

FRIENDS OF THE FARMS 2021 ANNUAL REPORT
City of Bainbridge Island and Friends of the Farms
Master Lease and Management Agreement
Lease Duration 2012-2042

1. Friends of the Farms

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2. Overview & History

Friends of the Farms (FotF) is a 501 (c) 3 non-profit organization on Bainbridge Island, Washington that was founded in 2001 as the Trust for Working Landscapes with the mission to preserve and enhance local farming. Early Board members worked closely with the City of Bainbridge Island (CoBI) to acquire core agricultural lands that could be publicly-owned in perpetuity. By 2008 60.86 acres had been subsequently purchased or conveyed to the City.

In 2009, FotF was selected to manage this land, farm systems and farm leases under a 30-year Master Lease and Management Agreement with the City of Bainbridge Island. Through a public Request for Proposal (RFP) process, local farmers were invited to apply, and were vetted and selected based on the submission of business plans and interviews. In 2012 FotF successfully negotiated the first tranche of long-term subleases on 18.69 acres of the properties' most arable acreage. Today, FotF manages subleases with nine Farmers on 21.29 acres.

The remaining 39.57 non-leased acres which FotF oversees include the following:

- Vegetated buffer areas
- A stream corridor and drainage swales
- Storage buildings and sheds
- Roads
- Trail networks
- Public open space (forested and grass areas)
- 14 P-Patch garden plots
- Significant farm-related infrastructure:
 - Irrigation systems
 - Ponds and filter equipment
 - Well pumps and well house systems
 - Electrical systems



Mae Toohey, 2021 Farm Intern

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

Subsequent to negotiating the lease and subleases, FotF has been able to expand its capacity as a non-profit community organization to encompass more than land and lease management. Given the challenges imposed by climate change, affordable housing for farm interns, food security and resilience, equity, and succession planning, our mission has grown to encompass the well-being of our entire community. We believe where and how food is grown affects our health, the health of our land, water and atmosphere, and the ability of people to make a living wage so that our community can thrive



Vireo Farm on the Johnson Farm property

FotF Mission: Ensure the future of local farming and build a healthier community through a resilient and equitable food ecosystem.

We envision a community-based food system on Bainbridge Island where:

- As much food as possible is grown, produced, processed, sold, and consumed locally
- Nutritious, fresh, local food is accessible and affordable to everyone
- Farms and related businesses are economically profitable for this and the next generation
- Food is grown and produced using environmentally beneficial agriculture
- Money stays on the island all across the supply and distribution chain
- What and how we eat is integrated in our culture ... kids know where their food comes from

The information that follows fulfills our obligations for annual reporting on the Publicly-Owned Farmlands.

3. 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. The report is to include at least the following information:

A. Quantification of produce and products from designated leased properties

Farm Production

Farm production was up significantly across the board despite drought and ongoing distribution and staffing concerns due to COVID. In 2021 farmers on public land harvested 124,418 pounds of produce, an increase of 14,300 pounds over 2020. Free-roaming chickens laid 1,414 dozen eggs, and quail at Vireo Farm delighted customers with 610 dozen tiny eggs. Additionally, 735 flats of plant starts were sold to local home-gardeners, and 460 bouquets of flowers graced tables laid with locally grown food.

Farm Produce to Stores & Restaurants

While farm sales to restaurants continue to be significantly impacted by closures due to Covid, local businesses such as Bay Hay & Feed, Heyday Farm Store, Pane D'Amore, Town & Country Market, and Central Market sell products from farmers on public farmland. In addition, restaurants such as Agate Pass Café, Bainbridge Island Museum of Art Café, Bene Pizza, Blackbird Bakery, Bruciato, Harbor Pub, Hitchcock Café, Jake's Pickup, Pegasus, Marché, Proper Fish, and Via Rosa, on Bainbridge Island and the Pink Door in Seattle also source significant ingredients from local farms on public farmland.



Value-Added Products

The production of value-added products from produce grown on public farmland and sold by local small businesses includes beverages and fermented foods from Iggy's, jams from Preserve, and tomato sauce from Butler Green Farms.

