



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

(September 15, 2025)

Monday, September 22, 2025, 4:00 – 6:00 PM

To be held virtually: <https://meet.goto.com/EastMultSWCD/landlegacycommitteemeeting>
Access Code: 993-088-381 United States (Toll Free): 1 877 309 2073 United States: +1 (646) 749-3129

AGENDA

Item #	Time	Agenda Item	Purpose	Presenter	Packet
1	4:00 10 mins	<ul style="list-style-type: none">• Welcome and Call to Order• Review/Revise Agenda• Previous Action Items• Approval of July 28, 2025 meeting minutes	Information/ Decision	Guebert	a) 7/28/2025 LLC Meeting Minutes
2	4:10 5 mins	Time Reserved for Public Comment	Information	Public	N/A
3	4:15 20 mins	Outreach Efforts	Information	Shipkey	a) AG DAILY article on Crooked Tine Farm transaction
<u>Overview:</u> Shipkey will provide an update on recent and near-term outreach efforts.					
4	4:35 10 mins	Upcoming Programming	Information	Shipkey	N/A
<u>Overview:</u> Shipkey will provide a brief overview on some upcoming programming offerings on farm business planning and farm access.					
5	4:45 65 mins	Executive Session under ORS 192.660(2)(e)	Information	Shipkey	Executive Session materials sent separately (in the event of new transactions)
<u>Overview:</u> Shipkey will provide an update on active LLP transactions. There is also the possibility of 1 or more new transaction recommendations.					
6	5:50 5 mins	<ul style="list-style-type: none">• Announcements and Reminders• Action Items• Adjourn	Information	Guebert	N/A



Land Legacy Committee (LLC) Meeting Agenda
East Multnomah Soil & Water Conservation District
 Monday, September 22, 2025, 4:00 – 6:00 PM

(September 15, 2025)

To be held virtually: <https://meet.goto.com/EastMultSWCD/landlegacycommitteemeeting>
 Access Code: 993-088-381 United States (Toll Free): 1 877 309 2073 United States: +1 (646) 749-3129

EMSWCD Board Members, Officers and Meeting Dates:

EMSWCD Board			LLC	Year	FY25-26 Schedule	Board	LLC
Members	Positions	Officers		2025	July	7	28
Ramona DeNies	Zone 1 Director	Vice-Chair	X		August		
Laura Masterson	Zone 2 Director		X		September	1	22
Mike Guebert	Zone 3 Director	Secretary	Chair		October	6	
Mary Colombo	At-Large 1 Director	Treasurer	X		November	3	24
Jasmine Zimmer-Stucky	At-Large 2 Director	Chair	X		December	1	
				2026	January	65	26
					February	2	
					March	2	23
					April	6	
					May	4	25
					June	1	



7/28/2025

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

Monday, July 28, 2025

4:02 - Call to Order

Guebert called to order the regular meeting of the EMSWCD Land Legacy Committee at 4:02pm on Monday, July 28, 2025, virtually, via GoToMeeting.

Introductions, Review/revise agenda, Review previous action items.

Guebert conducted introductions for the record. The following people were present virtually:

Land Legacy Committee: Mike Guebert (Zone 3 Director, LLC Chair), Jasmine Zimmer-Stucky (At-Large Director 2), Laura Masterson (Zone 2 Director), Mary Columbo (Zone 1 Director), Ramona DeNies (At-Large Director)

Staff: Kelley Beamer (Executive Director), Matt Shipkey (Land Legacy Program Manager), Nikola Smith (Rural Lands Program Supervisor), Asianna Fernandez (Executive Assistant)

Guests: n/a

Previous Action Items: N/A

Changes to the Agenda: N/A

4:03pm - Approval of May 19, 2025, Land Legacy Committee (LLC) Meeting Minutes

MOTION: Zimmer-Stucky to approve the May 19, 2025 LLC Meeting minutes as presented. DeNies 2nd.
Motion passed unanimously (5-0).

