-Large 2 Director	Vice Chair	Chair		December	5 <sup>th</sup>		
					2023	January	4 <sup>th</sup>	30 <sup>th</sup>
						February	6 <sup>th</sup>	
						March	6 <sup>th</sup>	27 <sup>th</sup>
						April	3 <sup>rd</sup>	
						May	1 <sup>st</sup>	22 <sup>nd</sup>
						June	5 <sup>th</sup>	

7/13/2022



## ***East Multnomah Soil and Water Conservation District Land Legacy Committee Meeting Minutes***

Monday, May 23<sup>rd</sup>, 2022

### **4:04pm - Call to Order**

Zimmer-Stucky called to order the regular meeting of the EMSWCD Land Legacy Committee at 4:04pm on Monday, May 23<sup>rd</sup>, 2022, at EMSWCD's Gordon Creek Farm.

### **Introductions, Review/revise agenda, Review previous action items**

Zimmer-Stucky conducted introductions for the record. The following persons were present:

Land Legacy Committee: Jasmine Zimmer-Stucky (At-Large Director 2), Laura Masterson (Zone 2 Director) (4:50pm), Joe Rossi (Zone 1 Director), Mike Guebert (Zone 3 Director)

Absent: Jim Carlson (At-Large Director 1)

Staff: Nancy Hamilton (Executive Director), Dan Mitten (CFO), Matt Shipkey (Land Legacy Program Manager), Rowan Steele (Headwaters Program Manager), Jeremy Baker (Senior Rural Conservationist), Asianna Fernandez (Executive Assistant)

Guests: N/A

### **Changes to Agenda:**

N/A

### **Previous Action items:**

N/A

### **4:04pm – Introductions and Welcome Chat**

Before beginning the walking tour, **Shipkey** gave a short overview of EMSWCD's Gordon Creek Farm and Big Creek Farm and the history of EMSWCD's involvement with the properties.

**Zimmer-Stucky** What CLIP projects are located at these sites?

**Shipkey** StreamCare program has happened along the perennial stream, which occurred after livestock removal. No other practice changes were identified as being needed given the good practices utilized by the previous owners and carried forward by the current lessee.

**Rossi** StreamCare work here seems like a great model to share out to neighboring properties where we don't see the same riparian buffers.

**Zimmer-Stucky** How is it being a landlord?

**Shipkey** Great for achieving a fuller suite of outcomes, but that control comes with more of an ask on Staff time in dealing with leases, property management, etc. On this site we're starting to move away from the model of having Lessors maintain the property to hiring landscapers. We realize rent from the lease of the residence and the farm fields. Residence is leased to a former HIP participant.

**Hamilton** House was rented at a below market rate as the tenant would be responsible for property management. This lease ends in September.

**Shipkey** The residence is a qualified farm dwelling which limits whom can reside in it.

**Rossi** suggested charging market rate for rent of the house and hire landscapers for property management.

### **4:30 pm – Walking Tour of EMSWCD's Gordon Creek Farm and Big Creek Farm**

The group began the walking tour, with maps of both properties provided by Shipkey.

**Baker** gave an overview of the StreamCare operations on the Gordon Creek Farm. Most of the vegetation that is there today was planted in 2019 and in 10 years it is expected to be fully mixed canopy.

**Hamilton** We have done StreamCare on a total of 220 sites within the District.

7/13/2022



**Zimmer-Stucky** How do we encourage farmers that new and different techniques are possible even if there aren't specific examples to point to?

**Rossi** suggested tailoring crop plans to the opportunities/challenges of the land.

**Rossi** shared with the group details of the Farm Bureau's "Ask a Farmer" program that allows for farmers to pose a question and receive answers from the farming community. The group gets about 1 to 2 questions per month.

**Zimmer-Stucky** expressed enthusiasm for the program, and noted that for programs like that to work, there needs to be comfortability, availability, and an absence of ego to ask for help.

**Guebert** asked folks to think about what if any sort of agricultural practices we should be mandating via our easements and leases.

**Zimmer-Stucky** How do the District's easements compare to those from the USDA or other easement holders?

**Shipkey** The District's easements achieve many more objectives than most ag easements – in the areas of affordability, productivity, ownership, and farm practices.