Last fall, Highside, a local distiller, worked with Vireo Farm to harvest over 2,000 pounds of green walnuts from trees at Johnson Farm nurtured back to life by farmer Tracy Lang. Highside used the walnuts to create a beautiful seasonal Nocino.

Farmers Market

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. After a challenging year in 2020 due to COVID, the market rebounded with overall revenue of \$525,845 in 2021, up from \$336,574. Revenue to individual farmers increased as well to \$265,360 in 2021.

Foodbanks

As they have for many years, Peaceful Morning Farm, Bainbridge Island Farms, Butler Green Farms, Laughing Crow Farm, and Vireo Farm give back to benefit vulnerable populations by donating fresh, healthy food to the foodbank at Helpline House, as well as Fishline in Poulsbo.

Quantification of Produce and Products in 2021 (In pounds unless otherwise indicated)

Name	Location	Produce	Quantity
Laughing Crow Farm Betsey Wittick	Suyematsu– Bentryn	Garlic	875
		Garlic Scapes	150
		*LCF utilizes crop rotation. Land given year off in 2021. Next year’s numbers will be back to normal with produce.	
		Total quantity	1,025 lbs
Bainbridge Island Vineyards Betsey Wittick	Suyematsu– Bentryn	Pinot Gris	2,300
		Madeleine Angevine	8,385
		Muller-Thurgau	5,200
		Siegerrebe	5,800
		Total quantity	21,685 lbs
Bainbridge Island Farms Karen Selvar	Suyematsu– Bentryn	Pumpkins	66,000
		Raspberries	6,000
		Strawberries	4,200
		Winter Squash	3,000
		Total quantity	79,200 lbs
Butler Green Farms Brian MacWhorter	Suyematsu– Bentryn	Artichokes	30
		Beans	150
		Beets	145
		Broccoli	115
		Cauliflower	185
		Carrots	345
		Greens	425
		Herbs	35
		Onions	285
		Peas	320
		Squash	475
		Eggs	1,150 dozen
		Flowers	375 bunches
		Total quantity	2,510 lbs
Butler Green Farms Brian MacWhorter	Morales Farm	Broccoli	175
		Carrots	675
		Cauliflower	45
		Eggplant	45
		Lettuce	135
		Onions	325
		Peppers	135
		Spinach	75
		Squash	115
		Tomatoes	2,350
		Plant Starts	160 flats
		Flowers	85 bunches
		Total quantity	4,075 lbs
Perennial Vintners Mike Lempriere	Morales Farm	Melon de Bourgogne	1,122 lbs
		Total quantity	1,122 lbs
Perennial Vintners Mike Lempriere	Suyematsu– Bentryn	Madeliene Angevine	215
		Mueller Thurgau	300
		Total quantity	515 lbs

Peaceful Morning Farm John Chang	Morales Farm	Basil	76
		Beans	40
		Beets	525
		Broccoli	75
		Cabbage	210
		Chard	450
		Cilantro	15
		Corn	1,450
		Cucumbers	310
		Garlic	200
		Kale	720
		Leeks	402
		Lettuce	386
		Parsley	41
		Peas	20
		Potatoes	573
		Strawberries	415
Tomatoes	266		
Winter Squash	1,900		
Zucchini	170		
		Total quantity	8,244 lbs
Heyday Farm	Johnson Farm	Broccoli	325
		Cauliflower	175
		Lettuce	465
		Strawberries	4,600
		Total quantity	5,565 lbs
Paulson Farm Mike Paulson	Suyematsu– Bentryn	Nursery trees	N/A
Vireo Farm Mark Taylor and Tracy Lang	Johnson Farm	Basil	195
		Hops	11
		Kale	22
		Lettuce	135
		Peas	35
		Tomatoes	79
		Garlic	340 heads
		Sunflowers	275 stems
		Chicken Eggs	264 dozen
		Quail Eggs	610 dozen
		Total quantity	477 lbs
		Total All Farms	124,418 lbs



John Chang, Peaceful Morning Farm
Photo by Evan Gray

The Suyematsu Farmstand remained outside under a tent for a second year to keep employees and customers safe during COVID.



