



Board of Directors Meeting Agenda

East Multnomah Soil and Water Conservation District

Monday October 3, 2022, 6:00 – 8:15 PM

To be held at the EMSWCD Office at 5211 N Williams Ave, Portland, OR 97217

AGENDA

Item #	Time	Board Meeting Agenda Item	Purpose	Presenter	Packet
1	6:00 10 min	Welcome and meeting called to order: • Introductions • Review/revise agenda • Review previous action items • Review/approve August Minutes	Information/ Decision	Guebert	a) 8/1/2022 Board Meeting Minutes b) 8/3/2022 Special Board Meeting Minutes c) 8/24/2022 Special Board Meeting Minutes
2	6:10 5 min	Time reserved for public comment and introductions ¹	Information	Public	N/A
DISTRICT BUSINESS					
3	6:15 15 min	Executive Director Update	Information	Hamilton	N/A
4	6:30 30 min	USDA Increasing Land, Capital, and Market Access Grant Application Update	Information/ Discussion	Shipkey/ Steele	a) USDA/FSA Fact Sheet b) USDA Grant Memo
5	7:00 15 min	PIC 2023 Timeline & Outreach Update	Information/ Discussion	Kent	a) PIC 2023 Timelines and Process
6	7:15 10 min	FY21-22 Annual Meeting Resolution	Decision	Mitten	a) Annual Meeting Resolution 2022 -10-01

¹ Each member of the public who wishes to speak shall be given approximately 3 minutes.

Packet materials referenced above available in hardcopy by request or electronically at: <http://emswcd.org/about/board/meetings/>



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FINANCE AND OPERATIONS					
7	7:25 15 min	Monthly Financial Reports: July 2022 August 2022	Information	Mitten	a) July 2022 Financial Report b) August 2022 Financial Report
BOARD OF DIRECTORS BUSINESS					
8	7:40 30 min	Board of Directors Discussion	Information/ Discussion	Board of Directors	N/A
CLOSING ITEMS					
9	8:10 5 min	• Announcements and reminders • Action items • Adjourn meeting	Information	Guebert	N/A



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EMSWCD Board Members, Committees and Meeting Dates

EMSWCD Board			EMSWCD Committees				
Members	Positions	Officers	Budget	Land Legacy	Personnel	Grants	PIC
Joe Rossi	Director - Zone 1		X	X		X	
Laura Masterson	Director - Zone 2	Secretary	X	X	X		
Mike Guebert	Director - Zone 3	Chair	X	X	X		
Jim Carlson	Director - At-Large 1	Treasurer	X	X		X	
Jasmine Zimmer-Stucky	Director - At-Large 2	Vice Chair	X	X	X	X	
Upcoming Schedule							
FY22-23	2022	July	6		x		
		August	1			x	
		September	x				
		October	3			17	
		November	7				
		December	5			19	
	2023	January	4		30		
		February	6			27	
		March	6	7	27		
		April	3	4		17	
		May	1	2	22		
		June	5			27	

Internal EMSWCD Teams

- Equity Team: Heather Nelson Kent, Matt Shipkey, Alex Woolery, Jon Wagner, Tiffany Mancillas, Jeremy Baker
- CLIP Team: Jeremy Baker, Whitney Bailey, Julie DiLeone, Kathy Shearin
- Safety Committee: Scot Wood (lead), Jon Wagner, Katie Meckes, Dan Mitten, Jeremy Baker

EMSWCD Representation on External Committees

- 4-County Cooperative Weed Management Area – Chris Aldassy
- Beaver Creek Conservation Partnership – Kathy Shearin; Lucas Nipp; Chelsea White-Brainard
- Columbia Gorge Cooperative Weed Management Area - Jon Wagner
- Columbia Slough Watershed Council - Kathy Shearin (Vice Chair, Executive Committee); Whitney Bailey (CSWC Tech Team)
- Gray Family Foundation Grant Review Committee – Heather Nelson Kent
- Johnson Creek Watershed Council – Julie DiLeone
- Inter-jurisdictional Committee for Johnson Creek Watershed – Whitney Bailey; Jeremy Baker
- Northwest Adult Conservation Education – Kathy Shearin
- Oregon State University Metro Small Farms Advisory Group – Rowan Steele
- Oregon State University Solve Pest Problems Advisory Committee - Kathy Shearin (Steering Committee); Julie DiLeone
- Oregon Watershed Enhancement Board Lower Willamette-East Small Grant Team – Julie DiLeone

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Meeting attendees requiring Americans with Disabilities Act accommodations should call (503) 222-7645 x 100 as soon as possible. To better serve you, five (5) business days prior to the event, is preferred.

Packet materials referenced above available in hardcopy by request or electronically at: <http://emswcd.org/about/board/meetings/>

09/12/2022



**East Multnomah Soil and Water Conservation District
Board of Directors *FINAL* Meeting Minutes**

Monday, August 1, 2022

5:15pm- Call to Order

Guebert called to order the regular meeting of the EMSWCD Board of Directors meeting at 5:15pm on Monday, August 1st, 2022, at EMSWCD's Mainstem Farm Property.

5:15pm- Introductions, Review Agenda, Introductions, Icebreaker

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

Board of Directors: Mike Guebert (Zone 3 Director, Chair), Laura Masterson (Zone 2 Director, Secretary), Joe Rossi (Zone 1 Director), Jasmine Zimmer-Stucky (At-Large 2 Director, Vice-Chair), Jim Carlson (At-Large 1 Director, Treasurer)

Staff: Nancy Hamilton (Executive Director), Dan Mitten (CFO- virtual, 6:30pm), Julie DiLeone (Rural Lands Coordinator), Kathy Shearin (Urban Lands Coordinator), Matt Shipkey (Land Legacy Program Manager), Rowan Steele (Headwaters Farm Program Manager), Heather Nelson Kent (Grants Program Manager), Monica McAllister (Community Connections Liaison), Whitney Bailey (Senior Urban Conservationist), Asianna Fernandez (Executive Assistant)

Headwaters Farmers: Emily Cooper (Mainstem Farmer), Serena Milne, Gonzalo Garcia Reyes, Laura Kennedy, Mary Colombo, Nicki Passarella, Catherine Nguyen, Duane Lane (also Farm Access Equity Advisory Group member)

Public: Sara Curiel Paez (Consultant for FAEAG), Surabhi Mahajan (Zenger Farms), Preet Gujral (Metro)

Changes to the agenda: N/A

Shipkey conducted an icebreaker for the group asking for their names, their affiliation to the District, and how they first found their excitement for agriculture.

5:26pm Mainstem Farm Access Project

Shipkey and Cooper gave an overview of Mainstem Farm and how Cooper (a beginning farmer) began farming it and was provided with an opportunity for access. EMSWCD bought the property 4 years ago from a retiring farmer who had no family members interested in continuing the farming operation; the purchase unlocked opportunities to advance the District mission and to prevent the negative impacts (on Headwaters and other nearby farms) associated with the property no longer being utilized as a farm. EMSWCD prioritized making the farm available for a HIP graduate given the challenge that cohort faces in accessing land – Emily Cooper of Full Cellar Farm was selected via an application / review process, with EMSWCD entering into a 3-year lease with Full Cellar. This June, a pathway to longer-term access has been provided to Full Cellar Farm via a 20-year lease with a purchase option – this was a new and unique approach for the District which has come together well. Cooper is partnering with the District in ensuring the land remains sustainably managed, actively worked and is affordable and accessible to future generations of farmers via an agriculture management plan and a working farmland easement. Significant improvements to soil, water and habitat resources have already been realized, as evidenced by the organic and salmon-safe certification awarded to the operation. And we've safeguarded our investments in Headwaters for the future.

09/12/2022



Cooper This space has meant access to farmland for 4 other farmers as well as herself. Without the support of EMSWCD via the Headwaters Incubator Farm Program and its farm access work, Cooper would have never considered a site like Mainstem as feasible for her to lease or own. She is farming in community with other farmers in a way that mutually benefits all the operators. Her core values in her farming business include creating that sense of community, sharing equipment, and hosting farmers who have historically struggled to access farmland – providing those folks with the access opportunities she benefited from.

- Having the option to build a house and live on site means having a farm business that is much more efficient (for example she's able to easier recognize microclimates and doesn't have to spend time and money commuting). She is also able to build financial equity. Without the home site, she probably couldn't have made this farm access opportunity work for her.
- Cooper views her farming enterprise as supporting and advancing the District's mission of working towards the right balance of conservation and farming. There is little farmland left in East Multnomah and finding people to farm it sustainably and take care of it long term is one of the best ways the District can help protect soil and water health.

Zimmer-Stucky Do you/will you offer different subleases as well? **Cooper** Yes! Gentle Rain Farm has farmed here for 2 years. Rachel, who she hired when she first started at HIP, has transitioned to successfully farming on Mainstem. And she's excited to make available ½ acre for 5 years to farmers from communities that have struggled to access farmland due to racial discrimination and/or dispossession.

Zimmer-Stucky What is the future of farming in East Multnomah? **Cooper** The future is collaborative. Conversations with other farmers is a great way to help and lift each other up.

Masterson What can the District work on to help provide for successful farm access strategies? **Cooper** District and partners need to be thinking as long term as possible for the farm, including easements and what will future farmers want/need, and how not to close doors now that future farmers may need later.

5:43pm (Paez arrives and gives introduction)

5:45pm: Transition to Headwaters Farm Equipment shed for the rest of the meeting.

6:11pm: Context, Process for Soliciting Feedback on Gordon Creek Farm Access Opportunity

Shipkey shared why addressing farmland access inequities helps advance the mission and relevancy of EMSWCD. Helping people access farmland means we can also help them care for soil and water health on that farmland. By broadening whom we work with, we'll likely be able to grow the scope of our work and its impact, and we may learn new ways to do our work, which we would otherwise miss out on by working with the same folks we have always worked with. This is consistent with Masterson and Carlson's past statement on how new and different ideas can bring needed energy to the business of farming. In doing this work, we are being responsive to our constituents who feel that there are barriers to accessing farmland and that we can and should play a role in breaking down those barriers; that responsiveness helps ensure the continued relevance of EMSWCD. And, as a Board member said recently, if there aren't opportunities for everyone to participate in farming, there may not be a future for agriculture.

Shipkey reminded folks of specific milestones of Board support for advancing farmland access equity to date. Specifically, adopting it as a goal for the Land Legacy Program, making Gordon Creek Farm available as a specific access opportunity and hearing and OKAYING a plan to co-create with the community an access strategy for Gordon Creek Farm.

09/12/2022



Shipkey briefly overviewed what that community co-creation looked like. Over the course of 9 months, the 7 members of the Farm Access Equity Advisory Group (FAEAG) met 8 times to learn about each other, share their passion for agriculture and increasing access to agriculture, and be the voice for the communities that we as an organization haven't historically interacted with; their final recommendations are found in the report in the Board meeting packet.

Paez This was a great opportunity for broad feedback from the community. We have members from different areas of the county including people who work for non-profits, but overall, everyone shared the knowledge and passion of agriculture which means there were a lot of similarities between everyone in the group but there were also many different perspectives that were taken into consideration, creating very rich conversations. The group's recommendation is one that everyone agrees on and feels aligned to, but also understands that there are different ways they can achieve one goal. She shared her appreciation for Shipkey and Steele in their work with the FAEAG and their genuine interest in learning about and listening to the group members.

6:22pm- Gordon Creek Farm Access North Star Values & Recommendations

North Star Values:

Shipkey The copy of the recommendation that was provided in the meeting packet is just a first step that needs to be fleshed out going forward. What the recommendations do is speak to the foundational question of what sort of framework for access the Board wants to provide at Gordon Creek? Once there is clarity around that, Staff can work with the community on fleshing out answers and adjusting the framework as appropriate – we expect to we would discover this through additional consultation and an RFP process (latter as suggested by Rossi).

[Shared the 7 North Star Values] The FAEAG's North Star Values underline and drive the recommendations that the group made and can be used to guide the board in decision making moving forward. The FAEAG recommends working to achieve as many of the values as possible but appreciates that all may not be achieved and/or may not always be appropriate. **Shipkey** noted how most of these North Star Values are in line with the District's values already.

The Board discussed a few questions they had about the values and expressed where they agree or align with certain values that we presented.

Masterson Focusing on 3 of the values, (alternatives to individualistic model of farming, centering the original, indigenous stewards of the land and focus on supporting communities rather than centering financial outcomes for EMSWCD) how can the board see a different approach to creating initiatives to assist farmers?

Paez FAEAG expressed desire to move away from the individualistic models of leadership in order to support communities in the crisis that we're facing. How do we co-create and join forces?

Lane We spoke a lot about collaboration and partnerships (financial and labor) within the community and trying to figure out how 1 individual would be successful farming alone on the Gordon Creek property. FAEAG sees that a collaborative community on the property is a successful route to go as it comes with cost sharing, equipment sharing, etc. which enhances the success of a small farmer and could end with stronger and longer-term results.

