

FRIENDS OF THE FARMS 2022 ANNUAL REPORT

City of Bainbridge Island & Friends of the Farms
A Public – Nonprofit Partnership



*To ensure the future of local farming & build a healthy community
through a resilient & equitable food ecosystem*



Enriching Quality of Life in Our Community
Protecting our Watersheds
Planning for the Impacts of Climate Change
Enhancing Wildlife and Pollinator Habitat

City of Bainbridge Island Guiding Principles

Preserve the special character of the Island, which includes ... extensive forested areas, meadows, farms, marine views and access, and scenic and winding roads supporting all forms of transportation.

Manage the water resources of the Island to protect, restore and maintain their ecological and hydrological functions and to ensure clean and sufficient groundwater for future generations.

The use of land on the Island should be based on the principle that the Island's environmental resources are finite and must be maintained at a sustainable level.

Nurture Bainbridge Island as a sustainable community by meeting the needs of the present without compromising the ability of future generations to meet their own needs.

We have heard the voices of our community loud and clear. The publicly-owned farmlands are meaningful and important.

We buy food from CSA's and farm stands at Morales, Suyematsu, and Johnson Farms. Seek out restaurants and businesses that source locally grown. We walk the trails at Johnson Farm, The BI Native Food Forest, and Suyematsu Farm. The Bainbridge Island Farms pumpkin patch is a multi-generational annual Fall ritual for thousands of locals and visitors. Locally grown and produced wines grace dinner tables. People of all ages, abilities, and backgrounds have the opportunity to experience first-hand how the wellbeing of people, plants, pollinators, and wildlife – all living things – are interwoven.

But there's more. Our community wants not only to experience these gifts, they want to join with us ensuring they will be here for future generations. To make them even more inclusive, accessible, and sustainable.

In 2022, Friends of the Farms collaborated with Housing Resources Bainbridge, Coates Design, and Clark Construction on a first-of-its-kind project. Constructing affordable housing for farm interns using repurposed and donated materials. Over 60 local businesses donated materials and services, nearly a hundred volunteers joined forces over six months. The project won a 2022 Honor Award from the American Institute of Architects and the design plans are available at no cost to anyone who would like to replicate the homes. Today, March 1, 2023, our first interns moved in.

Also this year, Friends of the Farms received three grants to support our work at the Native Food Forest. The Bainbridge Island Community Foundation provided \$10,000 for installation of a 300' x 12' native, primarily edible, hedgerow. A "snack trail" for people, pollinators, and wildlife. The Bainbridge Island Rotary provided \$5,000 to create a new storage shed and fill it with tools and supplies for children and adults to help maintain and improve the lands. And a \$2,000 grant from the EPA through Islandwood funded a collaborative watershed restoration project with The Island School.

The publicly-owned farmland was memorialized in 2012 with the signing of the 30-year Master Lease and Management agreement. Today that relationship is stronger, more collaborative, and more impactful than ever. We are grateful for the commitment and partnership and look forward to a bright future for local farms and food.



Heather Burger
Executive Director



Becca Hanson
Board Chair

Friends of the Farms

Board of Directors

Becca Hanson, Chair
Lauren Drakopoulos, Secretary
Callie Sheehan, Treasurer
Ginny Brewer
Adrienne Domingus
Justin Domingus
Larry Lofgren
Tami Meader

Staff

Heather Burger, Executive Director
MaryClare Kellett, Program Manager
Ingrid Myshatin, Bookkeeper

Table of Contents

Cover Letter

The Year in Review:

1. Community Outreach, Programs, Volunteer Work Parties & Public Events	
• reHOME	5
• Bainbridge Island Native Food Forest	6
• Ukrainian Refugees Become Local Farmers	10
• Partnership: Bainbridge Island Fruit Club Orchard Maintenance	11
• Community Outreach	12
2. Addenda:	
Description of Farm-related Activities Demonstrating Compliance with the Goals, Policies & Practices and Other Requirements of the Master Lease	
A. Summary of City-owned Agricultural Land Leased by FotF	15
B. Quantification of Produce & Products from Designated Leased Properties in 2022	16
C. Identification of Farmer Subleases by Parcel, Acreage & Lease Rates	19
D. Site Committee Meetings	20
E. Repairs, Maintenance & Improvements to Farm Properties	22
F. Summary of Financial Management	29

The Year-in-Review

1. Community Outreach, Programs, Volunteer Work Parties & Public Events

In addition to FotF's management and maintenance work, expectations for activities, programs, community outreach, and public events on publicly owned farmland are outlined in the Master Lease and Management Agreement. Below is a summary of key aspects of this work for 2022.

ReHOME



In mid-2020, as the pandemic held our community in its grip, a partnership was forged among Friends of the Farms, Coates Architects, Clark Construction, and Housing Resources Bainbridge. In response to the Island farming community's expressed needs, we would create the Island's first affordable tiny homes, built from recycled and repurposed building materials and designed for Farm Interns.

