

KATAMA FARM STEWARDSHIP COMMITTEE
MEETING DECEMBER 29, 2020

Present: Steinberg, Michel, Varkonda, Athearn, Avakian, Kontje,

Jane reviewed the comments thus far from Counsel's office re: rfp and other questions.

The members reviewed the draft maps for farming and education aspects of Katama farm. The location of the friendship garden was discussed. Lindsay and Sam noted that the garden has 20 plots which are 20x80 and TTOR charged a small fee of \$40 and that many of the longtime gardeners would have to start over with some of their crops if the garden location was moved.

The Committee voted unanimously by roll call vote to keep the garden in the same location.

The shared spaces, roadway, parking lot and portions of the back 40 were discussed. It was agreed that the uses will have to be guidelines for the parties who end up with the farming and/or educational operation.

Kontje suggested that the farming operation have a longer lease term than the educational operation and he ask Jon P what TFI and TTOR had. Jon stated that TFI had 20 years with renewable terms and that TTOR negotiated 45 years. Jon noted that a five year term for the educational portion may be too short and that 10 with renewals would be better.

Michel made a motion.....avakian seconded. Unanimous by roll call vote.

Rent for the farming operation was discussed. It was noted that the landbank charges around \$10/acre. Rachel stated that it may be beneficial, especially for the start up of the farming operation, to charge the lowest rent possible with perhaps an option to pay rent in the form of capital improvements. Eric G asked if the rent would include the use of the building. Brian stated that farming does not make any money and to keep the rent minimal.

Avakian made a motion to set the lease price for the farming operation for \$1600 a year including the cow barn, Kontje seconded. Roll call vote was unanimous.

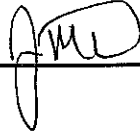
Rent for the educational aspect was discussed. It was noted that the rent may need to differ based upon whether the lease holder was for profit or not for profit. Geoff suggested that based on the rent TTOR has of \$12,500 per year that the educational aspect lease be set around \$11,000 (12,500 -1,600 for the farm enterprise). Geoff asked Jon P what the costs were when TFI was running the farm. Jon stated that The 10-12 week camp made about 280,000 gross prior to the kitchen. Lindsey said that the kitchen was barely used this summer, so they have yet to cover any of the costs of the operation of the chefs and local produce.

Michel made a motion for the educational aspect to pay \$15,000/yr with adjustments at renewal; a for profit operation would pay the base rent plus a percentage of gross profits. Avakian seconded the motion. Unanimous by roll call: Kontje; Steinberg; Michel, Varkonda, Avakian, Athearn.

Eric Glasgow asked when the committee anticipated getting the RFP out. February 15th was the best estimate.

Michel made a motion to adjourn. Avakian seconded. Roll call vote was unanimous.

The meeting adjourned at 2 pm.

1/28/21 

Approved: