

Parks, Open Space, & Cultural Arts
Department
Riverdale Regional Park
www.adcogov.org



9755 Henderson Road
Brighton, CO 80601
PHONE 303.637.8000
FAX 303.637.8015

November 15, 2016

Gary Wardle
500 S. 4th Ave.
Brighton, CO 80601

Re: Grant Award for the Morimitsu Farm Acquisition project

Dear Gary:

This letter is to inform you that the grant application you submitted on July 24, 2019 for the Morimitsu Farm Acquisition project has been approved for funding by the Board of County Commissioners. The grant award for this project is equal to 46.8% of the total project funding, up to \$1,750,000.00.

One full Grant Agreement is enclosed. Please read this Agreement carefully as it sets forth the binding conditions of this award between Adams County and the City of Brighton.

The Agreement must be signed by an authorized official as designated by your agency. **Please return the original signed copy of the Agreement with all exhibits** to the Adams County Open Space office located at 9755 Henderson Road, Brighton, CO 80601. The signed Agreement must be returned to our office no later than January 6, 2020, which is 45 days from the date of award.

Once your signed agreement is received, it will be finalized by the Board of County Commissioners and a fully executed agreement will be scanned and emailed back to your agency.

For additional information about this process, please contact me at 303-637-8072 or email rpetersen@adcogov.org.

Sincerely,

Renee Petersen
Open Space Grant Coordinator

Enclosure

cc: File

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

ADAMS COUNTY OPEN SPACE GRANT AGREEMENT #OSG2019-00023

The Grant Agreement ("Agreement") is made and entered into this ____ day of _____, 201__, between the City of Brighton ("Applicant") and the County of Adams, acting through the Board of County Commissioners ("Adams County").

RECITALS

WHEREAS, in November 1999, the citizens of Adams County passed a county-wide one-fifth of one percent Open Space Sales Tax (the "Tax"); and

WHEREAS, in November 2004, the citizens of Adams County reauthorized the Tax and increased it to one-fourth of one percent; and

WHEREAS, the majority of the revenues collected are distributed to qualifying jurisdictions through a competitive grant process; and

WHEREAS, on July 24, 2019, Applicant applied for an Adams County Open Space Grant to complete the Morimitsu Farm Acquisition project (the "Project"); and

WHEREAS, on November 19, 2019, Adams County awarded Applicant an Adams County Open Space Grant to complete the Project; and

WHEREAS, Adams County awarded the Project 46.8% of the total Project costs, not to exceed \$1,750,000.00.

AGREEMENT

NOW, THEREFORE, the Parties hereto agree as follows:

1. Grant Award. Adams County hereby awards to Applicant a grant in the amount of 46.8% of the total Project costs, not to exceed \$1,750,000.00 (the "Grant"), subject to terms and conditions set forth in this Agreement.
2. Project Scope. Applicant shall complete the Project as described in the grant application, attached as Exhibit 1 ("Project Scope") and incorporated herein by this reference. Exhibit 1 attachments include the grant application and all application attachments. Applicant shall not materially modify the Project Scope without the approval of Adams County. Applicant may request a modification to the Project Scope in compliance with the Modification Policy in the Open Space Policies and Procedures, attached as Exhibit 2 and incorporated herein by this reference, as may be amended from time to time by Adams County in its sole discretion. Adams County may elect to terminate this Agreement and deauthorize its funding for the Project in the event it determines that the Project Scope has been materially modified without its approval and/or if Applicant fails to comply with the Modification Policy.

3. Completion Date. Applicant shall complete the Project no later than November 19, 2021, which is two years after the date of Adams County's approval of the Project ("Completion Date"). Project completion requires all necessary documentation be submitted to Open Space staff on or before the Completion Date. Applicant may request an extension of the Completion Date in compliance with the Extension Policy in the Open Space Policies and Procedures, Exhibit 2, as may be amended from time to time by the Board of County Commissioners in its sole discretion. Adams County may elect to terminate this Agreement and deauthorize its funding for the Project in the event that this Completion Date is not met and/or if Applicant fails to comply with the Extension Policy.
4. Open Space Sales Tax. Applicant shall use the Grant in accordance with Resolution 99-1, attached hereto in the Open Space Policies and Procedures, Exhibit 2.
5. Policies and Procedures. Applicant shall comply with the Open Space Policies and Procedures, attached hereto as Exhibit 2 and incorporated herein by this reference.
6. Audits and Accounting Records. Applicant shall maintain standard financial accounts, documents, and records relating to the completion of the Project. The accounts, documents and records related to the completion of this Project shall be subject to examination and audit by Adams County staff (the "Staff") prior to receiving the Grant. All such accounts, documents, and records shall be kept in accordance with generally accepted accounting principles, and be subject to an annual independent audit as set forth in Resolution 99-1 attached hereto in the Open Space Policies and Procedures, Exhibit 2.
7. Payment of Grant. Adams County agrees to make payments to the Applicant in the following manner:
 - a. Payments. Adams County agrees to disburse grant funds to Applicant to provide reimbursement for the payment of project costs upon successful completion of the Project, or on a quarterly basis. Itemized Reimbursement Requests, as set forth below, are required for reimbursements. Should the Project take two full years to complete, the Reimbursement Request for the final period of the project must be received by November 19, 2021 to remain compliant with the Project Completion Date, as set forth above. Reimbursements disbursed from Adams County shall not exceed 46.8% of project costs incurred during the previous period with cumulative reimbursements totaling no more than \$1,750,000.00.
 - b. Acceptable Expenditures. Applicant can request payment for 46.8% of all project costs incurred within the previous period with cumulative reimbursements totaling no more than \$1,750,000.00 that: (1) have already been paid by the Applicant, and (2) are listed in the approved budget attached as Exhibit 1, under Application Attachment A – Project Budget. Applicant may request disbursement of grant funds for costs that have been incurred, but not paid by Applicant. However, Adams County will consider such

requests on a case-by-case basis and distribution of grant funds for these purposes is not guaranteed.

- c. Reimbursement Request. Applicant shall submit via hand delivery, facsimile, or regular mail, to Adams County an itemized Reimbursement Request for project costs that have been incurred as of the date of the request. Each Reimbursement Request shall contain the following: (1) copies of invoices and/or employee time sheets complete with a spreadsheet indicating hours worked, wages earned, and taxes and benefits paid for work related specifically to the Project; (2) documentation substantiating that the Applicant has paid for the costs for which it is requesting reimbursement, including but not limited to cancelled checks or proof of a wire transfer; and (3) a brief summary of the work completed to date. For property acquisitions, prior to payment of the Grant, Staff shall conduct a due diligence review of the Project, the results of which must be satisfactory to Adams County in its sole discretion. Applicant shall assist and cooperate with the Staff in conducting such due diligence review, and in connection therewith shall provide the Staff with all invoices, cancelled checks, and land documents, as well as other documentation and information reasonably requested by the Staff.
 - d. Approval of Payment of Reimbursement Requests. The Adams County Open Space Program Manager shall approve or disapprove the amount of each Reimbursement Request within fifteen (15) days of receipt of a legible Reimbursement Request. Payment shall be made to Applicant by check or electronic fund transfer.
 - e. Disapproval of Reimbursement Request. If Adams County disapproves any amount or amounts in a Reimbursement Request, Adams County shall promptly notify Applicant of the reason therefore. Upon receipt of disapproval, Applicant and Adams County shall meet within one week to discuss what, if anything, the Applicant can do to obtain payment of the requested amount that was denied.
8. Land Restriction. Applicant shall be required to execute a restriction on the Project in the form of a Conservation Easement or Declaration of Covenants, Conditions and Restrictions that is designed to protect the Project's conservation values, to prevent any development that would adversely affect the conservation values, and where necessary and appropriate, to allow public access.
9. Defects. Applicant shall be required to repay all grant funds received if a title defect is discovered and not cured that invalidates Applicant's fee simple ownership of the Project.
10. Signage. Applicant shall erect and maintain an Adams County Open Space Sign, which shall be provided by Adams County, in a prominent place on the Project site, unless the Project will not be open to the public.

11. Publicity. In all press releases regarding this Project, Applicant shall include the following statement: "This Project was funded in part with proceeds from the Adams County Open Space Sales Tax. The Adams County Open Space Sales Tax was passed by the Adams County voters in 1999, and reauthorized in November 2004, to be extended until December 31, 2026."
12. Miscellaneous Provisions.
- A. Good Faith. Both Parties have an obligation to act in good faith, including the obligation to make timely communication of information that may reasonably be believed to be of interest to the other party.
 - B. Applicable Law. Colorado law applies to the interpretation and enforcement of this Agreement. Venue for any dispute shall be in Adams County, Colorado.
 - C. Time is of the essence. Time is of the essence in this Agreement.
 - D. Authority. The undersigned represents and warrants that he or she is duly authorized and has legal capacity to execute this agreement on behalf of the Applicant, that the Applicant's obligations in this Grant Agreement have been authorized, and that the Grant Agreement is a valid and legal agreement binding on the Applicant in accordance with its terms.
 - E. Survival. The terms and provisions of this Agreement and Applicant's obligations hereunder shall survive the funding of the Grant.
 - F. Entire Agreement. Except as expressly provided herein, this Agreement constitutes the entire agreement of the parties. No changes to this Agreement shall be valid unless made in writing and signed by the parties to this Agreement.

The remainder of this page is left blank intentionally.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date set forth above.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF ADAMS, STATE OF COLORADO

Chair

ATTEST:
CLERK AND RECORDER'S OFFICE

Deputy Clerk

APPROVED AS TO FORM:

County Attorney's Office

CITY OF BRIGHTON, APPLICANT

By (signature)

Printed name

Title



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

Applicant Organization Name:		City of Brighton
Name of Project:		Morimitsu Farm Acquisition
Budget Summary		
Grant Request (this cycle only):	\$1,750,000.00	(this grant cycle only)
Previous ADCO Grants (this project only):	\$0.00	(combined total - for this project only)
Matching Funds (cash + in-kind):	\$1,989,000.00	
Total Project Costs:	\$3,739,000.00	
Grant Request: 46.8 % of the Total Project Costs		
Land Acquisition Summary (if applicable)		
Number of acres:	78.927	Cost per acre: \$44,345.00
Appraised price per acre:	\$46,600.00	
If the owner is donating a portion of the value or the purchase price is more than the appraisal price, please explain:		
N/A		
Attach a copy of the appraisal summary page and label as Attachment M.		
Are there any known existing easements on the project site? <input checked="" type="radio"/> Yes <input type="radio"/> No		
If yes, attach one set of copies of the easements and label as Attachment N.		
<input checked="" type="checkbox"/> I understand that a conservation easement is required for all passive open space acquisitions.		
30% Distribution		
Will the applicant be using any of its 30% distribution as part of the cash match for this project?		
<input type="radio"/> Yes <input checked="" type="radio"/> No <input type="radio"/> Not Applicable		
If yes, please list the amount being used: _____		



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

PART I: ELIGIBILITY CRITERIA

Project Information

Applicant Organization Name:

Sponsoring Jurisdiction:

Name of Project:

Contact Information

Primary Contact Name: Title:

Phone: Email:

Address:

City: State: Zip:

The contact name provided above will be used for all official correspondence. In the event that the primary contact is not available, please list any additional contacts for this project.