After two years of planning and design, and close coordination with the City of Bainbridge Island and the County Health Department on permitting, construction began in July of 2022. Over 60 local businesses donated materials and time and hundreds of hours of community

volunteer time were contributed to the project. Construction is now complete, we have received our Certificate of Occupancy, and the first Farm Interns move in on March 1st.

The project exceeded all expectations. Over 26,000 pounds of building materials valued at about \$125,000 were diverted from the landfill. Everything from fixtures to windows was sourced from trade partners, subcontractors and the community.

By using repurposed materials, we were able to prove that it is possible to make affordable housing for the workforce who drive onto the Island every day because they are priced out.



The Moore Paint Volunteer Team

Bainbridge Island Native Food Forest

Bainbridge Island Native Food Forest has evolved as an idea out of the work on food resilience with Bainbridge Prepares and as a result for looking for an inspired public use for publicly-owned land (the former M&E Tree Farm) that could not be used for commercial farming. The idea has captured much public interest and an increasing level of support from residents who want to get their hands dirty and contribute to the ecological, nutritional and recreational well-being on the Island.

The following is a summary of grants that have been secured and spent over the course of 2022.

Bainbridge Island Rotary Grant

- We were awarded a \$5,000 grant by the Bainbridge Island Rotary to replace a hazardous, obsolete shed on the main entrance to the property.
- Purchased building materials and secured pro-bono services from the Bainbridge Artisan Network (BARN) woodworkers to construct a new, safe and secured shed that increased the conservation value of the property.
- Secured a 50% discount from the BI Ace Hardware, extending our grant funding and allowing us to fully stock the new shed with gardening tools and supplies in sizes for adults and children for use during volunteer work parties, and for use by local students who utilize the property weekly for outdoor education and restoration.





Ace Tools for the Bainbridge Island Native Food Forest

Bainbridge Community Foundation Grant

- We were awarded a \$10,000 grant by the Bainbridge Community Foundation to clear invasive species and install a 300' x 12' native, primarily edible hedgerow, running along the north side of the main trail through the property.
- Sourced over 1,000 native plants that will be in the ground late winter/early spring of 2023. They include: Serviceberry, Beaked Hazelnut, Cascara Buckthorn, Salal, Ocean Spray, Tall Oregon Grape, Mock Orange, Red Flowering Currant, Bald Hip Rose, Nootka Rose, Salmonberry, Red Elderberry, Common Snowberry, and Evergreen Huckleberry.
- Entered our third year of partnership with the Island School. In 2022 and into 2023 students will continue to participate throughout the entire project with outdoor experiential education to encourage curiosity and cultivate a lifelong enthusiasm for learning. We have plans to expand this to engagement with the nearby Wilkes Elementary School in the coming year.
- Our work on the Native Food Forest - in concert with Azure Bouré, the Suquamish Tribe's Traditional Foods & Medicine Program's educator - will restore, protect, and enhance the property's rich and diverse ecosystem, provide extensive opportunities for ongoing education for children and adults, and establish a free-foraging "snack trail" for people and wildlife.



Azure Bouré, Suquamish Tribe, & Becca Hanson, Board Chair, conferring on the Native Hedgerow Site Preparation

IslandWood/EPA Subgrant

- We were awarded a \$2,000 by IslandWood through the EPA to design and conduct an educational project to restore critical ecosystem at Manzanita Creek's riparian and buffer zones, which are a direct link to the Creek's water quality and therefore the health of the entire watershed.
- Partnered with Island School and oversaw work by educators, parents, and students, grades kindergarten through 5th grade to complete habitat restoration, removing invasive species and purchasing, planting and maintaining native plants.



Farmer / Educator Zach Fulton with Island School Students

Ukrainian Refugees Become Local Farmers

In March of 2022, Friends of the Farms received a call from a Island resident whose elderly parents, Lydia and Vitaly, had just arrived on the Island. After their home in Mykolaiv, Ukraine was hit by Russian artillery, the couple escaped via Hungary, England, and Mexico, with one piece of hand luggage each and, miraculously, their beloved cat, Vasya.



What Lydia and Vitaly wanted was to get their hands in the dirt and grow food, as they would have been doing then at home. To connect with the earth would provide them comfort as they struggled to get their feet on the ground.

Through the generosity of sublease farmer, Brian MacWhorter of Butler Green Farms, a large garden plot was made available at Morales Farm. Brian tilled the soil to prepare it for planting, donated plant starts, gave them access to his tools, and offered to help them adapt to growing in a new climate. Sublease Farmer, John Chang of Peaceful Morning Farm, donated a truckload of chicken manure fertilizer and tomato starts.

A Friends of the Farms volunteer reached out to our Buy Nothing Community who within days provided them with clothing, coats, shoes, socks, personal items, pet food, and even an electric bike as neither can drive.

In 2022 their impeccably tended garden plot, marked with tiny Ukrainian flags, grew abundant produce and visitors to Morales Farm were welcomed by smiles and hugs of gratitude for the gift the community has given them.

Partnership: Bainbridge Island Fruit Club Orchard Maintenance

Johnson Farm is the site of an old orchard that was planted by Harvey Johnson after the land had been converted from a Douglas fir nursery whose plants were used in early restoration work on the Island. The land has long been used by the public – with Harvey’s encouragement – and they have appreciated the pond (fed by Springbrook Creek) and the fruit trees and grapes. When Friends of the Farms took over management of the remaining farmland in 2012, the orchard was not in good shape but, through partnerships and hard work, many of the trees and grapes remain productive and the orchard is slowly being brought back to life.



2022 Work Completed

- Severely pruned two additional older Red Delicious apple trees in preparation for grafting in 2023. (Spring)
- Assisted pea-patch group in doing annual pruning of large grape row. Also helped maintain a community raspberry bed and small Olympia fig and black currant bush. (Summer)
- Successfully grafted three new apple varieties onto two of the three trees pruned in 2019. (Spring)
- The new varieties include: Late Fuji, Holstein, and Akane. Overall, the club has added a total of approximately 43 new apple and 3 plum varieties to the Johnson Farm orchard.
- Finally, conducted additional pruning and general clean-up maintenance of the approximately 15 fruit trees being restored. These trees comprise approximately one-sixth of all the fruit trees in the orchard. (Spring-Summer-Fall)
- Note: Several of the trees grafted over the last few years are of poor health, with one nearly dead. This is due to significant anthracnose damage—which is prevalent throughout the orchard. The Club will explore replacing these dead or dying trees with new trees either in 2023 or 2024.

Plans for 2023

- Assist pea-patch group in annual pruning large grape row, as well as care for the raspberry row. (Spring)
- Continue pruning of old growth/deadwood and grafting of new apple varieties. This may involve doing a significant pruning of one or two additional Red Delicious trees. (Spring).
- Conduct inventory of existing, older trees requiring professional pruning services for possible future grant. (Spring)
- Install five educational signs in orchard. All signs (including respective content) will be coordinated with the Friends of the Farm before being constructed/installed. (Summer)
- Continue efforts to identify unknown fruit trees and grapes. (Summer-Fall)
- Continue educating the public on the various fruit varieties and grafting/pruning efforts as part of any upcoming events and club tours.

Community Outreach

As challenges to community gathering lessened in 2022, Friends of the Farms was able to return to engaging with the Island community at large.

- In April, we participated in the BI Parks District's Earth Day Celebration at Owen's Playground, where we distributed packets of native plant seeds and shared information on public farmland. Bags of fresh-popped wild pollinated popcorn were shared while Farmer Zac shared his expertise in growing the corn on Bainbridge Island.
- For the first time, in 2022, Friends of the Farms had a tent at the Bainbridge Island Land Trust's Native Plant Sale. This was a wonderful opportunity to call attention to the two important watersheds that run through the public farmland, Springbrook Creek at Johnson Farm, and Manzanita Creek at Suyematsu Farm and the Bainbridge Island Native Food Forest. We also shared the restoration work we are doing through invasive species removal and native habitat restoration we are doing at the properties.
- In the fall of 2022, Friends of the Farms had a tent at the Island School's Annual Carnival. It was a tremendous opportunity to engage with the public, along with educators and students and share the many ways our partnership with the school has enriched the students, while providing stewardship and restoration to the BI Native Food Forest.
- In July of 2022 Bainbridge Vintners and Laughing Crow Farm hosted the Bainbridge Island Land Trust Annual Fundraising Dinner on some of the land that Betsey Wittick subleases from CoBI at Suyematsu Farm. While some adjustment was needed to crop rotation to accommodate the fundraiser, it was a wonderful community event that gave a lot of Islanders the chance to experience the publicly-owned agricultural lands while supporting a great cause.

- Butler Green Farms, Hey Day Farm, Laughing Crow Farm, Bainbridge Vineyards, and Bainbridge Island Farms sell produce grown on public farmland at the Bainbridge Island Farmer's Market. Market revenue was \$504,747 in 2022, representing a 7.8% increase from 2021. Market sales by farmers were up as well, with a weekly average of \$298,524 in 2022 compared with \$265,360 in 2021. Farmers on publicly-owned farmland also donate their locally grown produce to Helpline House.



2. Description of farm and farm-related activities demonstrating compliance with the Goals, Policies and Practices and other requirements of the Master Lease.

See Addenda on the following pages

Friends of the Farms thanks you for the opportunity to share this report and to work alongside you to preserve and protect our publicly-owned farmland.

Submitted by,
Heather Burger
Executive Director

Addenda: Required Annual Reporting

Pursuant to Section 3.11 of the Master Lease, Friends of the Farms is required to provide CoBI with an annual written report that includes the information as encompassed in the following addenda.