Steele The spirit of what the group wanted to capture was a mixture of a co-op and what is happening at Headwaters: proximity of likeminded growers with similar values, scales, and ideas as a rich opportunity for innovation. This isn't an ask for the District to head a co-op operation, but we want the Board to keep

09/12/2022



in mind that there are a lot of different ways that something like this can come together, and it is an ask for us to be receptive of the ideas that are brought up from organizations who want to be a part of this.

Paetz Out of all the recommendations we considered, this final option was the most difficult to put together as we made sure to look for as many different perspectives as possible first, and to incorporate our values and aspect of our histories as well. We looked at it as a chance for abundance and opportunity even if it meant the group themselves wouldn't get to directly "profit" from it.

Gordon Creek Recommendations:

Shipkey The FAEAG thought the Gordon Creek Farm has great potential as a farm access site - not too big but has great infrastructure, residence, site has been well maintained, location is great in proximity to the metro area, and it has a developed water right as well.

The Recommendation: The District to convey the Gordon Creek Farm property to an organization(s) who has the best capacity, capability, experience, and skills in making the site available to farmers from communities who have traditionally faced barriers to accessing farmland, and to make it available at no cost to that organization. Asked for the staff and Board to be flexible and be open to feedback from applicants. So, for example, if an organization isn't immediately ready to own, then considering a long-term lease with an acquisition option. This approach would be similar in many respects to the model EMSWCD employed at Oxbow and Mainstem Farm. As in those cases, EMSWCD would transfer ownership, but will hold a working farmland easement that ensures the site stays in farm use, is accessible and affordable to future generations of farmers and that the soil, water, and habitat resources would be protected and enhanced via a dynamic agricultural management plan. Other benefits the District would unlock via this approach include new opportunities to expand the scope of our work, possible learning opportunities about new approaches to natural resource protection, pathways for more and different approaches to agriculture (which are likely to make it more resilient), demonstrating responsiveness to our constituents and proving our ongoing relevance and possibly developing a model that can be replicated elsewhere.

6:38pm- Questions, Discussion, Next Steps, Gratitude

Zimmer-Stucky led the Board in a discussion about the recommendations that were made to them from the FAEAG on the Gordon Creek Farm Property. Started the discussion with an informal temperature check.

Zimmer-Stucky Initial thoughts on the proposal: sticker shock but remembered, and is holding onto, the idea that most great things probably started out by giving people the same kind of sticker shock. Reminded the Board that moving in the recommended direction is not a sharp turn or backtracking in our process, but a continuation on the route that the District is already on. Feels comfortable with taking the idea forward and developing it. At the end of the day, what matters to her is that there is still farming in East Multnomah County.

Carlson The thought of someone else managing the property appeals to him. Doing the conveyance for no cost is something he wants to chew on.

Rossi Looks at projects in a way that considers what else can you do with the money invested to work towards the mission? Breaking it up into small pieces will help teach farming but with the mission being soil and water health raises the question of is this the best option for the size of our investment? What other soil and water outcomes could a different \$1 million investment realize? Drawn to idea of selling with an easement to plow those funds into additional projects. Is the farm size viable?

09/12/2022



Guebert Thinks a farm this size could be viable, especially if doesn't have burden of a mortgage. We should focus on what we are getting back for that investment, and what is the community getting back? A place like this could spur successful ideas for smaller scale farming, similar to how HWF has done so through shared equipment and shared community. Did have a similar initial shock about releasing the asset at no cost and thought about looking at it in terms of having a long-term lease and if mutually agreed upon goals were met in an agreed-on timeframe, then we could convey the property.

Masterson is excited by the report. Agrees with the broad goals for the outcomes. It's exciting to think in new ways. Regarding the idea of conveying for no consideration, drew parallel with our investment in natural areas where the District has invested in natural area acquisitions without taking a property interest / looking for a financial return. She thought of this parallel in looking at the example section of the FAEAG report, where most of the examples are about conveying natural resource focused project. Across the country, where else are people thinking about accessing farmland in this way? It is important that this is agricultural centered, which the North Star Values prove that this is. Excited to dig into the details, feels like this is a great starting point.

Zimmer-Stucky likes the way Masterson compared this to how the District has approached natural resources investments in the past because the board and staff just knew they had value worth preserving independent of any financial return (e.g., recent grant for the Shaul natural area transaction). Realized she was originally looking at the property as a buy, protect, sell model instead. Reminded the Board that value/return on investment takes on different forms; affordable fresh food, small businesses flourishing, etc. There is a generous Land Conservation Fund balance, so wouldn't be limiting other land protection work we could do.

Carlson Aligned with Joe's feedback. Initial concern would be telling the District's voters that we spent \$1 million on this property and then gave it away. Would suggest finding some way to get some value out of it like leasing it out to a farmer. Would like to hear about alternatives.

Rossi What we would get back from operating in this way, is that the best option for soil and water health? There are plenty of nonprofit organizations who teach farming that we could lease the property to and use that money for getting staff out into the community to find those farmers. What could other alternatives be? What kind of staff capacity would we need to add for this? Expressed concern about underutilization of EMSWCD farms.

Guebert Sharing equipment and property could be a huge opportunity and advantage over one person owning or leasing the whole property and having to handle costs themselves. Either way, this project does need to be done with an eye for success and would like to know what success for this project looks like to the Board and the District.

Masterson hears a lack of clarity and agreement around our definition of success. Profitability? Protecting resources? Supporting communities facing barriers to farm access? Reminder that we aren't talking about replicating the Headwaters model.

Guebert Noted that we have long had a mindset that the acquisition of agricultural property means a resale with an easement retained by the District, but there are other models. Regarding concern around return on investment (monetary), we must remember that as a government entity, that isn't always the main goal. We (the Board) must consider other kinds of value that we achieve, like we do when we invest in natural resource lands.

Rossi clarified that when he uses the term "return on investment," he means for soil and water health, not a monetary amount.

Zimmer-Stucky noted that doing something different is very much the Oregon way. She invited the Board Members to send any further questions to Shipkey & Steele. Thanked the Farm Access Equity Advisory Group, Shipkey, and Steele.

09/12/2022

**DISTRICT BUSINESS****7:22pm- Approval of minutes**

MOTION: Carlson moved to approve July 6, 2022, Board Meeting Minutes and June 29, 2022 Special Board Meeting Minutes, Masterson 2nd. Motion passed unanimously (5-0).

7:23pm- Review/Approve June & July 2022 Meeting Minutes and May LLC Meeting Minutes

Guebert presented **previous Action Items:**

- Fernandez to uninvite the Board Members to the July Strategic Planning [DONE]
- Fernandez to send invite updates for Board, PC, and LLC meetings. [DONE]
- DiLeone to send the second amendment once she receives it. [DONE]
- Guebert to sign the Vegetation Management Crew resolution. [DONE]
- Guebert to sign the PGE Easement resolution. [DONE]
- Board Members to reply to Mitten or Schwenk's emails for their stipends by July 15th to be included in this last fiscal year budget. [DONE]

7:24pm- Time reserved for Public Comment

Gujral (Metro's Farmland Stewardship Program Manager) Agencies do these sorts of conveyances to other agencies all the time where there's an agreement for a conveyance of land or management responsibilities. They function the way they do because of trust, either in each other from previous partnerships or in the protocols put in place to ensure success. There can be a lot of fear in entering into this process with a new partner but thinking back to the conversation of envisioning a future for agriculture 50-100+ years from now, would love to see the land going to a conservation partner, where stewardship for soil and water health is a key part of the partner's mission. Suggested partnering with a nonprofit organization who has a secure funding source, so we can be certain of capacity.

Passarella (HWF) Found it valuable to hear what the board was thinking and how they want to go forward in defining success. It's important to consider what success looks like to us (small acreage farmers, diverse production farmers, animal farmers, next generation of farmers, etc.) as well as what success looks like for the District. In the concept of collective farming, if the collective owns their own infrastructure, machinery, and tools, they are more likely to feel a sense of pride in that ownership which could lead to happier and better farming practices and more care for the land – may not be the case if you aren't in ownership.

Colombo (2019 HWF graduate) Since moving from HWF to their own property have realized how big of a barrier it is to not have infrastructure and collective farm community. Stepping up operation from 3 to 10 acres is a huge challenge. Finding access to any land is a huge challenge!

Reyes (HWF) Struggles with the idea of the property being conveyed to a non-profit organization because as a brown farmer who has participated in such non-profits who say they support black and brown farmers, he's found that they're rarely successful in doing so and it feeds into the idea that black and brown people need non-profits to save us instead of us being able to build something ourselves.

Milne (HWF) It's important to hear the perspectives of farmers like us (at HWF) who are already participating in this kind of community, especially when it comes to land access as a barrier to farmers moving on to their own property. To fully understand the values presented for a project like this, it is important to remember that this land was previously owned by Indigenous people which was then stolen

09/12/2022



from them and is now in the ownership the District. Agrees with Reyes in not being confident in a non-profit being the right approach to providing access to the land.

Lane (HWF) Hearing the dollar values thrown out by the Board is a sign that racialized capitalism still exists in this community. Encouraged the Board to look at a system change through doing something that's radical or shifting the status quo. While he agrees that a \$1 million asset is huge, he reminded the Board to think about the 1846-1855 era, when the government did not hesitate to use government funds to forcefully remove his Indigenous ancestors from this land to give to farmers or lumberjacks who wanted to move West, especially if that era was when the Board's ancestors acquired land to begin farming in the Pacific Northwest. We (Headwaters Farmers) can and have proven that we can make a livable wage on 3.5-5 acres of land in the Portland Metro area, so distribution of this property could lead to the success that the Board is seeking. As for the District's mission, the soil, water, and animals that you're trying to protect can be done via easements, as mentioned at the beginning of this meeting with the Mainstem example. Going in front of taxpayers to tell them why the District gave this property to an entity, whatever it may be, is achievable if they explain that they are trying to eliminate or reduce racialized capitalism that is currently in place.

Masterson & Guebert appreciates hearing perspectives on this project and farming in general from the Headwaters Farmers.

Carlson is interested in ensuring his 60 acres supports future generations of farmers and not homes, so he appreciates hearing perspectives on this topic.

7:45pm- Executive Director Update

- Met with Carol Wilkinson from Intertwine Alliance, discussed common priorities and what she and her partners are working on.
- Board's Strategic Planning meeting on August 3rd at 4pm at Rossi Farms.
- September Board of Directors Meeting cancelled.
- Looking for time with the Board for ED performance evaluation.

7:47pm- CLIP Grant #23-001 Approval

Bailey presented the project proposal for the Fischer and Ihrig 1.5-acre property on Johnson Creek. There is a heavy focus on manual removal as much as possible, which is why this project is more expensive than others.

MOTION: Zimmer-Stucky moved to approve CLIP Grant #23-001, Masterson 2nd. Motion passed unanimously (5-0).

7:50pm- Monthly Financial Reports: May 2022

Mitten The balance sheet is stable and is better by about 4% from last year at this time. The Profit and Loss budget performance statement is healthy for the month and the entire fiscal year, there are a few variances in line items, but they are not problematic and have been mentioned throughout the year. Overall, each category is under 100% spend. Mitten explained the naming of two expense lines, 8810 (Volunteer Recognition, which is also for stipends for volunteers, advisory groups, staff recognition, and Board stipends) and expense line 8820 is for meeting meals. The Profit and Loss by Class doesn't show many variances or any areas of concern and is very healthy. The closing of the 21-22 fiscal year is in a couple of weeks, Mitten is wrapping up all remaining expenses. We received an engagement letter from the Auditor, which in addition to outline the audit engagement,

09/12/2022



also noted that his firm merged with another. We will still receive the same level of service and have the same team assigned to us; we may also have additional resources available during the audit because of the merge.

7:54pm- Audit Engagement Letter for FY21-22

Mitten The audit engagement letter for FY21-22 is attached for the Board's review, consideration, and approval.

MOTION: Carlson moved to approve Audit Engagement Letter for FY21-22, Zimmer-Stucky 2nd. Motion passed unanimously (5-0).

7:56pm- Closing items: announcements, reminders, and action items

Steele Reminder that The Oregon Agricultural Trust will be hosting an event at Headwaters Farm for donors and people they want to support. They've invited the Board and Headwaters Farmers.

7:57pm- Adjournment: Guebert adjourned the meeting at 7:57 pm.

8/04/2022



**Eastern Multnomah Soil and Water Conservation District
Special Board of Directors *FINAL* Meeting Minutes**

Wednesday, August 3, 2022

4:30pm- Call to Order

Guebert called to order the special meeting of the EMSWCD Board of Directors at 4:30pm on Wednesday, August 3rd, 2022, at Rossi Farms.

4:30pm- Introductions, Review/revise agenda, Review previous action items

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

Board of Directors: Mike Guebert (Zone 3 Director, Chair), Jasmine Zimmer-Stucky (At-Large 2 Director, Vice-Chair), Laura Masterson (Zone 2 Director, Secretary), Jim Carlson (At-Large 1 Director, Treasurer), Joe Rossi (Zone 1 Director)

Staff: Nancy Hamilton (Executive Director), Dan Mitten (Chief of Finance & Operations) (virtual), Julie DiLeone (Rural Lands Coordinator), Kathy Shearin (Urban Lands Coordinator), Rowan Steele (Headwaters Farm Program Manager) (virtual), Chelsea White-Brainard (Senior Rural Outreach & Education Specialist), Chris Aldassy (Senior Rural Conservationist), Katie Meckes (Urban Lands Planner), Whitney Bailey (Senior Urban Conservationist), Asianna Fernandez (Executive Assistant)

Public: Chris Wallace Caldwell (Catalysis Consulting), Jamila Dozier (New Theory Consulting)

4:30pm- Board Member Discussion about Strategic Planning:

Guebert invited the Board to speak on how they started as Board Members for EMSWCD and to give an overview of their thoughts after the August 1st Board Meeting and Farm Access Equity Advisory Group's recommendations at Headwaters Farms.

Zimmer-Stucky When it comes to farmland, priorities are accessibility, sustainability, viability. No strong theory on urban areas besides density and how not to degrade soil and water health. Doesn't have a good enough sense of what is or isn't working, or what could change in the district, so doesn't feel ready to make big decisions yet.

Masterson Was interested in the intersection of farming and conservation that the District was doing when she first joined. Would also like to know more about which projects are or aren't working and the data on Headwaters Farm and other projects successes. Is open to big changes and is an advocate for how the programs are set up now, but how do we fine tune them?

Rossi Looks at this kind of planning through the lens of maximizing what we can do with the resources we have. Started with the District through a StreamCare project on his property, and then through seeing his daughter on the District's Board. Feels like the District is too inwardly focused. Headwater's teachings are not transferrable to farms. Suggests having staff go to farms instead to act as a resource and to push knowledge and resources outwards. For every dollar the District is spending, how much soil and water health are we getting in return?

Carlson Previously on Johnson Creek Watershed and Farm Service Agency for Multnomah County Boards. Was interested in the Farm Access Equity Advisory Group's (FAEAG) recommendation as he's looking for ideas for his own 60-acre farm. Suggests sending staff to farms as a resource as well, to assess what does and doesn't work and offer advice. Would like more information about Headwaters Farm, including how do farmers find out about HIP?

Guebert Joined the Board as a scientist with an interest in farm opportunities. Has new questions regarding Headwaters and other programs after hearing from the HIP farmers on August 1st. Wants to

8/04/2022



focus more on what's next, how to get farmers into place, carbon sequestration, and climate change initiatives. As a Board member, he's interested in helping people try new farming techniques, and doesn't want to stay satisfied with the status quo. He wants to see more sustainable farming practices being used in the District and sees a lot more opportunities for it in urban farming.

The Board discussed their desired outcome for today's discussion.

Masterson pointed out that the Board has mostly been having discussions about agricultural practices and plans rather than any of the other program areas that the District is comprised of.

Zimmer-Stucky suggested studying where each program's resources are being maximized in relation to soil and water health.

Masterson wants staff to see the Board's discussions as constructive instead of intimidating.

Rossi reminded that he's not trying to challenge anyone when he talks about certain projects or programs. Believes we do have an amazing staff but wants to consider what's the best use of our resources for soil and water health.

DiLeone We do site (farm) visits but they're not fully focused on farm business needs. They're more focused on agricultural objectives like soil and water conservation, and climate change mitigation techniques.

Guebert Where can we be a facilitator for farmers to talk to each other?

Hamilton asked the Board, which big picture objectives are you each most interested in? Consider them as "high level goals." If staff understood that, we could come back to you with more projects that double down on those goals.

Masterson agrees with the 3 broad buckets: Soil and Water health, Equity, and Climate Change mitigation.

Zimmer-Stucky Where do we (the Board) all rank the objectives as important; high or low?

Masterson thinks about how sometimes the objective that has the most votes isn't doing the best job at addressing everything necessary. So, choosing the best DEI option might not be the best option for ag concerns and choosing the best ag option might not be the best option for DEI concerns. Climate seems like an obvious outcome.

Hamilton Not necessarily, if we focus on one project for soil and water health, climate mitigation could be a side benefit, but if we choose a different project, it might double down on both and directly address climate mitigation as well.

Zimmer-Stucky Are we thinking 3-year plan or the long run?

Masterson Historically, we've approached strategic planning with the long run in mind and then think about short term steps to get to that long term goal.

Rossi Soil and water health is our core mission for all the work we do. All other outcomes would be a byproduct of the work we do. If we look at them all as equal, we start to dilute what's most important, the District's core mission. **Carlson** agrees.

Zimmer-Stucky We have to think about it as how do we want to improve soil and water health? Which way do we want to look at it from (with the overarching priorities in mind)?

Guebert asked which high level goals resonate the most with each of the Board members?

Masterson Air quality is low on the priority list for the District. It can be a byproduct, but especially since knowing what the state can do in terms of air quality, it shouldn't be a main focus for us.

Guebert METRO handles waste reduction already.

8/04/2022



Zimmer-Stucky A lot of other groups already address heat islands. What was the outcome in the Friends of Trees dispute with the City of Portland? Can staff give a case on why Heat Islands should stay as a priority for the District? Maybe a different perspective for that is to focus on our parks?

Guebert Food Banks in the District handle food insecurity issues.

Masterson Keep it on the list if it's in terms of farmer production, though.

Masterson Community Health is a byproduct of our work.

Carlson Many of these goals feel interrelated, how can we better our partnerships with those who are working in the areas that we see as low priority for our district?

Rossi Water quality, water quantity, soil quality, and habitat are high level goals for the district and education should be a priority as well.

Zimmer-Stucky wants to bring established and new farmers together. Extension agents can build that bridge between them and between them and us.

Rossi saw the use of extension agents as bring resources outwards and is a good route for education.

Guebert Agriculture and climate change should be high priority.

Rossi Is climate change a priority on its own or a byproduct?

Guebert Both, we should work on carbon sequestration, it's more than clean air.

Hamilton reminded that the language used at the beginning of this exercise was "climate impacts on soil and water health and people." For example, this year, super wet spring and super hot summer heatwaves, what do we do for people in our urban core, for our people trying to grow things? These things change based on climate change resiliency.

Zimmer-Stucky suggested an example for how the Board thinks about our priorities. Soil quality, water quality, and water conservation are tier 1 priorities. Things like climate change mitigation, land access, and heat island are 2nd tier or subcategories. There's a table with all the projects we were going to consider, and we know they all address soil and water health (tier 1). We want to choose the projects that check off the priorities that we decide (today) are the highest (tier 2).

Masterson Land access should be a priority. Reducing barriers to farming is important, wants to continue thinking about Headwaters Farm and how to bring great farmers to the area, our usage of easements, etc.

Zimmer-Stucky Are there other things that are preventing people from farming besides land access? Heard at the August 1st Board meeting that navigating leases, water rights, etc. are a huge barrier as well.

Masterson Easements also are a part of land access.

Guebert added urban green spaces and community gardens can be a part of land access.

Hamilton Staff can come back with some data around what we're doing that other organizations aren't. On land access, do we also consider natural areas like the Nestwood property instead of only focusing on agricultural land?

Masterson does not think that should be a high priority.

The Board asked the Strategic Planning Team, where are we addressing projects that other organizations aren't? Where are we focusing our resources and energy that no one else is?

Rossi How do we score projects?

Guebert Would we (the Board) rather staff bring a ton of ideas to us or bring 1 good idea?

Economic Resiliency scored as high on the priority list by all Board members.

Zimmer-Stucky Anything we ask someone to do (new ideas, changing practices, etc.) shouldn't be a financial burden to them.

8/04/2022



Masterson That's just a component of sustainability. Maybe cost share is an idea we can explore. Could see this as a benefit for new farmers: business or economic training and knowledge for Headwaters Farmers.

Hamilton Only hearing economic resiliency in farming and cost shares, not in the rest of what the District does.

Zimmer-Stucky Equity is mid to high on the list. Joined the Board because she felt that there was a lot of momentum to do things differently at the District. With a stable funding source, that momentum can be maintained unlike it could in the non-profit/private sector. In the long run, when we choose projects that are equitable, a lot of the other benefits come naturally.

Masterson Equity goes in the category with climate change and land access, priority wise. We're not a social service agency, but we do have the power to make a bigger impact, so how do we do that better in the areas we are already working in?

DiLeone Habitat consists of riparian reforestation and plays a big part in our StreamCare efforts. The Columbia Gorge is a resource for the District, it brings in tourists. We only get a small fund from forestry.

Zimmer-Stucky Feels like it's in its own category. We've been very focused on working lands, so maybe natural areas are their own category.

Guebert Habitat feels like a side benefit of what we're doing.

White-Brainard Similar to how you'd rank pollinators?

Masterson When talking about sustainability in agricultural areas, sees them as important to soil and water health, but wouldn't consider prioritizing them for their own sake. NRCS and collaborators can and do handle that. Can't decide fully.

DiLeone What about weed control? One of the main reasons we control weeds, is for habitat.

Carlson Push back on putting habitat in the low priority, it could be a middle priority.

Masterson How do middle priority areas link to the top 3 priority areas? Where can grants come in to catch what's not at high priority?

Rossi Keep in mind the sunk cost fallacy if we keep doing what we're doing just because it's what we've done for a long time. Of course, everything applies, but to what degree?

Masterson is still lost in where the middle is and what's in it. There are a few programs she'd like to dig into. Agrees about the sunk cost theory and would be open to new directions and ideas. Would like to conduct a gap analysis on current programs.

Zimmer-Stucky would like to learn more about the District's current programs. The more that the Board knows about the work, the easier it is for everyone to make good choices and come up with great ideas.

Carlson Thanked the strategic planning team for the work they've done to get to this point. How many of these boxes (priorities) can we check off for each program? Where do we see cost share outside of agriculture?

Guebert suggests a 20–30-minute block in all future board meetings just for the Board to discuss with each other.

The Board agrees that they'd like to visit sites and see the projects that the District already has in place.

7:30pm- Closing items: announcements, reminders, and action items

No announcements or reminders.

7:32pm- Adjournment: **Guebert** adjourned the meeting at 7:32 pm.

9/2/2022



**East Multnomah Soil and Water Conservation District
Special Board of Directors *FINAL* Meeting Minutes**

Monday, August 24, 2022

4:08pm- Call to Order

Guebert called to order the regular meeting of the EMSWCD Board of Directors meeting at 4:08pm on Monday, August 24th, 2022, at EMSWCD's Office.

4:08pm- Introductions, Review Agenda, Introductions, Icebreaker

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

Board of Directors: Mike Guebert (Zone 3 Director, Chair), Laura Masterson (Zone 2 Director, Secretary), Jasmine Zimmer-Stucky (At-Large 2 Director, Vice-Chair), Joe Rossi (Zone 1 Director), Jim Carlson (At-Large 1 Director, Treasurer)

Staff: Nancy Hamilton (Executive Director), Dan Mitten (CFO), Julie DiLeone (Rural Lands Coordinator), Kathy Shearin (Urban Lands Coordinator), Asianna Fernandez (Executive Assistant), Sasha Schwenk (Operations Administrative Assistant)

Public: Chris Wallace Caldwell (Catalysis LLC)

4:10pm- Gathering and Goal Setting

Guebert gave an overview of the last strategic planning meeting for the Board on August 3rd and introduced the agenda for today's meeting. The goal of this meeting is to continue the conversation from the last meeting and spend more time discussing what's most important for the Urban Lands, Headwaters, and Grants programs and who benefits from each program.

Hamilton Reiterated Masterson's concerns around resource constraints.

Rossi Suggests that the Board considers what the District should be doing instead of what we're already doing.

Core Mission: We Help People Care for Land and Water.

Guebert is this enough, do we want more?

Rossi & Masterson Let's go with it for now, it could change further into the strategic planning process. doesn't eliminate anything, doesn't constrain us.

Masterson Feels strongly that Climate and Equity is embedded in our work but doesn't need to be in the Mission Statement.

Zimmer-Stucky In terms of narrowing it down, where did we land on vision and value work/priorities?

Caldwell Vision informed the drafts of the Mission statement which brought us to our important objectives. **Hamilton** There's a draft Values document from the previous ED's tenure that never got codified by the past board.

4:18pm- Approach to Discussing Program Areas

What criteria are important in each?

Who will and should be benefitting?

Rural Lands

Masterson Looking out for sunk costs. Reminded the Board that the goal is to give staff some direction with what kinds of programs we're interested in, and not trying to solve the issues ourselves now. What

9/2/2022



resource concerns and constraints are we working with? Who else are doing some of the same projects we're interested in?

