

**FRIENDS OF THE FARMS  
2018 Annual Report**

**City of Bainbridge Island and Friends of the Farms Master Lease and Management Agreement  
Lease Duration 2012-2042**

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**1. Friends of the Farms**

Friends of the Farms is a 501 (c) 3 non-profit corporation in Bainbridge Island, Washington founded in 2001 with the mission to preserve and enhance local agriculture, increase farmland, and support the farming community.

We believe where and how food is grown affects our health, the health of our land and water, our atmosphere, the ability of people to make a living wage, and for our community to thrive.

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 and clean aquaculture
- Money stays on the island all across the supply and distribution chain
- What and how we eat is integrated in our culture

We work to create system-level change for long-term impact through:

- Permanent protection of the existing and potential agricultural land base
- Affordable housing and farmable land for the agricultural community
- Public and private investment in infrastructure and commercial services
- Committed and empowered local government, food-related businesses, and institutions
- Informed food citizens through a multi-disciplinary approach to food studies for children and adults
- Connecting human health with a farm-driven diet to grow a healthy population
- Experimentation, innovation, and education to attract the best and brightest of the next generation of farmers and food producers

Since 2012 FotF has managed 60.86 acres of land owned by the City of Bainbridge Island, of which 21.29 acres are leased by farmers. FotF manages the farm leases, residential rental agreements for 9 farm interns a year, and also provides maintenance and repairs to the remaining 39.57 acres which includes:

- Farm-related infrastructure
  - Irrigation systems
  - Ponds and filter equipment
  - Well pumps and well house systems
  - Electrical systems
- Two residential housing structures occupied by farm interns
- Storage buildings, sheds, and barns
- Roads
- Trail networks
- Public open space/grass
- 14 p-patch garden plots
- 5-acre designated historic area with barn, bunkhouses, sheds and storage containing over 2,000 catalogued historic artifacts

Friends of the Farms is committed to improving the overall economic, environmental, and social health of Bainbridge Island by:

- Creating the desirable visual presence of a rural community
- Providing cultural and economic diversity
- Preserving our island's agricultural and ethnic heritage
- Ensuring food resilience
- Protecting our environment

## 2. Background and History

On December 9, 2011, Friends of the Farms (FotF) and the City of Bainbridge Island (City) signed the “City of Bainbridge Island and Friends of the Farms Master Lease and Management Agreement” (Master Lease). The duration of the Master Lease is 30 years, commencing on the first day of January 2012, and terminating on the first day of January 2042. The properties described in the Master Lease include 60.86 acres of City-owned agricultural land.

### 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 of Fletcher Bay Road, approximately ½ mile south of High School Road	14.51
<b>TOTAL ACREAGE</b>		<b>60.86</b>

**3. Required Annual Reporting**

Pursuant to Section 3.11 of the Master Lease, Friends of the Farms is required to provide the City 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**



In 2018 farmers on public land grew a record 122,156 pounds of produce, along with flowers for bouquets, plant starts, and nursery trees.

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 sales were \$583,400 in 2018, up from \$573,540 in 2017. Visitors to the market increased by approximately 2% with vendors holding steady at an average of 37 per week in the regular season.

Butler Green Farms provides produce to Sakai Intermediate School for its school lunches.

Local businesses such as Bay Hay & Feed, Heyday Farm Store, Pane D'Amore, and Town & Country Market sell products from farmers on public farmland. Restaurants such as Agate Pass Café, Bainbridge Island Museum of Art Café, Bene Pizza, Blackbird Bakery, Bruciato, Fork and Spoon, Good Egg, Harbor Pub, Hitchcock, Jake's Pickup, Pegasus, Marché, Mossback, Tulaa, and Via Rosa, on Bainbridge Island and the Pink Door in Seattle source ingredients from local farms on public land.



The production of value-added products from produce grown on public farmland and sold by local small business owners includes beverages and fermented foods from Iggy's, jams from Preserve, tomato sauce from Butler Green Farm, and organic body products from Sun & Bee.

Farmers on public land, including Bainbridge Island Farms, Butler Green Farms, and Laughing Crow Farms give back to benefit our vulnerable populations through regular donations of fresh, healthy food to the foodbank at Helpline House. In 2018 Helpline Executive Director Maria Metzler estimates that almost 7,000 pounds of food were donated to their foodbank by local farms. Three of the five regular produce donors are on public farmland.

**Quantification of Produce and Products in 2018.**

Quantities are in pounds unless otherwise indicated



Name	Location	Produce	Quantity
Laughing Crow Farm Betsey Wittick	Suyematsu– Bentyrn	Cabbage	450
		Onions	300
		(Sun and Bee Farm)	
		Fresh Herbs	12
		Salad Mix	11
		Head Lettuce	80 Heads
		Head Chickories	40 Heads
		Zucchini	29
		Beans	36
		Kale	7
		Swiss Chard	6
		Collard Greens	6
		Arugula	3
		Sweet Potatoes	25
		Winter Squash	10
Dried Corn	3		
Flower Bunches	25 Bunches		
		<b>Total quantity</b>	<b>970 lbs</b>
Bainbridge Island Vineyards Betsey Wittick	Suyematsu– Bentyrn	Siegenerbe	6,300
		Madeleine Angevine	7,600
		Muller-Thurgau	5,800
		Pinot Gris	2,000
		<b>Total quantity</b>	<b>17,100 lbs</b>
Bainbridge Island Farms Karen Selvar	Suyematsu– Bentyrn	Raspberries	7,500
		Pumpkins	58,000
		<b>Total quantity</b>	<b>64,750 lbs</b>