- A. Summary of City-owned Agricultural Land Leased by Friends of the Farms
- B. Quantification of produce and products from designated leased properties in 2022
- C. Identification of farmer subleases by parcel, acreage, and lease rates
- D. Site Committee Meetings
- E. Repairs, Maintenance, and Improvements to Farm Properties
- F. Summary of Financial Management (Calendar Year Basis)



Spanish Language Immersion Class at Johnson Farm

A. Summary of City-owned Agricultural Land Leased by Friends of the Farms

Agricultural Property Name	Location	Size (acres)
Suyematsu & Bentryn Family Farms	9229 NE Day Road- Northeast Section	14.76
Suyematsu & Bentryn Family Farms	9229 NE Day Road- Northwest Section	11.21
Morales Farm	8862 NE Lovgreen Road- Northeast corner of Highway 305 and Lovgreen	4.74
Crawford Property	Accessed either from Suyematsu and Bentryn Family Farms or Lovgreen Road, between Bentryn property (private) to the north and Lempriere property (private) to the south	2.30
M&E Farm	Accessed via Charles Road; between Crawford (west) and private Bentryn property (north)	13.34
Johnson Farm	Johnsonville Lane off Fletcher Bay Road	14.51
TOTAL ACREAGE		60.86

B. Quantification of produce and products from designated leased properties in 2022

Name	Location	Produce	Quantity In Pounds Unless Otherwise Indicated
Laughing Crow Farm Betsey Wittick	Suyematsu– Bentryn	Garlic	900
		Garlic scapes	200
		Potatoes	3,000
		Total quantity	4,100 lbs
Bainbridge Island Vineyards Betsey Wittick	Suyematsu– Bentryn	Madeline Angevine	5,300
		Miller Thurgau	6,520
		Pinot Gris	2,900
		Siegerrebe	3,900
		Total quantity	18,620 lbs
Bainbridge Island Farms Karen Selvar	Suyematsu– Bentryn	Pumpkins	70,000
		Raspberries	700
		Winter squash	2,000
		Dahlias	1,500 stems
		Total quantity	72,700 lbs
Butler Green Farms Brian MacWhorter	Suyematsu– Bentryn	Beans	115
		Beets	215
		Broccoli	275
		Carrots	325
		Cauliflower	225
		Corn	650
		Greens	875
		Herbs	40
		Onions	735
		Peas	525
		Potatoes	600
		Squash	375
		Eggs	1,200 dozen
		Flowers	185 bunches
		Total quantity	4,955 lbs
Butler Green Farms Brian MacWhorter	Morales Farm	Beets	175
		Broccoli	375
		Cauliflower	235

		Carrots	485
		Eggplant	65
		Greens	225
		Lettuce	225
		Onions	175
		Peppers	90
		Spinach	125
		Tomatoes	1875
		Turnips	80
		Flowers	125 bunches
		Plant Starts	145 flats
		Total quantity	4,130 lbs
Perennial Vintners Mike Lempriere	Morales Farm	Wine Grapes	1,038
		Total quantity	1,038 lbs
Perennial Vintners Mike Lempriere	Suyematsu–Bentryn	Farmed and Reported by Bainbridge Vineyards	N/A
		Total quantity	
Peaceful Morning Farm John Chang	Morales Farm	Basil	37
		Beans	28
		Beets	240
		Broccoli	25
		Chard	210
		Cilantro	6
		Corn	1550
		Cucumbers	250
		Garlic	210
		Green Onions	15
		Kale	200
		Leeks	150
		Lettuce	70
		Onions	200
		Parsnips	21
		Parsley	5
		Potatoes	300
		Raspberries	150
		Summer Squash	100
		Strawberries	190
		Tomatoes	223
		Turnips	73

		Winter Squash	2012
		Total quantity	6,265 lbs
Heyday Farm	Johnson Farm	Corn	250
		Squash	75
		Strawberries	750
		Total quantity	1,075 lbs
Paulson Farm Mike Paulson	Suyematsu- Bentryn		N/A
Vireo Farm Mark Taylor and Tracy Lang	Johnson Farm	Basil	124
		Garlic	144
		Hops	8
		Lettuce	180
		Kale	18
		Peas	29
		Tomatoes	50
		Chicken Eggs	324 dozen
		Quail Eggs	280 dozen
		Total quantity	553 lbs
		Total All Farms	113,436 lbs

C. Identification of farmer subleases by parcel, acreage, and lease rates

The CoBI/FotF Master Lease dictates that annual farmer sublease rates be based on USDA lease rate formulas, adjusted for Kitsap County and Bainbridge Island, and so range from \$170 per acre to \$334 per acre, plus utilities.

