



# LCLT

LOPEZ COMMUNITY LAND TRUST

*Building a Sustainable Island*

ANNUAL REPORT FOR 2017 MARCH 2018



*Sandy Bishop*

## Retrospective 2018 by Sandy Bishop, Executive Director

We began the year preparing to purchase the 48 acre Stonecrest Farm from Bob and Cathy Clemens. Our focus was on both fundraising and consulting with others in the US to learn about best practices applied to sustaining community-based farms. LCLT was able to raise all but \$260,000 for the purchase of the farm and we have three years to fundraise the remainder. We turned our attention to keeping the farm active while searching for famers to take on a long-term lease. To that end, Norfield Farms grew grain and baled hay, Laney Seigner produced a market garden and Lucky Ewe Farm brought in sheep for rotational grazing. The Clemens have retained a life-estate and continue to be graceful in the transition. In the Fall, Stonecrest Farm was on the SJI Conservation District Annual Farm Tour.

After interviewing potential farmers, we chose Mieke Meissner and Mike McMahon and their three school-age children for management at Stonecrest Farm. A long-term lease is being negotiated and this Spring, they will begin actively farming. Meike and Mike were introduced during our 2017 Harvest Dinner. Their slideshow and talk was met with lots of laughs, *oohs* and *aahs* with warm applause. The next day, Carol and Al graciously hosted a morning coffee with other Lopez famers where rich conversation and sharing took place.



In addition to our focus on preserving farmland and strengthening our local food security system, we continue to search for ways to bring more affordable homes on line. To that end, we spent a lot of time in 2017 chasing grant funds but because we don't serve a designated special needs population, we were turned down. However, with some funding from generous local donors and (con't. p 4)

**Transitions** - Change is inevitable, but growth is optional. At LCLT we believe in empowerment. As Meg Wheatley says, "Whatever the problem, Community is the answer." There is always a need for a succession of leadership and talent. For some time we have been aware of that need. We have been fortunate to find three strong candidates for filling leadership roles within the organization. Rhea Miller has stepped aside to train a successor. Rhea will continue to shepherd the Stonecrest Farm transition and LCLT events in a very part-time position as Community Liaison.



*Rhea Miller*



*Michelle McDarmont*

Michelle McDarmont, our Administrative Assistant, begins training for her future as a paramedic for the Lopez Fire Department. She will be replaced at LCLT by Marly Schmidtke, who is the niece of long-time ferry worker and now manager of the Lopez Ferry Dock, Shelley Clark. (con't. p 2)

## (Transitions con't.)



*Ken Akopiantz*

Ken Akopiantz has resigned as seed librarian. We can't express enough gratitude for his amazing display at the Locovore's Fall 2017 Evening Meal at the School and for carrying out the Clif Bar grant to establish the seed library on a stronger foundation.

With the increased load of development demanded by ever-expanding services, LCLT has hired Bob Johnson to help with Project Management, a task which in the past has been filled by the Executive Director. (For details on these great new folks, check out our website!) All new employees of LCLT have housing on Lopez and are excited about contributing meaningful work within the community of Lopez.

We were blessed with the presence of "Q," Quaniqua Williams in the office over the Summer. Among other tasks, Q helped implement some disaster preparedness protocols and completed her Earth Charter Certification. Unable to secure permanent housing, she has returned to her home in southern Georgia. Rumor has it that she may return this summer to work on the island again.



*Quaniqua Williams*

LCLT is also actively recruiting new Board members, as two existing Board members rotate off the Board in March. Natalie Wilson will provide more home support for her partner who has experienced health challenges. Eleanor Parks has already served her two full terms. We will miss both of them, but each has said that they are willing to participate as volunteers on future projects. Contact us if you are interested in Board service.



*Eleanor Parks*

LCLT is always looking for volunteers and interns. This year, in particular, we are looking for volunteers for the construction of three new cottages on Salish Way, as well as housing for construction interns this summer. Give us a call!



*Natalie Wilson*

## **Kitchen Upgrade for Stonecrest Farm**



*Jim Lombard*

The existing commercial kitchen at Stonecrest Farm was certified for production of the famous Stonecrest Jam. That certification belonged with the owners of the Stonecrest Jam business, not with Stonecrest Farm kitchen. Bob Wood volunteered to draft a kitchen design that would suit the new farmers' needs for value-added products. The entire kitchen needs recertification and an upgrade. With Bob's help, we could seek the next level of design. Lopez is fortunate to have Jim Lombard, who is also an expert on commercial kitchens and design, volunteering his time for our upgrade at Stonecrest Farm. Jim received an engineering degree from Oregon State and had a career in the Foodservice Industry. His unique experience with the food industry has allowed him to assist many of the developing community and farm kitchens on Lopez. Jim said: "It is very

rewarding to be able to help these valuable community additions." Final designs and securing permits will occur after the new farmers arrive this Spring. The upgrade may enable classes to be taught that involve food preservation, food safety, nutritional cooking and more. Stay tuned for updates.