Name:	Title:	Phone:	Email:
Mark Heidt	Assistant Director of Parks and Recreation Development	(303) 655-2170	mheidt@brightonco.gov

Project Summary

Briefly describe your project (<100 words).

Brighton requests grant monies for "Morimitsu Farm Acquisition". This 78.927-acres acquisition is located within the Splendid Valley south of Brighton. This farm is within the District Plan boundaries adopted by Adams County and Brighton. Land, 54.0 Fulton Ditch water shares, appraisal, baseline documentation, Phase I environmental assessment, minerals assessment, and more are included in this grant request. The City hired The Conservation Fund to help negotiate a sale with the willing landowner. Property will be conveyed to Brighton, and preserved with a Conservation Easement held by Adams County. This will allow for the site to remain as farmland.

Grant Request : % of Total Project Costs



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

Summary of Funding		
1. Previous Funding a. Pursuant to the Open Space Policies and Procedures, a project can be submitted for funding consideration up to three (3) times. i. Has this grant been submitted for funding consideration in a previous grant cycle? <div style="text-align: center;"> <input type="radio"/> Yes <input checked="" type="radio"/> No </div> ii. If yes, please list the grant cycle(s) and the amount of the award(s), if any:		
Grant Cycle:	Award Amount:	Reason for current request:
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<input type="radio"/> Received partial award <input type="radio"/> Expanding request <input type="radio"/> Received partial award <input type="radio"/> Expanding request
<div style="border: 1px solid black; height: 20px;"></div>	<div style="border: 1px solid black; height: 20px;"></div>	<input type="radio"/> Received partial award <input type="radio"/> Expanding request <input type="radio"/> Received partial award <input type="radio"/> Expanding request

Property Location Information	
Project Site Address:	14201 Sable Blvd., Brighton, CO 80601
Nearest cross streets:	Sable Blvd. and East 144th Ave.
Parcel ID# (REQUIRED):	0156919000001
Is this project located within Adams County? <input checked="" type="radio"/> Yes <input type="radio"/> No	
Include a Location Map and label as Attachment G . Location Map should clearly identify the location of the project (including the nearest cross streets) and should provide directions to the project site.	

PART II: SELECTION CRITERIA

Grant Fund Use Category
1. Project Description a. Please describe each component of the project and scope of work in detail. (<6,000 characters) Attach a Project Timeline and label as Attachment C .
<p>The City of Brighton, with help from this grant funding, will purchase the farming property equaling 78.927-acres and 54.0 Fulton Ditch water shares. This project involves a fee purchase of the agricultural land and historically significant farm house and outbuildings. The District Plan, which prioritizes farmland conservation in the area south of Brighton, known as Splendid Valley, has gained the interest of local landowners and increased the preservation of these agricultural lands. The Morimitsu Farm is a priority due to its meeting the criteria laid out in the District Plan, which includes a willing seller, water rights, prime farmland, significant size and continuity and adjacency with other preserved agricultural properties, view-shed, and location within the Splendid Valley. The City has hired The Conservation Fund to identify</p>



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

suitable parcels of farmland to acquire, determine fair market value, handle negotiations with the property owners, and secure selected parcels for purchase.

The land that is to be purchased through this grant funding is located at the southwest corner of Sable Boulevard and East 144th Avenue, and Potomac Street is on the west side of the property. See the attached maps for the boundary of Splendid Valley, the central location of the Morimitsu Farm, and the adjacent and previously preserved agricultural land. The Morimitsu family controls 54 shares of water in the Fulton Ditch for this nearly 79-acre property and this is included in the total cost of this grant funded acquisition. The components of this project are the land acquisition and improvements, water rights, conservation easement value, appraisal, baseline documentation, legal services, Phase 1 environmental assessment, minerals assessment, closing costs (including title premiums), and The Conservation Fund service fee. The Conservation Fund continues to negotiate with the Morimitsu family for the acquisition of the Farm based on appraised market value, and will be involved with necessary due diligence, and designing and placing a Conservation Easement on the property.

Refer to Attachment E (Location Map) for the boundary of Splendid Valley, the central location of the Morimitsu Farm, and the farms protected with Conservation Easements. See Attachment D (Site Map) for the farm site.

The City and County both realize that due to commercial and residential development in the area south of Brighton, the per acre cost and water rights cost are both going up. If the purchase is not completed now, the opportunity to work with a willing seller will be lost, along with the property's agricultural water rights and fertile soils. Additionally, Brighton residents have strongly stated that they want to see farmland on the south side of Brighton - the Splendid Valley area. In order to preserve this 78.927-acres of farmland as farm-able open space, the City needs to partner with Adams County for grant monies to be used to acquire the property. In addition to the Adams County Open Space Passive Grant funding (47% of the acquisition), the City is presently working with The Conservation Fund in writing a Great Outdoors Colorado Open Space Grant application for funding of 20% of the acquisition. Brighton, in the 2020 Recreation Capital Fund Budget, will provide the remaining 33% of funding for the Morimitsu Farm Acquisition. Once the City owns the property, a Conservation Easement will be placed on the land. See Attachment B for the Project Timeline for the purchase.

b. Attach a Project Site Plan that identifies all project components and label as **Attachment F**.

2. Community Need/Urgency

a. Clearly describe how this project will fulfill needs of the community (i.e. the project provides passive recreation opportunities for underserved areas, addresses health and safety issues, protects wildlife habitat and natural resources, etc.). (<2,000 characters)

Morimitsu Farm is in an area that is subject to intense development pressure. If this acquisition is unsuccessful, it is possible that the property will be sold for residential or commercial development. The fertile soils of the site would be lost, as would the agricultural and scenic heritage. This project, "Morimitsu Farm Acquisition", fills the needs of the community by providing open space in the form of farmland on the southern portion of Brighton. Many residents have stated that farming needs to remain in the Brighton area. This became evident at public meetings through the process of developing the District Plan.

Conserving this property would build on momentum of preservation efforts in the area, and would signal to other landowners that there are viable alternatives to selling their land to a developer. Many of



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

the farmers are looking towards retirement and, with no heirs to take over the land, they see selling to developers as their only option. Acquiring this property demonstrates to those landowners the opportunity to get a fair price for their land and preserves their family's agricultural legacy.

Brighton is a rapidly growing community that grew from an agricultural and railroad heritage that includes a wealth of ethnic diversity. It is a City goal, as we grow, presently 40,000+ residents, to preserve open space within and surrounding Brighton so that future generations may enjoy farmland, open lands agritourism, wildlife and watching birds. It is important for our City's history and future heritage to preserve farmland and this specific space within the City.

The loss of farmland is a national issue. According to American Farmland Trust, 40+ acres of farm and ranch land is developed every hour in the United States. This acquisition project protects the natural resources that farming relies on - soil and water, provides a locally grown food economy, and creates an "oasis" of farming.

- b. Explain the urgency to complete this project, including how the scope of the project will be affected if Adams County Open Space Grant funds go unsecured and what, if any, opportunities will be lost if the project does not receive grant funding this cycle. (<2,000 characters)

There are many reasons why this acquisition needs to be completed now. The urgency has been brought to the forefront by Brighton and Adams County residents that want to have farmland, and the scenic vistas that the farmland provides, in the Brighton area. As mentioned previously the Plan for the Historic Splendid Valley lays out why farming needs to be preserved in this area of the County.

Working through The Conservation Fund, the City has a willing seller of the property, which could disappear with development or lack of monies to purchase the property. The City is unable to afford to pay the full purchase price and needs a funding partner.

Additionally, the property's water rights are extremely valuable, particularly in this time of increasing development pressure. These rights are highly coveted and would be aggressively pursued if they were available for sale. The separation of these rights would render the property useless for agricultural production. This acquisition secures the rights for the property and prevents them from being sold for development. Stating the obvious, farming land is not productive without water.

The Timeline for purchasing this Morimitsu Farm is another issue. The City sees this land acquisition as a key component for the Splendid Valley and the District Plan. Failure to complete the purchase at this time will mean the water rights and soils will be permanently gone. If we cannot purchase, with the help of this grant application funding then the opportunity becomes extremely difficult or non-existent.

Also, the grant funding is urgently needed because the owners want to sell now and not in the future, and for this reason the City is requesting a funding partner in Adams County.

3. Uses/Users

- a. Describe all current and anticipated future uses of the project.

Farming, farming, and farming - this is the simple answer. Presently, the site has agricultural land with an historic farm residence and outbuildings. There is a quality view corridor of the mountains that overlooking the fields. The site is currently maintained as irrigated farmland. If the acquisition is successful, Brighton plans to continue to operate the property as a farm. Plus, through this future farming the City envisions agritourism and produce sales to the public. Additionally, there is a potential for a trail on or near this site.



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

b. Will the project be open to the public? ☐ Yes ☒ No

c. If yes, explain how this project will appeal to a broad diversity of users or address the needs of specific groups (i.e. the project will provide facilities specifically for youth, the elderly, those with a disability, or will serve a combination of many groups). (<2,000 characters)

N/A - farmland use

4. Connectivity

a. Explain how this project fits into a regional or master plan. Attach relevant portions of the plan(s) and label as **Attachment I** (limit 3 pages). (<2,000 characters)

Adams County Commissioners and Brighton Council approved a District Plan in April 2016 that encompasses the southern region of Brighton (Historic Splendid Valley). The Plan's purpose is to preserve farmland through fee purchases, conservation easements, or other means. The 2005 South Sub Area Plan laid the foundation to accomplish the mutual goals of urban development and prime farmland preservation along the US 85 corridor. The County and City are working with willing land owners to identify ways to preserve agricultural land and ensure local food production remains a viable part of our character and economy. Refer to Chapter 2: Opportunities + Constraints for a Parcel Size Map of the District Plan - page 18 (Attachment G). Brighton's 2001 Open Space Master Plan shows the need for acquiring land for open space, farmland preservation, wildlife corridor preservation, trail and greenway corridors, and cultural heritage within an area in the Splendid Valley area. Refer to the attached Maps. Brighton's Parks and Recreation Master Plan Update, February 2008, states that Outdoor Recreation, Wildlife and Farmland preservation opportunities should be saved within and surrounding the City. The Adams County's 2012 Open Space Master Plan notes that protection from development of farmland, areas of wildlife habitats, ecological and scenic resources and other unique land forms, and highly visible and significant land are all vitally important. The County's Master Plan describes the south Brighton farmland area as the single best place left in the greater Denver metro area for growing, processing and distributing local food crops.