Summary of 2021 Farmer Subleases in 2021

Name	Location Parcel Number	Acreage	Lease Rate (acre/year)	Duration (years)
Laughing Crow Farm Betsey Wittick	Suyematsu– Bentyrn 102502-1-063-2005	1.19	\$334	25
Bainbridge Island Vineyard Betsey Wittick	Suyematsu– Bentyrn 102502-1-063-2005	3.34	\$334	25
Bainbridge Island Farms (now Suyematsu Farms) Karen Selvar	Suyematsu– Bentyrn 102502-1-063-2005	6.82	\$334	25
Butler Green Farms Brian MacWhorter	Suyematsu– Bentyrn 102502-1-063-2005	2.54	\$334	25
Butler Green Farms Brian MacWhorter	Morales Farm 102502-1-062-2006	1.7	\$290	25
Perennial Vintners Mike Lempriere	Morales Farm 102502-1-062-2006	.4	\$290	25
Perennial Vintners Mike Lempriere	Suyematsu– Bentyrn 102502-1-063-2005	.59	\$290	25
John Chang’s Garden John Chang	Morales Farm 102502-1-062-2006	.67	\$290	12
Paulson Farm Mike Paulson	Suyematsu– Bentyrn 102502-1-063-2005	1.44	\$334	24
Heyday Farm	Johnson Farm 282502-2-064-2002	1.6	\$170	12
Vireo Farm Mark Taylor & Tracy Lang	Johnson Farm 282502-2-064-2002	1.0	\$170	21
Total Acreage		21.29		

D. Site Committee Meetings

As required in Article 3.10 of the Master Lease, Friends of the Farms has a Site Committee process that involves multiple meetings of key stakeholder (farmers, Friends of the Farms' representatives, and neighborhood stewards) per year to monitor each property. The site committees follow policy and processes developed to appropriately manage each farm and identify issues that need to be addressed to improve the land.

This process includes the following:

- Monitor Goals, Policies and Practices in the Master Lease
- Identify and document issues of concern with recommended resolutions
- Identify and document capital improvements/maintenance measures to be addressed; participate in developing a Capital Improvement Plan

2022 Site Committee Reports

1. Suyematsu Farm

Maintenance

Repair the fence on the east side of the Historic Area.

ACTION: Repairs and maintenance to the Historic Area to be determined as part of future planning.

Place "no dumping" signs in the farm use area and at the manure pile.

ACTION: CoBI to provide four signs.

Gravel farm driveway aprons to repair potholes.

ACTION: Farmers request CoBI address this in 2023.

Vegetation Management

Remove brush along the Day Road fence line and mow along the north side of the fence line.

ACTION: FotF to request from CoBI O&M.

Eliminate noxious weeds on piles and adjacent farmland.

ACTION: FotF contacted Kitsap Conservation District about 2023 spraying schedule. FotF to notify CoBI that there is poison hemlock in the historic district so that future plans for the area can include treatment or removal. FotF to seek bid to remove or level the remaining "piles". If leveled it may be possible to solarize the noxious weeds in the farm use area with a tarp provided by KCD.

Water Management

Farmers, FotF, and CoBI need to work collaboratively to address seasonal scarcity of water and flooding due to the increasing impacts of climate change.

ACTION: Farmers to meter all water use for irrigation and report monthly to FotF. FotF to create spreadsheet with data. Farmers to continue monitoring all farm areas, including common areas, for drainage and flooding issues. Farmers to test their soil for nitrogen-phosphorous as part of monitoring nutrient loading in ponds.

2. Johnson Farm

Drainage

Upper Farm: Create an East-West drainage feature on the north side of the farm to prevent water from washing away the trails.

ACTION: Contact Bart Berg to develop a scope of work.

Lower Farm: Provide additional gravel to prevent vehicles sinking onto the soft soil when driving or parking in the area.

ACTION: FotF to request COBI assistance with resolution.

Parking and Trails

Create two additional parking spaces on the east side of the main parking near the CSA shed to keep farm vehicles off the trail.

Create a trail on the south side of the P-patch to provide public access to the fruit trees.

ACTION: FotF to create a work plan for parking and maintenance in 2023.

P-patch

Provide wood chips for patchers to mulch plots.

ACTION: FotF to contact Jon Westerlund about supplying chips.

Maintenance

Cut back blackberries, thimbleberry and snowberry.

ACTION: FotF to create a vegetation management plan for upper and lower farm. Vireo Farm to hire contractor to assist.

Contact CoBI regarding mowing around walnut trees fronting Fletcher Bay Road.

Continue to address nuisance yellow jackets.

ACTION: FotF to work with Vireo owners on a plan for pollinators at the farm and flag nests for treatment.

Create informational signage informing the public that grapes and pond algae can be fatally toxic to canines.

ACTION: FotF to develop and post.

3. Morales Farm

Water Management

Meter and record water use throughout 2023.

ACTION: Farmers to purchase identical meters for hydrants and collect data. Request CoBI O&M contract with Gresham to install a master meter.

Maintenance

Remove and dispose of small shed.

ACTION: Farmer John Chang to remove personal items.

Vegetation Management

Ongoing.

ACTION: Farmers Brian MacWhorter and John Chang to continue efforts and create weed management plan.

Parking

Install a barrier to prevent cars from parking or driving on the Morales Farm drainfield.

ACTION: FotF to request CoBI install concrete blocks.