4:03pm – Time Reserved for Public Comment: N/A

4:04pm – New Forever Farm

Shipkey A couple of weeks ago, the Davis/Vandehey property became a Forever Farm. This property – currently operated as a commercial tree nursery – was at high risk of conversion from an approved second home site and an industrial solar proposal. There is a rich suite of additional easement outcomes including an affirmative farming obligation, ownership limited to farmers, soil retention requirements, and the establishment of a riparian protection area (Beaver Creek) with exciting restoration opportunities we can lead on. The lessee/commercial tree nursery operator had already lost important access to farmland due to the Portland Water Bureau filtration plant project, so this is a great story of helping secure farmland for the present and the future.

Colombo Does it seem like, going forward, due to the filtration plant, that other farmers will also trend towards working with us?

Shipkey That is one of the factors for more farmers to work with us, as it means the actual threat is much more real and prevalent instead of being in the distant future.

Zimmer-Stucky The current owner is a non-farmer, but is leasing the land to farmers, and the easement has farm resale restrictions in it. Is this the first time we've had an accomplishment like this?

Shipkey The property had been inherited by two sisters from their father who farmed the land, and since they don't live nearby, they've been leasing the land for years. We came to an agreement with them that once ownership passed from them, it would need to be conveyed to a bonafide farmer.

7/28/2025



We've utilized this sort of easement term in the past, but usually it's already in the ownership of a bonafide farmer, so this is new and significant in that we are reestablishing to farmer ownership.

Guebert Is the Forever Farm sign something new we're putting out?

Shipkey We had put them out before, but CO&E worked to redesign it, so he and Smith have been placing them on recent Forever Farms that didn't have them yet.

4:10pm – Outreach Efforts

Shipkey updated the committee about the recent outreach efforts for the Land Legacy program. This includes 'New Forever Farm' postcards to be sent out when we achieve a new Forever Farm, in hopes to inspire other landowners to consider this option as well. We also had two Gresham Outlook articles published recently about the Crooked Tine and the Surface Nursery transactions. Surface Nursery just had their 100-year anniversary, and they included a blurb on the transaction in their annual sales catalog.

DeNies Are these postcards what led to the Outlook article's efforts? Do the postcards have contact information on them?

Shipkey The CO&E team engaged an outside consultant to help build additional touchpoints in the media outlets, and he's been successful in securing a couple of additional articles/segments. The Gresham Outlook used some of the talking points the team developed for any PR on the program. And yes, the postcards do have contact information on them.

Shipkey Looking ahead, there will be a lunch time "kitchen table" casual event at the Pleasant Home Saloon, hosted by Surface Nursery, for farmers and landowners to meet, socialize, and hear a Forever Farm story from a successful, respected peer. We're also developing a personalized outreach strategy for the landowners who hold the best farmland in terms of soils, water rights, topography, and other factors. A new fall mailer will likely be circulated referencing the new website and farm succession resources. We're also working on doing more video marketing, as well as a potential workshop for support professionals.

Guebert, Zimmer-Stucky, and Masterson thanked Shipkey for his hard work in the program and the outreach for it.

Beamer and Smith will be attending the upcoming Multnomah County Farm Bureau tour and lunch. EMSWCD and Clackamas SWCD both sponsor the event and will be sharing a booth, giving them all a chance to meet the farm community.

4:21pm – Executive Session under ORS 192.660(2)(e)

Entered Executive Session at 4:21pm

Ended Executive Session at 4:37pm

MOTION: DeNies moved to recommend that the full Board approve the acquisition of the easement discussed in Executive Session. Zimmer-Stucky 2nd. Motion passed unanimously (5-0).

4:40pm - Announcements and Reminders

Guebert reminded everyone that Small Farm School is coming up on September 10th. Registration is to open later this week.

7/28/2025



Action Items: N/A

4:41pm - Adjournment

Guebert adjourned the meeting at 4:41pm.

Oregon farmland program pushes back against urban pressures

By Tahja Sims, Diversity Issues Intern

Published: September 09, 2025



For 75 years, the Oregon East Multnomah Soil and Water Conservation District in the Portland area has been in front of protecting soil and water resources for existing and new generations. Much of this work is done through the **Land Legacy Program** (<https://emswcd.org/land-conservation/>), which sets out to purchase farmland conservation easements or become interim land owners in an effort to put a conservation easement on the land before it is handed to the next generation. This is called the buy, protect, sell strategy.

