

# Newton Community Farm

Community Preservation Committee Presentation

March 8, 2022



The mission of Newton Community Farm is to nurture a community that teaches and models sustainable agricultural and environmental practices on the historic Angino Farm.

# Agenda

- Executive Summary in bullets
- Newton Community Farm (NCF) Background Information
- NCF Financials
- NCF CPA Funds Request

## Executive Summary in bullets

- The property and buildings are owned by the city of Newton
- The City of Newton oversees the farm in conjunction with the Newton Farm Commission; no funds from NFC
- No City funds are used for maintenance, staffing, or farm programs
- We fundraise for projects central to our mission
- We have spent > \$14k on other capital improvements recently
- We have other major expenditures in 5 year plan
- CPA funds will be used on interior projects in a residence occupied by the farmer and his family per our license agreement

## Background Information – formation of NCF

- 2005 the Community Preservation Committee and Board of Aldermen voted to acquire the last working farm in Newton (Angino Farm) for use as a community-supported agriculture farm
- This included restriction on the use of 1.5 acres for open space and active farming, preservation and rehabilitation of the **historic farmhouse** as affordable housing for the farm manager
- In 2010 additional CPA funding was approved to preserve and rehabilitate the historic barn to support farm operations and programs

The City of Newton oversees the farm in conjunction with the Newton Farm Commission.

Under a license from the City, a nonprofit organization runs the farm's community-supported agriculture and other programs. **No City funds are used for maintenance, staffing, or farm programs.**

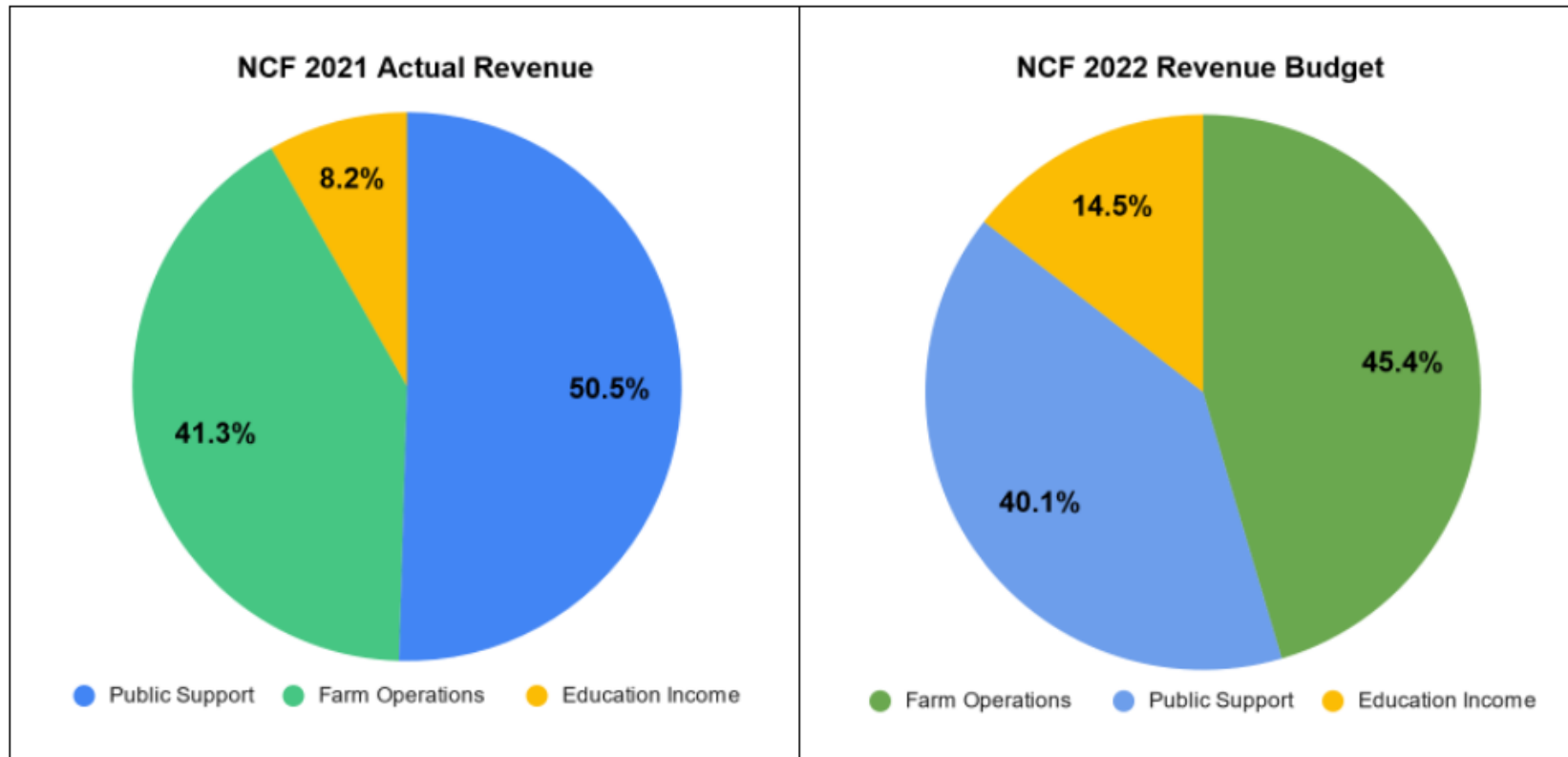
# Background Information – 2021 accomplishments