This Morimitsu Farm Acquisition fits well with the Chapter 4: Action Plan - page 71. (See Attachment G.) Both County and City are prioritizing lands that inherently help maintain agricultural operations and focus on designating prime agricultural lands that are contiguous to optimize farming efficiencies.

b. Will this project link to other trails, parks, or open space properties in the applicant's jurisdiction or in another jurisdiction, now or in the future? If not, explain the significance of the project location. (<2,000 characters)

Linking trails, farmland, open space and parks to each other is important to Brighton and its residents. The protection of farmland and the use of future accessible connective trails for bicycles, and walkers are what Brighton residents crave.

Secondly, upon the completion of the Colorado Front Range Trail (CFRT) within Ken Mitchell Open Space the trail will connect downtown Brighton to Chatfield Reservoir through Adams County Fairgrounds on the south. The CFRT is approximately 1-mile from the Historic Splendid Valley where this farm lies. In the future CFRT will link Wyoming to New Mexico through Colorado's Front Range. Presently, Brighton draws from an estimated 175,000+ residents in a region that includes a 20-mile radius from this Farm. These individuals are users of the City parks and trails and they shop in Brighton. Brighton is known for the amount of quality produce that come from the area, including where the Morimitsu Farm is located. With the connectivity of the CFRT to this Splendid Valley, agritourism will increase in Brighton.



**Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019**

Case No. _____

Thirdly, a future regional trail corridor is planned from Barr Lake State Park through these areas to the South Platte River. This regional trail is noted in Brighton's Greenways and Trails Master Plan. Linkage of farmland, open space, trails, and wildlife/bird viewing areas is the goal of the City of Brighton, as well as Adams County.

Lastly, the Splendid Valley is linking together conserved farm and agricultural lands. This preservation project will link other future farmland and conservation easements, and open space dedications and purchases within Brighton between the South Platte River on the west and Barr Lake State Park on the east. Presently, in this Splendid Valley there are many Conservation Easements on the farm properties surrounding this centrally located Morimitsu Farm. Refer to the attached Location Map.

5. Wildlife/Natural Resources

a. Describe the natural resources and/or wildlife habitat that exists on this property and explain how the project will protect or enhance the existing conditions. (<2,000 characters)

The main natural resources that will be protected, through a Conservation Easement, at the Morimitsu Farm Acquisition property has rich soils for growing crops and the water rights.

Yet, lands that have farms on them do attract wildlife and birds. This site lies in a zone that is defined as a fly way between Barr Lake and the South Platte River. Deer, fox, coyote, raccoon, and other wildlife are seen in the area. Waterfowl and shorebirds are seen using the shore lines in the nearby lakes and irrigation ditches when they are full of water. Associated bug life is also present in these areas. Yet, habitat improvements and tree/vegetation plantings may need to occur on the site in the future for replacement of the mature trees. The following have been seen in the Splendid Valley where the Morimitsu Farm is located: Great Blue Heron, Double-crested Cormorant, American White Pelican, Stilt Sandpiper, Cliff Swallow, Mallard Ducks, Canada Goose, Mourning Dove, Western Kingbird, Barn Swallow, European Starling, Red-winged Blackbird, Western Meadowlark, Common grackle, Bullock's Oriole, Lark Bunting, House Sparrow, Yellow-headed Blackbird, House Wren, American Eagle, Bald Eagle, and other bird species. The farmland is especially full of bird life in the fall after the fields have been harvested. Like most farms, this site is an oasis for wildlife and bird viewing.

This acquisition will protect and preserve the rapidly shrinking farmland south of Brighton. By saving, through a Conservation Easement, this property as open space then wildlife/bird habitat is more viable in this area of Adams County. The land that is designated on the Adams County and Brighton approved District Plan has some of the richest and best soils and water rights from one of the oldest ditches in Colorado. By preserving this property, the City is able to save and enhance valuable resources for future generations.

6. Open Space Sales Tax Goals

a. Open Space Sales Tax dollars are to be used in accordance with Resolution 99-1, Section 8 (C). Please describe how the project complies with the Tax. (<2,000 characters)

The Morimitsu Acquisition and the placement of a conservation easement upon the farmland is an approved use of the Open Space Sales Tax dollars. Refer to Resolution 99-1,8,c,(i),(A): "To acquire fee title interest in real property for open space, natural areas, wildlife habitat, agricultural and ranch lands, historical amenities, parks and trails". Refer to Resolution 99-1,8,c,(i),(C): "To acquire water rights and water storage rights for use in connection with the aforementioned purposes". Refer to Resolution 99-1,8,c,(i),(F): "To improve and protect open space, natural areas, wildlife habitats, agricultural and ranch lands, historical amenities, parks and trails". Also, refer to Resolution 99-1m8,c,(i)m(H): "To pay for related acquisition, construction, equipment, operation and maintenance costs". Additionally, refer to Resolution



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

99-1.8.c.(ii),(A)(B)(D)&(F): "(ii) Passive open space lands may be acquired and maintained and may include: (A) Lands with significant natural resource, scenic and wildlife habitat values; (B) Lands that are buffers maintaining community identity; (D) Lands that will be preserved for agricultural or ranch purposes; and (F) Lands with other important values such as scenic and historic sites that contribute to the County's and County municipalities' natural and cultural heritage. Morimitsu Farm Acquisition used as farmland meets all above approved uses and preserves farming in the Brighton area.

Project Detail

1. Budget Narrative

Provide any additional information needed to understand the project budget - **Attachment A** (i.e., how land value was estimated without an appraisal, how costs were estimated on equipment or staff time, etc.). Please **DO NOT** write any dollar amounts below. (<2,000 characters)

The budget and prices were determined by means of an appraisal. The purchase price for this acquisition includes the 78.927-acre land purchase, 54 Fulton Ditch water shares, historically significant farm house and outbuildings, the appraisal, baseline documentation, Phase 1 environmental assessment, minerals assessment, legal services, water analysis and water legal, mapping and survey, improvements (repair and maintenance), closing costs (including title premiums), and a service fee for services rendered by The Conservation Fund. The Conservation Fund is helping the City with the negotiations with a willing landowner, and will also be involved with the Conservation Easement that will be placed on the property. The Adams County Open Space Grant monies GOCO Open Space Grant monies will go toward the Conservation Easement and due diligent costs. Adams County Grant monies will also go toward a portion of the land cost. Brighton will fund the majority of the land cost and the water rights purchase. The "Land Acquisition and Improvements" budget line item is for the value of the raw agricultural land with a quality residence and outbuildings. The Conservation Fund is a leader in conservation easement land purchases. The Brighton Parks and Recreation Department staff also has experience in this type of acquisition. For the above reasons, Brighton feels that the estimated budget is accurate. Refer to Attachment A for the project budget.

2. Partnerships

Please list partners and describe how each partner is contributing to the project. Please **DO NOT** write any dollar amounts below. (<2,000 characters)

The partnership between Adams County and the City of Brighton is vital to this project in several ways: grant funding through this application and preservation of agricultural lands within the Historic Splendid Valley. The District Plan was developed through an intergovernmental agreement between the City and County, out of a desire to preserve lands within the Splendid Valley like the Morimitsu Farm. Both entities have also formed a citizen committee, the District Plan Commission, to advise on the preservation of agricultural land and identified property as high priority for farming in this area. The District area was then renamed the Historic Splendid Valley. This centrally located property is a high priority.

GOCO (Great Outdoors Colorado) could also be considered a partner once grant funding is received from an Open Space Grant application that is being submitted in August.

The Conservation Fund is another strong partner in this project, having built a relationship with the property owner, negotiated on behalf of both City and County in past acquisitions, and is negotiating with the Morimitsu Family in order to secure a purchase contract for the Farm. The Conservation Fund has



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

helped conserve over 250,000 acres in Colorado, and 8 million acres nationwide.

3. Qualified Jurisdiction Sponsorship

If applying as an organization other than a qualified jurisdiction, please attach a letter of sponsorship from a qualified jurisdiction and label as **Attachment J**.

4. Partnerships and Sources of Funds

Please complete **Attachment D - Source of Funds**.

5. Letters of Commitment

Please provide a letter of commitment from each partner that is providing cash or in-kind contributions for this project and label as **Attachment K**. Letters of commitment should include dollar amounts.

Project Support

1. Community Outreach

Briefly describe any effort made on the part of the applicant to gain support for this project (i.e., community surveys completed, neighborhood meetings, solicited comments, etc.). (<2,000 characters)

The City of Brighton, in 2001, created the Brighton Open Space Master Plan. This Plan involved public meetings. The Master Plan lists Open Space Criteria that was used with respect to the Morimitsu Farm Acquisition. Most of this Master Plan criteria came from public meetings. In 2009-2010, the City created an Agricultural Sub-Committee to address agricultural and open space issues in and surrounding Brighton. This Committee stated that farmland and open space needs to be preserved in the western and southern section of the City, including this area. The Agricultural Sub-Committee did take public comments. Additionally, Brighton's Parks and Recreation Master Plan Update, completed in February 2008, states that outdoor recreation, wildlife opportunities, and farmland should be preserved within and surrounding the City. Public meetings were held and comments were taken to develop the Plan Update. Additionally, the Adams County Open Space Plan states goals that address protection of protection of farmland and associated open space, wildlife habitats and corridors, protection and enhancement of important ecological and scenic resources such as wetlands, floodplains and unique land forms, and protection of highly visible, significant land forms from future development. Adams County conducted many public meetings when developing this plan. Adams County also supports the City of Brighton's preservation of this area as farmland (Splendid Valley) as open space. In 2016, Adams County and the City of Brighton both approved by Ordinance an Agricultural District Plan that created an area on the southern side of Brighton for agricultural and farming pursuits. Also, all of the plans note that this area where the Morimitsu Farm is centrally located needs to be protected for farming.