“There’s a lot of pressure on our farmland because we are in a growing metropolitan area. Pressure from conversion, and also the price of farmland is only increasing exponentially every year,” said Matt Shipkey, Land Legacy Program manager.

He said that he often encounters people who don’t want to live in the city but instead are looking for a few acres in the countryside, especially when views of the mountains are available. And those buyers can often pay more than what a farmer would for the land and transition the property out of production agriculture.

“The principal way we do our work is we purchase what are known as working farmland easements, and that’s a legal agreement between the district and a private landowner that essentially establishes a kind of blueprint for land use of a farm property,” Shipkey

explained. “Sometimes folks will purchase and say, I really want to ensure that my farm stays a farm, but I don’t want to continue to own it.”

That’s when buy, protect, sell comes into play.

“We’re buying that farmland that doesn’t already have an easement on it,” he said. “We establish the easement when we sell it to the next farmer, and that allows us to reduce that price going forward so it wouldn’t be threatened with conversion to nonfarm use.”



Image courtesy of Crooked Tine Farm

This was how Saruh Wynes and Bear Carter purchased what is now Crooked Tine Farm as young, but not new, farmers in a highly competitive market.

“That meant for them, \$315,000 savings,” Shipkey exclaimed. “When we do stuff like that, we’re able to create opportunities for access and affordability that folks probably wouldn’t otherwise have.”

Wynes, the primary farmer, had been farming since 2012 with her partner. Starting around 2024, they had been in search of farmland in Oregon for a year. They faced constant rejection despite having a full-time nurse’s income from Bear on land that was subpar.

“We were putting shovels into some questionable fields. I mean stuff that weren’t even farm fields” she explained.

One day though, Carter found something.

While scrolling the internet Carter came across something interesting.

“I was on Zillow and was like, ‘What’s a farm easement?’” he said. “I found this property

and it said it was a farm easement for bonafide farmers, and I was like, ‘Well Saruh’s a bonafide farmer, what does that mean?’”

It was a far cry from anything they had expected. They were competing for land cultivated for 20 years by organic farmers.

“When you are looking at properties, they’re not like this soil was composted every year, there were cover crops. No one’s really talking about that,” Wynes explained. “That doesn’t hold a tangible market value, but to us, it’s gold.”



Image courtesy of Crooked Tine Farm

She said they began the application process, and to help prove they were active farmers, they were encouraged to submit a business plan – something they didn’t have any experience doing.

“So we figured it out,” Wynes said.

With the help from the Land Legacy Program, they put together a business plan and recommendations to apply.

“We felt like there’s no way we’re going to win this,” Carter stated. “They have to do all this work to narrow down who is a bona fide farmer.”

The couple said they had to explain not only what kind of farmer they were going to be but what kind of people they were.

Predictably, they were excited to learn they were selected and got to begin working more closely with Shipkey.

Once the couple purchased their farm with an Farm Service Agency loan, they didn't have to do much else.

"I mean they did all of the work, as far as getting the easement," Wynes explained. "A piece of our land has our neighbors going throughout it, and they made sure to get that legally and contractually bound that we're not responsible for that."



Image courtesy of Crooked Tine Farm

She said they also got surveyors to divide the land.

“We’re just so on board with everything they want for this property, because really it’s

the community's land," Wynes said.

Crooked Tine Farm is now selling wholesale produce such as zucchinis, cucumbers, tomatoes, carrots, beets, and peppers. They hope to turn to farmer's markets or a Community Supported Agriculture system (a subscription where customers would own a portion of the season's crop), while looking at the needs of the community.

"We want to be a part of what's already here, because what's already here is beautiful and thriving," she said.

Tahja Sims serves as the 2025 American Farmland Trust Agriculture Communications Intern at AGDAILY, with a focus on helping to amplify diversity and minority voices in agriculture. Tahja is currently an agricultural economics major and senior at Texas A&M University. She has served as an intern with the U.S. House of Representatives and is a member of Minorities in Agriculture, Natural Resources and Related Sciences (MANRRS) organization.



(<https://farmland.org/>)

American Farmland Trust