## Meet the New Staff



*Susannah Dunlap*

**Susannah Dunlap, Assistant Director**, has dedicated her career to social justice with an emphasis on housing and food security. She has worked for non-profits that provide affordable housing for diverse communities in urban San Francisco and rural Maine. This work included access to nutritional food and community land use farms. She grew up in the American South and Southeast Asia. She returned to the US and graduated from Bard College then completed graduate coursework at the University of Wisconsin-Madison. She was awarded a certificate in Non-Profit Leadership by Stanford University Graduate School of Business. She and her wife (whose career is in the building trades and maritime industry) are thrilled to settle into their little cabin on the South End of Lopez with their two good dogs.



*Marly Schmidtke*

**Marly Schmidtke, Administrative Assistant**, has a Bachelor of Arts Degree in Criminal Justice and a minor in Sociology from Washington State University and studied law at the University of Sydney, Australia. Marly has an active notary public commission from the state of Washington and is a proud resident of Lopez Island. She was born in Frankfurt, Germany and grew up in Colorado and Washington State. She has worked in juvenile detention, teaching, business office administration, medical transcription, executive administrative assistance, small business administration including website set-up and maintenance, and bookkeeping. She also worked as a paralegal intern at a county prosecutor's office, and did title work for a title company. She enjoys spending time with family, friends, four-legged children and loves the great outdoors!



*Bob Johnson*

**Bob Johnson** is LCLT's new Project Manager. Previously Bob owned his own businesses, led some leading edge technology departments and has a passion for helping his community. For the last several years he worked at a local charity dedicated to finding community needs and helping as needed, with emphasis on kids, families and seniors. He specialized in business development, volunteer recruitment, and tutored at risk kids weekly. He has a MBA from the University of Dallas with an emphasis on entrepreneurship and is a certified project manager through PMI. Bob was born and raised in the Seattle area. He joins us from the great state of Texas, where he has two great boys, both Texas A&M graduates. He loves home improvement and spends his free time on his great fixer-upper on the South End.

### Lands Owned and Leases Granted

Lopez Community Land Trust owns five parcels of land on Lopez—approximately 60 acres. Three housing cooperatives—Morgantown, Coho, and Innisfree—each lease one parcel under the terms of a 99-year ground lease. Three housing cooperatives—Lopez Common Ground, Tierra Verde and Salish Way each lease a portion of one parcel, also under the terms of a 99-year ground lease. In 2017 LCLT purchased Stonecrest Farm, a 48 acre parcel located at 252 Kjargaard Rd, which will be held in trust for the purposes of sustainable farming. The donated 2 acre parcel on Beverly Lane was sold in 2017 and funds helped purchase Stonecrest Farm.

## Retrospective (con't.)

a low interest loan through Washington State Housing Finance Commission, we were able to put together a three-unit project consisting of 500 square foot cottages located on Salish Way. This site is cleared - trees were removed and stacked for milling. The survey, design and engineering services have started.



LCLT presented two summer movie nights at Stonecrest Farm. Sandy Bishop attended the National Community Land Trust gathering in Oakland. Both Sandy and Rhea presented at the International Economics of Happiness Conference held in Port Townsend. Presenters included Helena Norberg-Hodge, author of *Ancient Futures* and producer of the award-winning documentary *The Economics of Happiness*, and Judy Wicks of the White Dog Café and co-founder of BALLE (Business Alliance for Local Living Economies). LCLT once again hosted a wonderful Harvest Dinner, with extraordinary presentations of local food. This year there was an entire roast pig, a bouquet of edible seaweed, and a fish roe dish, all dishes beautifully presented.

The year was filled with visits from those interested in starting community land trusts in their communities. LCLT hosted people from England, Canada and various parts of the U.S. We also spent time with a group from Seattle's Central District who are trying to slow down the harmful effects of rapid displacement.

2017 brought about some potential interest from fellow Lopezians who are interested in donating properties to LCLT for future affordable home development. We will continue to pursue these possibilities as well as the gift of S&S Homestead Farm so that it may be stewarded as a farm in perpetuity.