- Grew **50,000 lbs. of food** on less than two acres of farmable land.
- Distributed **over 1,600 CSA shares** from June through December 2021 to **150 summer and 30 fall families**. Both Summer and Late Fall CSA programs sold out.
- Increased our produce donations to **\$12,000 (over 3,300 lbs. produce)** to Newton Food Pantry, Food to Your Table, and the Boston Area Gleaners in response to increasing food insecurity in our community in 2021. NCF has donated food to the community since the first growing season (2006).
- Developed relationships with more grantors and **increased our grant income** to support programs and initiatives including our Produce Donation Program, farm equipment to improve our resilience to climate change, and a solar array on the roof of the barn.
- Taught **109 kids at our summer classes** about farming and environmental stewardship and continued to teach children and adults both on- and off-site.
- Provided **farm education programming** to 300+ participants hosted by NCF or through six community partners.
- Hosted **Kids' Fall Fun Party** for 25 children in October.
- Ran our on-site **farmstand** three days per week, June through November.
- Sold our produce at the **Newton Farmers' Market** on Saturdays since 2006.
- Added **SNAP** (Supplemental Nutrition Assistance Program) to the list of benefits we accept as payment, in addition to WIC and Elder checks.
- Held our **first online event** "Crisis Farming: The Essential Work of Feeding a Community" which has been **viewed 180 times**, live or on our Youtube channel.
- **Sold 800 bags** of fresh, healthy, local produce through our Healthy Harvest Bag program in 2020.
- Ran our educational, hands-on Summer Student Internship Program with **seven college and high school student interns** led by our intern supervisor over the summer of 2021.