Butler Green Farms Brian MacWhorter	Suyematsu– Bentyrn	Sweet Corn	1,250
		Beans	875
		Broccoli	575
		Beets	750
		Winter Squash	475
		Head Lettuce	325
		Carrots	475
		Cauliflower	185
		Summer Squash	750
		Garlic	45
		Onions	1,750
		Salad Greens	1,825
		Herbs	85
Peas	345		
		<b>Total quantity</b>	<b>15,681 lbs</b>
Butler Green Farms Brian MacWhorter	Morales Farm	Tomatoes	6,575
		Head Lettuce	645
		Onions	575
		Summer Squash	235
		Salad Greens	1,425
		Spinach	875
		Carrots	1,675
		Cucumbers	420
		Strawberries	75
		Beets	465
		Peppers	725
		Eggplants	145
		Radishes	235
		<b>Total quantity</b>	<b>14,907 lbs</b>
Perennial Vintners Mike Lempriere	Morales Farm	Melon de Bourgogne	2,029
		<b>Total quantity</b>	<b>1,634 lbs</b>
Perennial Vintners Mike Lempriere	Suyematsu– Bentyrn	Mueller Thurgau	945
		Madeleine Angevine	866
		<b>Total quantity</b>	<b>1,540 lbs</b>
John Chang’s Garden John Chang	Morales Farm	Corn	750
		Kale	250
		Winter Squash	600
		Brussels Sprouts	200
		Broccoli	150
		Lettuce	200
		Arugula	10
		Chard	100
		Cabbage	400
		Beets	125
		Collards	75

		Cauliflower	150
		Cucumbers	100
		<b>Total quantity</b>	<b>3,110 lbs</b>
Heyday Farm	Johnson Farm	Strawberries	1,675
		Broccoli	1,375
		Sweet Corn	475
		Cauliflower	1,650
		Brussel Sprouts	580
		Carrots	1275
		Beets	325
		Kale	325
		Collard Greens	185
		<b>Total quantity</b>	<b>2,464 lbs</b>
Paulson Farm Mike Paulson	Suyematsu– Bentryn	Nursery Trees	N/A
		<b>Total All Farms</b>	<b>122,156 lbs</b>

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



While public holding of agricultural land is a valuable community asset, it was recognized shortly after its acquisition that farmers cannot invest in their operations without the guarantee of long-term access to the land they are cultivating. To this end, a Master Lease responsibility of Friends of the Farms is to negotiate and manage sublease agreements with farmers and provide various management services for the leased public farmland and structures.

In 2013, Friends of the Farms executed eight subleases on Suyematsu and Bentryn Family Farms, Johnson Farm, and Morales Farm (Only public farmland that was conducive for farming with minimum enhancements was considered.) In 2018 Friends of the Farms issued an RFP for 1 acre of underutilized land on the lower area of Johnson Farm. One proposal was received by Vireo Farm. After review by Friends of the Farms and the City of Bainbridge Island, Vireo’s proposal was approved. Friends of the Farms and CoBI legal staff worked together to draft a sublease, which was executed in January of 2019.

Sublease terms range from 5-25 years. Annual sublease rates (based on USDA lease rate formulas, adjusted for Kitsap County/Bainbridge Island) range from \$170 per acre to \$334 per acre, plus utilities.

**Summary of Farmer Sub-Leases in 2018.**

<b>Name</b>	<b>Location Parcel Number</b>	<b>Acreage</b>	<b>Lease Rate (acre/year)</b>	<b>Duration (years)</b>
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
Heyday Farm	Johnson Farm 282502-2-064-2002	1.6	\$170	12
Paulson Farm Mike Paulson	Suyematsu– Bentyrn 102502-1-063-2005	1.44	\$334	24
Vireo Farm Mark Taylor & Tracy Lang	Johnson Farm 282502-2-064-2002	1.0	\$170	21
<b>Total Acreage</b>		<b>21.29</b>		



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 public farmland use. In 2018 earned income from farmer leases was \$6,392 and tenant rent from housing was \$13,936. Lease money from 14 community P-Patch garden plots generated \$580. Expenses for public farmland management totaled \$89,717. Details of publicly owned farmland revenue and expenses are attached at the end of this report.



Grant funds of \$3,000 received by Friends of the Farms from the Bainbridge Community Foundation in 2017 were spent in 2018 on wayfinding and informational signage on public farmland. While the grant funds received were less than half what was requested, Friends of the Farms was able to secure donations of time, expertise, and physical labor to surpass the goal in our grant request.



BARN woodworkers designed and built custom frames, Studio Hanson-Roberts provided digital mapping, and The Bainbridge Island Historical Society and Educulture provided photos and context.

Seven large interpretive and wayfinding signs, spanning all 5 farm properties have been completed along with "hiker" trail marker signs and posts for the trails at Johnson Farm and M&E. By providing interpretive signage we have encouraged use of our public trails so residents and visitors of all backgrounds feel welcome and leave with an understanding that this valuable community asset should be preserved and protected.

Additionally, Friends of the Farms' volunteer program provides hundreds of volunteers every year, working thousands of hours on public farmland. Many volunteers loaned or donated tools and equipment that otherwise would need to be rented or purchased at significant cost.