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## Salish Way Addition Update



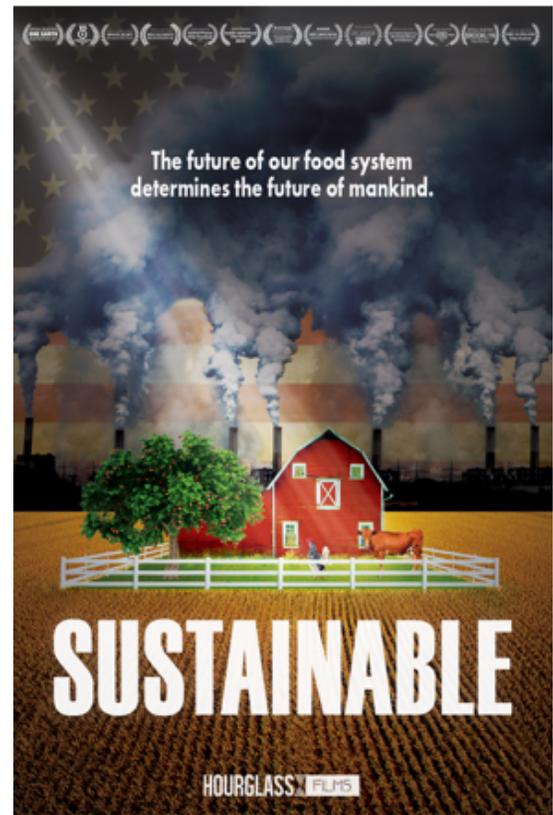
The Salish Way addition has begun. Three 500 square foot cottages will be added to the existing three homes as part of the Salish Way Cooperative. The state of WA has approved the new addition of a Class A water plan prepared by John Hart of Hart Pacific Engineering. John donated his time to help LCLT complete the next leg of this 10-year planning process. John will generously donate more time this Spring when he returns to the islands so we can finalize the system design. John is retiring and wants to see the completed system design before leaving. The plan is to start construction in June when the ground dries out and complete work by end of December 2018. Bob Anderson of Star Surveying volunteered his crew for the initial surveying of the project. David Vandervort Architects will continue on as the design team of these three net-zero cottages. Net-zero means that the amount of energy manufactured on site is designed to match the energy consumption of the homeowner, so that the energy produced, minus the energy used, comes to zero. Now accepting applications!

## Annual Meeting March 26, 7 p.m., LCCA

Our 29th LCLT Annual Meeting features the film *Sustainable*, a vital investigation of the economic and environmental instability of America's food system, from the agricultural issues we face — soil loss, water depletion, climate change, pesticide use — to the community of leaders who are determined to fix it. *Sustainable* is a film about the land, the people who work it and what must be done to sustain it for future generations.

The narrative of the film focuses on Marty Travis, a seventh-generation farmer in central Illinois who watched his land and community fall victim to the pressures of big agribusiness. Determined to create a proud legacy for his son, Marty transforms his profitless wasteland and pioneers the sustainable food movement in Chicago. It is a story of hope and transformation, about passion for the land and a promise that it can be restored to once again sustain us.

The film and meeting are open to the public and co-sponsored by the Lopez Public Library. Refreshments will be offered and a brief Annual Meeting will be held.



## Project Pilgrimage

Sandy and Rhea were recruited to join Project Pilgrimage, a study of the Civil Rights Movement and the legacy of white supremacy. A pilgrimage is a journey to pay homage to sacred sites undertaken in a spirit of community. Rhea and Sandy join a group of 45 fellow travelers, all of whom study selected readings, meet regularly in Seattle, and then travel for 10 days through the Deep South. There they will visit historical Civil Rights sites and speak with participants of the movement.



Project Pilgrimage brings together diverse groups of people to dive deep into the struggles for racial, gender and sexual justice, and equality. The group examines the past together in order to move forward together. The community land trust (CLT) movement originally arose out of the Civil Rights movement, with the very first CLT established for displaced black farmers in Albany, GA, in 1969. In a very real sense, this pilgrimage is a journey to the roots of the community land trust movement.

## 2017 Annual Report from the Treasurer

LCLT finished 2017 in grateful spirits as enough capital was raised to meet our second installment payment on Stonecrest Farm. With the exceptional leadership, vision and commitment of our Board, Executive Director, Sandy, and Assistant Director, Rhea, we continue to turn Stonecrest Farm and LIFT (Lopez Island Farm Trust program) from a dream into reality. Thanks to generous contributions and friendly loans from LCLT donors and members, the capital raised in 2017 was enough to put a substantial downpayment towards Stonecrest Farm.

We also ended 2017 with excitement as we made site improvements for additional cottages. Securing capital for affordable housing continues to be a challenge as funds that were previously available for housing projects have been shifted elsewhere. Our steadfast and amazing Staff continues to see that affordable housing is built on Lopez even in times when it seems near impossible to do so. We couldn't do it without the support of our members and generous donors.