Suyematsu-Bentryn Farmstand

Suyematsu-Bentryn Farm Stand 2021 Sales

Beets	175 lbs.
Kale	50
Onions	100
Salad Greens	225
Tomatoes	400
Garlic	300 head
Dahlias	50 bouquets

B. 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– Bentryn 102502-1-063-2005	1.19	\$334	25
Bainbridge Island Vineyard Betsey Wittick	Suyematsu– Bentryn 102502-1-063-2005	3.34	\$334	25
Bainbridge Island Farms (now Suyematsu Farms) Karen Selvar	Suyematsu– Bentryn 102502-1-063-2005	6.82	\$334	25
Butler Green Farms Brian MacWhorter	Suyematsu– Bentryn 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– Bentryn 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– Bentryn 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		

C. Summary of financial management (calendar year basis) including but not limited to: expense by parcel and payee; income by parcel; operating revenues and expenses of the management organization; grants sought/awarded, etc.

Per the Master Lease agreement, Friends of the Farms acts as the fiscal agent for earned revenue from publicly owned farmland use. Earned revenue is generated from farmer subleases, intern housing, and p-patch plot rent and totaled \$8,538 in 2021.

Expenses for publicly owned farmland management totaled \$90,180. Details of publicly owned farmland revenue and expenses are attached at the end of this report.



Morales Farm
Photo by Evan Gray

City Council approved payment of \$65,000 for management services on public farmland in fiscal year 2021, down from \$72,000 in 2020. Revenue received from CoBI in 2021 was \$66,750. Prior to 2019, Friends of the Farms received no financial support from the City for operations since the Master Lease agreement commenced in January 2012.

D. 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.

1. Projects completed by CoBI in 2021

Suyematsu Farm

- Drilled fuel tank groundwater sampling wells, sampled and tested groundwater, drafted report to the Department of Ecology and received a determination that no further action is required
- Removed well structure and sealed well casing per Kitsap Health District standards – well structure door completion pending staff availability
- Continued annual mowing/clearing of fence lines
- Continued annual gravel replenishment in parking areas and on non-Winery roads at Day Road Farms

2. Projects, Management and Maintenance Completed by Friends of the Farms in 2021

a. General Property Management

- Issued Farmer Sublease billing and processed annual payments, verified sublease farmer insurance coverage and business licenses up to date, verified required annual agricultural income.
- Initiated review of sublease farmer business plans for subleased property.
- Entered into MOU as publicly owned farmland manager to join the new Cooperative Weed Management Association along with the Kitsap County Noxious Weed Board, Kitsap Conservation District, CoBI, BI Parks and Rec District, Sustainable Bainbridge (includes Bainbridge Watershed Council and Weed Warriors), BI Land Trust, IslandWood, Bloedel Reserve, BI Parks Foundation, and the BI School District We will to work together in inventorying, controlling, monitoring, and preventing the establishment and spread of invasive weeds(integrated invasive weed management) across our respective jurisdictional and ownership boundaries within the Cooperative Weed Management Area (CWMA).
- Met with COBI O&M employees to discuss upcoming work on farmland, how to streamline communications and future work plan timing.
- Ongoing work to clarify and document for scheduling all activities and maintenance that occur on farmland over the year.
- Meeting and correspondence with CoBI staff, including new City Manager, Blair King to share information on publicly owned farmland management and collaborative work in process.
- Ongoing work with CoBI staff to seek clarity on Master Lease revisions and funding in the next CoBI budget cycle.
- Held annual Site Committee Meetings with farmers and drafted required report on priorities for publicly owned farmland maintenance and repairs. Report shared with CoBI.
- Successfully transferred responsibility for utility bills to the farmers at COBI's request.

b. Morales Farm

- Landscape
 - Hired Gresham Well Service to property seal irrigation well, test water, treat well for bacteria, and bring well and electric to pumphouse up to code.
 - Met with new neighbors adjacent Morales Farm, drafted and secured signatures on Protective Covenant on their property for Morales water supply as required by the Kitsap County Health Department. Notice to Title recorded.
 - Secured pro bono services of landscape architect to create new, accurate GPS maps of farm property and sublease farmer areas. Subleased areas now staked out.
 - Removed damaged and hazardous old fencing materials along Lovgreen Road.
- Farmhouse
 - Cleared 3' of vegetation around the perimeter of Morales House to eliminate conduit for wood destroying insects and moisture. Removed soil down 1' in the cleared area, purchased gravel, and provided slope away from home for water drainage.
 - Pruned trees and roses and provided significant cleanup and landscape maintenance to site.
 - Roses planted in 1950's by the Morales family were relocated away from structures and pruned.
 - Cleaned roofs and gutters.