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

2. Letters of Support

Provide letters of support from at least two of the categories listed below and label as **Attachment L**:

- Nearby landowners
- Nearby cities or counties
- Federal or state agencies
- School districts or special districts
- Individual users or user groups
- Citizen Boards
- Local Businesses or Non-Profit Agencies

* Please DO NOT include any dollar amounts in the letters.

** Letters must have been written within the past 12 months. Showing support in a variety of categories is encouraged.

Project Management and Applicant's Past Performance of Awarded Projects

1. Long-term Management

a. Describe how this project will be managed for long-term sustainability. Include in your answer the entity responsible for maintenance, the available resources, and the typical maintenance schedule. (<2,000 characters)

The City of Brighton's Parks and Recreation Department plans to lease the site for farming. The farmer will be responsible for the management and maintenance of the Morimitsu Farm upon the City's purchase of the property. Until that point when the farmer is operational on the site, the Parks and Recreation Department - Parks and Open Space Division will maintain it in a proper manner. This site is farmland and considered a passive use type of open space. The City Council (and City staff) only makes the commitment to purchase land once they know that they have enough future funding to support the purchase and the appropriate level of maintenance at the property.

b. Is there a written agreement or Intergovernmental Agreement for things such as access or maintenance?

☐ Yes ☒ No

If yes, please provide a copy of this agreement and label as **Attachment H**.

2. Past Performance

In the space provided below, list similar projects that have received ADCO grant funds and have been successfully completed by the applicant (limit 3 projects). For example, if this is a trail project, list completed trail projects.

Project Name:	Project Manager:	Award Date:	Completion Date:
Eagle Preserve Acquisition	Gary Wardle	6/20/12	10/29/14
144th Avenue Farmland Acquisition	Gary Wardle	3/21/11	10/8/12



Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019

Case No. _____

3. Pending Projects

Please list **ALL** projects that have been awarded ADCO grant funds but have not yet been completed.
 -- If a project is past its original due date, explain the current status of the project.
 -- Please attach a separate list if the space below is not sufficient.

Project Name:	Award Amount:	Original Due Date:	Status:
Pleasant Plains Schoolhouse Property Acquisition	\$204,000.00	5/19/16	In process - negotiations continue off and on with landowner.
CFRT - Along the South Platte River	\$983,650.00	5/12/17	In process (trail construction occurring).
Ken Mitchell Open Space Entrance Property Acquisition	\$246,250.00	11/9/17	In process.
CFRT - Veterans Park Missing Trail Link	\$226,115.00	5/31/18	In process - Utility and CDOT issue slowing final 450-feet of trail construction completion.
Sable Farmland Acquisition	\$1,674,750.00	11/15/18	All has been completed except the "storytelling" brochure that is presently in process.
Downtown Plaza Park	\$550,000.00	5/22/20	In process - construction begins in August 2019.
Brighton Parks, Recreation, Trails, and Open Space Master Plan Update	\$70,000.00	11/13/20	In process - City cash match will be budgeted in the 2020 Parks & Recreation Capital Project Budget, and project will be bid in late 2019.
Colorado Park Enhancement Project	\$420,425.00	11/13/20	In process.
Mattive Open Space Pollinator Garden	\$5,000.00	5/14/21	In process - City working with Butterfly Pavilion.
Veterans Park Playground	\$101,835.00	5/14/21	In process.
Ken Mitchell Park Basketball Court = \$74,037.00		5/14/21	In process.

Please copy the application one-sided (Attachments F-N can be two-sided) and deliver **10 sets** of the application and one complete PDF file (either through email to rpetersen@adcogov.org or on a flash drive) to the Adams County Open Space Staff at 9755 Henderson Road, Brighton, CO 80601 no later than **4:30 P.M. on July 24, 2019**. Please bind all 10 copies with either binder clips or rubber bands (no staples or permanent bindings, please).



**Adams County Open Space Grant Application
Passive Use
Due Date: July 24, 2019**

Case No. _____

Please include the following attachments at the end of the application - not to exceed 11" x 17":

- Attachment A - Project Budget**
- Attachment B - Project Budget Categories**
- Attachment C - Project Timeline**
- Attachment D - Source of Funds**
- Attachment E - Source of Funds Categories**
- Attachment F - Project Site Plan**
- Attachment G - Location Map**
- Attachment H - Access or Maintenance Agreements (if applicable)**
- Attachment I - Master or Regional Plan (limit 3 pages)**
- Attachment J - Letter of Sponsorship from Qualified Jurisdiction (if applicable)**
- Attachment K - Letters of Commitment from Project Partners**
- Attachment L - Letters of Support**

If this request is to acquire land, please include the following attachments - not to exceed 11" x 17":

- Attachment M - Buyer's Appraisal. Provide one complete copy of the appraisal. Attach a copy of the appraisal summary to each of the 10 copies of the application.**
- Attachment N - Easement(s) (if applicable)**

All facilities or land must be accessible to the public, except for conservation easements for agricultural and/or wildlife habitat preservation. All accessible facilities and land must comply with the Americans with Disabilities Act (ADA) and any applicable state or local regulations.

The Applicant understands that no land or interests acquired with revenues of the Opens Space Sales Tax may be sold, leased, traded or otherwise conveyed, nor may an exclusive license or permit on such land or interest be given, without the approval of such action by the BoCC. See resolution 99-1, Section 8(C)(iv).

I, the undersigned, having the authority to act on behalf of, acknowledge the receipt of the Adams County Open Space Policies and Procedures and agree to abide by the same.

Upon award of the Open Space Sales Tax funds, all participants are required to enter into a Grant Agreement with Adams County. In the case of land acquisitions, a conservation easement or Declaration of Covenants, Conditions and Restrictions will be required.

Applicant's Signature: _____

Date: July 23, 2019 _____

Print Name: Marv Falconburg _____

Print Title: Acting City Manager _____

ATTACHMENT A PROJECT BUDGET

Attachment A - Project Budget

Date:

Project Name:

Amount Requested:

% Total Project Costs:

All organizations or individuals providing in-kind contributions are required to provide a letter of commitment outlining their contribution(s) as stated in the Project Budget.

Attachment A should include dollar amounts.

Description of Item/Expense	Grant Request	Previous ADCO Award	Applicant Match	Partner Match	In-Kind (funds/services to be provided by applicant or partner)	Total Project Costs
Land Acquisition & Improvements (Value After Encumbered by Conservation Easement)	\$394,545.00	\$0.00	\$652,205.00	\$0.00	\$0.00	\$1,046,750.00
Water Rights (Value After Encumbered by Conservation Easement)	\$0.00	\$0.00	\$586,795.00	\$0.00	\$0.00	\$586,795.00
Conservation Easement Value (Conservation Easement simultaneous with Fee Acquisition)	\$1,138,455.00	\$0.00	\$0.00	\$728,000.00	\$0.00	\$1,866,455.00
Appraisal	\$6,000.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$12,000.00
Baseline Documentation	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$4,000.00
Legal Services	\$30,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$40,000.00
Phase 1 Environmental Assessment	\$1,250.00	\$0.00	\$0.00	\$1,250.00	\$0.00	\$2,500.00
Minerals Assessment	\$750.00	\$0.00	\$0.00	\$750.00	\$0.00	\$1,500.00
Closing Costs (Including title premiums.)	\$2,000.00	\$0.00	\$0.00	\$2,000.00	\$0.00	\$4,000.00
The Conservation Fund Service Fee	\$175,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$175,000.00
Budget Total	\$1,750,000.00	\$0.00	\$1,239,000.00	\$750,000.00	\$0.00	\$3,739,000.00

ATTACHMENT B
PROJECT BUDGET CATEGORIES

Attachment B - Project Budget Categories

Date:

Project Name:

% Total Project Costs:

Attachment B should not include dollar amounts. Attachment B will mirror Attachment A, but have corresponding check marks in place of dollar amounts.

Description of Item/Expense	Grant Request	Previous ADCO Award	Applicant Match	Partner Match	In-Kind (funds/services to be provided by applicant or partner)	Total Project Costs
Land Acquisition & Improvements (Value After Encumbered by Conservation Easement)	✓		✓			
Water Rights (Value After Encumbered by Conservation Easement)			✓			
Conservation Easement Value (Conservation Easement simultaneous with Fee Acquisition)	✓			✓		
Appraisal	✓			✓		
Baseline Documentation	✓			✓		
Legal Services	✓			✓		
Phase 1 Environmental Assessment	✓			✓		
Minerals Assessment	✓			✓		
Closing Costs (Including title premiums.)	✓			✓		
The Conservation Fund Service Fee	✓					
Budget Total						

ATTACHMENT C PROJECT TIMELINE

Attachment C - Estimated Project Timeline

Project Name: **Morimitsu Farm Acquisition**

Date: **July 23, 2019**

Timeline should reflect scheduling for each task of your project over the next 24 months. Describe each task of your project and put an X in the column to the right for the month that task will occur.

Description of Task	July - November 2019	December 2019	January 2020	February 2020	March 2020	April 2020	May 2020	June 2020	July 2020	August 2020	September 2020	October 2020
Appraisal & Survey/Mapping	X											
Negotiations with Landowner for Acquisition	X	X	X	X	X	X	X					
Adams County Open Space Grant Notification & GOCO Grant Notification & City Council Approval	X	X	X									
Signed Agreement of Sale Between The Conservation Fund & Morimitsu Family	X											
Perform Due Diligence		X	X	X	X	X	X					
Signed Agreement of Sale Between The Conservation Fund & City of Brighton						X						
Property Closing - Morimitsu Family to The Conservation Fund								X				
Conservation Easement								X				
Property Closing - The Conservation Fund to City of Brighton									X			
Final Report												X

ATTACHMENT D
SOURCE OF FUNDS

Attachment D - Source of Funds

Project Name:

Amount Requested:

% Total Project Costs:

In the chart below, please list all sources of funds. For partners, please provide a brief description of the contribution. With regard to the Applicant's contribution, only fill out the "Brief Description of Contribution" if the Applicant is making an in-kind contribution. Attachment D should include dollar amounts.