Masterson & Zimmer-Stucky Water conservation = water quantity. Do we define them differently/ think about them differently depending on rural vs urban spaces?

Hamilton Are there any priority areas that we're missing besides resource constraints?

Rossi & Guebert What makes good soil health and good water health? Which applies to rural or urban more?

Guebert Soil Health: thinking about it as an organism itself, it's not eroding, not compacting, microbial communities in balance with what's on the surface, flourishing, productive on its own without needing input from people. **Masterson** soil health is defined by the NRCS.

Masterson & Jasmine Progress, not perfection. Not all farm practices look the same so we can't set the same goal posts for all practices.

Rossi views the Board's role as more of a mentoring and partnering role for farmers.

Carlson Not one solution fits all. Interested in the District sharing knowledge and education.

Zimmer-Stucky Reminder that the Board often leans into their rural lands bias/expertise, and would like to challenge the Board to approach soil health in urban areas as well.

Rural Lands Criteria

Masterson Mitigating heat islands is the only irrelevant one. Not sure how to rank the others.

Guebert Human habitat is less important here.

Zimmer-Stucky Very high: economic resiliency for farmers. Low: land access for parks and natural areas.

Guebert Fish and wildlife habitat would be biproduct of other soil and water practices.

Soil Health & Water quantity: Improve carbon content to soil

Hamilton would like to hear from the board more specificity around what matters, instead of thinking about people and how to benefit people. What is the most important aspect of each priority area?

Board Ex: Soil quality, water quantity: reduce compaction, reduce erosion (ex. no tilling), water retention, improve carbon sequestration ability/content.

Zimmer-Stucky This is where our priority lens come in. We want to see programs that improve soil quality that are viewed through the lens of climate mitigation and access/inclusion to people.

Masterson thinks the Board can give more direction than broad lens. How do we keep moving forward towards the practices that will give us the responses we want to see?

Zimmer-Stucky suggests board focuses on prioritizing criteria rather than coming up with examples and trust that staff will come back to us with projects to approve or discuss.

Guebert Land access could fall here but might fall more under Land legacy.

Hamilton Reminder that the Board is talking a lot about Farms, but a lot of the District's rural lands are made up of natural areas that aren't owned by one person or farmed on, and much of the work that rural land staff does is in natural areas as well.

Masterson Many of the priorities we just identified work to describe natural areas as well, but the projects or strategies taken to address those priorities might look different in farm areas and natural areas. Just because the land is out there doesn't mean we're the ones who need to address it/solve the problems around it.

Rossi We deal with human intrusion into land.

Zimmer-Stucky Resource constraints can be used as a priority lens. Is there a gap that needs to be filled?

9/2/2022



Rural Lands Beneficiaries

Board Everybody. Farmers, property owners, Agriculture producers, recipients of food are clear.

Rossi How we interface/ interact with farmers/ landowners. Having conversations instead of imposing ideas on other people. Who benefits from keeping water clean/preserving water? Salmon benefits from water volume.

Zimmer-Stucky Renters and staff (farm workers) would have the most challenging time accessing programs that come out of the criteria we agreed on. programs that come out of this criterion we choose; we want to look towards people who don't have final say on what happens on the land, looking up farm worker demographics for language barriers, build a seat at the table.

[Technical Difficulties]

Hamilton With Voz, we train day laborers to do landscaping/farming sustainable. Maybe we can train farmworkers to be sustainable as well.

Guebert Contractors who do all this work in natural areas; steam care, weed mitigation.

Masterson Farmworkers (primarily Hispanic) don't fit in any of the groups we've identified as beneficiaries, but they make up a huge fraction of our rural workforce.

Rossi We're asking staff what's the best bang for our budget that addresses the rural criteria and beneficiaries we've concluded on today. Doesn't want to give staff too many specificities to constrain them.

Nancy You can give more specificities, this is an integrative process.

Masterson Wants staff to think about long term impact.

Caldwell Something you can define for staff is what does biggest bang for our buck mean?

Rossi What we prioritize produces the most/cleanest water/soil. Expects staff to come back with "here's what we should be doing."

Zimmer-Stucky Thinking in terms of fiscal budget, where are the resource constraints? How can we take the current successful programs we already have and add more substance/funding to them to make them more successful? Less concerned with end of year fiscal outcomes as long as there's a smart strategy behind money uses.

Guebert agrees, this is where our government is unique, we have the ability to try things that create resources/help the ecosystem and not have to worry about dividends or profit.

Masterson Willingness to fail, seeing that possibility as part of the process of innovation. Still interested in gap analysis to be done for each program/project.

Carlson wants to know what staff sees as criteria/beneficiaries in each program area since they're the ones administering work on the ground every day.

Guebert conducted a vote to see if The Board agrees on the content they gathered today. **Board** agrees.

Zimmer-Stucky would like to discuss rural beneficiaries more. **Board** agrees not to cancel anyone out from the list.

Overview:

Overall Criteria/Lens:

- Think about long term impacts
- Strategies that produce the biggest long-term impact
- How could we increase success where we are successful,
- Willing to be innovative & fail
- Gap analysis.

9/2/2022



Rural Criteria:

- Water Quality, Water Quantity
- Soil Quality (carbon sequestration, reduce compaction & erosion)
- Economic Resiliency
- Resource Constraints (who else is doing this same work/project?)

Rural Beneficiaries:

- How we interface with farmers is critical
- We solve problems of human intrusion into land
- Consider downstream beneficiaries
- Renters & farm staff/workers may have less access to our programs
- Contractors
- Need to consider more/continue to explore/discuss.

[5:28pm- BREAK]

5:35pm- Urban Lands

Urban Lands Criteria

Zimmer-Stucky Heat Islands, is there a specific task besides urban tree canopy that isn't being done?

Requests a gap analysis. But don't want to rule it out due to climate change.

Rossi Water Quality run off, pollution from automobiles. Finding where the gaps are that the City isn't filling/needs help with.

Guebert Where do we work in that process? Before it gets to that point or cleaning up that stuff after?

Zimmer-Stucky Cost share programs for new development in urban areas? How to work with big urban landowners to make spaces more sustainable. Especially in Gresham, Fairview, etc. not getting Portland Clean Energy fund money. Ex. What would convince a Fred Meyer to change their parking lot to permeable?

Masterson Seems like between Cities in our district and Metro, we're a tiny drop in the bucket.

Hamilton Reminder over 90% of infrastructure is already here. What about the existing infrastructure?

Guebert Maybe we're more enticed to work in private lands rather than public.

Rossi What role do we have in someone's backyard garden?

Guebert Is there enough cumulative impact in enough people's backyards to make it meaningful?

Masterson Not obvious how working with individuals' gardens is strategic, wouldn't rule it out, but initiatives like Mount Hood Community College Depave project would create more impact.

Guebert Reminder that Plant Sale is a way that we're creating a large number of small impacts.

Zimmer-Stucky sees projects like that as more of a marketing/getting our name out into the community tactic/ multi-benefit. Believes that focusing on people working in their individual yards isn't the future we should be worrying about.

Guebert Education is missing from criteria. **Rossi** Metro does work in that. **Zimmer-Stucky** Education is a strategy of the criteria.

Guebert How do we feel about soil quality in urban areas? **Masterson** It's compacted. **Hamilton** Convert Lawns into native plants.

9/2/2022



Masterson Should we be working with so many individual homeowners? Industrial areas? Big businesses? What kind of policies/regulations are in place? What kind of incentives yield the biggest impact?

Guebert Access for parks and natural areas? **Zimmer-Stucky** That seems like a Land Legacy issue.

Rossi Biggest opportunity to solve the biggest problem: big surface parking lot areas built before bioswells. Like MHCC DePave project.

Zimmer-Stucky Maybe we consider these projects for Churches, Bowling Allies, other Community Colleges, etc. parking lots instead of just grocery stores. **Rossi** How do we provide strategies for big businesses instead of funding them? Advocacy roles?

Masterson Beneficiaries play a huge role in decision making for projects. For example, if it's between big business and underserved neighborhood, we should choose the project for the underserved neighborhood.

Masterson In terms of soil health, it may not be as obvious where the large impacts could be in urban areas, but thinks they are worth looking into.

Carlson Sees an opportunity in finding where needs aren't being met due to small entities reluctant to begin plans due to long term maintenance.

Zimmer-Stucky Can we put water conservation in criteria to prepare for future possible drought or places that do have drought now?

Rossi Our role beyond funding: how to make current infrastructure more efficient? Calling attention to the city when we see things that need to be done? **Guebert** Education for residents in those areas to spot those things to inform us.

Urban Lands Beneficiaries

Masterson Underserved Neighborhoods, BIPOC Org, Native American Community. Looking through this lens to look at our criteria.

Zimmer-Stucky Commercial Properties. **Rossi** sees water as the beneficiary, those who have the projects on their land don't really benefit. **Guebert** It could benefit those who's land it's on depending on where that land is.

[Break for Technical Difficulties]

Masterson How are we defining success/ defining who is a beneficiary? **Guebert** by looking at: Who could benefit from our work? **Hamilton** Staff sifts and sorts through projects by ensuring all beneficiaries are addressed. **Shearin** It's the difference between who could or should benefit? We're asking who should benefit?

Zimmer-Stucky Urban contractors can be removed, we have big focus on partnerships on the list.

Guebert Food access? Land access for parks and natural areas? **Masterson** That's to be considered at the LLC Meeting.

Carlson BIPOC and underserved communities might be more enticed to work with us on these projects with the right incentives and with someone on staff as an advisory role.

Zimmer-Stucky Keep in mind that for interface with urban farmers: this term is typically used for backyard gardens.

9/2/2022

**Overview:****Overall Criteria/Lens:**

- Think about long term impacts
- Strategies that produce the biggest long-term impact
- How could we increase success where we are successful,
- Willing to be innovative & fail
- Gap analysis.

Urban Criteria:

- Heat Islands (what is our role?)
- Water Quality (runoff)
- Water Conservation (native plants, lawn reduction)
- What needs are not being met? Who is doing what already?
- Soil Quality(?)(what should our role be and with individuals or large properties?)
- Native Plant Sale
- Large impermeable surfaces?)

Urban Beneficiaries:

- Interface with large landowners
- Big focus on partnerships
- Entities or sites with big parking lots/commercial properties
- Working with underserved communities, BIPOC organizations, Native-American communities, Women-owned businesses.

6:18pm- Headwaters Farm (HWF)

Rossi Confused about the difference between Rural Lands and Headwaters.

Hamilton Depending on how you define success, this is sunk cost or the best idea yet. We have to score criteria to decide on what makes it successful.

Zimmer-Stucky Economic Resiliency is the primary criteria/role of HWF. Farmers with good business plans. How to translate the number of farmers at HWF into farmers who own land.

Guebert Is it a farmer training program or a program to provide access to already knowledgeable farmers and to get them the resources they need to grow and progress to their own land? Would like to see the program go back to the roots of helping established farmers launch their farms.

Masterson Why not attract the best and brightest farmers from all over the country?

Hamilton Devil's advocate: as a taxpayer in East Multnomah County, why pay for some farmer from Michigan to come in, farm, and then go back to Michigan?

Masterson and Zimmer-Stucky To bring in a new generation of farmers who farm sustainably, to improve our soil and water health, to bring local food to Portland, etc.

Masterson There aren't as many BIPOC farm owners as we'd like to see, but that won't be solved by Headwaters alone. How do we build a pipeline from HWF to owning your own farmland?

Rossi Needs a gap analysis on this to see where opportunities are. It doesn't directly apply to our mission of soil and water health. Most of the farming done there isn't scalable, where did \$200K Net come from? We're teaching something that isn't transferrable.

Guebert Just because it's not transferrable, doesn't make it wrong.

Masterson It is core to the mission to train the next generation of farmers to do the best farming for soil and water health. HWF isn't reaching its full potential right now, but if we bring experienced farmers in and give them the resources they need (more developed business plan?), this resource has the potential to launch the most successful farmers.

9/2/2022



Zimmer-Stucky A lot of HWF farmers expressed that they're having access issues and navigating leases. The gap is not being able to secure a lease with a landowner. Feels like at this scale, it's not something a lot of people are doing. At a smaller scale, it's something a lot of people are doing. It is a very fundable program.

Carlson Is this where we modify the mission a little? Sees opportunities both ways.

Guebert Resiliency and land access is the most important criteria.

Masterson The more experience someone has coming in, the more they're able to absorb and take out into the world to be more sustainable economically and environmentally.

Rossi How much comes out from Rowan teaching 4 farmers a year vs Rowan visiting 4 farmers a week? What's the best application of \$500k?

Zimmer-Stucky If the farmers who went through HWF, stay in the District, then you don't need to go to so many farms each week. Is the farming education at HWF available to other farmers through the Rural Lands program in the same way they do for teaching soil and water health? In terms of economic resiliency and land access, we want to ensure there's somewhere for them to farm after HWF.