E. Repairs, Maintenance & Improvements to Farm Properties

Both CoBI and Friends of the Farms continue to improve efficiency and streamline communications regarding publicly owned farmland maintenance, repairs, and improvements. CoBI and FotF work together to create a Master Maintenance list for all publicly owned farmland, create budgets, and prioritize projects.

Schedule and status for farm-related capital improvements

Friends of the Farms monitors farmer subleases and oversees farm-related capital improvements on publicly owned farmland properties. The Projects Committee gathers input from leasehold farmers through the Site Committee Process with participation by Kitsap Conservation District, Friends of the Farms' Board members and staff, and community members. Together, a list of priority improvements and maintenance projects and an associated budget is developed. The list is updated annually.

Working within the budget established by the City, FotF works with City staff to organize longer term plans for the City properties and develop criteria to identify which potential projects (capital or major maintenance) should be the responsibility of FotF and which should be the responsibility of the City.

Projects completed by CoBI in 2022

Suyematsu Farm:

- Completed well structure door.
- Put Irrigation System online.
- Took irrigation system offline and drained system.
- Installed new irrigation pump and pump protector in the irrigation pumphouse.
- Continued annual mowing/clearing of fence lines.
- Continued annual gravel replenishment in parking areas and on non-Winery roads at Day Road Farms.
- Emergency flushing of clogged culvert at the winery with Vactor truck.
- Replaced eroded gravel at the Winery due to clogged culvert.

Projects, Management and Maintenance Completed by Friends of the Farms in 2022

Suyematsu Farm

Farm Lease Management

- Processed lease payments, verified required income, current business licenses, and liability insurance.
- Worked extensively with a sublease farmer to remove their compost piles and woody debris contaminated with noxious weeds. Approximately 80% of the piles and 100% of the woody debris have been removed.

Fencing

- Held onsite meetings with sublease farmers to document damage to the CoBI-owned fence caused by vehicles and falling trees. Created a scope of work for the repairs. Hired a local contractor to repair holes and buck up fallen trees.

Noxious Weeds

- Worked with the Kitsap Conservation District (KCD) and the Bainbridge Island Cooperative Weed Management Area (CWMA), FotF to create a scope of work.
- Two applications were applied to eradicate Canadian Thistle and Poison Hemlock.
- Ongoing meetings with the CWMA to identify cooperative solutions to eradicate noxious weeds on the publicly owned farmland.

Water Resource Management

- Extensive work is being done, with assistance from CoBI Water Resources Technician and sublease farmers to document uncontrolled surface water runoff off at the farm. Compost piles, chicken farming and fertilizing are resulting in a bio-slime that is causes eutrophication of the upper and lower ponds and impedes the irrigation pump. Meetings are ongoing to discuss best practices for the Manzanita Creek Watershed, and preventing bio-slime from nutrient loading water sources, and the earthen dam around the large lower irrigation pond.

- Earthwork was inspected for breaches following a tree falling on the irrigation pond dam in the winter. Ivy growing on the trees along the dam of the lower pond compromises the health of the trees growing on the edge of the dam. If more trees die and fall it could result in weakening the dam and causing a breach. It is estimated that the lower pond alone holds over two million gallons of water.
- Ongoing work with sublease farmers to address a shortage of irrigation water, explore options to mitigate water loss in soil, and install designed systems to climate proof the water supply.
- Farmers agreed to use best practices, to meter water consumption, and to only water when the soil was near 50% moisture content.
- Designed a monthly reporting system to record irrigation use based on the new metering system.
- Conducted research at the Washington Department of Ecology (DOE) and learned that the Surface Water Right Akio Suyematsu was granted in 1955 was never transferred to Gerard Bentryn and COBI. A water right easement between the Bentryns and the COBI called for the transfer to be recorded at Washington DOE, but was not recorded by CoBI or the Bentryns. While water rights are appurtenant with the sale of a property, CoBI may want to review the need to follow through with the recording. Conducted a records search of the property transactions at the Day Road Farm to further understand the status of the surface water right. Secured the pro bono services of a state water rights expert for recommendations on a path forward. Demonstrating continual use may be needed to expand the water right.
- Conducted ongoing monitoring the Manzanita Watershed and checked pond levels during unusually large continuous rain events to manage the flow from the upper pond using the transfer pipe shutoffs to prevent the upper pond from overflowing.
- Met with the Day Road farmers, COBI O&M, and Gresham Pump and Drilling Services at the Suyematsu Farm irrigation pumphouse to assess the current status of the pump. During the 2021 heat dome the pump failed and overheated, deforming the pump housing. The pump was made temporarily operable by Gresham, but it was determined it needed to be replaced. CoBI O&M and FotF identified a scope of work for replacing the irrigation pump in 2023 when parts became available. The pump was winterized in early winter 2022.
- Coordinated with Gresham to clean and re-prime the pump and the foot pump in the spring of 2023.
- Communicated with COBI O&M lead Joel Goodwin and sublease farmers on the status of the on the irrigation pond pump replacement during the year.
- Reviewed handouts and attended the COBI surface water and groundwater management plan meetings with stakeholders. Submitted comments on the watershed prioritization process.