Source of Funds	Date Secured	Grant Request	Previous ADCO Grant Awards	Cash Match	In-Kind Match	Total Funding	Brief Description of Contribution (<10 words)
Adams County Open Space Grant	11/19/2019	\$1,750,000.00	\$0.00	\$0.00	\$0.00	\$1,750,000.00	This grant application.
GOCO Open Space Grant	12/10/2019	\$0.00	\$0.00	\$750,000.00	\$0.00	\$750,000.00	GOCO Grant due 8/15/19 - presently being written.
City of Brighton	1/1/2020	\$0.00	\$0.00	\$1,239,000.00	\$0.00	\$1,239,000.00	Brighton's 2020 Capital Projects Budget.
Total		\$1,750,000.0	\$0.00	\$1,989,000.0	\$0.00	\$3,739,000.0	

ATTACHMENT E
SOURCE OF FUNDS CATEGORIES

Attachment E - Source of Funds Categories

Project Name: Morimitsu Farm Acquisition

% Total Project Costs: 46.8

In the chart below, please mark all sources of funds. For partners, please provide a brief description of the contribution. Please mark each corresponding cell. With regard to the Applicant's contribution, only fill out the "Brief Description of Contribution" if the Applicant is making an in-kind contribution. Attachment E should not include dollar amounts. Attachment E will mirror Attachment D, but have corresponding check marks in place of dollar amounts.

Source of Funds	Date Secured	Grant Request	Previous ADCO Grant Awards	Cash Match	In-Kind Match	Total Funding	Brief Description of Contribution (<10 words)
Adams County Open Space Grant	11/19/2019	✓					This grant application.
GOCO Open Space Grant	12/10/2019			✓			GOCO Grant due 8/15/19 - presently being written.
City of Brighton	1/1/2020			✓			Brighton's 2020 Capital Projects Budget.
Total							

**ATTACHMENT F
PROJECT SITE PLAN**



Morimitsu Farm Acquisition Site Map



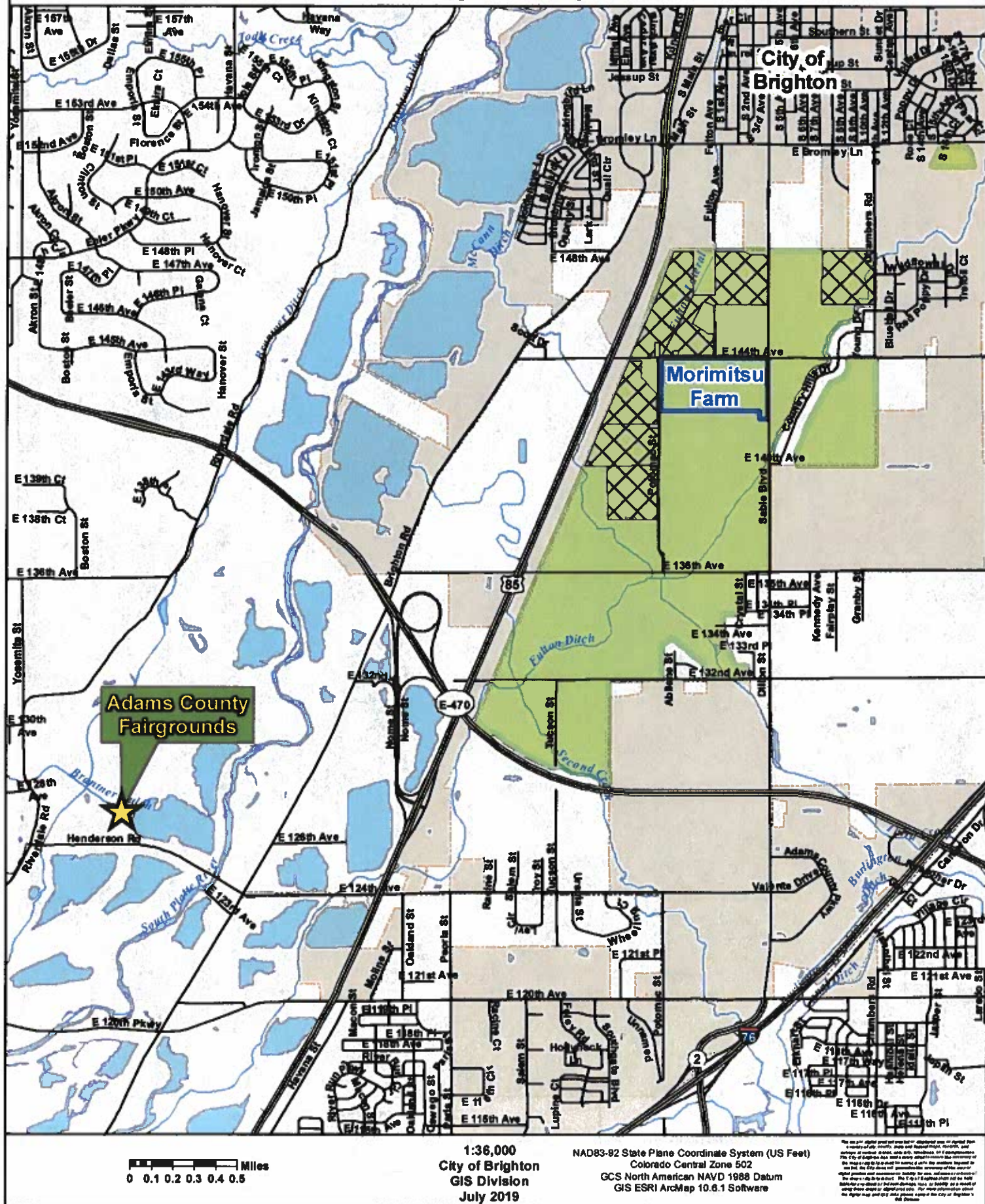
Legend

- Morimitsu Property
- Splendid Valley Area
- Splendid Valley Preserved Property
- City Boundary

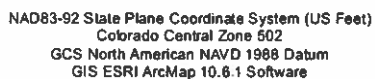
1:6,000
City of Brighton
GIS Division
July 2019

0 150 300 450 600 Feet
NAD83-82 State Plane Coordinate System (US Feet)
Colorado Central Zone 502
GCS North American NAVD 1988 Datum
GIS ESRI ArcMap 10.6.1 Software

This is a digital product and should not be used for any purpose other than the intended use. The City of Brighton does not warrant the accuracy of the data or the results of the map. The City of Brighton does not accept any liability for any errors or omissions in the map. The City of Brighton does not accept any liability for any damages or losses resulting from the use of the map. The City of Brighton does not accept any liability for any claims or lawsuits filed against the City of Brighton or its employees or agents. The City of Brighton does not accept any liability for any claims or lawsuits filed against the City of Brighton or its employees or agents.



ATTACHMENT G LOCATION MAP

[illegible]

**ATTACHMENT H
ACCESS OR MAINTENANCE
AGREEMENTS
N/A**

ATTACHMENT I
MASTER OR REGIONAL PLAN

Chapter 4: ACTION PLAN

Both Adams County and Brighton are committed to the implementation of the District Plan. In order to cultivate a local food system, preserve prime agricultural lands in the District Area, and increase the likelihood of agritourism development, the following are recommended, but not limited to, appropriate next steps in the process:

1. Adams County and Brighton should commit to annually and jointly applying for a minimum of \$1M of competitive Adams County Open Space Grant Funds, and applying \$250K each of their Open Space share-back funding for preserving agricultural lands within the District. Grant funds are derived from a combination of existing Open Space sales tax, matching GOCO grant funds, and other funding sources which may be available.¹
2. Adams County and Brighton will develop an evaluation matrix² for agricultural land preservation opportunities to include:
 - Prioritize lands that inherently help maintain agricultural operations and wildlife habitat.
 - Define goals around water resources to sustain agricultural production and address future municipal need.
 - Focus on designated prime agricultural lands that are contiguous to optimize farming efficiencies.
 - Where possible, focus on existing view sheds.
 - Assess existing and future transportation constraints.
3. Explore the creation a revolving fund to ensure a portion of property tax funds from the District area are allocated for reinvestment and future land acquisition of strategically located land that would enhance agricultural preservation and help to define the character of development as outlined in this plan. Seek out other funding opportunities and financing to implement and sustain the District Plan's recommendations.
4. Adams County and Brighton should jointly enhance the Agricultural Land Preservation Subcommittee and appoint key members.
5. As part of the plan, a new, full-time equivalent employee dedicated to local food system programming and marketing efforts would be beneficial. This position could be funded equally by Adams County and Brighton for a minimum of two years, with evaluation thereafter, with the goal of the position to be self-sustaining via grant funds thereafter.
6. Contemplate the release of a request for proposals to meet the objectives of the District Plan by the development community.
7. Amend Adams County and City of Brighton regulations and standards to help implement the Local District Plan in regards to transfer of development rights (TDR), and other zoning and design related amendments.
8. Adams County and the City of Brighton will explore other opportunities to work together to implement the District Plan's strategies, actions and recommendations.
9. Pursue opportunities in which historic preservation grants and tax credits might help to rehabilitate historic farm properties.

¹ Actual grant funding request may vary year over year depending upon available lands for fee-simple acquisition in terms of available acreages. Grant applications will be evaluated annually by the Open Space Board and the Board of County Commissioners, and others. All land purchases are subject to annual appropriation procedures.

² See discussion of additional, potential land conservation criteria in Chapter 3 of the Plan.

Throughout the planning area there are other, smaller natural drainages that carry runoff to 2nd and 3rd Creeks, as well as to the Fulton and Brighton irrigation ditches.

These drainage ways areas are important to protect not only for their drainage functions, but also as wildlife habitat, their aesthetic values and aquifer recharge. Drainageways typically support larger trees and shrubs and contain more diverse ecosystems, additional reasons to protect them as a natural resource.

2.1.3 Irrigation Canals, Detention Ponds

Two primary irrigation canals extend north-south through the Brighton area: the Brighton Lateral and the Fulton Ditch. These ditches not only supply the irrigation systems for the Brighton area, but also, through seepage through the canal bottoms, recharge the ground water that feeds the City's wells, a critical infrastructure system for the city.

Throughout the planning area there are pockets of detention and irrigation storage ponds. The most significant are the Davis Ponds north of 136th Avenue, midway between the Brighton Lateral and the Fulton Ditch. The mature cottonwood trees and riparian shrubs that line these ponds and the ditches leading to them are an important wildlife habitat as well as visually prominent feature on the otherwise open terrain south of Brighton. Because irrigation ditches are designed to a very flat grade, they typically run laterally along the terrain (in order to maximize the amount of land that can be irrigated) and they are generally almost perpendicular the natural drainages (rivers, creeks, swales) that flow directly downhill. The combination of natural drainages and irrigation ditches, when used for trails, provides an almost grid-like system that can provide a high degree of accessibility to the region.