Guebert Agreements instead of easements? No perpetuity?

Zimmer-Stucky Don't see Land Legacy Program doing that right now. Could be a new project.

Masterson The piece that's missing from prioritizing farmers now on their own farms is the next generation of farmers. Feels important to load the pipeline with passionate farmers with new innovative ideas who without HWF would not be able to launch their business. Define success by Soil and Water Health.

Overview:

Overall Criteria/Lens:

- Think about long term impacts
- Strategies that produce the biggest long-term impact
- How could we increase success where we are successful,
- Willing to be innovative & fail
- Gap analysis.

Headwaters Criteria:

- Economic Resiliency (is critical to success and launching farmers)
- Land access
- Want to graduate farmers who can be more successful and better impact the environment, soil and water quality.

Headwaters Beneficiaries:

- Pipeline of beneficiaries
- Training and education available to existing farmers
- Pipeline of BIPOC Farmers

6:54pm- Grants

Masterson Grants should be a supporting role once we're clear about our strategy moving forward. Okay to come back to it at the next meeting.

Zimmer-Stucky In a gap analysis if we know somethings important, but we can't do it, give it to grants to fund someone else to do it.

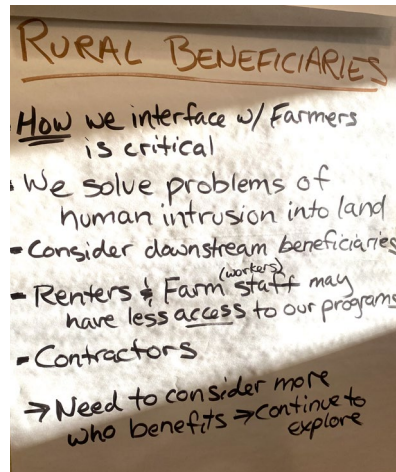
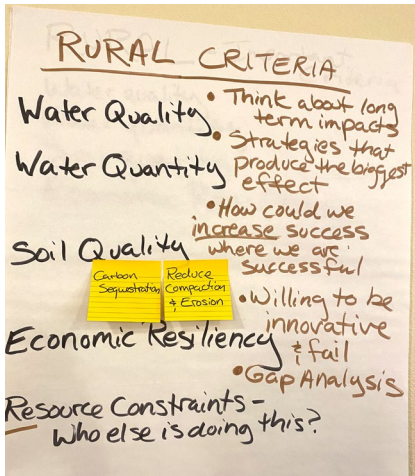
6:58pm- Adjournment: **Guebert** adjourned the meeting at 6:58 pm.

9/2/2022

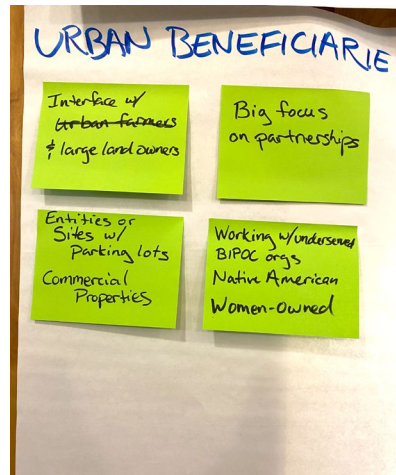
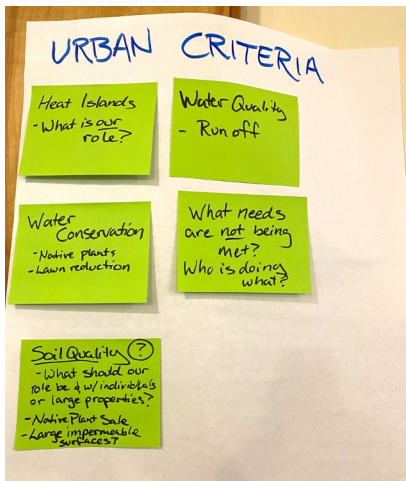


Appendix: Photos of the Notes taken by Caldwell during the meeting attached below.

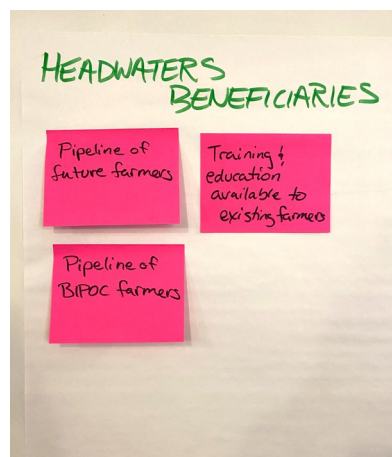
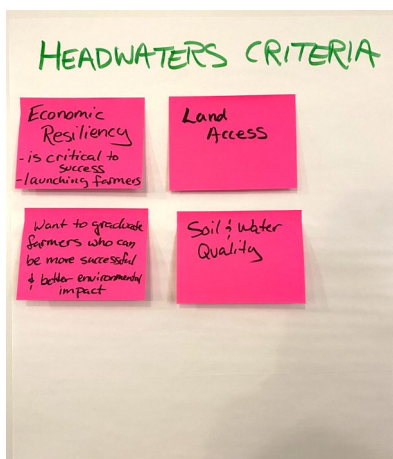
Rural Criteria & Beneficiaries



Urban Criteria & Beneficiaries



Headwaters Criteria & Beneficiaries



Increasing Land, Capital, and Market Access Program

American Rescue Plan Act

Overview

Section 1006 of the Inflation Reduction Act, as amended by Section 22007 of the American Rescue Plan Act includes provisions for USDA to ensure underserved producers have resources, tools, programs, and technical support they need to succeed. As part of Section 1006, as amended, USDA launched the Increasing Land, Capital, and Market Access (Increasing Land Access) Program to fund cooperative agreements or grants for projects that help move underserved producers from surviving to thriving. The program is administered by USDA's Farm Service Agency and will help underserved producers by increasing land, capital, and market access.

Land access is critical to the success of agriculture. Underserved producers have not received the amount of specialized technical support that would benefit the launch, growth, resilience, and success of their agricultural enterprises. The Increasing Land Access Program is intended to address this problem by increasing access to farm ownership opportunities, increasing access and improving results for those with heirs' property or fractionated land, increasing access to markets and capital that affect the ability to access land, and increasing land ownership, land succession, and agricultural business planning.

Who is Eligible?

Funding is available to various government entities from local to Tribal, not-for-profit educational institutions, and non-profit organizations.

The non-profit organizations can include Community Development Financial Institutions (CDFIs), foundations, and Tribal financial institutions with a 501c3 status.

Individuals, non-domestic entities, and private, for-profit organizations are not eligible to apply to this funding opportunity.

What projects are being considered?

Projects must focus on strengthening land access with at least one of the following related areas of concern:

- Capital access concerns that affect the ability to access land.
- Market access concerns that affect the ability to access land.
- A combination of one or more of land, capital, and market access concerns.

Projects should benefit underserved farmers, ranchers, and forest landowners, including veterans, limited resource producers, beginning farmers and ranchers and farmers, ranchers, and forest landowners living in high poverty areas. Priority points will be awarded to projects that focus on increasing land access, mitigating and preventing land loss, providing specialized project design and focus to address the challenges with land access, innovative ways to connect available land to underserved producers who have challenges in accessing land, or restore lands into the hands underserved producers.



How to Apply

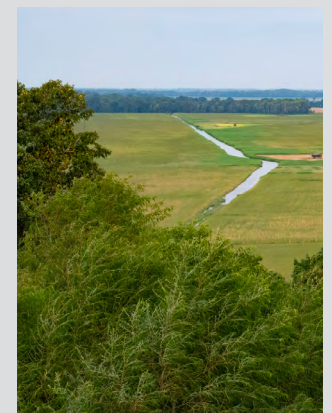
The agreements will be for up to five years and may be local, state, regional, or national in scope. Due to the unique nature of land access among Tribal communities, Tribal projects may be in all scopes.

Eligible applicants can apply through [grants.gov](https://www.usda.gov/grants).

Eligible entities must submit their applications by 11:59 p.m. eastern time on October 28, 2022. USDA anticipates making selections by late fall 2022 and awarding funds by January 2023.

Learn More

USDA has a historic commitment to ensure equity across all of its policies and activities. To this end, USDA seeks to improve access to programs and services for all stakeholders and rural communities, especially underserved farmers, ranchers and forest landowners and operators. More information is available at: www.usda.gov/equity.





The United States Department of Agriculture has just announced the availability of a significant pool of grant dollars to increase land, capital and market access for underserved producers.¹ EMSWCD staff see an exciting, unique opportunity to address the needs noted in the cover email and advance District objectives in new ways, and we would like to apply for these funds.

In order to meet the grant application deadline of October 28, 2022, EMSWCD staff needs to start immediately with grant application development. Accordingly, we are reaching out to the EMSWCD Board with our preliminary thinking on the initiatives that could be included in the grant application. We will proceed with the grant application unless Matt Shipkey hears objections from a majority of the board before Wednesday, September 14th. If the application proceeds, EMSWCD staff will provide an update at the October Board Meeting.

EMSWCD is eligible to request \$250,000 to \$2,500,000. We would need to develop budgets to identify the precise amount of the ask, but at this time we would expect to request an amount close to the grant maximum.

The following is a working list of five initiatives we might include in the grant application. They are designed to be complimentary with each other and fill gaps identified by the Board, partner organizations and constituents. However, the initiatives are also independent undertakings that could be pursued in any combination. They include:

1) Big Creek Farm as an Interim HIP Graduate Landing Site

We propose to make investments in EMSWCD's Big Creek Farm property to address the significant challenge HIP farmers are facing in accessing farmland upon graduation (as the Board heard at their August meeting and as evidenced by only 17% of HIP graduates having purchased farmland). These investments would position Big Creek Farm as an interim farming opportunity for qualified HIP graduates; access would be for a time-limited period, likely tied to farmer need (e.g. farmer income / farm revenue). While the model would be different and provide far less support than Headwaters does, the site is currently not structured to support multiple operators, so we would look to make the following physical infrastructure investments:

- Improvements to protect and enhance soil and water resources, such as irrigation efficiency upgrades and road construction
- Production infrastructure typical of the usual crop profile of HIP graduates; e.g., cold storage, post-harvest processing space, propagation facility
- Basic farm equipment

We would continue with the lease of Big Creek Farm to Cal Farms through 2023 at a minimum, and likely 2024 too; this time would be used to develop the concept, secure

¹ NRCS definition: Underserved producers are underserved farmers, ranchers, and forest landowners, including veterans, limited resource producers, beginning farmers and ranchers, and farmers, ranchers and forest landowners living in high poverty areas.



approvals, award and complete project work, develop/implement partnerships, program parameters and stand-up/run a selection process.

2) Underserved Farmer Down Payment Pilot Program

Recognizing that the challenges to accessing land are significant and cannot be solved with one approach alone, we propose to pilot a down payment program for underserved producers², which would be modeled in part on other programs across the country (e.g. the State of Maryland).

The program would offer a grant to underserved producers (perhaps 30% - 50% of the purchase price) to be applied towards the purchase of a farm within the District that meets certain criteria. In exchange for the grant, the farmer would convey a working farmland easement or other instrument that would ensure the following:

- Obligation for the property to remain in active agricultural use.
- Protection and enhancement of the soil, water, habitat and other natural resources via an agricultural management plan.
- Continued access for farmers via a requirement to resell to bona-fide farmers
- Continued affordability for future generations of farmers via resale amount restrictions, house size limitations.

3) Retiring Producer Transition Support Pilot Program

A down payment program such as the one described above cannot be successful without land available to purchase. With the average age of farmers in Multnomah County just shy of 56³, we know a significant generational transfer of farmland is about to happen. And, that without concerted, creative efforts, underserved producers are likely to struggle in participating in this transition. We propose a pilot program that would:

- Fund facilitated networking events
- Fund expert assistance (e.g., attorneys, accountants) for 1 x 1 conversations between retiring farmers and underserved producers exploring land access
- Provide incentive payments for retiring producers who make their farms available for long term lease / purchase to underserved producers

Much of our succession work to date has leant heavily on partners such as the Clackamas Small Business Development Center and other regional SWCD's, and we would expect that to be the case here, too.

4) Future HIP Farmer Development Scholarships

The skill and knowledge disparities between local entry-level farmer development program graduates and what it requires to successfully launch a business in HIP is significant. Most farmers exiting these entry-level programs—e.g., Zenger Farms, Rogue Farm Corps, Pathways—who want to launch a farm business are best served spending at least a couple

² As defined by USDA and required under this grant

³ 2017 USDA Agricultural Census



years working for local farms and gaining experience with commercial farm systems. However, current agricultural systems aren't oriented towards making that a feasible opportunity, as living expenses often exceed farm labor income. This is especially true for farmers of color, who are less likely to have generational wealth or families who can help cover costs while they pursue a solid farming foundation.