Trail Work

- Met with COBI engineering project manager, BI Parks leadership, natural resource manager, and trail lead to review the scope of work for the Right of Way (ROW) Trail

extending from Morales Farm and through Crawford property on the west side of Suyematsu Farm.

- Communicated the scope of work to the farmers affected by the trail work and mediated between a farmer that experienced crop damage and BI Parks for restoration.
- Coordinated with BI Parks and the Day Road farmers on fence repair, location, and gravel staging for the ROW Trail and the Olympic Overlook Trail.

Farmer Facilitation

- Facilitated monthly meetings of Suyematsu Farm sublease farmers to address lease management, irrigation water issues, and review of water needs for crop selection, and fence repairs.
- Worked with the KCD to provide current information to the on water use per crop.
- Conducted a preliminary inventory was done of personal property being stored on the farm. Items removed to date include an abandoned inoperable truck, and a large wood chipper, and several creosote logs. Several items remain that need to be removed by the farmers.
- Held multiple meetings to assist farmers in reaching a mediated solution to conflicts between farm businesses last fall when the public pumpkin patch events and grape harvest coincided. Crafted solutions that met the needs of both businesses while adapting to operating on adjusted schedules.

Public Access and Parking Management

- Facilitated and monitored public access during community group visits to the public farmland to ensure health and safety and commercial access of the working farmlands and the affiliated on-site businesses.
- Worked with COBI to coordinate and communicate the road maintenance and graveling schedule for the farm access roads.
- Attended WSU webinars on the rules and regulations for agritourism. Farmers purchased signage informing the public that working farms have risks and by accessing the public farm lands they are assuming that risk.

Volunteer Work Parties

FotF organized multiple community work parties to remove invasive species and provide extensive landscape clean up in communal areas of the farm.

Morales Farm

- Ongoing repairs and maintenance to the CoBI-owned Morales farmhouse, including repairing doors, providing window coverings, clearing drains, cleaning roofs and gutters, pruning trees, and doing landscape cleanup.

- Secured donated furniture, fixtures, small appliances, cookware, and glassware, dishes, utensils, and bed and bath items from the local “Buy Nothing” community. Professionals were hired for systems maintenance and inspections, to deep clean the interior, and do heavier landscape maintenance.
- Tenant leases were updated to comply with current RCW fair housing requirements.
- Reviewed and updated the intern housing application process with farmers and coordinated move in and move out. Income and expenses were tracked. Conducted background checks for all tenants, drafted leases, and held a tenant orientation on move-in.

Farmer Communication

- Facilitated meetings of Morales sublease farmers to assist them in collaborating on best management practices for shared water, electricity, port-o-potty use, and farmland maintenance.
- Held meetings with sublease farmers on metering the water level of the sealed Morales well to document drawdown in late summer. Several electronic options were researched and priced out for the farmers to consider purchasing

Johnson Farm

- Ongoing management of 14 P-Patch plots at Johnson Farm. Reviewed and reissued annual lease agreements, processed paperwork and payments, confirmed liability waivers. To facilitate communication, established one volunteer at the patch as the point of contact for communication between the 14 P-Patchers and FotF Program Manager.
- Facilitated a \$21,800 donation from an individual donor to FotF that was restricted to funding an update to the trail system and enhance public enjoyment at Johnson Farm. A landscaper was hired to replace cedar trails with gravel, create a pad near the pond, and place a bench for seating.
- Coordinated donations of wood chips from local tree firms for maintenance by sublease farmers.
- Provided ongoing maintenance and repairs to buildings and infrastructure on public areas of the farm.

Bainbridge Island Native Food Forest

Work Parties and Trail Maintenance

- Hired professional landscape maintenance to conduct brush mowing in 5-acres covered in invasive species such as Himalayan blackberry and Scotch Broom.
- Organized multiple work parties to complete work in the 5-acre area clearing noxious weeds and preparing the land for 2023 when a pollinator meadow will be established.
- Trail maintenance and brush mowing were managed with pro-bono work from local contractors and volunteer labor.

Surface Water Working Group and BINFF Stormwater Park

Reviewed draft SMAP technical memo and participated in the Bainbridge Island watershed/receiving waters prioritization methods, and selection.

- After Manzanita Creek watershed was selected for prioritization, participated in working group meetings for the next phase. Reviewed initial design concepts for the top two ranking sites within the Watershed.
- Reviewed and commented on the design that will allow the retrofitted stormwater facilities to work better for the environment and the people who interact with them.
- Reviewed rain garden designs and submitted final comments after a stakeholders' field trip to the candidate sites.
- Reviewed the 30% BINFF Stormwater Park design, met onsite with COBI, the local stormwater stakeholders group, and provided written comments to COBI for the 60% design.