2.1.4 Agricultural Land

Brighton's history as a farming community is reinforced every day by views of active farmland surrounding the city. As development expands, these agricultural areas are not only shrinking but also becoming a source of conflict with nearby residential areas. Traditionally much of the agricultural production in the Brighton area has been large-scale vegetable farming, especially in the rich, relatively flat land south of the Central Brighton. This type of farming typically uses broad applications of fertilizers and pesticides (often applied aerially) and requires large farm equipment that must travel on local roads. As subdivisions develop adjacent to farmland, they often generate complaints about pesticide/fertilizer applications, dust and noise from farming operations. Furthermore, as development gradually surrounds farmland, slow moving farm equipment on highways is generating complaints from drivers and unsafe conditions for the farmers as the roads become busier. Brighton's close-in farmers are finding it increasingly difficult to maintain traditional large-scale farming practices and are feeling pressure to relocate to parts of the County not feeling development pressure.

Brighton's farmland is not only as valuable as a relief from development but also provides an important educational backdrop about the origins of our food supply as well as a historic link to Brighton's past. A third and perhaps most important benefit of agricultural land is the recharge of the City's well water supply from irrigation as well as from seepage from the canals that supply the irrigation water.

ATTACHMENT J
LETTER OF SPONSORSHIP FROM
QUALIFIED JURISDICTION
N/A

ATTACHMENT K
LETTERS OF COMMITMENT FROM
PROJECT PARTNERS
N/A

ATTACHMENT L
LETTERS OF SUPPORT



City of Brighton
500 South 4th Avenue
Brighton, CO 80601
303-655-2000 Office
www.brightonco.gov

July 22, 2019

Adams County Open Space Department
9755 Henderson Road
Brighton, Colorado 80601

Adams County Open Space Committee and Department Staff,

Thank you for the opportunity to partner and apply for funding through Adams County Open Space. The City, through the Parks and Recreation Department, is applying for grant funding for the "Morimitsu Farm Acquisition".


Brighton is a rapidly growing community that grew from an agricultural and railroad heritage that includes a wealth of ethnic diversity. Agricultural communities have a great deal of farmland and open space surrounding their towns. It is a City goal, as we grow, to preserve open space within and surrounding Brighton so that future generations may enjoy farmland, open lands, wildlife and watching birds. Our community is at 40,000+ residents in size. It is important for our City's history and future heritage to preserve farmland and this specific space within the City. Additionally, the site of the Morimitsu Farm is located within the Splendid Valley that both Adams County and the City want to see agricultural lands preserved.

The Morimitsu Farm Acquisition is 78.927 acres presently being farmed that is in the southern portion of Brighton, at the corner of Sable Boulevard and East 144th Avenue. This is in the center of the Splendid Valley. The City has a willing seller who is interested in preserving the property for farming. The acquisition includes some of the best soils in the area and water rights. For these reasons it is an important purchase. One of the goals of the 2001 Brighton Open Space Master Plan is to preserve open space in the area where this acquisition is located. Protection of this area's open space is also a goal in the Adams County Open Space Plan. The grant application, in addition to the land and water, includes survey, appraisal, baseline documents, and other appropriate documents. The City has hired The Conservation Fund to help in the acquisition process and to place a conservation easement on the property.

City Council and I support this grant application. See the attached Resolution. Due to the interest of the present landowner for the City to purchase this farmland, when the owner could sell the land to a developer, the City urgently needs a funding partner to obtain the property. The City of Brighton is requesting 47% of the grant request from the Adams County Open Space tax monies to help the City's purchase of this significant centrally located farmland property. The City and Conservation Fund are presently writing a GOCO grant application for 20% of the acquisition that will be a match along with the 33% of the acquisition that the City will fund in our 2020 Annual Budget. This acquisition meets all of the Adams County Open Space grant guidelines.

I, on behalf of the Brighton City Council and residents of the community, enthusiastically support this Morimitsu Farm Acquisition grant application. Thank you again, for considering the funding of this needed agricultural land purchase with Adams County Open Space Grant funding.

Sincerely,



Kenneth J. Kreutzer, Mayor

RESOLUTION NO. 2019-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AUTHORIZING THE SUBMITTAL OF A PASSIVE GRANT APPLICATION TO ADAMS COUNTY FOR THE MORIMITSU FARM ACQUISITION; AND AUTHORIZING THE CITY MANAGER TO SIGN AND EXECUTE THE APPLICATION

WHEREAS, the City Council of the City of Brighton, Colorado ("City Council"), determined that it is appropriate for the City to apply for funding through the Adams County Open Space Grant for the "Morimitsu Farm Acquisition" (the "Project"); and

WHEREAS, the City Council believes that the Project contributes to the health, safety, and welfare of the citizens of Brighton, and that this type of farmland acquisition project is a needed amenity within Brighton; and

WHEREAS, the Project has an estimated total cost of \$3,739,000.00; and

WHEREAS, the City will allocate \$1,239,000.00 in a cash match toward the Project in the 2020 Recreation Capital (Open Space Acquisitions) Budget; and

WHEREAS, the City will apply for a Great Outdoors Colorado (GOCO) Open Space Grant in the amount of \$750,000.00 as a cash match toward the Project; and

WHEREAS, the City finds and determines that it is proper to apply for a \$1,750,000.00 Grant from Adams County Open Space to partially fund the Project; and

WHEREAS, upon receiving a Grant Agreement from Adams County, City Council will have an opportunity to review the language of the Agreement before authorizing the signing of the Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BRIGHTON, COLORADO, AS FOLLOWS:

City Staff is hereby authorized to submit to Adams County the Application for an Adams County Open Space Passive Grant for the "Morimitsu Farm Acquisition", and the City Manager is authorized to sign and execute the Application on behalf of the City.

RESOLVED, this 16th day of July 2019.

CITY OF BRIGHTON, COLORADO


KENNETH J. KREUTZER, Mayor

THE
CONSERVATION FUND

1942 Broadway, Suite 323, Boulder, CO 80302

July 22, 2019

Adams County Parks and Open Space
9755 Henderson Road
Brighton, CO 80601

Re: Morimitsu Farm Acquisition

Dear Adams County Open Space Staff and Board Members:

The Conservation Fund is writing to express its enthusiastic support for the City of Brighton's application for funding for the Morimitsu Farm within the *Historic Splendid Valley* farmland preservation area. This area contains rich and unique agricultural heritage that brings value to all those who live, farm, and visit here. We commend Brighton and Adams County for working jointly to implement a vision for preserving this area—one of the last places left in the greater Denver metro where local food crops are not only grown, but processing and distribution systems remain intact.

The 79-acre Morimitsu Farm is one of the largest and oldest farms in the *Historic Splendid Valley*, and it is a top priority in this collaborative farmland preservation effort. After 80 years on this property, the Morimitsu family has expressed its interest in selling their farm to us. They appreciate the chance to see their property remain in agriculture beyond their ownership.

This property comes with 54 shares in the Fulton Ditch—water rights which are vital to the preservation of agriculture in this area. Located just across the road (Potomac Street on the west and 136th Avenue on the north) from four other farms that Brighton and Adams County have successfully conserved, the Morimitsu property is one of the most strategic properties we will ever have the opportunity to add to the ag preservation initiative.

Brighton's vision to preserve its agricultural heritage aligns with The Conservation Fund's nation-wide goal to strengthen local food security by protecting lands where food is grown. Doing so supports small and mid-size businesses that process and distribute food, as well as millions of people who buy and eat it, thus sustaining the economy of Brighton, Adams County and Colorado.

The Conservation Fund is proud to partner with Brighton on this project. We strongly encourage Adams County to award funds to complete the goal of preserving the Morimitsu farm.

Sincerely,



Christine Quinlan
Western Field Representative



Petrocco Farms, Inc.
14110 Brighton Road
Brighton, Colorado 80601
303-659-6498 Fax: 303-659-7645



July 23, 2019

Adams County Parks and Open Space
9755 Henderson Road
Brighton, CO 80601

To Whom It May Concern:

I am writing on behalf of Petrocco Farms to express support for the efforts of Brighton and Adams County, working with private landowners and The Conservation Fund, to preserve valuable farmland and water rights in the area south of the City of Brighton.

This area, recently designated as the "Historic Splendid Valley", has historic ties to Adams County's farming and ranching heritage. It contains some of the highest quality soils in the state, along with high quality water rights for irrigation. This area is one of the few places left in the greater Denver metro region where local food crops are grown, and where the processing and distribution systems needed for these crops are still in operation. Three generations of the Petrocco family have relied upon the rich farmland in this area for their livelihood.

The 79-acre Morimitsu Farm is one of the largest and oldest farms in the *Historic Splendid Valley*. This property comes with 54 shares in the Fulton Ditch; these water rights are vital to the preservation of agriculture in this area. This farm is one of the most productive and most strategically-located properties that remain in farming south of Brighton.

Preserving farmland and water rights in the Historic Splendid Valley supports small and mid-size businesses such as ours that process and distribute food, contributing to the health of the local and state economy. It also impacts the health of millions of people who buy and eat this food locally and regionally.

Petrocco Farms supports Brighton, Adams County and The Conservation Fund in their work to preserve the Morimitsu and other farms south of Brighton. The opportunity to conserve the Morimitsu farm is not likely to come around again—once it is gone, it is gone.

Sincerely,
PETROCCO FARMS

By:  SR.
Dave Petrocco, Sr.

Growing Produce Since 1916

★★★★★

www.petroccofarms.com

July 19, 2019

RE: Morimitsu Farm Acquisition

Grant Review Committee
Adams County Open Space Grant/Adams County Open Space Department
9755 Henderson Road
Brighton CO 80601

Dear Review Committee:

I write this letter to you in full support of the City of Brighton, Colorado as it seeks to apply for grant funding for the Morimitsu Farm Acquisition. Thank you for making this opportunity possible for entities like the City of Brighton. My current position is Community Concierge for the Greater Brighton Chamber of Commerce and Discover Brighton. It my pleasure to offer the following reasons for my support.

Thanks to the now named Historic Splendid Valley project, preserving our treasured farmland for future farming through placement of conservation easements is now possible. If the City is able to acquire the Morimitsu Farm (located within the designated Splendid Valley boundaries) we will be assured that this land will be preserved. Brighton, Colorado has its roots and heritage in farming and agriculture. Preserving our land and farms is critical to preserving our story for generations to come. Such preservation also lends to promoting our area as an "Agritourism" destination for potential visitors.