It is a continuing challenge to amass sufficient working capital to keep LCLT's great programs and exceptional Staff funded. Your annual membership support and contributions are an ongoing investment in our community and greatly needed. They are as vital and as appreciated now as ever before in enabling LCLT to accomplish its mission. Thank you for your support.

### Profits and Loss

Total income in 2017 was up \$241,468 from 2016 primarily due to our capital campaign for program funding. Otherwise, income stayed relatively the same from 2016 to 2017. Grant income in 2017 was up \$15,559 from 2016. The main expenses in 2017 were farming/sustainable agriculture related (38%) and rentals (35%) while operations remained very low.

### Balance Sheet

The year-end statement shows LCLT's total equity at \$2,840,530 an increase of \$508,337 from the year prior. LCLT continued throughout 2017 with very little operational funding due to a decrease in contributions and available grants specifically targeting operations. LCLT continues to have a very strong debt to equity ratio (18%). With \$516,287 in liabilities and \$2,840,530 in equity, LCLT relies very little on debt to finance its assets. Most of LCLT's liabilities are in the form of long-term loans and friendly loans. Although LCLT operates with very little income, we are able to meet our obligations (debt burden) and we own what we have.

### Other Highlights

Income from LCLT's endowment fund was \$13,295 in 2017. The Endowment Fund provides a stable source of income for LCLT along with leases, rents and fees. Due to the fund's management by past Board member Jamie Stephens, the net value of the Endowment Fund was at \$239,183 as of December 31, 2017. Our long term strategy is to continue to grow the Endowment Fund to help guarantee the operation of LCLT for generations to come.

#### Summary Balance Sheet (preliminary/unaudited)\*

	2017	2016
Balance Sheet		
<b>ASSETS</b>		
Total Current Assets	276,358	389,589
Total Fixed Assets	2,219,413	1,518,634
Restricted Special Endowment	239,183	221,578
Revolving Loan Notes Receivable	621,863	575,970
<b>TOTAL ASSETS</b>	<b>3,356,817</b>	<b>2,705,771</b>
<b>LIABILITIES &amp; EQUITY</b>		
Total Current Liabilities	15,281	13,579
Total Long Term Liabilities	501,006	359,999
Total Liabilities	516,287	373,578
Total Equity	2,840,530	2,332,193
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,356,817</b>	<b>2,705,771</b>

\*Items rounded to nearest dollar

#### Summary Income Statement (preliminary/unaudited)\*

	2017	2016
<b>Income Statement</b>		
Income		
Lease Fees	27,769	27,569
Rents and Fees	47,415	28,419
New Resident Fees	220	390
Sales, Misc. Income	6,111	12,891
Contributions (incl. in/kind)	602,710	425,432
Asset Sales	13,750	(7,023)
Grants Income	61,902	46,343
Interest Income	3,502	2,592
Endowment	30,899	16,197
<b>Total Income</b>	<b>794,278</b>	<b>552,810</b>
Expense		
Housing Projects	11,853	4,881
Farming Projects	28,396	8,516
Sustainable Agriculture/Energy	81,201	96,876
Seed Library, Water Systems, Office,		
Rentals	110,571	60,471
Administration	37,661	28,020
Funding/Outreach	16,259	22,064
<b>Total Expense</b>	<b>285,941</b>	<b>220,828</b>
<b>Net Income</b>	<b>508,337</b>	<b>331,982</b>

\*Items rounded to nearest dollar

# 2017 Donors--We thank you!

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 Sharing the Memory of Sarah Sunshine**

**Grantors for 2017**

Bainum Family Foundation  
 Bike & Build  
 Catholic Campaign for Human Development  
 Islander's Bank  
 Lopez Thrift Shop  
 Norman Archibald Charitable Foundation  
 Skagit Valley College Road Scholar Program  
 San Juan County Housing Fund  
 Satterberg Foundation  
 Sunset Builders Supply

**Movie *Sustainable* & LCLT Annual Meeting**

**MONDAY, MARCH 26, 2018, 7 P.M.  
 Lopez Center for the Community and the Arts**

Everyone is welcome! In addition to the movie, refreshments  
 will be offered and a brief meeting will be held.  
 Vote: Bob O'Connell & Jennifer Contreras for Board

*"Green food production isn't the economic sacrifice it's made out to be."*  
 - Filmmaker Matt Wechsler  
 Film Co-sponsored by the Lopez Public Library

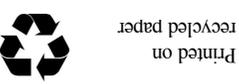
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**Staff**

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 Rhea Miller, Assistant Director  
 Michelle McDarmont, Administrative Ass't.  
 Ken Akopiantz, Seed Librarian

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ANNUAL REPORT 2017 *Unleashing the Power of Community*

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 LOPEZ COMMUNITY LAND TRUST

FALL 2016