Following a funding request to CoBI for the 2019/2020 budget, Council approved a payment of \$65,000 for management services on public farmland in 2019 only. Prior to 2018, Friends of the Farms received no financial support from the City for operations since the Master Lease agreement commenced in January 2012.

Friends of the Farms, Assistant City Manager Ellen Schroer, and Assistant City Attorney Robbie Sepler are working together in 2019 to revise the Master Lease.



**D. Schedule and status for farm-related capital improvements, if any**

Friends of the Farms monitors the farmer subleases and oversees farm-related capital improvements on all five public farmland properties. The Projects Committee gathers input from leasehold farmers through the Site Committee Process, Kitsap Conservation District, Friends of the Farms' Board members and staff, and community members. Together, a list of priority capital improvement and maintenance projects is developed. The list is updated annually by the Projects Committee and approved by the Friends of the Farms' Board of Directors.

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. This resulted in the following projects completed by the City during 2018:

- Legal support, working with Friends of the Farms to draft sublease for Vireo Farm at Johnson Farm
- Ongoing vegetation management, including clearing along the east fence at Day Road and along the Day Road deer fence, and mowing along the fence line and around the pump house at Morales
- Minor electrical repairs to intern housing

**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 agricultural activities by farmers with subleases, public farmland is used extensively throughout the year by the broader community.

**P-Patch Plots.** The Friends of the Farms P-Patch Gardener Program benefits families by providing 14 plots at Johnson Farm to grow their own food. The P-Patchers are a convivial group who share resources and knowledge and take pride in their gardens. There currently is a waiting list for P-Patch plots. To address the growing demand in our community Friends of the Farms hopes to increase our number of P-Patches by expanding to Morales Farm and at the Bainbridge Food Forest at M&E.



**Bainbridge Island Fruit Club Orchard Maintenance.** In April 2016 a Memorandum of Understanding signed between BIFC and FotF.



Starting in 2016 and continuing into 2017/2018, the BIFC has identified about 80 percent of the 67 fruit trees adjacent to the Johnson Farm P-Patch. These include: apple (45), pear (10), plum (9), and walnut (3). Of the apple varieties, nearly half are Red Delicious. As for those varieties that couldn't be identified, the club received help from Lori Brakken (Western Cascade Fruit Society) in September 2018 in identifying six previously unknown apple trees. They include: Brock, Cinnamon Spice, Artlet, Sops of Wine, and Gravenstein. Such efforts continue in 2019.