Although I do not know of the specific plans for how the preserved farmland would be used, I trust the City would be excellent stewards of it, and would keep the integrity of its past in mind. The Morimitsu Farm property is a vital piece of open space that needs to be kept as sacred untouched land. I do understand the City would place a conservation easement on the property to preserve it into the future.

The City of Brighton continues to grow in population. Many of the residents and business owners I encounter daily so appreciate the small-town feel Brighton still has, despite the increase in numbers. Brighton is friendly, safe, and is strong in community. I believe the tie to our agricultural history is integral to that small-town atmosphere. We can visit our area farms to experience all they offer. Berry Patch Farms, Lulu's Farm, Historic Bromley Farm, Palizzi Farm & Market, Palombo Farms, SonFlower Ranch and Red Daisy Farm are so very important to Brighton. Its residents and visitors have the opportunity to visit each farm to experience what makes them each unique. We don't need a central "farmers market" – rather, each farm has its own special offerings on site. Preserving our farms, and land like the Morimitsu Farm, is critical to our future as a City and a recognized destination.

361 Terra Vista St
Brighton, CO 80601

July 21, 2019

Adams County Open Space Passive Grant
Adams County Parks and Open Space
9755 Henderson Road
Brighton, CO 80601

Re: Morimitsu Farm Acquisition

Dear Adams County Open Space Board Members:


Thank you for your consideration of Brighton's grant application requesting funding for the acquisition of the Morimitsu Farm. I serve as one of the City of Brighton's appointees to the Splendid Valley Plan, and I fully support the City of Brighton in its efforts to purchase the property, which will add to the hundreds of acres already preserved in the cooperative Splendid Valley area south of Brighton. This parcel has been a high priority for preservation for many years.

Having been born in Brighton and having served as the Farm Manager at Sakata Farms for many years, I am very familiar with this piece of property which is 78.927 acres and is located at the southwest corner of Sable Boulevard and East 144th Avenue. Since this area is in a location that is highly desired by developers, it is important that this site be preserved as farmland with a conservation easement on it. The City will purchase the Morimitsu Farm through The Conservation Fund. It contains a farmhouse, buildings, and crop farmland.

There is an urgency for writing this grant because the property owners want to sell. A Great Outdoor Colorado grant will be written in August 2019 to match the City of Brighton's funding and this Adams County Open Space grant.

Please give the Adams County Parks & Open Space Department's grant application for the Morimitsu Farm acquisition very strong consideration.

Sincerely,



Adam Kniss

Chairperson of the Brighton Parks and Recreation Board
Member of the Splendid Valley Committee



July 23, 2019

Adams County Open Space Grant
Adams County Open Space Department
9755 Henderson Road
Brighton, Colorado 80601

RE: Morimitsu Farm Acquisition

To the Adams County Open Space Commission and Department Staff,

I, on behalf of the Brighton City Museum and the Brighton Historic Preservation Commission, enthusiastically support this "Morimitsu Farm Acquisition" grant application.

In 2016, the Brighton City Council and the Adams County Commission adopted the District Plan in order to oversee Historic Splendid Valley and preserve farmland for future farming through placement of conservation easements upon the farm properties being acquired. This site is in the center of this delineated space and is also in an area that the Brighton Open Space Plan shows as a vital piece of open space, one that needs to be preserved. These 78.927 acres represent some of the most important aspects of Brighton's agricultural past.

But Brighton's agricultural history begins well before the City's official incorporation in 1887. Some of the first homesteading claims in the area date back to the late 1850s. When Richard and Olive Talbot purchased this farmstead in 1879, Brighton was an area with flourishing agricultural and railroad sectors. They later sold the property to the Morimitsu family in the late 1930s. The Talbot-era bore many of the structures that we still see on the farm today, including the 1909 main house that is in excellent condition and which is eligible to be nominated for the National Register of Historic Places, the nation's official list of our country's historic buildings worthy of preservation.

While many buildings on the farm were constructed primarily for function rather than style, the structures at the Morimitsu Farm retain much of their historic integrity, still speaking directly to its early days of ranching and farming. These historical ties highlight how this farmstead is one of Brighton's few remaining properties, still nearly wholly in-tact, representing significant agricultural time periods of both Brighton and the nation.

It is for these reasons above, in which the structures on this site directly intertwine Brighton's historic farming roots with today's agricultural preservation needs, that I believe this project should be considered for this grant opportunity. If you have any questions, please feel free to reach out to me in the Historic Preservation office. Thank you for your consideration.

Kind Regards,


Kim Bauer
Historic Preservation Coordinator



ADAMS COUNTY
COLORADO STATE UNIVERSITY
EXTENSION

July 22, 2019

Adams County Open Space Commission and Department Staff
Adams County Parks and Open Space
9755 Henderson Road
Brighton, CO 80601

Re: Morimitsu Farm Acquisition -

Dear Adams County Open Space Commission and Department Staff:

I want to thank you for your consideration of Adams County's grant application requesting funding for the acquisition of Morimitsu Farm. Colorado State University Extension in Adams County would like to offer our support to Adams County and the City of Brighton in their efforts to purchase the property, which is strategically located in the District Plan area south of Brighton also known as "Splendid Valley". This parcel has been a high priority for preservation for many years.

The Morimitsu Farm is considered "Prime Farmland" because it has the soil quality, growing season, and moisture supply needed to produce economically sustainable high yields of crops when managed per acceptable farming practices. This farmland property has Santana loam and Nunn loam soils. These soils are well drained, have a low runoff potential and have a high-water storage profile which is ideal for growing superior fruit and vegetable crops.

This property forms a critical connection adjacent to farmland that have already been preserved, making a continuous area that would add over 78 acres to the District Plan. The addition of this property in the District Plan will increase acreage that could possibly be leased by neighboring farmers or be made available to new farming families.

This once in a lifetime opportunity to purchase this property also forms the basis for connection to other high-priority farmland properties for conservation in this rapidly-developing part of the northern Denver metro area. In addition to the scenic location, economic and cultural importance of conserving the 78.927 acres of farmland itself, this property also possesses a farmhouse, outbuildings and water rights, which will remain with the land when this property is acquired.

Please give the Adams County Parks & Open Space Department's grant application consideration in preserving the Morimitsu Farm for future generations to enjoy.

Sincerely,

Dr. Thaddeus Gourd
County Extension Director and Agriculture Agent
Colorado State University for Adams County

July 21, 2019

Adams County Open Space Commission
9755 Henderson Road
Brighton, CO. 80601

Re: Morimitsu Farm Acquisition

Dear Adams County Open Space Commissioners:

Thank you for considering this grant funding application for the Morimitsu Farm. I wholeheartedly endorse the placement of this farm into a conservation easement, as we have done with our farm some fifteen years ago.

I cannot think of a better way to pass on a legacy to future generations, than by purchasing the Morimitsu Farm, and then placing it into a Conservation Easement. It fits well with the overall plan of the Historic Splendid Valley objective, which is to preserve farmland, as well as the Brighton Open Space Plan. Furthermore, from a purely selfish point of view, I'd much rather see vegetables growing to the east, as I cultivate our fields, than rooftops!

Please give the Morimitsu Farm application every possible consideration.

Thank you once again for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Ferrell", with a stylized flourish at the end.

Tim Ferrell
Co-owner Berry Patch Farms

Alan Hale
14120 Country Hills Dr.
Brighton, CO 80601
303-659-1761

July 22, 2019

Adams County Open Space Commission
And Department Staff

Dear Commissioners and Staff:

As Chair of the District Plan Commission, resident of the Historic Splendid Valley and a Brighton/Adams County resident for over 60 years, I am excited by the prospect of the acquisition of the Morimitsu Farm.

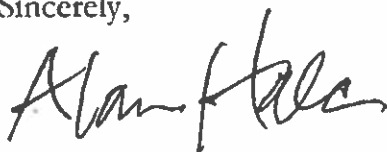
The Morimitsu Farm is strategically located in the area that the Adams County Open Space Plan and the Brighton Open Space Plan recognize as important to be preserved as open space.

The District Plan also considers it critical for permanent farmland preservation in the Historic Splendid Valley. The District Plan Commissioners have frequently discussed the desirability of acquiring the Morimitsu Farm including its historically valuable farmhouse and outbuildings. The farm's location and visibility will spotlight, to residents and visitors alike, this area of historic importance and agricultural preservation in Adams County and Brighton.

I strongly support the City's grant application request and hope the Open Space Commissioners will lend their support as well. Through word and deed Adams County and Brighton have shown their commitment to preserving this critical part of our agricultural heritage and making it available for future generations to enjoy.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Alan Hale". The signature is written in a cursive, flowing style with a large, prominent "A" and "H".

Alan Hale

July 22, 2019

Adams County Open Space Active Grant
Adams County Open Space Department
9755 Henderson Road
Brighton, CO 80601

Dear Adams County Open Space Department,

I am writing to support the City of Brighton's "Morimitsu Farm Acquisition" grant application request. This property that is located at the southwest corner of Sable Boulevard and East 144th Avenue is a vital piece of open space that needs to be preserved. This Morimitsu Farm parcel contains a farmhouse, other buildings and crop farmland. This 78.927-acre site is in an area on the south side of Brighton that the City of Brighton and Adams County both feel is an appropriate location for farmland preservation. The City will place a Conservation Easement on the property to preserve the future at the time of purchase. This process goes along with the Splendid Valley Plan to preserve farmland for future farming through placement of conservation easements upon the farm properties being acquired.

The owners want to sell this property so now is the time to work out this transaction. Brighton is a growing city which means that property is being bought for future residential and retail development. That also means that the farmland is disappearing! Brighton has been an agricultural area and that distinction needs to continue! Completing this "Morimitsu Farm Acquisition" will help Brighton and the Splendid Valley area retain that culture.

When we moved to Brighton 16 years ago, it was a much smaller community than it is today but it has still managed to keep a small town feeling. It has also been able to keep fields and open spaces so that it doesn't feel like a big city. This makes Brighton a unique spot in the Denver metro area. We want to see the farmers and farmland remain a vital part of Brighton in future years.

Sincerely,



Kathleen McFall
2419 Cherry Circle
Brighton, CO 80601

Adams County Open Space Commission

And Department Staff

July 22, 2019

Re: Morimitsu Farm Acquisition

As an ongoing supporter of preserving agricultural farm land, this effort to acquire this property located at the southwest corner of Sable Boulevard, fits in well with the Brighton City Council and the Adams County Commissioners adoption of what has now become known as the Splendid Valley Plan and the whole matter of appropriating such property.