A proposed solution to help bridge the gap between entry-level farmer development programs and HIP would be to cost-share with partner mentor farms who hire these new growers and offer them management responsibilities. The mentor farm pays the employees minimum wage and the District contributes an additional \$5 - \$10/hour to ensure a livable wage. In exchange for the employee wage cost-share, the mentor farm would have specific commitments to number of hours, season length, and providing an environment ripe with learning and professional development opportunities within the commercial operation. There would also be a clear understanding that the employee was working their way toward starting their own farm business. *We believe the result of this arrangement would be a more robust pipeline of experienced local farmers best positioned to capitalize on the opportunities offered by HIP. And, we would be developing the skills associated with protecting and enhancing soil and water resources for a significant number of future land stewards.*

5) "Seed" Capital for HIP Farmers

All start-up businesses require capital. For HIP farmers, initial costs for seed, insurance, irrigation materials, propagation supplies, and many other expenses fall outside of what the program provides. This is a huge burden for most new growers and often results in them undercapitalizing until there is positive and significant cash flow, which can take years to realize or which may never happen if too much time is lost. As an incubator program, one way to attract high quality farmers and ensure that a wider range of growers could start a farm business would be to provide first-year HIP farmers with a one-time start up grant of \$5,000 - \$10,000. This would jump-start these new farm businesses by helping provide access to the resources and materials they need from day one, and would positively contribute to a farmer's overall likelihood of success.

How would these initiatives impact staffing? While there are elements of this proposal that could be wrapped into existing EMSWCD programming, some of these initiatives would likely require additional capacity. That additional capacity might be filled by partnering, hiring consultants, tapping existing staff, growing capacity at partner organizations, or possibly creating a new position within EMSWCD. Staffing may also play a role in the physical infrastructure investments we might request funding for; for example, we might seek to create and incentivize an on-site farm manager position for Big Creek Farm by creating an on-site residential opportunity.

These are all considerations we are exploring and will bring a more nuanced outline to the October Board Meeting.

**Federal Farm Access Funding Opportunity**

East Multnomah Soil and Water Conservation District

9/9/2022

Why is Gordon Creek Farm not included? Our initial inclination was to focus this grant application around supporting a farm access plan at Gordon Creek Farm. However, the plan for farm access will rely heavily on partnerships, none of which have been built out; the grant application makes clear that partnership initiatives must be fully fleshed out. We're working to schedule a conversation with USDA to tee up this specific question and see if there might be a path forward that includes Gordon Creek Farm.



2023 Partners in Conservation Grants – timeline and process

The Partners in Conservation Grants Program supports community projects that focus on soil health and water quality, reducing and addressing climate impacts, sustainable agriculture and community gardens, outdoor and garden education programs, and fish and wildlife habitat restoration. These grants also advance EMSWCD's goal of building the capacity and structures necessary for equitable access to land and water and conservation outcomes for low-income communities and people of color.

In 2022, the East Multnomah Soil and Water Conservation District Board awarded \$700,000 in Partners in Conservation grants to 14 nonprofits, schools and local governments for fish and wildlife habitat enhancements, urban agriculture, community garden and conservation education projects in the EMSWCD service area (all of Multnomah County east of the Willamette River). Review last year's grantees [here](#).

Grant Review Committee

An advisory group of community members reviews all Partners in Conservation (PIC) grant applications and makes funding recommendations to the Board of Directors. The Board appoints the committee and has final approval of all grant awards. The committee has diverse professional backgrounds, lived experience and relevant expertise in urban conservation, community organizing, farming, social justice, formal and informal learning, environmental and cultural programming.

Grant Program Goals

The Board of Directors established the grant program goals and those remain constant for 2023. They may be updated upon completion of the districts new Strategic Plan, currently under development by the Board.

1. Complement other EMSWCD program efforts in water quality, soil health, habitat restoration and sustainable agriculture
2. Increase environmental literacy of EMSWCD residents.
3. Increase capacity and strengthen organizational structures needed to advance equitable conservation outcomes.
4. Establish and support sustainable school and community gardens throughout the urban areas of the EMSWCD service area.
5. Increase the urban tree canopy and support a sustainable urban forest.
6. Increase conservation benefits for communities and populations experiencing disparities in environmental health, environmental education, and natural amenities.



2023 Partners in Conservation Grants

East Multnomah Soil and Water Conservation District

9/26/2022

Important dates

October 19	Applications open
December 14 at 4 p.m.	Application period closes
February/March 2023	Grant Review Committee meetings
March or April 2023	Awards approved by Board and announced
June 2023 funding available	Grant-funded activities may begin

Application Review and Award

- The Board approved \$700,000 in FY 22-23 for 2023 Partners in Conservation grants.
- Once applications are received, EMSWCD Grants Program staff review all grant applications to confirm eligibility, consistency with EMSWCD grant program goals and criteria, and check for completeness.
- **PIC Review Committee:** A review committee made up of members of the EMSWCD Board and community representatives review and rank the 2023 PIC applications and recommend projects for funding to the EMSWCD Board of Directors.
- Applicant and project eligibility, approval or denial of applications, and dollar amounts awarded (for individual projects or organizations, as well as for the funding cycle/fiscal year) will be determined at the discretion of the EMSWCD Board of Directors. The decisions of the Board of Directors are final.

Staff contact information

For more information, please visit emswcd.org/grants-and-cost-share or contact Grant Program Manager Heather Nelson Kent at heather@emswcd.org. Call 503-935-5370.



Board of Directors Resolution No. 2022-10-01
East Multnomah Soil & Water Conservation District

October 3, 2022

Resolution No. 2022-10-01

ESTABLISHING THE DATE AND TIME OF THE FY21-22 ANNUAL MEETING

BE IT RESOLVED that the East Multnomah Soil and Water Conservation District is establishing the day of Monday, December 5, 2022, at 6:00 PM, as the date and time of the FY21-22 Annual Meeting.

Approved and declared adopted by a majority of the Board of Directors on this 3rd day of October 2022.

EAST MULTNOMAH SOIL AND WATER CONSERVATION DISTRICT
MULTNOMAH COUNTY, OREGON

By: _____
Michael Guebert, EMSWCD Board Chair

1:13 PM
09/07/22
Accrual Basis

EMSWCD

Balance Sheet Prev Year Comparison

As of July 31, 2022

	Jul 31, 22	Jul 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1000 · Beneficial checking	218,783.35	113,929.71	104,853.64	92.03%
1010 · LGIP savings acct #1	10,962,425.95	10,296,903.39	665,522.56	6.46%
Total Checking/Savings	11,181,209.30	10,410,833.10	770,376.20	7.4%
Accounts Receivable				
1200 · Accounts Receivable				
1205 · Property Taxes Receiveable	139,137.47	139,137.47	0.00	0.0%
1200 · Accounts Receivable - Other	14,090.10	13,451.84	638.26	4.75%
Total 1200 · Accounts Receivable	153,227.57	152,589.31	638.26	0.42%
Total Accounts Receivable	153,227.57	152,589.31	638.26	0.42%
Other Current Assets				
1300 · Prepaid Expense	3,493.36	5,481.34	-1,987.98	-36.27%
1499 · Undeposited Funds	3,168.21	0.00	3,168.21	100.0%
Total Other Current Assets	6,661.57	5,481.34	1,180.23	21.53%
Total Current Assets	11,341,098.44	10,568,903.75	772,194.69	7.31%
Fixed Assets				
1500 · Fixed Assets				
1501 · Fixed Assets Cost	334,329.61	334,329.61	0.00	0.0%
1502 · Accumulated Depreciation	-247,506.71	-247,506.71	0.00	0.0%
Total 1500 · Fixed Assets	86,822.90	86,822.90	0.00	0.0%
1600 · Building				
1601 · Building Cost	494,516.42	494,516.42	0.00	0.0%
1602 · Accum Depreciation Building	-224,973.19	-224,973.19	0.00	0.0%
1605 · Building/Capital Improvements	1,345,133.76	1,345,133.76	0.00	0.0%
1606 · Accum Depreciation Improvements	-288,405.26	-288,405.26	0.00	0.0%
Total 1600 · Building	1,326,271.73	1,326,271.73	0.00	0.0%
1700 · Land	5,741,336.47	5,741,336.47	0.00	0.0%
Total Fixed Assets	7,154,431.10	7,154,431.10	0.00	0.0%
TOTAL ASSETS	18,495,529.54	17,723,334.85	772,194.69	4.36%

1:13 PM
09/07/22
Accrual Basis

EMSWCD

Balance Sheet Prev Year Comparison

As of July 31, 2022

	Jul 31, 22	Jul 31, 21	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 · Accounts Payable	89,788.50	79,726.74	10,061.76	12.62%
Total Accounts Payable	89,788.50	79,726.74	10,061.76	12.62%
Credit Cards				
2050 · Beneficial Credit Cards				
2052 · VISA - JD - 0960	1,382.22	356.51	1,025.71	287.71%
2053 · VISA - KS - 0994	3,479.56	481.96	2,997.60	621.96%
2054 · Visa - RS - 2818	2,024.09	2,948.97	-924.88	-31.36%
2058 · Visa - SW - 1901	919.83	948.18	-28.35	-2.99%
2059 · Visa - AB - 2529	0.00	788.90	-788.90	-100.0%
2060 · Visa - LN - 1935	0.00	772.92	-772.92	-100.0%
2061 · Visa - NH - 4046	1,054.68	5.25	1,049.43	19,989.14%
2062 · Visa - SS - 8195	2,325.06	0.00	2,325.06	100.0%
Total 2050 · Beneficial Credit Cards	11,185.44	6,302.69	4,882.75	77.47%
Total Credit Cards	11,185.44	6,302.69	4,882.75	77.47%
Other Current Liabilities				
2105 · FSA Liabilities	1,039.31	2,853.40	-1,814.09	-63.58%
2400 · Security Deposits Returnable	2,700.00	2,700.00	0.00	0.0%
2100 · Payroll Liabilities	167,214.67	108,028.48	59,186.19	54.79%
2110 · Direct Deposit Liabilities	49.18	49.18	0.00	0.0%
2150 · Accrued Compensated Absences	147,592.79	147,592.79	0.00	0.0%
Total Other Current Liabilities	318,595.95	261,223.85	57,372.10	21.96%
Total Current Liabilities	419,569.89	347,253.28	72,316.61	20.83%
Total Liabilities	419,569.89	347,253.28	72,316.61	20.83%
Equity				
3900 · Retained Earnings-Unrestricted	11,272,685.40	10,592,285.20	680,400.20	6.42%
3950 · Board Designated Restrictions				
3951 · Land Conservation Fund	6,367,746.81	6,367,746.81	0.00	0.0%
3952 · Projects & Cost Share	811,100.32	811,100.32	0.00	0.0%
Total 3950 · Board Designated Restrictions	7,178,847.13	7,178,847.13	0.00	0.0%
Net Income	-375,572.88	-395,050.76	19,477.88	4.93%
Total Equity	18,075,959.65	17,376,081.57	699,878.08	4.03%
TOTAL LIABILITIES & EQUITY	18,495,529.54	17,723,334.85	772,194.69	4.36%