## Restoring the Johnson Farm Orchard

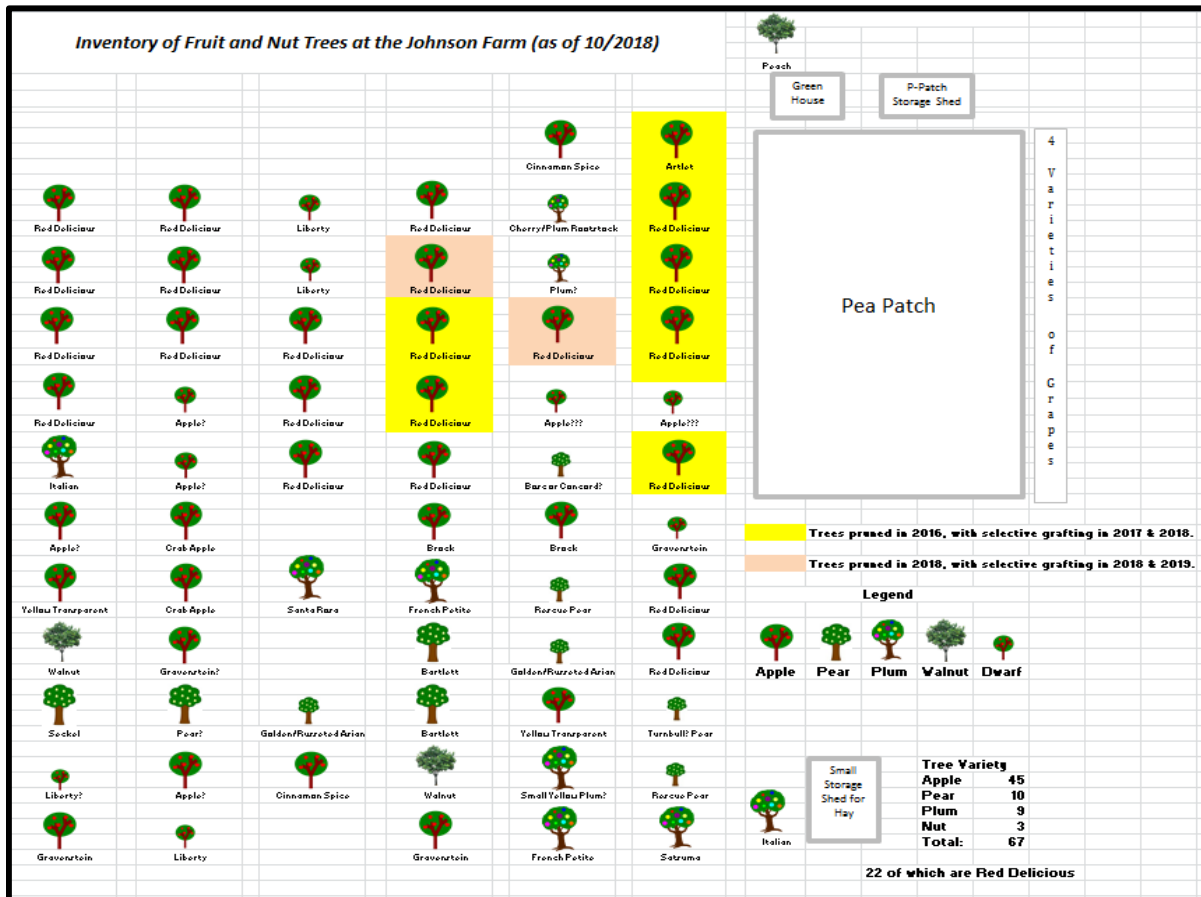


In July 2016 and March 2018, the BIFC and FOF staff conducted significant pruning of nine Red Delicious apple trees, most of which were adjacent to the Johnson Farm P-Patch.

This pruning involved removing old, dead wood as well as topping some of the trees that had become very top heavy and difficult to manage. The photo above shows

the before and after photos of one of the apple trees, which had about one-third of its canopy removed. Several other trees involved nearly 90 percent branch removal in an effort to totally convert the trees to new varieties. These trees recovered nicely in 2017 and 2018, experiencing significant new growth that was and will be used in grafting new varieties.

The BIFC is also growing several full size apple starts (now 4+ feet tall) in the adjacent pea patch that will be planted in the Johnson Farm orchard in Spring 2019 or 2020. Our hope is that these anthracnose resistant apple trees will be more durable than prior replacement plantings. We also hope to graft several new varieties of plums onto several existing plum rootstocks (original grafts died), such as Methley, Obilnaja, Peach-Plum, Satsuma, Shiro, and Victoria.



### *Creating New Varieties Through Grafting of Older Trees*



In early March 2017 and 2018, Darren Murphy (BIFC Club President) placed more than 100 grafts on the nine apples trees pruned the prior 2 years. Of these, over 30 successfully took. The photos show trees grafted as well as the significant growth experienced after just one summer.

Grafting proved to be more successful on new growth following the prior year's pruning. Grafts onto the new growth from the trees severely pruned in 2016, were 80 percent successful in 2018.

Moreover, several of the successful 2017 grafts resulted in the first new fruit varieties in 2018, including Novamac and Winter banana.



### *Educating the Public About Growing Fruit*

Over the last several Harvest Fairs, BIFC has sponsored an information/fruit tasting booth at the Johnson Farm. Beyond the educational displays and handouts, the big attraction was the fruit tasting. In April 2017, the BIFC also assisted the Johnson Farm P-Patchers in pruning a large, overgrown grape row. The grapes, which represent three to four different varieties of table and wine grapes, hadn't been pruned for many years. The club held a follow-up event in Spring 2018, doing more selective grape pruning. Although most of the grapes have seeds (similar to Concord grapes), Darren was successful in using several pickings in making several gallons of delicious dark pink to purple grape juice.

The Johnson Farm Orchard is far more diverse in fruit varieties than originally anticipated, including a wide selection of apples, pears, plums, and nuts as well as multiple grapes and several persimmons.

### *Future Plans*

- Continue pruning of old growth/deadwood and grafting of new varieties.
- Grafting new apple varieties onto anthracnose resistant rootstock to replace dead/dying trees.
- Continue efforts to identify unknown fruit trees and grapes.
- Install educational signs/placards in orchard in 2019 or 2020.
- Help educate public on the various fruit varieties and grafting/pruning efforts as part of Harvest Fair and club tours.

**Youth Activities.** As they have for many years, the Bainbridge Island Lacrosse team continues to utilize the trail network at Johnson Farm for training runs.

Friends of the Farms also coordinates and oversees other activities at farms, including the annual Gear Grinders Farm Fresh Scramble, a community mountain bike race.

## Farmland Stewardship.



There are volunteer opportunities for all ages throughout the year at various public farmland properties. Together, volunteers work to maintain and enhance each property. Participants are treated to a locally sourced meal as our way to give thanks. The community reaps the benefits through this work of invasive species removal, trail construction, general maintenance, and completion of capital projects.

## Community Engagement.

### *Trails and Wildlife*

An extensive trail network throughout the public farm properties allowing the public to access our farmland for year-round passive recreation. Birders frequent Johnson Farm, M & E, Crawford, and portions of Suyematsu and Bentryn Family Farm. The Kitsap Audubon Society utilizes the Cornell Lab of Ornithology's ebird.com to track bird activities at "hotspots." Two are located on public farmland with multiple sightings of 129 species of birds identified at Suyematsu & Bentryn Family Farm since 2011 and 21 species of birds with multiple sightings at M&E since January of 2019.



### *Farm Walks*

FotF Volunteers provide guided farm walks on public land. Farm walks are a fun way for all ages to get out on farmland, meet farmers and interns, and learn both the history and current uses of the land.

### *Yoga on the Farm*



In September 2018, Friends of the Farms board member Erin Hill taught an outdoor yoga class on Johnson Farm, followed by a locally grown picnic lunch prepared by Executive Director Heather Burger. The feedback was so overwhelming positive that Friends of the Farms has partnered with Dayaalu Yoga House and Tulaa Café for Sunday evening weekly yoga classes on Johnson Farm from July 7th to September 22<sup>nd</sup> in 2019.