This “Morimitsu Farm Acquisition” would make a great addition to the area that Adams County has shown in the Space Plan as a vital piece of open space that should be preserved.

This acquisition will be surrounded by the City of Brighton and can become a vital piece of open space that needs to be preserved.

I am hoping, that along with all the other appeals you receive, you might give strong consideration to the importance of this matter and the opportunity to help in acquiring this land before the opportunity is lost.

As a citizen here in Brighton for the last 23 years I have seen the significant loss of such type of farm land disappearing and how important the need is to preserve some portion that can be devoted to not only what was, but needs to be preserved at some level to see what it still is.

Cordially yours,

A handwritten signature in cursive script that reads "Robert Eckelman".

Robert Eckelman

July 19, 2019

Adams County Open Space Commission and Department Staff
9755 Henderson Road
Brighton, CO 80601

Dear Commission and Staff:

As a member of the Historic Splendid Valley/District Plan Commission I am writing in support of Brighton's grant application request for acquisition of 78.9 acres of the Morimitsu Farm property.

As a homeowner in Adams County for the last 15 years, I have seen open space and agricultural land disappear to development at an alarming rate. At a rate that appears to be accelerating each year. As a member of the District Plan Commission which has as its goal to preserve farmland and agricultural heritage in a portion of Brighton and Adams County, the Morimitsu property coincides with the City's interest in preserving farmland on its south side.

As the owners desire to sell the property, the need for expediency is evident. We are all caretakers of something. We have personally purchased empty land with no water or mineral rights just to keep open space between our home and the development behind us. To us, the West and specifically Brighton/Adams County are among a very few places close to a major metropolitan area where citizens can still grow crops and walk in open spaces.

We urge The City of Brighton to purchase the Morimitsu Farm through The Conservation Fund.

Sincerely,

A handwritten signature in cursive script that reads "Kate Kielsmeier".

Kate Kielsmeier, member
Historic Splendid Valley/District Plan Commission
14522 Cherry St
Brighton, CO 80602

Adam County Open Space Commission and
Department Staff.

Dear Sirs:

We would like to voice our support of the city of Brighton's efforts to acquire the Morimitsu Farm Acquisition. This property, located on 144th and Sable will help preserve the historic agricultural history of our community.

The fact that the property will be surrounded by the City of Brighton will insure its preservation as Open Space and maintain its agricultural importance for generations to come.

Thank you.

Lee Ellen Bromley
Kendall Bromley Jr





27J Schools

18551 E. 160th Avenue, Brighton, CO 80601

27J Schools Board of Education
Roberta Thimmig, President
Greg Piotraschke, Vice President
Kevin Kerber, Director
Lloyd Worth, Director
Blaine Nickeson, Director
Mandy Thomas, Director
Jenn Venerable, Director

July 22, 2019

Adams County Open Space Grant
Adams County Open Space Department
9755 Henderson Road
Brighton, CO 80601

Dear Adams County Open Space Commission and Department Staff:

I am writing to let you know that I am in full support of funding for the Morimitsu Farm Acquisition, which lies within Adams County and the City of Brighton, both of which I work and live. The preservation of farmland, specifically in the City of Brighton helps ensure that our students and families will have access to local, affordable and healthy food. The location of this land is in the heart of the Splendid Valley and I believe it is important to preserve land in such a location. Local farmland preservation affords 27J the opportunity to partner with Adams County, the City of Brighton and others to potentially introduce farm to tables efforts in our schools and give opportunities for our students to learn about farming.

To conclude, I fully support the Morimitsu Farm Acquisition project and believe it is vital to our community. Please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Rhonda Plambeck'.

Rhonda Plambeck
Student Health and Wellness Coordinator, 27J Schools



Brighton Shares The Harvest, Inc., EIN 27-4371810
P O Box 993
Brighton, CO 80601
www.BrightonSharesTheHarvest.org

July 22, 2019

Adams County Open Space Commission and Department Staff:

This is a letter of support for the City of Brighton's grant request for the Morimutu Farm Acquisition.

Brighton Shares The Harvest is a small, local, all-volunteer Nonprofit with a mission to put more fresh produce on more tables in Brighton. We achieve our mission in many ways, including educating people on why fresh produce is so important to our health, where people of all income levels can access fresh produce locally, including people receiving SNAP and other benefits, how to grow fresh produce, and where people with excess produce can share it with others.

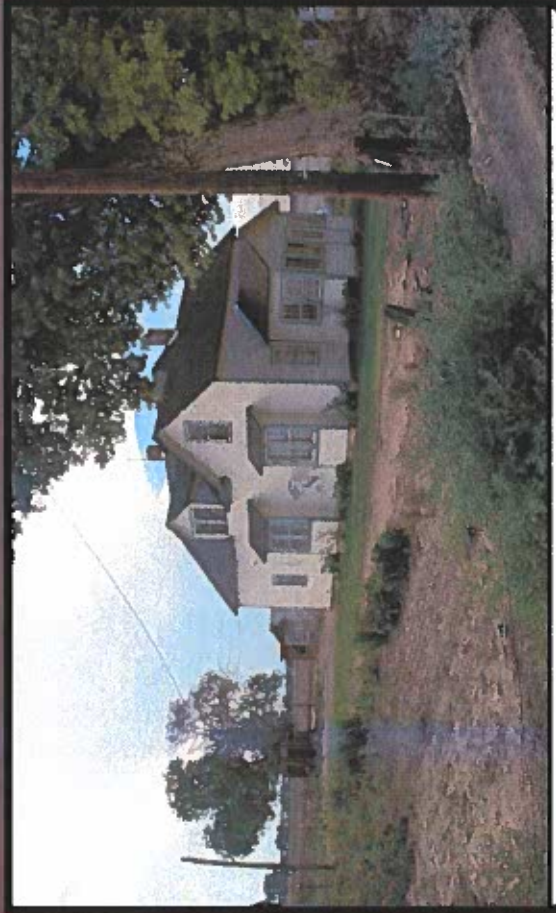
Whenever possible, we try to connect people to local farms and farm stands for the freshest produce available seasonally. We work with local retail farms to share their marketing through our social media and newsletters, and we partner with them to offer discounts and purchase gift cards so people can purchase more produce from them. Brighton's low-income families can't always afford fresh, healthy produce. While some of our food pantries now receive produce through a grocery rescue program, some of them still rely on donations from farmers or through our organization to be able to offer fresh food to their clients.

We count on local farms to offer fresh, healthy produce for sale to the public, and to donate fresh produce or offer discount pricing to help our low income families have healthier food choices. Certainly the preservation of existing farm land to be used to grow more produce will result in more fresh produce on more tables in Brighton.

Sincerely,

Linda Young, Executive Director
Linda@BrightonSharesTheHarvest.org

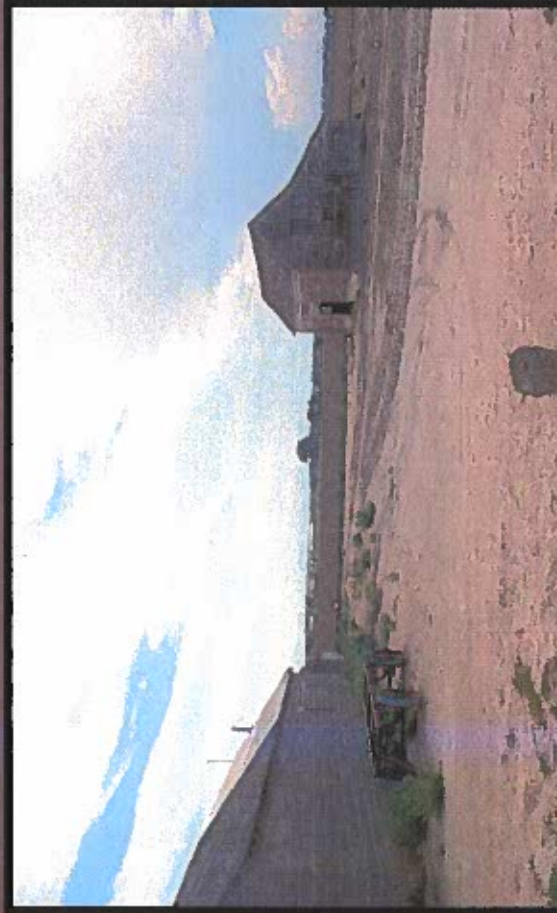
Morimitsu Farm



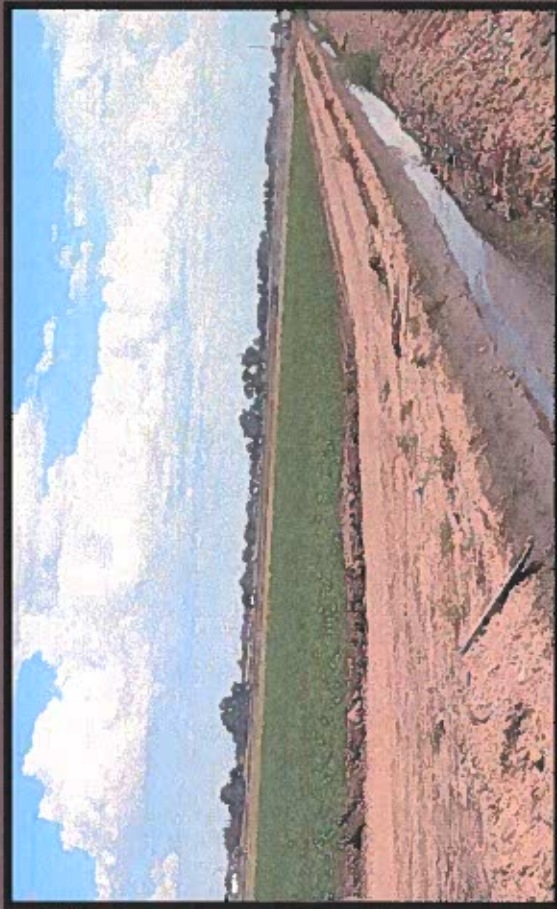
Morimitsu Farm - Historic Farmhouse



Morimitsu Farm from Potomac Street looking east to the farm



Outbuildings at the Morimitsu Farm



At corner of Sable Blvd and E. 144th Ave., looking west over Morimitsu Farm

**ATTACHMENT M
BUYER'S APPRAISAL
HAVE SUBMITTED**

ATTACHMENT N
EASEMENT
HAVE SUBMITTED