- Replaced damaged gable roof end.
- Replaced damaged siding.
- Had the ductless mini-split heat pump system serviced and made operable in the farmhouse.
- Purchased new parts and restored operation to the heat recovery ventilation system so that moisture is properly expelled from the house.
- Procured building materials and made repairs called for by the CoBI building inspector including:
 - ❖ Installed new window sills in bedrooms.
 - ❖ Removed damaged drywall in entry way, made repairs, and replaced with new materials.
 - ❖ Replaced damaged entry flooring to home with more durable materials.
 - ❖ Repaired tile, plumbing, fixtures, and furnishings in bathroom.
 - ❖ Hired mold inspector, had air quality samples taken, and received sign off.
 - ❖ Hired deep cleaning crew for significant cleanup of home.
- Procured new furnishings and fixtures for the interior of the home.
- Received signoff from CoBI inspector and building department on all work. Structure now approved for occupancy.

c. Johnson Farm

- Removed existing damaged and old roofing on green barn and replaced with new.
- Repaired deer fencing damaged during winter storms.
- Procured equipment and mowed and weeded the orchard, and several acres of the upper fields and lower portion of Johnson Farm.
- Ongoing treatment in all structures for wasps.
- Thoroughly cleaned out greenhouse and disposed of garbage.
- Removed and buried dead animal found in greenhouse.
- Provided maintenance and start up and shut down of irrigation and well system.
- Worked with p-patchers to update their 2021 leases, liability waivers, and review roles and responsibilities and COVID safety protocol. Held annual meeting to identify and resolve any concerns. Provide tools and equipment needed to support maintenance of the common areas.
- Held annual meeting with the BI Fruit Club to discuss goals for the orchard and shared concerns. Drafted renewal Memorandum of Understanding for maintenance and improvements to the Johnson Farm orchard.

d. BI Native Food Forest (M&E Tree Farms)

- Secured pro bono services of local landscape architect to create a vegetation management and planting plan and map existing attributes and conditions for the site.
- Secured services of Westerlund Tree Services to continue mowing and removing invasive species throughout the summer months. Additional extensive removal of invasive species throughout site by FotF volunteers.
- Purchased and planted 350 native food and pollinator-friendly plant starts in areas where invasive species have been removed. Plants along ravine will help restore health to the Manzanita Creek Watershed.
- Emergency repairs made to fence and surrounding landscape along southern property line necessitated by storm and flood damage.
- Ongoing monitoring of ravine in area where culvert was removed.

e. Suyematsu- Bentryn Farm

- Coordinating with the Department of Ecology, water systems specialists, CoBI Water Resources Technician, and farmers on short, medium, and long-term approaches for managing algae buildup in the privately-owned irrigation ponds and to ensure the ongoing health of the ponds.
- Secured the services of Dana Coggon of Kitsap Noxious Weeds to host a conversation with farmers on how to manage bindweed and secured her services for two herbicide treatments on "the Piles" in the Farm Services Center.
- Coordinated with Parks Department and Parks Foundation to install a 90' trail extension, viewpoint and access gate at the NE corner of the property.
- Worked with Mark Epstein at the Parks Department and farmers to clarify the existence of a ROW at the northwest corner of the property and agree on the siting for a proposed extension to the Island's non-motorized transportation plan.
- Continued to utilize the pro-bono services of Miller Hull Architects on a community planning process to create a Master Plan for the farmstead, as called for in our lease.
- Held two work parties with over 50 volunteers to provide significant cleanup and landscape maintenance and pruning in the farm service area, around the Suyematsu Farmstead, and structures.