### *Annual Events*

Every October thousands of locals and visitors come to the Suyematsu pumpkin patch leased by Karen Selvar. It is an annual ritual for families.



Many of the local preschools bring tours. One educator shared “What was going through my mind today at the kinder pumpkin patch field trip was, enjoy this day, feel this day, this is THE BEST day in the history of your organized education.”



July is raspberry u-pick time. Another great family outing to create special memories.

### *Speaking of memories . . .*



In 2018 we were honored to provide Johnson Farm as a venue for the wedding of farm neighbors Cynthia Solarz and Luke Carpenter. A special place for a very special day.

### *Harvest Fair*



September 23, 2018 was Friends of the Farms 17th Annual Harvest Fair at Johnson Farm. With the help of 135 volunteers on the day of the event alone we increased awareness of the value of local agriculture and public farm land.

A multi-generational community-wide event, Harvest Fair is a celebration of local food and community attended this year by 3,000 residents and non-residents. Harvest Fair is a festive day that includes sheep shearing, apple cider pressing, a pie contest, live music, local food, and nonprofit organization exhibits. Rides include the beloved landslide, tractor and carriage rides, and farm demonstrations.

In 2018 we greatly expanded opportunities for community nonprofits and schools to participate in Harvest Fair. BARN, Islandwood, Kitsap Master Gardeners, KiDiMu, Kitsap 4-H Club, Bainbridge Island Fruit Club, Island School, Bainbridge Island Waldorf School, and Carden Country School all had booths with hands-on fun educational activities for children. The booths were busy all throughout the day and the groups have expressed enthusiastic interest in returning for future Harvest Fairs.

**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**

Friends of the Farms manages public farmlands consistent with Goals, Policies and Practices set forth in Section 3.9 of the Master Lease.

**Commercial Farmers.**



Commercial farmers not only utilize public land for the business of providing our community with delicious, healthy, locally grown food, they also provide lasting improvements to CoBI-owned land through their work.

Mike Lempriere planted wine grapes for his Perennial Vintners on the Morales property in 2008 and has been growing grapes there ever since. In order to utilize the land, he striped blackberry vines, Scotch Broom, and Japanese Knotweed (a Class C registered invasive species). Mike tells us that the latter was a multi-year nightmare. Since 2012, he's harvested about half a ton of grapes annually from the property, contributing about 20% to his local wine production.

Mike shared one of his favorite stories, "I was clearing weeds at the bottom of the property near SR-305. A couple on bicycles going past stopped to chat with me -- it was then Bainbridge Mayor Kordonowy. She told me how beautiful the vineyard was, and how grateful she was that it was visible for all to enjoy. Most importantly, she said that what I'm doing, is exactly what the people of BI intended when they voted for the \$8M Open Space Bond in 2001. I was very much honored!"

**Education.**



Farmers on public land recruit and mentor interns every year. Up to 9 interns are housed in public farmland managed by Friends of the Farms every year. Intern and new farmer housing are critical to attracting and retaining the next generation of local farmers. In 2018 FoTF made extensive revisions to intern housing rules, contracts, and procedures to make the process more efficient and improve communication and expectations.

Just in the past few seasons Brenda Calderon, Sebastian Edgerton, Zachary Fulton, Sabrina Green, Clare Menard, Sonya Parker, and Deanna Wong all mentored with farmers on public land, lived in public farmland housing, and have stayed in our area to continue farming. Farm interns work a minimum of 30 hours a week, and often many, many more, alongside a successful local commercial farmer, gaining valuable knowledge. Internships also present an opportunity for learning from one another and sharing new ideas.





Friends of the Farms manages the rental agreements with farm interns, and reviews farmer applications for housing. More than just a rental agent, we create a welcoming environment and act as a resource for these young people new to our area. We also provide staff and volunteers for repairs, maintenance, and improvements to the housing structures and adjacent land.

What we hear from farm interns . . .



*My first experience with public farmland on Bainbridge Island was five years ago on Johnson Farm. Since then, I've also been able to help manage public farmland on Lovegren Road and Day Road. I would not be able to stay and farm here on Bainbridge if it were not for these farms and the affordable housing that Friends of the Farms provides.*

**Sebastian Edgerton**, Butler Green Farm Staff 2016-Present,  
Founding member of Heyday Farm Crew  
Sebastian currently lives in Suyematsu Farm House

*Bainbridge Island has an incredible wealth of public farmland and farmers that not only feed our community but teach young farmers like me to care for our Earth. I'm excited to continue learning and improving our local food systems.*

**Deanna Wong**, 2018 Butler Green Farm Intern, 2019 Butler Green Farm Staff  
Deanna lives in Morales House and produced a video for Friends of the Farms about local farming

*Tomatoes fresh off the vine, marionberries warmed by the sun, the sleep you get after a long day of work. These are all lovely and fine but the best part about being a farm intern in Kitsap County is the community. All the farms I've worked with support each other and lend a helping hand; they aren't competitors so much as crucial parts of each other's farms. When help is needed, there is always a farmer to pick up the phone. They also depend on the surrounding communities to support and sustain them. Because of these relationships, farmers are able to continue working the land in Kitsap County in a responsible and regenerative way. I have no plans to leave the area; this next year I'll be an intern at Around the Table Farm in Poulsbo.*

**Clare Menard**, 2018 Laughing Crow Farm/Full Tilth Farm Intern, 2019 Around the Table Farm Employee  
Claire lived in Suyematsu Farm House with her dog Puck

### **Historic Suyematsu Farmstead.**



In 2016 the Bainbridge Island City Council accepted the recommendation from the Historic Preservation Commission to designate the Suyematsu Farmstead at Day Road a Historic Area, which includes the Suyematsu farmhouse, historic barn, picker cabins, sheds, and storage buildings.