## Background Information – 2021 accomplishments cont.

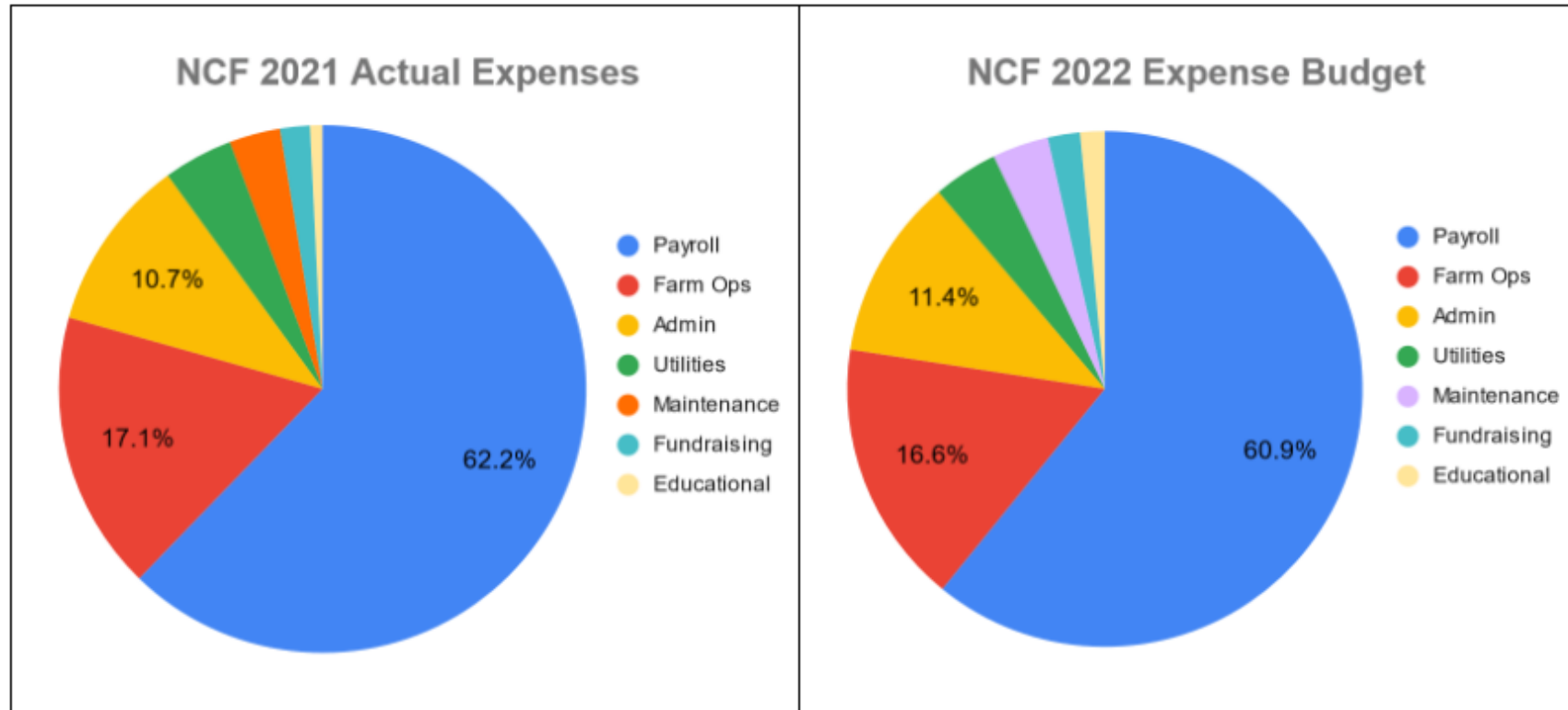
- In 2020-21, produced **50 shows** on gardening, cooking, and story time on our YouTube channel which has more than **130 subscribers**. Shows are also available on our website and on NewTV.
- Created **25 educational newsletters** on gardening and nutrition and healthy cooking in 2020.
- In spring of 2021, distributed over **24,000 seedlings** of **98 plant varieties** to more than **600 customers** through our annual seedling sale.
- Celebrated our **15th anniversary** in Sept 2021 with an outdoor event at the Farm for 130 people.
- Grew over **50 varieties** of crops in 2021 including Hakurei turnips, beets, parsley, basil, cutting broccoli, broccoli raab, cucumbers (three types), eggplant (three types), peppers (seven types), tomatoes (11 types), zucchini, zephyr squash, scallions, white onions, red onions, fennel, herbs (rosemary, thyme, lavender, lemon balm, mint, oregano, sage), garlic, carrots, spinach, arugula, snap peas, beans, chard, lettuce (three types), radishes, mustard greens, leeks, kale (two types), celery, Asian pears, and nasturtiums as well as offering fruit shares and produce from other local farms.

