



Land Legacy Committee (LLC) Meeting Agenda
East Multnomah Soil & Water Conservation District

(May 12, 2025)

Monday, May 19, 2025, 4:00 – 6:00 PM

To be held at the EMSWCD Office (5211 N. Williams Ave., Portland, OR 97209)

Or join virtually: <https://meet.goto.com/EastMultSWCD/landlegacycommitteemeeting>

Access Code: 993-088-381 United States (Toll Free): 1 877 309 2073 United States: +1 (646) 749-3129

AGENDA

Item #	Time	Agenda Item	Purpose	Presenter	Packet
1	4:00 10 mins	<ul style="list-style-type: none">• Welcome and Call to Order• Review/Revise Agenda• Previous Action Items• Approval of March 24, 2025 meeting minutes	Information/ Decision	Guebert	a) 3/24/2025 LLC Meeting Minutes
2	4:10 5 mins	Time Reserved for Public Comment	Information	Public	N/A
3	4:15 100 mins	Executive Session under ORS 192.660(2)(e)	Information/ Recommendation	Shipkey/ LLC	Executive session materials to be sent separately.
Overview: Shipkey will provide an update on active LLP transactions. Shipkey will share out an updated farmland prioritization rubric. Shipkey will review easement valuation approaches.					
4	5:55 5 mins	<ul style="list-style-type: none">• Announcements and Reminders• Action Items• Adjourn	Information	Guebert	N/A



Land Legacy Committee (LLC) Meeting Agenda East Multnomah Soil & Water Conservation District

(May 12, 2025)

Monday, May 19, 2025, 2024, 4:00 – 6:00 PM

To be held at the EMSWCD Office (5211 N. Williams Ave., Portland, OR 97209)

Or join virtually: <https://meet.goto.com/EastMultSWCD/landlegacycommitteemeeting>

Access Code: 993-088-381 United States (Toll Free): 1 877 309 2073 United States: +1 (646) 749-3129

EMSWCD Board Members, Officers and Meeting Dates:

EMSWCD Board			LLC	Year	FY23-24 Schedule	Board	LLC
Members	Positions	Officers		2024	July	1	22
Ramona DeNies	Zone 1 Director	Vice-Chair	X		August	5	
Laura Masterson	Zone 2 Director		X		September	4	23
Mike Guebert	Zone 3 Director	Secretary	Chair		October	7	
Mary Colombo	At-Large 1 Director	Treasurer	X		November	4	25
Jasmine Zimmer-Stucky	At-Large 2 Director	Chair	X		December	2	
				2025	January	6	27
					February	3	
					March	3	24
					April	7	
					May	5	19
					June	2	



3/24/2025

East Multnomah Soil and Water Conservation District Land Legacy Committee Meeting **FINAL** Minutes

Monday, March 24, 2025

4:02pm - Call to Order

Guebert called to order the regular meeting of the EMSWCD Land Legacy Committee at 4:05pm on Monday, March 24, 2025, at the EMSWCD Office in North Portland, OR.

Introductions, Review/revise agenda, Review previous action items.

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

Land Legacy Committee: Mike Guebert (Zone 3 Director, LLC Chair), Jasmine Zimmer-Stucky (At-Large Director 2) (virtual), Laura Masterson (Zone 2 Director) (virtual), Mary Columbo (Zone 1 Director), Ramona DeNies (At-Large Director) (virtual)

Staff: Kelley Beamer (Executive Director), Dan Mitten (Chief Finance Officer), Matt Shipkey (Land Legacy Program Manager), Asianna Fernandez (Executive Assistant)

Guests: n/a

Previous Action Items:

- **Fernandez** to add time to the February Board Meeting to continue LLC executive session deliberations and discuss updates. – Done.

Changes to the Agenda: N/A

4:03pm - Approval of January 27, 2025, Land Legacy Committee (LLC) Meeting Minutes

MOTION: Zimmer-Stucky moved to approve the January 27, 2025, LLC Meeting minutes as presented. Columbo 2nd. Motion passed unanimously (5-0).

4:03pm – Time Reserved for Public Comment: N/A

4:03pm – Debrief on farm resale assessment process:

Guebert invited the Committee members to share their experiences with the process, and what they thought worked, didn't work, could be changed, or improved.

Masterson It's exciting that the District was able to protect the Big Creek property with an easement. There is room for improvement in how the Board can be clearer with staff about what criteria we're prioritizing to evaluate these properties. We have such diversity of agriculture in our district, which makes it hard to compare farm properties in the same way. She suggests the Board uses more time, either in an LLC meeting or Work Session, to be clearer with staff about what criteria they want to utilize to evaluate these properties and potential buyers. She's curious to hear from the applicants about this property and past properties in the Buy, Protect, Sell program (B, P, S) about their experiences. Doing easements directly with farmland owners is a much more efficient way to protect farmland, and she'd prefer to do it this way more moving forward if possible. Although, she's also not ready to let go of the B, P, S option yet, because she still wants the District to have a way to protect those high-value properties that might go onto the market at any time, using this tool if it's the best way to go about it. Related to the diversity of agriculture in our district, she wants to be serving all our farmers and making sure they know that when they have a property/easement for sale, we want to work with them. Some



3/24/2025

of our easements have gone and will continue to go to new, beginning, and historically disadvantaged farmers, but she wants to also ensure that the District is working with our conventional and larger farmers in the district in a way that works for their farm businesses too.