E. Description of use and activities, including but not limited to: farm-related activities, educational programs, community outreach, farm stewardship, volunteer work parties, and 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. These include the following:

Collateral Uses

Master Lease: *Friends shall allow incidental accessory uses of the Premises for residential or educational purposes and shall allow other compatible uses of the land, such as:*

- *Affordable housing for Farmers*
- *Classroom space*
- *Marketing and public relations*
- *Farming education for adults and children, including a program of internships and cooperative programs with the Island 's public and private schools*
- *Planning special activities related to the Island 's farming heritage*
- *Planning recreational opportunities and community events*

Public Trails

Master Lease: *Trails and viewing stations should be developed to ensure that public visitors can access and view the property, will not interfere with farm activity, and are safe from active farm operations.*

- *Develop trail system with viewing stations for points of interest to allow the public access to the Day Road Farm Area*
- *Integrate the trail system with the City non-motorized transportation plan and Bainbridge Island Metropolitan Park and Recreation District's Island-wide trail planning*



In 2021 Friends of the Farms partnered with the Parks Foundation and the Parks Department to build a new public access trail and viewpoint along the northeast portion of the Suyematsu Farmstead.

That partnership will continue with the planned construction of a significant trail along the western right-of-way at Suyematsu-Bentryn Farm in 2022.

New Vista Trail
Suyematsu Farmstead

Community Service

Master Lease: Public and private educational activities may include, but are not limited to, volunteer projects to enhance the public's enjoyment of the properties, and opportunities for Bainbridge residents and others to educate themselves about agricultural practices and the natural world. These could include agricultural education programs, public growing programs, trail enhancement, and property enhancement work parties.



Suyematsu Work Party, 2021

Friends of the Farms' volunteers play a key role in maintaining and enhancing the publicly owned farmland, donating thousands of hours of time every year. They also donate tools and equipment that otherwise would need to be rented or purchased at significant cost.

The community reaps the benefits through this work of invasive species removal, trail construction, general maintenance, and completion of capital projects.

After a nearly two-year hiatus as a result of COVID, we resumed volunteer work parties. Two were held in the fall of 2021 at the Suyematsu Farmstead, focusing on significant cleanup, clearing, and invasive species removal around historic structures, along with contributing structures and open space in the farm service area. A total of 55 volunteers of all ages and backgrounds gave generously of their time to help steward this valuable community asset.



Suyematsu Work Party, 2021

Education

Master Lease:

- *Develop partnerships with educational institutions to facilitate educational opportunities on the property.*
- *Build and facilitate K-12 learning experiences integrated with farm operations, in a way that does not interfere with daily business and supports the farm's sustainability.*



In 2021 Friends of the Farms partnered with The Island School for an educational project to remove weedy vegetation and restore critical ecosystems adjacent to the M&E portion of 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.

The Island School students, grades kindergarten through 5th grade, completed a habitat restoration project in an area that was covered in invasive species on the ravine edge. The project increased environmental awareness and skills of students through watershed focused field studies, extension lessons, and hands-on stewardship.

The Island School Students
BI Native Food Forest

The *Green Team* of Island School students, parents, and teachers, developed the following goals for their work:

- Remove all litter from the site.
- Increase diversity of forage for native animals by planting more native plants and fungi.
- Create a wildlife inventory of the site.
- Use the site as an opportunity to educate the community about native and non-native plants, habitat restoration, and its benefits for the riparian ecosystem.



Island School Students
BI Native Food Forest



Island School Students
with a Northwestern Salamander

Students recorded observations of animal species including: crows, squirrels, earthworms, spiders, potato bugs, flies, centipedes, caterpillars, beetles, mosquitos, garter snakes, black capped chickadees, other unidentified bird, baby crickets, northwestern salamanders, long-toed salamanders, and lancetooth snails.

A Wildlife Camera Trap, set in November, captured pictures of Western grey squirrels, coyotes, sharp-shinned hawks, varied thrush, raccoons, mule deer, and a black house cat.

Friends of the Farms purchased an initial grouping of 330 native plants to be planted by the students. Project Manager, Zachary Fulton was hired by FotF to research the availability of primarily edible native plants that support ecosystem health and water quality, purchase the plants, and work with the students to complete the weed removal and install the plantings. Future work will include additional weed removal and planting, as well as work on trails and drainageways with the help of the students.



FotF Project Manager, Zac Fulton,
mentoring the Island School Students

On December 10th, all Island School students in grades 1 – 5 were onsite, along with educators, and under the supervision of Zac. Approximately 200 plants were planted.

On December 12, families and Friends of the Farms staff and volunteers returned and 90 more plants were put in the ground.

An additional 100 plants were planted by students and volunteers in January of 2022.

Plant species include Bigleaf Maple, Serviceberry, Indian Plum, Western Sword Fern, Evergreen Huckleberry, and Salal. Plants have been flagged for identification and monitoring, and will be receiving mulch.

Community Events



Johnson Farm

Cider Release Party

Following the success of our first Community Apple Glean in the fall of 2020, Friends of the Farms held a joyous event at Johnson Farm in June 2021 to celebrate the release of our Bainbridge Island sparkling hard cider, made by St-Lô from apples donated by dozens of community members from trees all over the island.



During the event, the Bainbridge Island Fruit Club hosted an amateur home cider brewing competition. The judging panel was thoroughly impressed with the 18 submissions from 8 different cider brewing enthusiasts. The judges offered tips, tasting analysis, and recommendations to all of the local brewers and held an impromptu short course on what they look for when blending different ciders.

Bainbridge Island Farms' Pumpkin Patch



It is an annual ritual for families attracting thousands of locals and visitors, and resulting in an annual message spelled out on the hillside in left-over pumpkins.

Every fall locals and visitors come to Bainbridge Island Farms' pumpkin patch.



F. Description of farm and farm-related activities demonstrating compliance with the Goals, Policies and Practices and other requirements of the Master Lease. Where appropriate, reporting and an explanation of instances where the Goals, Policies and Practices and other requirements of the Master Lease may not have been met

Sublease Farmers

John Chang, Peaceful Morning Farm
Morales Sublease Farmer
Photo by Evan Gray



Farmers living and working on Bainbridge Island are not only good stewards of our land, providing nutritious food for the community, they create jobs by employing farm workers and retail staff. Revenue from public farmland stays in our community. Local farmers grow food sold in our grocery stores, restaurants, farmers' market, and donate thousands of pounds of fresh, organically grown food to our food banks.

Farmers improve the land they farm through sustainable, best practices, improving soil quality, infrastructure, and habitat. They also contribute to the upkeep of public farmland outside of their leased parcels, giving their time, labor, and materials to improve City land that is not under lease.

Intern Housing

Master Lease: Agricultural housing is a desired goal by the community to enhance opportunities to support the agricultural community. The need for farm housing on the Island is significant.

Morales Farmhouse After FotF Renovation



In early 2021 Friends of the Farms received a CoBI building permit allowing us to make repairs to the existing Morales farmhouse. Clark Construction provided pro-bono construction and consulting services and the house was approved for occupancy. Through the generous support of our community we were able to furnish the home with donated furniture and kitchen furnishings. Three farm interns moved in late fall, allowing them to stay and continue to work with local farmers.

In 2021 we also received permission from Council to construct three new satellite bedrooms at Morales Farm to provide additional housing.

While we await our building permit from CoBI we are collecting orphaned, recycled, or repurposed materials for construction. Storage containers housing donated materials are also provided free of charge by the reHome Team. The Morales Farmhouse reHOME project is a collaborative project by Friends of the Farms, Housing Resources Bainbridge, Coates Design, and Clark Construction.

The Morales reHOME project is a sustainable design solution to the housing challenges on Bainbridge Island. This project will help to ease our farmer housing crisis while featuring new and innovative ideas in green building and design and serve as a model for other affordable housing projects for our community.

When the satellite bedrooms are complete, the original Morales farmhouse will be renovated and provide cooking facilities, gathering space, and workspace for the satellite bedroom residents. The common space could also be used from time-to-time for farm-related educational activities.