**Rossi** How did the District come to purchase Gordon Creek? Started a dialogue about what role the District should play in purchasing properties.

**Shipkey** The District is selective in its purchase of farms, and typically only does that when a possible sale would limit future ag use and we are unaware of other interested farmer buyers. And that in most cases the District isn't looking to hold farm properties long term – but instead to follow the Buy-Protect-Sell model where shortly after purchase they are sold to a farmer subject to the protections of a working farmland easement.

**Rossi** noted another berry farmer was interested in Gordon Creek when it was first listed for sale.

**Masterson** noted that berry farmer had an opportunity to purchase Gordon Creek when the District listed it for sale several years ago but did not make an offer.

**Rossi** The easement proposed for the property was a likely barrier to purchase.

**Masterson** That easement would have allowed them to keep farming and to purchase the farm at a discount.

**LLC members** then raised the following considerations for the direction of the Land Legacy Program:

- Where is our focus: profit and largest possible income or ensuring the long-term viability of agriculture?
- How complex/ multi-objective should our easements be? Should we do fewer projects that have a richer depth of outcomes, more projects with fewer outcomes, or a bit of both?
- How do we get more farmers onto farmland? Do we place our focus on holding on to farms longer and leasing them, or do we do a "quick-turn" and sell them shortly after purchase?
- What is our role as it relates to farm housing?

**Zimmer-Stucky** suggested doing a temp check for each of our properties instead of having one over-arching plan for all of them. Those that are very affordable can have more restrictive easements on them. Where does each property land on the scale of buy, protect, sell to outright sale? Reminder that less restrictive easements may also increase the level of farmer participation.

## **5:30pm – Round Table Discussion**

### **Approval of minutes**

**MOTION: Masterson moved to approve the March 28, 2022, LLC Meeting minutes.**

**Guebert 2<sup>nd</sup>. Motion passed unanimously (4-0 Carlson absent).**

**Rossi** This might've been our best meeting yet thanks to the format.

**Guebert & Masterson** suggested "Walk and Talk" style meetings for future property decisions.

**Masterson** expressed a desire for the Board to stay high level and defer to Staff on the project specifics, doesn't see need to physically be on every possible project.

**Masterson** What is the District's goal for our farm portfolio? More available farming space or maximum return on our investment? How do we set a strategy of deciphering between the two that is easy for staff to execute? How do we ensure a balance in benefiting constituencies? A range of approaches is what resonates with her.

**Zimmer-Stucky** What values do we want to advance for these properties beyond economic?

**Guebert** Suggested that in making decisions about farmland access for District properties we consider the steps that Metro takes: first evaluate who will give us the best project, and only then negotiate the price point.

7/13/2022



**Rossi** suggested that with circulating request for proposals we could look at strategies Portland Means Progress employs. Noted importance of not being “too leading” so that people don’t just give us the answers they think we want to hear.

**Hamilton** reminded folks that this is why we are currently trying to establish organizational priorities or project criteria during Strategic Planning.

**Masterson** indicated concern with whether the Gordon Creek property has the right characteristics for a farm access project. Does this property fit the needs of the communities we’re seeking to benefit?

**Hamilton** Is there still a desire to focus on farm access equity?

**Zimmer-Stucky** posed a reminder for why we are having this conversation about Gordon Creek. Suggests that Board conversations stop being posed as thinking hypothetically about how we can help marginalized communities and instead employ actual implementation.

**Steele** The goal is to create opportunities that wouldn’t otherwise be here without this decision.

**Hamilton and Shipkey** reminded the Board that the individuals on the Farm Access Equity Advisory Group cannot actually benefit from this space (Gordon Creek Farm) that they are making recommendations for. And, that we were thinking of a model that would draw upon EMSWCD’s recently implemented Mainstem project.

**Shipkey** An option being explored for access to Gordon Creek is to partner with an organization on it who will lead on providing services. Staff wasn’t proposing the EMSWCD replicate the HIP model at the Gordon Creek property, this is not seen as a “go it alone” project.