Zimmer-Stucky Echoed Masterson, that while every process will be unique and conversation-generating, she applauds Staff on creating a Forever Farm on one of the largest and flattest tracts of ag land in Corbett with a water right. Generations from now, people aren't going to remember the conversations the Board had about it, but they're going to know that there is protected farm land in Corbett. In the long run, she's very proud of the District for getting to where we are today. Every farm property that the Board reviews is going to look and be different and attract different types of ag production. She encourages staff and the Board not to apply a static set of criteria to all these different types of land as each one has a different set of needs to be successful. Ultimately, it will result in a different conversation for each B, P, S. Agrees that B, P, S is not the only way the program gets work done, it's an opportunistic element to use sparingly, but each transaction is going to look different. Unless the Board designates, at the beginning of each process, what different parameters we want to set, then abiding to static metrics is not plausible. She was the one who asked a lot of questions about this topic and is appreciative of the conversation the Committee had, and she is open to any suggestions from the rest of the Board on how these kinds of conversations should go. Conversation is not equal to conflict.

DeNies seconded what Masterson and Zimmer-Stucky said. It's interesting to watch the process unfold, and the amount of information and transparency provided is appreciated. Being new to the process, she's hesitant to weigh in as heavily to the process. There were some aspects to the criteria that she could use some clarification about, and it seemed like not all Staff and Board were on the same page about them all. Agreed with Masterson that scoring criteria doesn't reflect the diversity of opportunities that come to the Board. She's open to revisiting the criteria with the Board, with the possibility of changing from ranking to checked boxes for grading.

Columbo What is the difference in access between Easements and Buy, Protect, Sell projects?

Guebert An easement is part of the B, P, S process. If there was a landowner that wanted to stay on their land, we would purchase an easement on it, and that land is protected. They get some financial outcomes, and we get programmatic outcomes. If they instead sell to the District, the District then resells the farm for a discounted price because of the Easement it is sold subject to, which then helps beginning farmers be competitive in the marketplace.

Shipkey added, if a new farmer is looking at purchasing a property but needs to bring more capital to the table, we can be a funding partner by purchasing an easement alongside them at the same time they purchase the farm.

Beamer If the District purchased an easement at the same time as a new farmer is purchasing property, would they still have to come up with the down payment and the financing at the full appraised value? Do we work with the previous owner to put an easement on it?

Shipkey We'd be working with the seller on the easement, to then sell to someone else at a lower price. So, the buyer is only financing at the discounted price, but the seller is getting the "full price" for the property. This option might be an easier process for the District than B, P, S, but it does take a little longer than if the seller sold outright to a new buyer without the District also purchasing the easement.

Columbo Does the Board want to move away from B, P, S because of the amount of Staff labor it entails

3/24/2025



and the potential risk of it?

Guebert Easements require a simpler process, so it would be great if that's all we had to do, but not all properties are right for that process. Some properties will come up that are for sale, and for which we didn't have a chance to buy an easement over earlier, so that might be the only opportunity for us to protect it.

Masterson added that Easements are not new to farmers nationally, but they have not been used in Oregon until about 5-10 years ago. When the District started using them, Oregon farmers didn't have much experience with the program. Some nursery farmers were familiar with the process, but it wasn't something that most farmers knew about. The B, P, S process allowed us to get started with the process when farmers were uneducated or skeptical about the easement process. Overall, though, it takes more time, more staff time, and requires some capital for purchase, which is why she advocates for adding more funds to the Land Conservation Fund. We want to have enough funds to buy if we need to buy, protect and sell.

Columbo It's very exciting to take part in this decision, and she thinks it would be helpful to review the criteria with the Board and Staff again. She appreciates Staff's experience and knowledge used here in the grading process. As a young farmer herself, she's passionate about getting more farmland into young and beginning farmers' hands because she sees a lot of farmland owned by older white male farmers and having her own personal experience with land access, and other experiences of how hard it is to access land as a farmer of color, she thinks that it should be part of the grading, based upon the agreed upon strategic plan pillars of the District. She'd like to adhere to the District's process while also keeping those communities in mind when grading.

Guebert Agreed that every property has a different set of attributes, so he doesn't want to adhere to the same set of criteria for each property. There may be some properties that would be more appropriate to open up to a larger operation, and we need to evaluate those as they come too. In terms of Big Creek, he feels like the Board made the right decision. We may not be looking at similar outcomes for each property though. He agrees with Columbo that the District should continue to prioritize farm access as it's one of the biggest barriers for the District.

DeNies For the more experienced Board members, would it be helpful to do more of these check-ins since the District is pioneering this kind of program for the state of Oregon?

Guebert thinks yes, since every time the District does one of these projects, there's an opportunity to learn. If something doesn't feel right to somebody, we want to make sure we give them the space to voice those concerns.

Beamer To summarize, the end game is Forever Farms. We know the forces to erode and convert ag land are stronger than ever, and she feels like people often go straight to B, P, S because they don't want to do an easement. But there is a different dimension of it we should talk about, because when we are more pointed with who it is sold to and how, we are hitting a second mission moment for the District, beyond just Forever Farms. For example, we can incorporate additional easement terms that might not be possible if we were just purchasing an easement outright – such restricting resale to farmers in the future at affordable rates. Asked that the Board continues to ask Staff for what they need to have clarity to make decisions.

4:32pm – Executive Session under ORS 192.660(2)(e)

3/24/2025



Entered Executive Session at 4:32pm

Ended Executive Session at 4:53 pm

MOTION: Zimmer-Stucky moved to recommend that the full Board approve the purchase of the Working Farmland Easement consistent with the terms discussed in Executive Session. Columbo 2nd. Motion passed unanimously (5-0).

4:53pm - Announcements and Reminders

Action Items: N/A

4:54pm - Adjournment

Guebert adjourned the meeting at 4:54pm.