Crawford

- Secured pro-bono services of landscape architect to craft a proposed alternative to removal of all trees within the Shade Covenant boundary and presented to Wittick/Bentryn for consideration.
- Ongoing communication and meetings with Wittick/Bentryn on status of CoBI tree removal and FotF efforts to facilitate.
- Ongoing status check-in with CoBI.
- Secured pro-bono services of attorney who is advising and assisting FotF as we work with CoBI staff and interim attorney on resolution to trespass and timber removal on Crawford property.

5-Acre Historic Area at Suyematsu Farm

- Continued to utilize the pro-bono services of Miller Hull Architects on creation of Master Plan for a Farm Village, as called for in the Goals, Policies, and Practices in the CoBI/FotF Master Lease.
- Contracted with a historic architect and architectural historian at Studio TJP to draft a Conditional Survey and treatment recommendations for structures in the Historic Area. The report was shared with the Historic Preservation Commission and CoBI staff.
- Also contracted with Studio TJP to write a Memorandum on the Application of the Secretary of the Interior's Standards at Suyematsu Farm and to draft a list of potential grant opportunities for historic preservation should CoBI wish to pursue them. This information was shared with the Historic Preservation Commission.
- Hosted meetings with representatives of the CoBI Historic Preservation Commission to share ongoing work on Master Plan and receive input and guidance.

- In our role as managers of the property, sent multiple requests for input, information, and additional meetings to the Historic Preservation Commission Board Chair. Were informed that the Commission would not provide the information or communicate further with us.
- Held zoom meetings with stakeholders including CoBI staff, individual Council members, and business and farmers associated with local food and farms.
- At the request of the Historic Preservation Commission and with support from CoBI staff facilitated a day-long site visit for interested parties to examine and photograph structures.

F. Summary of Financial Management (Calendar Year Basis)

See the following page.

Friends of the Farms: 2022 Revenue & Expenses Summary

		M&E: BI Native Food Forest	Crawford	Johnson Farm	Morales Farm	Suyematsu Farm	Suyematsu Historic Area	General Management	Notes:
Revenue									
1	City of Bainbridge Island							\$65,000	
2	Farmer Sublease					\$6,652			
3	Morales Farm Intern Rent				\$9,567				
4	P-Patch Rent			\$975					
	Subtotal Revenue	\$0	\$0	\$975	\$9,567	\$6,652	\$0	\$65,000	
	Total Revenue								\$82,194
Expenses									
1	Insurance							\$3,350	
2	Maintenance	\$1,144		\$380	\$1,654	\$263			Septic System Pumping, Heat Pump at Morales, Clean Morales, Winterize Pumps, Noxious Weed Management
3	Mileage							\$284	
4	Professional Services						\$2,000	\$3,637	Work with Ellen Mirro, Heritage Consultant for developing costs for Suyematsu preservation
5	Supplies & Equipment	\$5,147		\$1,475	\$83	\$371		\$1,853	Randy Can at Johnson, Trail Work & Fencing, Keys. Flagging Tape, Cleaning Supplies
6	Utilities				\$2,341			\$606	PSE (Morales), Water, Internet
7	Payroll & Taxes, Gen'l. Mgmt. & Maint.	\$3,865	\$319	\$3,635	\$9,750	\$45,061	\$6,132	\$5,154	Timesheets: Heather Burger & MaryClare Kellet
8	Payroll & Taxes: Grant Administration							\$3,711	
	Subtotal Expenses	\$10,156	\$319	\$5,490	\$13,828	\$45,695	\$19,666	\$18,595	
	Total Expenses								\$ 113,749
FotF Grant, Donations & In-Kind Investment in Publicly-owned Farmland									
FotF Grant Expenditures									
1	Bainbridge Community Foundation	\$10,000							Edible Hedgerow
2	Bainbridge Island Rotary	\$5,000							Tool Shed & Tools
3	Islandwood/EPA	\$2,000							Weeding & Restoration
4	BI Parks Foundation					\$2,000			Farm Overlook trail
Restricted Donations Invested									
1	Public Access & Trails Donation			\$21,839					Private Donation to Improve Access & Trails
2	Septic System Upgrade				\$4,515				New Septic Holding Tanks
	Subtotal Grants & Restricted Donations	\$17,000	\$0	\$21,839	\$4,515	\$2,000	\$0		
	Total Grants & Restricted Donations								\$45,354
FotF In-Kind Donations									
1	Morales Farmhouse Furnishings				\$5,500				
2	Volunteer Labor	\$3,825				\$1,900	\$1,925		Work Parties
3	Westerlund Tree Service	\$5,000							
4	Pro-bono Legal		\$2,000			\$2,500			
5	Pro-bono Water Resource Management					\$16,000			
	Subtotal In-Kind Donations	\$8,825	\$2,000	\$0	\$5,500	\$20,400	\$1,925		
	Total In-Kind Donations								\$38,650
	TOTAL INVESTMENT								\$84,004