In 2017, acknowledging the need for capital improvements to the buildings and landscapes within the Historic District, as well as a desire for the site to provide more public value, the CoBI appointed Friends of the Farms to lead a multi-phase process to plan and identify how improvements

might be achieved. Consulting firm KO Projects was engaged by FotF to study needs and opportunities in the historic district, and to create an Implementation Plan that outlines proposed capital projects, site operations, costs, and next steps.

The full report was presented to Council in 2017 and is available on the Friends of the Farms website. The objectives of this effort included:

- Preservation and interpretation of historic farm structures, landscapes, and histories
- Repair and improvement of the properties to accommodate preservation, interpretation, and agricultural use, as well as needed support functions
- Securing significant artifacts from the site and cataloguing them for future analysis, interpretation, or display
- Exploring the possibility of on-site housing for farm interns and new farmers, and Sustaining public value, vibrant activity, historic interpretation, and agricultural output at the farm for decades to come.

Friends of the Farms also engaged the Bainbridge Island History Museum to:

- Organize and inventory contents of Workshop, Office, and Picker Sheds
- Recommend steps needed to secure contents in the short-term
- Deliver to Friends of the Farms written recommendations for long-term disposition of contents of Workshop, Office, and Picker Sheds

Work included organization and inventory of over 2,000 objects/artifacts that were photographed and assigned individual numbers, along with photo inventories of the resulting groupings and locations.

The CoBI/FotF Master Lease pre-dates the Historic Area designation and recommendations. We expect discussion on the future of this area will occur as part of the CoBI/FotF lease discussions in 2019. In 2018, Friends of the Farms provided maintenance and repairs to the land and structures, and continues to do so today.

#### **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 from Lease Exhibit B
- 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

Farm-related capital improvements and maintenance completed in 2018 are detailed below. Day Road farm properties, Johnson Farm, and Morales are more developed than Crawford or M&E and so generally require more time and expense, although ongoing maintenance and improvements occurs on all properties.

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

### **Suyematsu East and Bentryn West.**

#### *Agricultural Land Maintenance*



- Ongoing monitoring and cleanup of main inflow ditch to irrigation ponds from the headwaters of Manzanita Creek in collaboration with the Kitsap Conservation District.
- Ongoing dialogue with Bentryn's, FotF Board, and farmers on public land regarding water access from the ponds, health of the water system, and irrigation rights.
- Monitored and collected monthly water meter reports from sub-lease farmers.
- Coordinated ongoing vegetation management with City-approved funds. Focused on NE corner surrounding the

historic area, and South to the border trail connecting Vista Place, Day Road farms and M&E farms and also along Day Road, from East end and west to the farm stand.

- Winterized and de-winterized irrigation system providing water to farmland.
- Continued intensive cleanup of garbage and invasive vegetation surrounding Suyematsu Farmhouse. Work is being done by FotF staff, farmers, and volunteers.

#### *Structural Maintenance*

- Coordinated with CoBI Water Resources to lock and secure historic outhouses along the intake ditch/creek.
- Rented an excavator, unearthed underground leaking water lines and repaired them
- Identified and repaired a water leak into the kitchen floor at Suyematsu house.
- Contacted Kitsap Noxious Weed Control for removal of poisonous hemlock and invasive morning glory along the ditch.
- Removed obsolete appliances from Suyematsu House basement and transported to Seattle metal recycling facility.
- Remove and properly dispose of hazardous waste from Suyematsu House and garage.
- Ongoing maintenance to gravel driveways surrounding Suyematsu farmhouse to preserve roads and parking. Materials and equipment donated by Brian McWhorter. Labor by FotF staff and volunteers.
- Ongoing removal of refuse from Akio Suyematsu's garage.
- Secured donations of beds, furniture, and supplies for Cobl-owned intern housing.
- Purchased and installed trim on interior of bedroom windows, along with curtain rods and curtains.
- Painted interior walls of Suyematsu House, deep cleaned the kitchen, recaulked the bathroom floor and tub.



## Johnson Farm.

### *Agricultural Land Maintenance*

- Provided plots to 14 P-Patch members who grow a diverse range of crops. P-Patches are managed by volunteer Lori Gibson, who along with nearby neighborhood stewards provided hundreds of hours of ongoing security and maintenance, including trimming, and additional access road and trail repair.
- FotF Program Manager Morgan Houk and volunteer Lizzie Berg winterized the pump house and irrigation system at Johnson Farm.
- Coordinated ongoing use of a structure on the property by Rebecca Slattery of Persephone Farms. Rebecca utilizes the space and refrigeration as a pickup site for her annual CSA members.
- Johnson Farm neighbor Rob Ferguson continues to be one of our most valuable volunteer assets. This year he utilized an excavator donated by landscape architect Bart Berg to remove a fallen tree from one of the ponds on the farm and relocate boulders to facilitate vegetation management. And as he has for many years, continued to donate his tractor and other equipment to maintain grade and add new chips to the multi-use trail system.
- Repaired failed lawnmower for the P-Patch.
- Worked in partnership with *Let's Pull Together* for numerous Scotch broom removal parties inside farm property and on neighboring property to prevent future spreading back onto public farmland and adjacent private property.
- Ongoing removal of Himalayan blackberry around the farm.
- Removed Gorse along the central fence line.
- Ongoing removal of small deciduous trees.
- Coordinated, monitored, and assisted with ongoing maintenance to the historic orchard on Johnson farm through a partnership with the Bainbridge Island Fruit Club (details in Section 3. E. above).
- Ongoing pruning of trees along Twin Ponds Lane in preparation for Harvest Fair. This work benefitted both the farm and nearby neighbors.
- Wielded chain saws to clear downed trees to ensure safe and open access by the public trails
- Secured donations of wood chips and utilized volunteers for trail and road maintenance

