

# Andrus Property

## Jacob Springs Farm Bid Submittal Section

### 1. Please describe the operation you propose for this property...

Jacob Springs Farm proposes to use the Andrus Property to expand operations of our diversified local farm. We would like to manage the property as supplemental pasture for our dry herd in support of our micro-dairy operation.

**Grazing:** Our main use proposed for the property would be as supplemental grazing for our dry herd. This would greatly support our micro-dairy operation located on OSMP land by allowing us to take grazing pressure off of the fields adjacent to the milking parlor. We would graze our dry cows, bulls and calves at the Andrus location.

**Rotations:** During periods where vegetation is growing, we would aim for a maximum of ten days to two weeks of grazing in any one area to protect biodiversity and vigor of plant communities and to support native pollinators. We will achieve this, if needed, by subdividing the property with interior temporary electric fences. The size of the subdivisions will depend on the stocking density, with more paddocks if the herd is smaller.

**Pollinator and Ground Cover Considerations:** We plan to support native pollinators by aiming to leave enough plant residue/ground cover to provide wintering habitat for native pollinators as well as minimize erosion and capture winter snow moisture. When animal grazing rotations occur with portable electric fence, plant residues can be encouraged by shifting electric fences by 5-10 feet to create an “overlap strip” that does not get grazed at all, leaving woody debris, plant stalks and stems on the ground to provide habitat.

We never use any kind of herbicide or pesticide on any of our crops, not even “organic approved” applications, we choose to focus on soil and stand health. We love a diversity of plant species and aim to protect this diversity. We may occasionally manage insect populations with “eggmobles” - mobile chicken shelters.

**Wetlands:** where possible, we aim to use grazing to discourage the proliferation of undesirable wetlands species such as cattails (and teasel to some extent), encouraging biodiversity. We do not like to graze waterlogged soils and aim to time grazing to avoid this.

**Fertility Management, Plant Diversity and Soil Health:** In addition to the manure provided by grazing animals, we will use organic dairy manure from our operation to supplement fertility. We are arranging for the purchase of a larger manure spreader to facilitate this. We also plan in some years to do some winter bale grazing on the property to improve soil fertility. We also tag and identify the hay that comes from the most biodiverse areas of our farm and use that hay for winter feeding / bale grazing to improve biodiversity in areas that need it.

**Infrastructure:** Our farm headquarters is about 2.5 miles from the Andrus property. If needed when the ditches are not containing water, we plan to provide water to the herd from our home property at 7602 Arapahoe Road using our dedicated Flatbed Truck equipped with our 600 gallon tank. We commit to maintaining fencing infrastructure in good condition.

**Viewsheds:** We plan to protect viewsheds by removing temporary electric fence when not in use. We do not plan to park any equipment nor store any hay on site.

2. Please describe your agricultural background and any existing agricultural enterprise(s). Include general location information, and the years of experience implementing the agricultural practices you have proposed.

### My Background



I have over 27 years experience in Boulder County Agriculture as both a farm hand and a farm manager. I have extensive experience in regenerative grazing going back to 1996. I am an expert in the fields of development agriculture, mostly in Africa and in water resources (CU-Boulder 2002). I founded Jacob Springs Farm in 2010.

I founded Sambah Natural, a co-op of over 2,000 farmers in rural Zambia and DR Congo in 2003, I have been the president of the Cottonwood Ditch Company since 2013. I've been a consultant for agricultural projects around the world.

I am a first-generation immigrant born during the civil war in Beirut, Lebanon. My family immigrated to the Boulder area in the early 80's when I was in grade school. Coming from a war-torn country at first I found a refuge in working on the Niebur farm (neighboring the Lewis Property to the West) from a young age. Jay Niebur, who was the president of the Enterprise Ditch Co. and a capable farmer and stockman, trained me in irrigation, training horses, operating farm machinery and other farm skills starting in grade school. I fell in love with agriculture and threw myself into it beginning to keep bees, chickens and goats of my own starting around 5th grade and continuing until I graduated from High School.