Morales Farmhouse after FotF Renovation

Bainbridge Native Food Forest

Students near Manzanita Creek in Food Forest



Master Lease:

Stewardship/Habitat Conservation: Natural habitat and watercourses are an indispensable and irreplaceable but fragile natural resource with which the citizens of Bainbridge Island have been endowed. The natural areas and habitats are a unique sub-system in the local environment. Preservation of natural habitats in agricultural areas helps to ensure a continuance of native biological diversity. Therefore, efforts shall be made to preserve/maintain existing critical areas.

- *Farm practices should preserve the unique natural habitats of agricultural areas for species that commonly rely on healthy farmlands.*
- *Portions of the property bordering private non-agricultural property and public rights of way shall be maintained in a natural vegetative state, when compatible with farm uses of the property. These border areas may be planted and maintained with native plants, edible plantings and plantings supportive of habitat and food provision for birds and animals.*
- *Where possible plantings should include a variety of plant species and avoid monocultures. Consideration should be given to planting of edible plant species that can be harvested.*

Friends of the Farms is currently engaged in converting the open areas where Christmas trees were grown and harvested to easily maintainable native pollinator meadows that will be edged by a forage-able fringe (a "snack trail") of Blackberries, Elderberries, Evergreen Huckleberries and Salmonberries that can continue to contribute to local Island larders and wildlife well-being without getting out of control and taking over the entire site.



We have sought out the expertise of the Xerces Society, NW Meadowscares and the Kitsap Audubon Society to better understand the needs of the native species who use the site, and we commissioned a rapid ecological assessment from Biohabitats to better understand the intricate inner workings among soil types, water flow and quality, vegetation types and the effects of climate change and fuel loading. It was fascinating and frightening to begin to come to terms with the amount of dry woody debris that was inaccessibly locked up within the blackberry masses right next to well-loved neighborhoods.

In addition to looking at broad-scale landscape types and treatments, established trails are getting the maintenance that they need, and the Manzanita Creek ravine will get the native forest restoration that it requires - the public farmlands and the Bainbridge Island Native Food Forest are, in reality, the headwaters of Manzanita Creek, a potential salmon-bearing stream and one of the Island's largest aquifer recharge areas.

Our Management Plan ensures these uses and the health of this area for the long term as we work with the City and the Parks District to define maintenance responsibilities that will insure public access and wise use.

Cooperative Weed Management Association

Master Lease:

- *Management of the property should be mindful of the water course that runs from Day Road through the Bentryn property and the M & E [BI Native Food Forest] property. This ravine is a high value natural area.*
- *Farm practices should reflect a relation to the natural environment.*

Friends of the Farms partners with the Kitsap Conservation District and Kitsap Noxious Weeds to eradicate bindweed and water hemlock along the upper stream course of Manzanita Creek, and to control bindweed in compost piles and at field perimeters on publicly owned farmland.

And, because noxious weeds readily cross property boundaries, we have signed an MOU and joined the Collaborative Weed Management Association to work cooperatively with nine other local agencies and nonprofits on the Island to inventory, control, monitor, and prevent the establishment and spread of invasive weeds across jurisdictional and ownership boundaries; and work collaboratively to educate, train, and share information among our organizations and with the general public about invasive weeds.



Bainbridge Island Fruit Club Orchard Maintenance



Since 2014, the Bainbridge Island Fruit Club's (BIFC) has worked through a Memorandum of Understanding with Friends of the Farms to maintain and improve the historic orchard at Johnson Farm. Overall the club has added a total of 40 new apple and 3 plum varieties to the Johnson Farm orchard.

Work completed in 2021 included:

- * Severely pruned two older Red Delicious apple trees in preparation for 2022 grafting.
- * Assisted in annual pruning of large grape row.
- * Helped establish a community raspberry bed and donated raspberry plants.
- * Donated and planted small Desert King fig and black currant bush
- * Successfully grafted 11 new varieties of apples onto two of the three trees pruned in 2019. New varieties include: Alaska Etter, Buckley's Giant, Cosmic Crisp, Northern Spy, Raven, Spokane Beauty, Stark Jumbo, Stayman, White Pearmain, and Yoko.

* Completed additional pruning, general clean-up, and maintenance of 15 fruit trees being restored (approximately 1/6 of the fruit trees in the orchard). Several of the trees grafted in 2017-2019 are starting to fruit.