### *Structural Maintenance*



Johnson Farm is looking better than ever with a new fence on the south side of the P-patches to protect them from deer. The old fence, held up by an overgrown grapevine, could not be saved. Friends of the Farms purchased materials for the replacement posts and fencing and members of our volunteer pool donated the labor.

- Ongoing participation in the Springbrook Creek Watershed Assessment. Met onsite with BI Land Trust, Dept. of Ecology, Suquamish Tribe, CoBI Water Resources, Wild Fish Conservancy, and property neighbors to share property history and current use. Have created a plan for metering water usage of the pond in 2019. Will be working with CoBI to create pond maintenance guidelines.

## Morales Farm.

### *Agricultural Land Maintenance*



- Significant cleanup and disposal of unused farm materials from sheds shared by farmers and spaces between. Work organized and completed by farmers, FotF staff, and volunteers.
- Removal and proper disposal of hazardous materials on the property.
- Ongoing cleaning and upkeep at Morales intern farmhouse by FotF staff.
- Coordinated invasive vegetation management with CoBI along West fence line and Highway 305 to improve visual access to farmland.
- Ongoing mowing around the most visible corner of the farm at Lovgreen

Road and 305 by City staff and farm interns working and living on Morales property.

- Coordinated with Butler Green Farms to install rosemary and sage plants as a privacy screen on the highway side of the lawn in from the house.

## M&E Farm - Bainbridge Food Forest.

In 2018 Friends of the Farms, in partnership with Bainbridge Prepares, presented Council with our plan to create a Food Forest at the M&E property. Over the past six months our leadership team has engaged in facilitated strategic planning to define our mission, vision, and goals.

### *BFF Mission*

Create a thriving, diverse, and sustainable, edible ecosystem fostering the health of all species.



### *The BFF is a*

- Community powered, co-created hub, delivering hands-on experiences to grow ideas and inspire curiosity.
- Shared space to implement innovative concepts in habitat preservation and restoration.
- Living, ever-evolving classroom for regenerative local food production, natural resource management, and inclusive habitat.
- Sanctuary, free and open to all to gather, nourish, explore, and share.
- Replicable model for food security and equitable distribution of locally grown, nutritious, fresh food.

### *We Envision*

- A thriving edible park, free, open, accessible, and welcoming to all ages and demographics
- Locally grown, nutritious food donated year-round to support vulnerable populations and local emergency preparedness.
- Ever-evolving natural landscapes attractive to native plants, animals, and native pollinators.
- A stream alive with salmon and trout.
- A place for recreation and reflection.
- Programs and projects for hands-on learning for children and adults.
- A hub for creativity and experimentation for new and innovative farmers.
- Implementation of new ideas and technology for optimal water resource management.
- Networked leadership guiding community programs, management, and maintenance.
- A destination for visitors and a model for communities worldwide.



### *BFF Leadership*



We are a team of professionals and engaged community members with backgrounds in farming, nonprofit project management, land use planning, human services, landscape design, natural resource management, education, and food forest design and maintenance.

Heather Burger, Executive Director, Friends of the Farms  
Scott James, Executive Director, Bainbridge Prepares  
Alessandra Pistoia, Resource Management Consultant, MBA  
Morgan Houk, Program Manager, Friends of the Farms

Hannah Blankenship and Mark Doucette, Principals, Wassail Ecological Landcare  
Matt Kuntz, Principal, Bainbridge Botanicals  
Russell Lawson, Farmer, Year of the Garden  
Stacy Lewars, Farmer, Bainbridge Island Blueberry Farm  
Becca Hanson, Landscape Architect  
Erin Hill, Landscape Designer with focus on organic agriculture  
Bob Ross, Landscape Architect

Jeff Steele, Educator, Hyla Middle School and Permaculture Designer

Larry Lofgren, Attorney, Volunteer - Beacon Hill Food Forest

### *Partnerships*

There is widespread interest in the BFF project. We have already engaged with the WA State Department of Fish & Wildlife, the Xerces Society, the Kitsap Audubon Society, and the Kitsap Conservation District to advise our planning team.

While the Food Forest Project will be housed within Friends of the Farms, planning, building, programming, and maintenance will require stakeholders across our entire community.

Potential stakeholders include:

Agricultural Community	CoBI	Sustainable Bainbridge
Arts & Humanities Council	EduCulture	(Watershed Council)
BARN	Faith Community	UW School of Environmental
Beacon Hill Food Forest	Helpline House	and Forest Sciences
BI Fruit Club	Islandwood	WA State Department of
BI Parks Foundation	Kitsap Audubon Society	Ecology, Fish & Wildlife
BI School District	Kitsap Master Gardeners	Wild Society
Bainbridge Prepares	Library Composting Team	



## Funding



Friends of the Farms is contributing a \$50,000 private anonymous donation to the Bainbridge Food Forest. In late March we will begin a fundraising campaign to match that amount with additional private donations. Research is also underway on grant opportunities to fund startup of the project.