# Financials - Revenue



- NCF relies heavily on public support: donations, grants, sponsorships
- Public support revenue varies by year depending on available funds.
- COVID affected education & events income. Plan to ramp up again in 2022
- Already optimizing agricultural revenue; very high amount for size of farm

# Financials – Expenditures



- Majority of expenses are for labor including three full time staff, seasonal farm labor, and summer education instructors
- Next largest expense is for agricultural operations; seeds, tools, supplies, etc.
- NCF continues to pursue cost-effective programming to meet our mission



# Financials –

## PRELIMINARY CAPITAL, MAJOR MAINT, TRANSITION PLAN NEXT FIVE YEARS

### **Physical Assets:**

- Total ~ \$400k
- More than 25 projects primarily in farmhouse, barn, greenhouses, farm-stand
- Want to complete a comprehensive assessment of the farmhouse and barn
- Will require ~\$300k in next three years
- Currently have ~\$55k in capital account

### **Transition:**

- Expect to incur ~ +\$50k in one-time labor costs during key personnel transition
- Will employ two farmers concurrently for six to eight months
- Timing TBD but planning for next few years

# Financials –

## MAJOR PROJECTS COMPLETED SINCE PURCHASE

- ~ \$1.3 m expended on four structures

When	What	Cost (estimates)	Comments
2021	Farmhouse roof and boiler	\$15K	• Emergency projects
2017, 2021	Rebuilt chicken coop & fence	\$20k	• Structure was falling apart
2012	Rebuilt farmstand	\$10k	• Emergency project after arson incident
2012- 2013	Barn renovations	\$1 m	• Extensive work; many projects • CPA funding ~\$750k
2006	Farmhouse renovations & deleading	\$225k	• Initial work post-purchase to ensure livability of house • CPA funding ~110k

# Financials –

## PROJECTED SPENDING FOR CAPITAL AND MAJOR MAINTENANCE PROJECTS 2022-2024

#	Project	Estimate	When	Priority	Notes
1	Farmhouse projects	\$ 99k	2022	1	<ul style="list-style-type: none"><li>• See separate list in CPA funding application.</li></ul>
2	Equip new greenhouse	\$ 15k	2022	1	<ul style="list-style-type: none"><li>• Already in progress. High priority project.</li><li>• Seedling sale yield increase. Less crop loss.</li><li>• Total cost w/ utilities, site prep, materials, and fit out is ~\$30k. NCF <u>providing</u> labor and \$15k. <u>Got grant</u> = \$20k.</li></ul>
3	Rehab greenhouse	\$ 15k	2022	1	<ul style="list-style-type: none"><li>• New ventilation and heating system/older greenhouse.</li></ul>
4	Farmhouse renovations	\$ 100k	2023-2024	1	<ul style="list-style-type: none"><li>• Repair and <u>renovate farmhouse</u> as needed during transition to next occupant. Timing TBD; before 2025.</li><li>• Painting/interior, exterior, window repairs, insulation, caulking, porch rebuild, and many other projects.</li></ul>
5	Barn deck renovations	\$ 20k	2023	2	<ul style="list-style-type: none"><li>• Deck materials are deteriorating due to weather resulting in very costly annual maintenance.</li><li>• Rebuild deck with weather-resistant materials.</li></ul>
6	Barn equipment bay floor renovations	\$ 10k	2023	2	<ul style="list-style-type: none"><li>• Floor uneven; improve to safely access equipment.</li><li>• Need to implement a solution; complicated situation.</li></ul>
7	Fix barn doors	\$ 40k	2023	2	<ul style="list-style-type: none"><li>• Numerous doors no longer shut securely. Need to fix/replace. Some of the doors cost \$12k each.</li></ul>
<b>TOTAL SPENDING</b>		~ \$300K			

# CPA Funds Request – CPA Guidelines

## From COMMUNITY PRESERVATION PROGRAM ALLOWABLE SPENDING PURPOSES – Historic Resources

- *a building, structure, vessel, real property, document or artifact that is listed or eligible for listing on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of a city or town*

### Funds can be used to...

- **Preserve**

- CPA funds "shall not replace existing operating funds, only augment them," and may not be used for maintenance, defined as "incidental repairs which neither materially add to the value of the property nor appreciably prolong the property's life, but keep the property in a condition of fitness, efficiency or readiness."