**Guebert** The goal from this conversation and decision is to put systems in place that will help HIP and other farmers in successfully starting on their own plot of land and following through, not just to learn on this piece of land.

**Masterson** We have the biggest opportunity for positive impact with those farmers who already have a higher knowledge of farming.

**Zimmer-Stucky** suggested one approach could be having one higher level “400 level” farmer and 2 “200/300 level” farmers share the property and form a sort of mentorship between themselves. This also poses as an opportunity for creativity.

**Rossi** proposed breaking up into smaller opportunities, which could create more options and partnerships.

**Guebert** Gordon Creek also poses as an opportunity for a multi-enterprise operation like a Co-Op.

**Zimmer-Stucky** This is an opportunity for the District to be creative with thinking about access opportunities at the Gordon Creek Farm property.

The conversation is to be continued at the July Land Legacy Committee meeting, to be informed by the recommendations from the Farm Access Equity Advisory Group. **Guebert** asked how we would continue to stay engaged with the Advisory Group after their last formal meeting in June; **Shipkey** indicated that we would be exploring that with the Advisory Group.

### **6:40pm - Closing items: announcements, reminders, and action items**

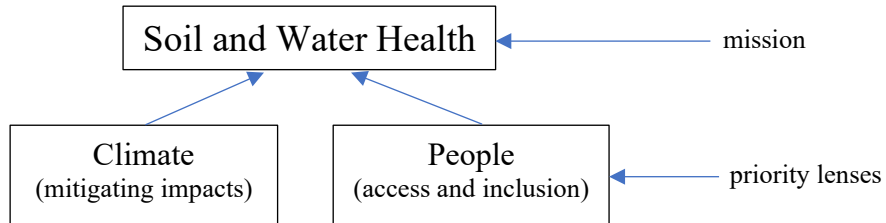
**Action Item:** LLC and Board to review the recommendations for use of the Gordon Creek Farm property at the July LLC meeting.

### **6:45pm - Adjournment**

**Rossi** (in Zimmer-Stucky’s absence) adjourned the meeting at 6:45pm.

**BACKGROUND FOR OUR DISCUSSION**

**Mission Priorities** (agreed to as of Aug 3, 2022 Board meeting)



EMSWCD Mission statement: “We help people care for land and water.”

**Working Criteria**

*(Overarching Criteria)*

- Water quality
- Water conservation
- Soil quality
- Climate change impacts
- Ensuring access and inclusion for people historically excluded or marginalized
- Human habitat
- Fish and wildlife habitat
- Land access for farming
- Land access for parks and natural areas
- Mitigating heat islands
- Economic resiliency for farmers
- Food access

**Potential Beneficiaries**

- All Constituents
- Underserved Communities
  - Native American Communities
- Land Owners
- Established Producers (farmers)
- Underserved Producers (farmers)
  - Farmworkers



***At its October 17, 2022 meeting, the Land Legacy Committee (LLC) will discuss strategic planning considerations for the Land Legacy Program (LLP). After reflecting on what program priorities and primary beneficiaries should be, we will ask the LLC to dig into the following big picture strategic planning questions:***

- 1) We know that agriculture faces many challenges. We have chosen to focus the LLP efforts on working farmland protection to ensure farmland remains available for current and future farmers. Should this continue to be the principal focus of the LLP?
- 2) What outcomes are we seeking via our working farmland protection efforts? Are we focused principally on preventing farmland conversion and maximizing the number of acres and farms protected? Are we focused on richer outcomes for each working farmland project – incorporating tools that tackle affordability and accessibility, that ensure farmland stays in production and which protect and enhance soil, water and habitat resources, which necessarily means fewer total projects? Or do we pursue both?
- 3) Should our farmland access projects focus mostly on providing access to those who are already well resourced in order to maximize the financial return to EMSWCD? Or, should they focus on Headwaters graduates and other farmers with the greatest barriers to access to land and maximize the non-financial return to EMSWCD? Or do we serve both populations and take a blended approach to maximizing financial and non-financial returns (ala current discussions surrounding Gordon Creek, Big Creek, etc.)?
- 4) Do we want to continue to contribute EMSWCD time and money to Natural Area / Access to Nature projects? If so, what does that look like to the board?