Along with planning for the BFF, we continue to provide ongoing maintenance to the M&E property.

### *Agricultural Land Maintenance*

- Significant ongoing work to clear invasive species.
- Friends of the Farms once again partnered with *Let's Pull Together* to remove Scotch Broom throughout the whole property and partnered with Weed Warriors for ongoing holly removal.
- Began dialogue with Dave Shorett and Barb Trafton at BI Parks Foundation and Ellen Schroer at CoBI on interest and potential trail connectivity at M&E, Day Road, Crawford, Grace Church, etc.

### **Crawford Property.**

#### *Agricultural Land Maintenance*

- While the Shade Covenant executed by CoBI and adjacent landowners Gerard and JoAnn Bentryn predates FotF's management of the property, we have acted as a liaison between the parties, coordinated access, provided oversight, and provided information regarding the property and its access.

#### *Structural Maintenance*

- Ongoing dialogue regarding legal easement from Grace Church to connect M&E via Crawford property trail.
- Continue work on trail fencing along northern property line.

## **5. Conclusion**

In 2012 when Friends of the Farms and the City of Bainbridge Island joined in partnership to steward 60.86 acres of land on behalf of our community it was anticipated that the contractual relationship would evolve over time. This was a new and unique relationship and little was known of what would be required by either party as time went by. But the foresight and will were there -- this land must be preserved.

Today, few remain at CoBI or FotF who laid this groundwork. FotF staff and board have changed. CoBI staff and Council have come and gone. What remains constant is our joint commitment to this remarkable public asset.

The words "public farmland" are a misnomer. Yes, 21.29 of the 60.86 acres are in crop production, providing local jobs and food and contributing to our economy. It is also so much more. It is a place

where young people come from across the country to live and learn and become farmers themselves. It is an important part of our ecological landscape as home to the headwaters of Manzanita Creek and the Springbrook Creek Watershed. It is habitat for native pollinators, 150 species of birds, and even transient bears. It is open space, free and open to all to hike, picnic, forage, get married, ride a bike, visit a pumpkin patch, pick raspberries, or find peace in nature.

With time an understanding has emerged of the significant human and financial capital needed to care for this land. It cannot be done by volunteers alone. Friends of the Farms is uniquely qualified to provide skilled and experienced staff to fill the many needs that arise, from selecting, negotiating, and managing farmer subleases, maintaining farm-related infrastructure and two residential housing structures, to managing a farm intern program, to maintaining trails and roads, pump houses and wells, to monitoring and maintaining public open space, orchards, P-Patch gardens and their tenants. It also takes time and experience that we possess to engage with thousands of individuals and numerous organizations for safe and appropriate access and activities on the land.

We thank CoBI for acknowledging the hard work and financial investment in publicly owned farmland by Friends of the Farms for over a decade by approving a \$65,000 management fee in 2019 and for the opportunity to revise our agreement going forward to reflect the value and service we are proud to provide you.

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



**Submitted by,**  
*Heather Burger*  
**Executive Director**



**2018 Summary of Expenses for Public Farmland Management**

Income	Day Rd	Morales	Johnson	M&E	Crawford	Suyematsu Historic Area	Public Farmland General	Management	Total Public Farmland
<b>EARNED INCOME</b>									
<b>Interest Income</b>									
<b>Lease / Rents</b>									
<b>Rent</b>	\$ 7,631	\$ 5,350	\$ 870						\$ 13,851
<b>Farm Lease</b>	\$ 5,317	\$ 803	\$ 272						\$ 6,393
<b>Total Lease / Rents</b>	\$ 12,949	\$ 6,153	\$ 1,142						\$ 20,244
<b>Total EARNED INCOME</b>	\$ 12,949	\$ 6,153	\$ 1,142						\$ 20,244
<b>Total CONTRIBUTED INCOME</b>									
			\$ 635						\$ 635
<b>Total Income</b>	\$ 12,949	\$ 6,153	\$ 1,777						\$ 20,879
<b>Gross Profit</b>									
<b>Expense</b>									
<b>Operating Expenses</b>	\$ 11	\$ 11	\$ 51	\$ 301	\$ 7	\$ 59		\$ 10,525	\$ 10,966
<b>Repairs &amp; Maintenance</b>	\$ 461	\$ 233	\$ 2,246				\$ 4,066		\$ 7,006
<b>Payroll</b>	\$ 3,531	\$ 2,024	\$ 5,140	\$ 5,563	\$ 718	\$ 1,281	\$ 13,942	\$ 32,400	\$ 64,599
<b>Utilities</b>	\$ 3,499	\$ 3,300	\$ 347						\$ 7,147
<b>Total Expenses</b>	\$ 7,502	\$ 5,569	\$ 7,785	\$ 5,864	\$ 725	\$ 1,340	\$ 18,008	\$ 42,925	\$ 89,717
<b>Net Income</b>	\$ 5,446	\$ 585	\$ (6,008)	\$ (5,864)	\$ (725)	\$ (1,340)	\$ (18,008)	\$ (42,925)	\$ (68,839)