- **rehabilitate/restore** - defined as

- *capital improvements {B} - extraordinary repairs for the purpose of making [resources] functional for their intended use - including but not limited to improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes*
- {B} "Capital improvement" is the reconstruction or alteration of real property that: (1) materially adds to the value of the real property or **appreciably prolongs the useful life of the real property**; (2) becomes part of the real property or is permanently affixed to the real property so that removal would cause material damage to the property or article itself; and (3) is intended to become a permanent installation or is intended to remain there for an indefinite period of time.

# CPA Funds Request –

## Federal Guidelines for Treatment of Historic Properties – mechanical systems

### From THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

•Pg 2: *Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. **The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.***

# CPA Funds Request

#	Name	Description	\$
<b>PART 1 - CPA FUNDING</b>			
1a	Water Intrusion - Basement drain and pump	Install sump pump and interior French drain along one wall in basement	\$ 7,400
1b	Moisture Remediation - HVAC System	Install air-source heat pump and ductless HVAC system in the house	\$ 35,000
1c	Moisture Remediation - Basement Dehumidifier	Install all-house dehumidifier in basement	\$ 4,270
2	Electrical System Upgrades	Bring electrical system to code and ample capacity	\$ 15,050
3	Kitchen Ceiling Replacement	Replace ceiling and install new lighting	\$ 9,700
4	Hot Water Heater Replacement	Replace hot water heater with energy efficient model	\$ 5,250
		Sub-Total	\$ 76,670
		10% Hard Costs Contingency	\$ 7,667
		Sub-Total	\$ 84,337
		5% Professional Services Costs Contingency	\$ 4,217
		<b>TOTAL - CPA FUNDS</b>	<b>\$ 88,554</b>
<b>PART 2 - NEWTON COMMUNITY FARM FUNDS</b>			
5	Site Preparation	Clear basement of obstructions, accomodate Farmer and family during construction, and other TBD when project commences (amount is estimate; costs could be more).	\$ 5,000
6	NCF Staff Time	Executive Director, Farm Manager (estimate; costs could be more)	\$ 5,000
		<b>TOTAL - NCF FUNDS</b>	<b>\$ 10,000</b>
		<b>TOTAL COSTS</b>	<b>\$ 98,554</b>

# CPA Funds Request – a history of similar requests in MA

At least 50 examples of using CPA funds to repair or replace electrical wiring.

At least 1 example of using CPA funds to repair or replace a ceiling using sheet rock in an historic building. (Acushnet)

22 examples of using CPA funds for boiler/heating system replacement, including...

Year	Location	Description
2018	Amherst	\$30k for Strong House Museum boiler
2008	Bedford	Town Center boiler
2017	Beverly	Beverly Golf & Tennis Clubhouse heating system replacement
2017	Cambridge	Replacement of the steam boiler in the parish hall wing.

At least 7 examples of using CPA funds to prevent water intrusion, including...

Year	Location	Description
2014	Barnstable	...and resolution of basement water filtration issues.
2019	Belmont	The scope of the project is to stop the water intrusion from the slate roofs into the buildings in the Town Hall complex
2019	Boston	Abbotsford Reservation. Replace roof and roofline masonry and gutters. Current state is dire, with water coming into the inside of the building and down 4 floors every time it rains
2021	Canton	A recent study of the historic structure documented a series of issues including: eroded bricks and stone elements,

# CPA Funds Request – photos





# CPA Funds Request – endorsers

- Newton Farm Commission Chair Michael Goldberg
- Newton Farm Commission member and former Chair Cheryl Lappin
- Newton Food Pantry President Regina Wu
- Green Newton President Marcia Cooper
- City Council President Susan Albright
- City Councilor Bill Humphrey
- City Councilor Andreae Downs
- City Councilor Emily Norton
- City Councilor John Oliver
- City Councilor Marc Laredo
- City Councilor Maria Scibelli Greenberg
- City Councilor David Kalis
- City Councilor Chris Markiewicz
- City Councilor Alison Leary
- JCC CEO Mark Sokoll
- Ledgebrook Condominium Board Chair Harvey Crosby
- Newton Community Farm former Board Chair Stephanie Cogen
- Newton Community Farm former Board Chair Peter Barrer