I went to Douglass Elementary, Nevin Platt Junior High School (now middle school) and graduated with highest honors from Fairview High School in 1996. Seeking out opportunities in agriculture I won a full scholarship to Deep Springs College - a school with a huge BLM allotment and a cattle herd. I completed my studies as a double major in Music and Civil Engineering (Water Resource Management) at CU Boulder. Prior to College, I also sought out opportunities on other farms around the world spending at least 2 months on each of the several farms (listed below)

### **Haying and Wheat Capacity and Experience**

I worked for local farms for several summers as general labor including for hay season. I managed my first haying operation in 1997 on 160 acres of dairy quality alfalfa at Deep Springs ranch near the California - Nevada border. Last year we put up 11,000 bales of hay on properties all over Boulder County.

### **Irrigation Experience**

I first learned to irrigate in 4th grade working with my mentor, Jay Neighbor, who was also the president of the Enterprise Ditch. I was so enthralled with water that I decided to make it the focus of my college education, studying Water Resource Engineering at CU. Since then I have designed and build several community irrigation projects in developing countries. I have been the president of the Cottonwood Ditch company for the past 5 years.

### **Education**

I have been active in educating the public on the practical and theoretical aspects of regenerative agriculture. I regularly speak to classes in the CU Engineering School, the Sustainable Food Systems program and with Engineering for Developing Countries. I am a frequent guest speak at conferences and enjoy going in-depth with farm interns



### **Farm Tech**

I have been involved with a number of farm tech enterprises.



One successful initiative I have been involved with is the “BuzzBox” by OpenSource Beehives, a IOT monitoring solution that allows beekeepers to monitor hive health remotely and uses machine learning and audio data to detect when bees have been exposed to harmful pesticides.

### **Farms where I did internships:**

**The Thompson Dairy** - Milking 250 cows near Ithaca, Upstate New York

**The Kennel Farm** - 640 acres of corn, soy and cattle near Peoria Illinois

**La Ferme D’Aigrefoin** - 25 acres of potatoes and cut flowers on a home for mentally handicapped adults in Saint-Remy-Les-Chevreuse outside Paris, France

**Deep Springs farm and ranch** Along with various part-time farm jobs and animal training gigs, I spent 2 seasons on the **Deep Springs** farm and ranch with 600 head of cattle on 200,000 acres in Deep Springs

California and Dyer Nevada - **season one** was on the general farm crew with additional responsibility for 50 replacement heifers and 30-40 bulls. **season two** I managed all aspects of producing 160 acres of Alfalfa, potato and onion fields and was the student farm manager.

3. Describe your proposed vegetation and soil sampling protocol or observations and how you will use this information to adapt and modify management practices.

On pastures we walk fields occasionally to gauge biodiversity and keep detailed notes on species that are present. As regenerative organic producers our main concern is to maximize soil organic matter. We would love to look at any soil data the city has for this property and assess improvement in soil carbon over time.

4. Describe how the City of Boulder agricultural land you are proposing to lease improves the viability of your existing agricultural operation or improves agricultural stewardship of your existing property(ies).

Our micro-dairy operation has grown significantly in the last couple of years since we were awarded the Lewis property. One deficiency is the availability of off-site grazing to support the nutritional needs of dry cows, calves and bulls. The Andrus Property supports this need by providing a place to graze our dry herd that is well located for our operation.

The potential for winter feeding our dry herd at the property provides some relief and lowers the impact on the Baseline/75th/Lewis complex of properties. It would help us to improve our winter management of our sensitive riparian areas. At our home farm we have ample water rights and supply to haul water for any cattle there and we have an extra F350 flatbed ready to be dedicated to that task. We are currently hauling water most of the summer. The close location of Andrus property helps us minimize the hauling.

5. Describe your ability to finance the implementation of your proposed operation. Include information regarding any necessary capital or operating loans that will be required. Please describe how and where you will market the products grown on the property.

Managing this property will not require any additional significant investments. We market all our beef and milk directly from our farm store located just down the road. We currently have a waiting list of over 70 customers for milk and meat shares. These customers are representative of our Boulder population and are willing to pay a premium for quality grass-based meat and milk products. By allowing us to meet more customers needs, the Andrus Williams property will have a significant, direct impact on our bottom line and more than cover its costs.

6. Please describe any kind(s) of infrastructure improvement(s) that you envision for the property.

None are needed

7. Please describe the machinery and equipment needed to implement your proposed grazing and vegetation management operations on the property and how you will meet those needs, e.g.: own, lease, borrow, hire custom, etc. Please only list or describe the machinery or equipment you will be using on the property, e.g.: seed drill, portable corrals, temporary fencing, etc.

We have all the equipment needed to operate this property.