Plans for 2022 include:

- * Assist pea-patch group in annual pruning large grape row.
- * Continue pruning old growth/deadwood and grafting of new apple varieties.
- * Complete development and installation of educational signs in orchard. All signs (including respective content) will be coordinated with the Friends of the Farm before being constructed/installed.
- * Continue efforts to identify unknown fruit trees and grapes.
- * Continue educating the public on fruit varieties and grafting/pruning efforts as part of any upcoming events (once the Pandemic ends) and club tours.



P-Patch Plots

Glynis Burns in her P-Patch Plot



Master Lease:

A portion of the property should be maintained for public garden areas.

P-Patch Pea Trellis



Friends of the Farms’ P-Patch Gardener Program benefits families by providing 14 pesticide-free plots at Johnson Farm to grow their own food. There currently is a waiting list for P-Patch plots.

Suyematsu Farmstead Master Planning Work

In June of 2020, Friends of the Farms secured the pro bono services of Miller Hull Architects to build upon the recommendations in the CoBI-funded K.O. Report to create a Master Plan for the Suyematsu Farmstead. For over a year, Friends of the Farms has worked with the consulting team on an open, transparent, and inclusive community driven public process. We have conducted interviews with 23 organizations and over 40 community stakeholders, including farmers, historians, community leaders, educators, and philanthropists.

The draft plan’s recommendations for the future include many voices—including the publicly-owned farmland farmers, the Japanese American community, the Indo-Filipino community, Native peoples, schools, kids and parents— for uses of the area that the entire community can support. Such an approach was envisioned in Mimi Sheridan’s Historic Structure Report and Feasibility Study of 2015 and embraced by Council in their adoption of the K.O. Report in 2017. The cornerstone of the K.O. Report is that the future of the Suyematsu Farmstead must include three elements: agriculture, heritage, and community and it presents a series of steps that could be undertaken by stakeholder partners. The report is clear that those steps should be guided by a plan and that Friends of the Farms should provide the leadership for agriculture as well as heritage and community.

4. Site Committee Reports

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

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.

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.

Morales Farm



Submitted by,
Heather Burger
Executive Director

Photo by Evan Gray

2021 Summary of Expenses for Public Farmland Management (cash basis)

Income	Day Road	Morales	Johnson	BI Native Food Forest (M&E)	Crawford	Suyematsu Historic Area	Public Farmland General	Management	Total Public Farmland
EARNED INCOME									
Interest Income									
Lease / Rents									
Rent		\$ 1,080	\$ 870						\$ 1,950
Lease	\$ 5,120	\$ 1,020	\$ 448						\$ 6,588
Total lease / Rents	\$ 5,120	\$ 2,100	\$ 1,318						\$ 8,538
TOTAL EARNED INCOME	\$ 5,120	\$ 2,100	\$ 1,318						\$ 8,538
Contributed Income									
One Call for All				\$ 2,855					
TOTAL CONTRIBUTED INCOME				\$ 2,855			\$ 66,750		\$ 69,605
Total Income	\$ 5,120	\$ 2,100	\$ 1,318	\$ 2,855			\$ 66,750		\$ 78,143
EXPENSE									
Operations	\$ 1,400	\$ 933	\$ 466	\$ 932	\$ 280	\$ 653	\$ 1,399	\$ 2,612	\$ 8,675
Repairs & Maintenance	\$ 8,331	\$ 6,166	\$ 3,795	\$ 18,147					\$ 36,439
Payroll	\$ 8,543	\$ 2,109	\$ 2,108	\$ 4,217	\$ 403	\$ 2,108	\$ 4,217	\$ 18,466	\$ 42,171
Utilities		\$ 2,039	\$ 203				\$ 653		\$ 2,895
TOTAL EXPENSE	\$ 18,274	\$ 11,247	\$ 6,572	\$ 23,296	\$ 683	\$ 2,761	\$ 6,269	\$ 21,078	\$ 90,180
Net Income	\$ (13,154)	\$ (9,147)	\$ (5,254)	\$ (20,441)	\$ (683)	\$ (2,761)	\$ 60,481	\$ (21,078)	\$ (12,037)