1:17 PM
09/07/22
Accrual Basis

EMSWCD Profit & Loss Budget Performance July 2022

	Jul 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income					
4000 · Income					
4100 · EMSWCD prop'ty tax	18,357.53	18,440.00	-82.47	99.55%	5,411,306.00
4400 · Event Income					
4420 · Native Plant Sale	0.00	0.00	0.00	0.0%	50,000.00
Total 4400 · Event Income	0.00	0.00	0.00	0.0%	50,000.00
4500 · Interest	12,005.99	7,082.00	4,923.99	169.53%	85,000.00
4600 · Grants					
4610 · Federal	0.00	0.00	0.00	0.0%	15,000.00
4620 · State	0.00	0.00	0.00	0.0%	87,907.00
4660 · Other	0.00	25,000.00	-25,000.00	0.0%	25,000.00
Total 4600 · Grants	0.00	25,000.00	-25,000.00	0.0%	127,907.00
4800 · Rental Income	885.00	4,900.00	-4,015.00	18.06%	46,080.00
4900 · Misc Income					
4910 · Refunds/Rebates/Reimbsmnt	656.90	650.00	6.90	101.06%	5,000.00
4900 · Misc Income - Other	0.00	1,580.00	-1,580.00	0.0%	5,440.00
Total 4900 · Misc Income	656.90	2,230.00	-1,573.10	29.46%	10,440.00
Total 4000 · Income	31,905.42	57,652.00	-25,746.58	55.34%	5,730,733.00
Total Income	31,905.42	57,652.00	-25,746.58	55.34%	5,730,733.00
Gross Profit	31,905.42	57,652.00	-25,746.58	55.34%	5,730,733.00
Expense					
5000 · Payroll Expenses					
5100 · Salaries & Wages	169,704.42	183,098.00	-13,393.58	92.69%	2,197,181.00
5200 · Payroll Taxes	16,843.36	16,401.00	442.36	102.7%	196,800.00
5300 · Wkrs Comp Insurance	13,355.46	25,050.00	-11,694.54	53.32%	25,050.00
5400 · Emp Benefits	34,643.12	42,840.33	-8,197.21	80.87%	514,030.00
Total 5000 · Payroll Expenses	234,546.36	267,389.33	-32,842.97	87.72%	2,933,061.00
6000 · Professional Services					
6005 · Contracted Bkkpr/Acctant	2,000.00	2,000.00	0.00	100.0%	24,000.00
6010 · Contracted Audit Services	0.00	0.00	0.00	0.0%	6,000.00
6020 · Contracted Attorney	0.00	14,092.00	-14,092.00	0.0%	179,000.00
6050 · Contracted Services	15,004.25	86,742.00	-71,737.75	17.3%	1,144,590.00
6065 · Contracted IT Support	1,530.00	2,250.00	-720.00	68.0%	27,000.00
Total 6000 · Professional Services	18,534.25	105,084.00	-86,549.75	17.64%	1,380,590.00
6100 · Admin					
6110 · Audit Filing Fee	0.00	0.00	0.00	0.0%	250.00
6120 · Bank Charges	48.20	0.00	48.20	100.0%	2,525.00
6130 · Bulk Mail Permit Renewal	0.00	0.00	0.00	0.0%	300.00
6135 · Legal Notice	0.00	250.00	-250.00	0.0%	3,000.00
6140 · Payroll Svcs	43.25	62.50	-19.25	69.2%	750.00
6150 · Licenses & Fees	683.06	820.00	-136.94	83.3%	7,703.00
6160 · Taxes	0.00	0.00	0.00	0.0%	8,718.00
Total 6100 · Admin	774.51	1,132.50	-357.99	68.39%	23,246.00
7100 · Occupancy					
7110 · Utilities	475.73	1,171.00	-695.27	40.63%	19,672.00
7120 · Telecommunications	2,565.64	2,246.00	319.64	114.23%	26,964.00
7130 · Repairs/Maintenance	8,778.75	4,834.00	3,944.75	181.6%	44,050.00
Total 7100 · Occupancy	11,820.12	8,251.00	3,569.12	143.26%	90,686.00
7500 · Insurance					
7505 · General Liability Insurance	0.00	0.00	0.00	0.0%	12,000.00

1:17 PM
09/07/22
Accrual Basis

EMSWCD Profit & Loss Budget Performance July 2022

	Jul 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
7510 · Property Insurance	0.00	0.00	0.00	0.0%	7,000.00
7515 · D & O Anti Crime	0.00	0.00	0.00	0.0%	550.00
7540 · Vehicle insurance	0.00	0.00	0.00	0.0%	2,500.00
Total 7500 · Insurance	0.00	0.00	0.00	0.0%	22,050.00
8100 · Office Expenses					
8110 · Office Supplies	1,392.37	847.00	545.37	164.39%	7,050.00
8115 · Postage, Delivery	0.00	648.00	-648.00	0.0%	8,370.00
8120 · Printing, Copying	0.00	1,447.00	-1,447.00	0.0%	18,300.00
8130 · Furnishings & Equipment	0.00	2,300.00	-2,300.00	0.0%	14,050.00
Total 8100 · Office Expenses	1,392.37	5,242.00	-3,849.63	26.56%	47,770.00
8200 · Production					
8210 · Advertising	0.00	623.00	-623.00	0.0%	8,650.00
8230 · Signage, Banners, Displays	0.00	509.00	-509.00	0.0%	4,700.00
8250 · Public Relations Promo	0.00	1,500.00	-1,500.00	0.0%	18,700.00
Total 8200 · Production	0.00	2,632.00	-2,632.00	0.0%	32,050.00
8500 · Programs & Projects					
8505 · Dues	675.00	1,735.00	-1,060.00	38.91%	14,575.00
8506 · Subscriptions	5,688.49	3,910.00	1,778.49	145.49%	49,220.00
8510 · Contracts w/ Partners/Lndownr	0.00	13,333.00	-13,333.00	0.0%	160,000.00
8520 · Grants to Others	119,246.58	139,583.00	-20,336.42	85.43%	1,400,000.00
8530 · Program Supplies	1,036.42	6,925.00	-5,888.58	14.97%	57,070.00
8540 · Plants & Materials	3,480.00	3,753.00	-273.00	92.73%	65,000.00
8560 · Space Rental	48.00	205.00	-157.00	23.42%	3,102.00
8570 · Equip Rental	0.00	550.00	-550.00	0.0%	12,960.00
8580 · Vehicles Rent/Lease	667.16	417.00	250.16	159.99%	5,000.00
Total 8500 · Programs & Projects	130,841.65	170,411.00	-39,569.35	76.78%	1,766,927.00
8600 · Training					
8610 · Training/Development Staff	4,887.06	2,134.00	2,753.06	229.01%	17,050.00
8620 · Training/Development Board	0.00	417.00	-417.00	0.0%	5,000.00
Total 8600 · Training	4,887.06	2,551.00	2,336.06	191.57%	22,050.00
8700 · Travel					
8730 · Out of Town Travel- Staff	0.00	573.00	-573.00	0.0%	8,030.00
8740 · Out of Town Travel - Board	0.00	85.00	-85.00	0.0%	1,000.00
8750 · Local Mlg, Pkg, Bus - Staff	104.38	717.00	-612.62	14.56%	9,170.00
8760 · Local Mlg, Pkg, Bus - Board	0.00	83.00	-83.00	0.0%	1,000.00
Total 8700 · Travel	104.38	1,458.00	-1,353.62	7.16%	19,200.00
8800 · Volunteers					
8810 · Volunteer Recog	149.00	1,343.00	-1,194.00	11.1%	21,350.00
8820 · Vol Refreshments	0.00	708.00	-708.00	0.0%	9,850.00
Total 8800 · Volunteers	149.00	2,051.00	-1,902.00	7.27%	31,200.00
9000 · Capital Outlay					
9010 · Office/Field Equipment	4,428.60	5,500.00	-1,071.40	80.52%	60,500.00
9030 · Improvements On Real Propert	0.00	0.00	0.00	0.0%	115,000.00
9040 · Purchase of Real Property	0.00	0.00	0.00	0.0%	7,587,747.00
Total 9000 · Capital Outlay	4,428.60	5,500.00	-1,071.40	80.52%	7,763,247.00
Total Expense	407,478.30	571,701.83	-164,223.53	71.28%	14,132,077.00
Net Ordinary Income	-375,572.88	-514,049.83	138,476.95	73.06%	-8,401,344.00
Net Income	-375,572.88	-514,049.83	138,476.95	73.06%	-8,401,344.00

1:18 PM
09/07/22
Accrual Basis

EMSWCD Profit & Loss by Class July 2022

		General Fund					Special Funds		TOTAL
		Finance & Operations	Rural Lands	Urban Lands	Conservation Legacy	HIP	Grants Fund	Land Conservation Fund	
Ordinary Income/Expense									
Income									
	4000 · Income	22,076.36	0.00	0.00	0.00	885.00	1,192.54	7,751.52	31,905.42
	Total Income	22,076.36	0.00	0.00	0.00	885.00	1,192.54	7,751.52	31,905.42
	Gross Profit	22,076.36	0.00	0.00	0.00	885.00	1,192.54	7,751.52	31,905.42
Expense									
	5000 · Payroll Expenses	60,406.58	69,330.72	48,212.71	31,189.11	25,407.24	0.00	0.00	234,546.36
	6000 · Professional Services	12,971.52	1,089.73	0.00	785.00	3,688.00	0.00	0.00	18,534.25
	6100 · Admin	774.51	0.00	0.00	0.00	0.00	0.00	0.00	774.51
	7100 · Occupancy	1,716.91	267.87	682.57	217.58	8,935.19	0.00	0.00	11,820.12
	8100 · Office Expenses	1,392.37	0.00	0.00	0.00	0.00	0.00	0.00	1,392.37
	8500 · Programs & Projects	3,463.47	4,537.07	1,362.91	1,319.00	912.62	119,246.58	0.00	130,841.65
	8600 · Training	791.01	1,054.68	2,242.70	798.67	0.00	0.00	0.00	4,887.06
	8700 · Travel	0.00	0.00	0.00	45.00	59.38	0.00	0.00	104.38
	8800 · Volunteers	149.00	0.00	0.00	0.00	0.00	0.00	0.00	149.00
	9000 · Capital Outlay	0.00	0.00	0.00	0.00	4,428.60	0.00	0.00	4,428.60
	Total Expense	81,665.37	76,280.07	52,500.89	34,354.36	43,431.03	119,246.58	0.00	407,478.30
	Net Ordinary Income	-59,589.01	-76,280.07	-52,500.89	-34,354.36	-42,546.03	-118,054.04	7,751.52	-375,572.88
	Net Income	-59,589.01	-76,280.07	-52,500.89	-34,354.36	-42,546.03	-118,054.04	7,751.52	-375,572.88
Annual Appropriation by Program		\$1,385,305	\$1,365,150	\$935,249	\$648,352	\$500,274	\$1,535,000	\$7,737,747	
Percent of Fiscal Year Passed		8%	8%	8%	8%	8%	8%	8%	
Percentage of Appropriation Spent		6%	6%	6%	5%	9%	8%	0%	

9:49 AM
09/22/22
Accrual Basis

EMSWCD

Balance Sheet Prev Year Comparison

As of August 31, 2022

	Aug 31, 22	Aug 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1000 · Beneficial checking	165,039.45	113,896.18	51,143.27	44.9%
1010 · LGIP savings acct #1	10,578,932.69	9,953,382.60	625,550.09	6.29%
Total Checking/Savings	10,743,972.14	10,067,278.78	676,693.36	6.72%
Accounts Receivable				
1200 · Accounts Receivable				
1205 · Property Taxes Receiveable	139,137.47	139,137.47	0.00	0.0%
1200 · Accounts Receivable - Other	22,278.47	16,728.64	5,549.83	33.18%
Total 1200 · Accounts Receivable	161,415.94	155,866.11	5,549.83	3.56%
Total Accounts Receivable	161,415.94	155,866.11	5,549.83	3.56%
Other Current Assets				
1300 · Prepaid Expense	3,443.12	5,430.85	-1,987.73	-36.6%
1499 · Undeposited Funds	0.00	1,431.98	-1,431.98	-100.0%
Total Other Current Assets	3,443.12	6,862.83	-3,419.71	-49.83%
Total Current Assets	10,908,831.20	10,230,007.72	678,823.48	6.64%
Fixed Assets				
1500 · Fixed Assets				
1501 · Fixed Assets Cost	334,329.61	334,329.61	0.00	0.0%
1502 · Accumulated Depreciation	-247,506.71	-247,506.71	0.00	0.0%
Total 1500 · Fixed Assets	86,822.90	86,822.90	0.00	0.0%
1600 · Building				
1601 · Building Cost	494,516.42	494,516.42	0.00	0.0%
1602 · Accum Depreciation Building	-224,973.19	-224,973.19	0.00	0.0%
1605 · Building/Capital Improvements	1,345,133.76	1,345,133.76	0.00	0.0%
1606 · Accum Depreciation Improvements	-288,405.26	-288,405.26	0.00	0.0%
Total 1600 · Building	1,326,271.73	1,326,271.73	0.00	0.0%
1700 · Land	5,741,336.47	5,741,336.47	0.00	0.0%
Total Fixed Assets	7,154,431.10	7,154,431.10	0.00	0.0%
TOTAL ASSETS	18,063,262.30	17,384,438.82	678,823.48	3.91%

9:49 AM
09/22/22
Accrual Basis

EMSWCD

Balance Sheet Prev Year Comparison

As of August 31, 2022

	Aug 31, 22	Aug 31, 21	\$ Change	% Change
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 · Accounts Payable	21,951.35	26,738.66	-4,787.31	-17.9%
Total Accounts Payable	21,951.35	26,738.66	-4,787.31	-17.9%
Credit Cards				
2050 · Beneficial Credit Cards				
2052 · VISA - JD - 0960	661.83	1,117.11	-455.28	-40.76%
2053 · VISA - KS - 0994	421.96	381.96	40.00	10.47%
2054 · Visa - RS - 2818	2,687.37	4,756.85	-2,069.48	-43.51%
2058 · Visa - SW - 1901	922.01	811.08	110.93	13.68%
2059 · Visa - AB - 2529	0.00	-254.95	254.95	100.0%
2060 · Visa - LN - 1935	0.00	761.69	-761.69	-100.0%
2061 · Visa - NH - 4046	483.95	1,345.99	-862.04	-64.05%
2062 · Visa - SS - 8195	2,527.48	0.00	2,527.48	100.0%
Total 2050 · Beneficial Credit Cards	7,704.60	8,919.73	-1,215.13	-13.62%
Total Credit Cards	7,704.60	8,919.73	-1,215.13	-13.62%
Other Current Liabilities				
2105 · FSA Liabilities	-2,668.93	3,120.06	-5,788.99	-185.54%
2400 · Security Deposits Returnable	2,700.00	2,700.00	0.00	0.0%
2100 · Payroll Liabilities	122,961.34	108,614.22	14,347.12	13.21%
2110 · Direct Deposit Liabilities	49.18	49.18	0.00	0.0%
2150 · Accrued Compensated Absences	147,592.79	147,592.79	0.00	0.0%
Total Other Current Liabilities	270,634.38	262,076.25	8,558.13	3.27%
Total Current Liabilities	300,290.33	297,734.64	2,555.69	0.86%
Total Liabilities	300,290.33	297,734.64	2,555.69	0.86%
Equity				
3900 · Retained Earnings-Unrestricted	11,272,685.40	10,592,285.20	680,400.20	6.42%
3950 · Board Designated Restrictions				
3951 · Land Conservation Fund	6,367,746.81	6,367,746.81	0.00	0.0%
3952 · Projects & Cost Share	811,100.32	811,100.32	0.00	0.0%
Total 3950 · Board Designated Restrictions	7,178,847.13	7,178,847.13	0.00	0.0%
Net Income	-688,560.56	-684,428.15	-4,132.41	-0.6%
Total Equity	17,762,971.97	17,086,704.18	676,267.79	3.96%
TOTAL LIABILITIES & EQUITY	18,063,262.30	17,384,438.82	678,823.48	3.91%

9:49 AM
09/22/22
Accrual Basis

EMSWCD Profit & Loss Budget Performance July through August 2022

	Jul - Aug 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income					
4000 · Income					
4100 · EMSWCD prop'ty tax	30,252.20	33,940.00	-3,687.80	89.13%	5,411,306.00
4400 · Event Income					
4420 · Native Plant Sale	0.00	0.00	0.00	0.0%	50,000.00
Total 4400 · Event Income	0.00	0.00	0.00	0.0%	50,000.00
4500 · Interest	26,633.37	14,165.00	12,468.37	188.02%	85,000.00
4600 · Grants					
4610 · Federal	0.00	0.00	0.00	0.0%	15,000.00
4620 · State	0.00	0.00	0.00	0.0%	87,907.00
4660 · Other	0.00	25,000.00	-25,000.00	0.0%	25,000.00
Total 4600 · Grants	0.00	25,000.00	-25,000.00	0.0%	127,907.00
4800 · Rental Income	10,100.13	5,785.00	4,315.13	174.59%	46,080.00
4900 · Misc Income					
4910 · Refunds/Rebates/Reimbsmnts	2,128.53	1,300.00	828.53	163.73%	5,000.00
4900 · Misc Income - Other	0.00	1,580.00	-1,580.00	0.0%	5,440.00
Total 4900 · Misc Income	2,128.53	2,880.00	-751.47	73.91%	10,440.00
Total 4000 · Income	69,114.23	81,770.00	-12,655.77	84.52%	5,730,733.00
Total Income	69,114.23	81,770.00	-12,655.77	84.52%	5,730,733.00
Gross Profit	69,114.23	81,770.00	-12,655.77	84.52%	5,730,733.00
Expense					
5000 · Payroll Expenses					
5100 · Salaries & Wages	347,831.60	366,197.00	-18,365.40	94.99%	2,197,181.00
5200 · Payroll Taxes	33,681.73	32,801.00	880.73	102.69%	196,800.00
5300 · Wkrs Comp Insurance	13,355.46	25,050.00	-11,694.54	53.32%	25,050.00
5400 · Emp Benefits	70,748.03	85,680.67	-14,932.64	82.57%	514,030.00
Total 5000 · Payroll Expenses	465,616.82	509,728.67	-44,111.85	91.35%	2,933,061.00
6000 · Professional Services					
6005 · Contracted Bkkpr/Acctant	4,000.00	4,000.00	0.00	100.0%	24,000.00
6010 · Contracted Audit Services	0.00	0.00	0.00	0.0%	6,000.00
6020 · Contracted Attorney	3,187.60	29,132.00	-25,944.40	10.94%	179,000.00
6050 · Contracted Services	30,223.75	176,388.00	-146,164.25	17.14%	1,144,590.00
6065 · Contracted IT Support	3,060.00	4,500.00	-1,440.00	68.0%	27,000.00
Total 6000 · Professional Services	40,471.35	214,020.00	-173,548.65	18.91%	1,380,590.00
6100 · Admin					
6110 · Audit Filing Fee	0.00	0.00	0.00	0.0%	250.00
6120 · Bank Charges	97.85	0.00	97.85	100.0%	2,525.00
6130 · Bulk Mail Permit Renewal	0.00	0.00	0.00	0.0%	300.00
6135 · Legal Notice	243.96	500.00	-256.04	48.79%	3,000.00
6140 · Payroll Svcs	86.50	125.00	-38.50	69.2%	750.00
6150 · Licenses & Fees	785.86	1,390.00	-604.14	56.54%	7,703.00
6160 · Taxes	0.00	0.00	0.00	0.0%	8,718.00
Total 6100 · Admin	1,214.17	2,015.00	-800.83	60.26%	23,246.00
7100 · Occupancy					
7110 · Utilities	1,939.24	2,687.00	-747.76	72.17%	19,672.00
7120 · Telecommunications	4,698.94	4,492.00	206.94	104.61%	26,964.00
7130 · Repairs/Maintenance	10,043.54	9,718.00	325.54	103.35%	44,050.00
Total 7100 · Occupancy	16,681.72	16,897.00	-215.28	98.73%	90,686.00
7500 · Insurance					

9:49 AM
09/22/22
Accrual Basis

EMSWCD Profit & Loss Budget Performance July through August 2022

	Jul - Aug 22	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
7505 · General Liability Insurance	0.00	0.00	0.00	0.0%	12,000.00
7510 · Property Insurance	0.00	0.00	0.00	0.0%	7,000.00
7515 · D & O Anti Crime	0.00	0.00	0.00	0.0%	550.00
7540 · Vehicle insurance	0.00	0.00	0.00	0.0%	2,500.00
Total 7500 · Insurance	0.00	0.00	0.00	0.0%	22,050.00
8100 · Office Expenses					
8110 · Office Supplies	1,950.11	1,344.00	606.11	145.1%	7,050.00
8115 · Postage, Delivery	0.00	1,226.00	-1,226.00	0.0%	8,370.00
8120 · Printing, Copying	188.98	3,094.00	-2,905.02	6.11%	18,300.00
8130 · Furnishings & Equipment	349.00	3,050.00	-2,701.00	11.44%	14,050.00
Total 8100 · Office Expenses	2,488.09	8,714.00	-6,225.91	28.55%	47,770.00
8200 · Production					
8210 · Advertising	0.00	1,371.00	-1,371.00	0.0%	8,650.00
8230 · Signage, Banners, Displays	0.00	718.00	-718.00	0.0%	4,700.00
8250 · Public Relations Promo	3,587.30	3,250.00	337.30	110.38%	18,700.00
Total 8200 · Production	3,587.30	5,339.00	-1,751.70	67.19%	32,050.00
8500 · Programs & Projects					
8505 · Dues	675.00	2,795.00	-2,120.00	24.15%	14,575.00
8506 · Subscriptions	8,371.61	7,372.00	999.61	113.56%	49,220.00
8510 · Contracts w/ Partners/Lndownrs	0.00	26,666.00	-26,666.00	0.0%	160,000.00
8520 · Grants to Others	193,015.37	254,166.00	-61,150.63	75.94%	1,400,000.00
8530 · Program Supplies	7,053.56	13,233.00	-6,179.44	53.3%	57,070.00
8540 · Plants & Materials	3,480.00	7,506.00	-4,026.00	46.36%	65,000.00
8560 · Space Rental	121.00	410.00	-289.00	29.51%	3,102.00
8570 · Equip Rental	505.00	1,100.00	-595.00	45.91%	12,960.00
8580 · Vehicles Rent/Lease	1,997.46	834.00	1,163.46	239.5%	5,000.00
Total 8500 · Programs & Projects	215,219.00	314,082.00	-98,863.00	68.52%	1,766,927.00
8600 · Training					
8610 · Training/Development Staff	5,130.73	2,970.00	2,160.73	172.75%	17,050.00
8620 · Training/Development Board	0.00	834.00	-834.00	0.0%	5,000.00
Total 8600 · Training	5,130.73	3,804.00	1,326.73	134.88%	22,050.00
8700 · Travel					
8730 · Out of Town Travel- Staff	1,146.09	1,146.00	0.09	100.01%	8,030.00
8740 · Out of Town Travel - Board	0.00	170.00	-170.00	0.0%	1,000.00
8750 · Local Mlg, Pkg, Bus - Staff	508.20	1,434.00	-925.80	35.44%	9,170.00
8760 · Local Mlg, Pkg, Bus - Board	0.00	166.00	-166.00	0.0%	1,000.00
Total 8700 · Travel	1,654.29	2,916.00	-1,261.71	56.73%	19,200.00
8800 · Volunteers					
8810 · Volunteer Recog	649.00	2,686.00	-2,037.00	24.16%	21,350.00
8820 · Vol Refreshments	533.72	1,416.00	-882.28	37.69%	9,850.00
Total 8800 · Volunteers	1,182.72	4,102.00	-2,919.28	28.83%	31,200.00
9000 · Capital Outlay					
9010 · Office/Field Equipment	4,428.60	5,500.00	-1,071.40	80.52%	60,500.00
9030 · Improvements On Real Property	0.00	0.00	0.00	0.0%	115,000.00
9040 · Purchase of Real Property	0.00	0.00	0.00	0.0%	7,587,747.00
Total 9000 · Capital Outlay	4,428.60	5,500.00	-1,071.40	80.52%	7,763,247.00
Total Expense	757,674.79	1,087,117.67	-329,442.88	69.7%	14,132,077.00
Net Ordinary Income	-688,560.56	-1,005,347.67	316,787.11	68.49%	-8,401,344.00
Net Income	-688,560.56	-1,005,347.67	316,787.11	68.49%	-8,401,344.00

9:50 AM
09/22/22
Accrual Basis

EMSWCD
Profit & Loss by Class
July through August 2022

		General Fund					Special Funds		TOTAL
		Finance & Operations	Rural Lands	Urban Lands	Conservation Legacy	HIP	Grants Fund	Land Conservation Fund	
Ordinary Income/Expense									
Income									
	4000 · Income	39,176.58	0.00	0.00	0.00	10,100.13	2,645.00	17,192.52	69,114.23
	Total Income	39,176.58	0.00	0.00	0.00	10,100.13	2,645.00	17,192.52	69,114.23
	Gross Profit	39,176.58	0.00	0.00	0.00	10,100.13	2,645.00	17,192.52	69,114.23
Expense									
	5000 · Payroll Expenses	123,472.31	140,548.49	90,249.30	63,771.92	47,574.80	0.00	0.00	465,616.82
	6000 · Professional Services	21,392.16	5,831.40	0.00	4,656.00	8,591.79	0.00	0.00	40,471.35
	6100 · Admin	1,214.17	0.00	0.00	0.00	0.00	0.00	0.00	1,214.17
	7100 · Occupancy	4,040.53	538.66	939.02	320.16	10,843.35	0.00	0.00	16,681.72
	8100 · Office Expenses	2,447.11	0.00	40.98	0.00	0.00	0.00	0.00	2,488.09
	8200 · Production	3,587.30	0.00	0.00	0.00	0.00	0.00	0.00	3,587.30
	8500 · Programs & Projects	5,234.83	5,789.12	1,910.92	2,335.00	6,933.76	193,015.37	0.00	215,219.00
	8600 · Training	571.01	1,518.35	2,242.70	798.67	0.00	0.00	0.00	5,130.73
	8700 · Travel	117.56	263.13	0.00	1,191.09	82.51	0.00	0.00	1,654.29
	8800 · Volunteers	1,182.72	0.00	0.00	0.00	0.00	0.00	0.00	1,182.72
	9000 · Capital Outlay	0.00	0.00	0.00	0.00	4,428.60	0.00	0.00	4,428.60
	Total Expense	163,259.70	154,489.15	95,382.92	73,072.84	78,454.81	193,015.37	0.00	757,674.79
	Net Ordinary Income	-124,083.12	-154,489.15	-95,382.92	-73,072.84	-68,354.68	-190,370.37	17,192.52	-688,560.56
	Net Income	-124,083.12	-154,489.15	-95,382.92	-73,072.84	-68,354.68	-190,370.37	17,192.52	-688,560.56
Annual Appropriation by Program		\$1,385,305	\$1,365,150	\$935,249	\$648,352	\$500,274	\$1,535,000	\$7,737,747	
Percent of Fiscal Year Passed		17%	17%	17%	17%	17%	17%	17%	
Percentage of Appropriation Spent		12%	11%	10%	11%	16%	13%	0%	