For grazing we have miles of temporary electric fence, water tanks and a water hauler flatbed with a 600 gallon tank.

For manure spreading we have a small John Deere spreader with plans to acquire a larger one this offseason.

8. Are you involved in your agricultural enterprises on a full-time basis? If not, what percentage of your time is dedicated to agricultural pursuits? Yes, I've been a full-time farmer for 14 years.

9. Please provide any information pertaining to your eligibility as a U.S. Department of Agriculture historically underserved producer.

According to the USDA's NRCS Limited Resource Farmer/Rancher FY 2022 Self-Determination Tool I am eligible as a Limited Resource Farmer/Rancher based on my income and gross farm sales AND as a Socially Disadvantaged Farmer or Rancher based on my national origin as an Asian.

10. What is your proposed per animal unit month and per ton of hay harvested bid for this property?

I propose to pay \$15 per AUM.

11. Please describe your pay and employment practices and how you have provided farm goods to disadvantaged communities or mentored first generation farmers.

Jacob Springs Farm is committed to progressive pay for farm workers. We provide a minimum compensation of \$20 per hour plus opportunity to profit share for all farm employees.

Our farm has something of a specialty in providing products to many minority communities within Boulder County, we have provided livestock and slaughter facilities for Kosher slaughter - having hosted 21 Rabbis for a slaughter class, and Halal slaughter especially for the Ramadan festivities for Lebanese, Moroccan, Bosnian, Senegalese and Saudi families, among others. We have worked closely to produce meat and vegetables for hispanic and Hmong communities and we have provided milk and urine to Indian and Nepali communes for their religious rites and festivals.

Additionally we host and mentor a variety of international and minority farmers, currently our farm is host to Full-Fillment Farm - an African-American owned farm mentoring and providing them with greenhouse facilities and land.

We also work with Colorado-based Frontline Farmers Coalition and The Harvest of All First Nations - providing them with space to produce and logistical support.

Our goals in this regard are to help to make local food accessible to all and to correct historic land access injustices.

**Provide personal references that are familiar with your agricultural experience including the following, as possible. Please provide only names and contact information. Do not include reference letters as part of your submission.**

o Two neighboring landowners to proposer's current operation;

**Jason Thurston:** Landowner near the Lewis property - jason.thurston@gmail.com (303) 624-9627

**Troy Carpenter:** Landowner near the Lewis property - (303) 241-4287

o A landowner who leases or has agreed to allow proposer to use their land;

**Douglass Craig Hayes:** Landowner near the Lewis property - (303) 819-6008

o A ditch rider, lateral captain or water commissioner who has worked with proposer on their current operation;

**Mike Munson;** Farmer and Cottonwood Ditch Board - [munsonfarms@comcast.net](mailto:munsonfarms@comcast.net) (720) 971-8847

o A customer or buyer of proposer's current agricultural product;

**Laura Fessenden:** Manager of Moxie Bakery and customer - moxielox@gmail.com (303) 808-7172

o Other

**Kathy Tenenbaum;** (303) 941-4321 neighbor to the West. Serving on the Board of the Ditch Company together for 7 years.

**Name:** Andre Houssney **Date:** February 16, 2023

**Email address and Phone #:** [ahoussney@gmail.com](mailto:ahoussney@gmail.com), 720-201-5725

## PROPOSAL FORM- REQUIRED

Failure to complete, sign and return this signature page with your proposal may be cause for rejection.

Contact Information	Response
Company Name including DBA	Jacob Springs Farm
List Type of Organization (Corporation, Partnership, etc.)	LLC
Name and Title of Person Authorized to Contract with City of Boulder	Andre Houssey
Name and Title of Person Submitting Bid	Andre Houssey
Email Address for Person Submitting Bid	farmteam@jacobsprings.com
Company Address	7602 Arapahoe Road Boulder 80303
Company Phone Number	720-201-5725
Company Website	jacobsprings.com
Company Fax Number	none

**By signing below I certify that:**

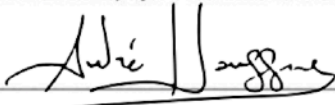
I am authorized to bid on my company's behalf.

I am not currently an employee of City of Boulder.

None of my employees or agents is currently an employee of City of Boulder.

I am not related to any City of Boulder employee or Elected Official.

I am not a Public Employees' Retirement Association (PERA) retiree.



Feb 16, 2024

Signature of Person Authorized to Bid on Company's Behalf

Date