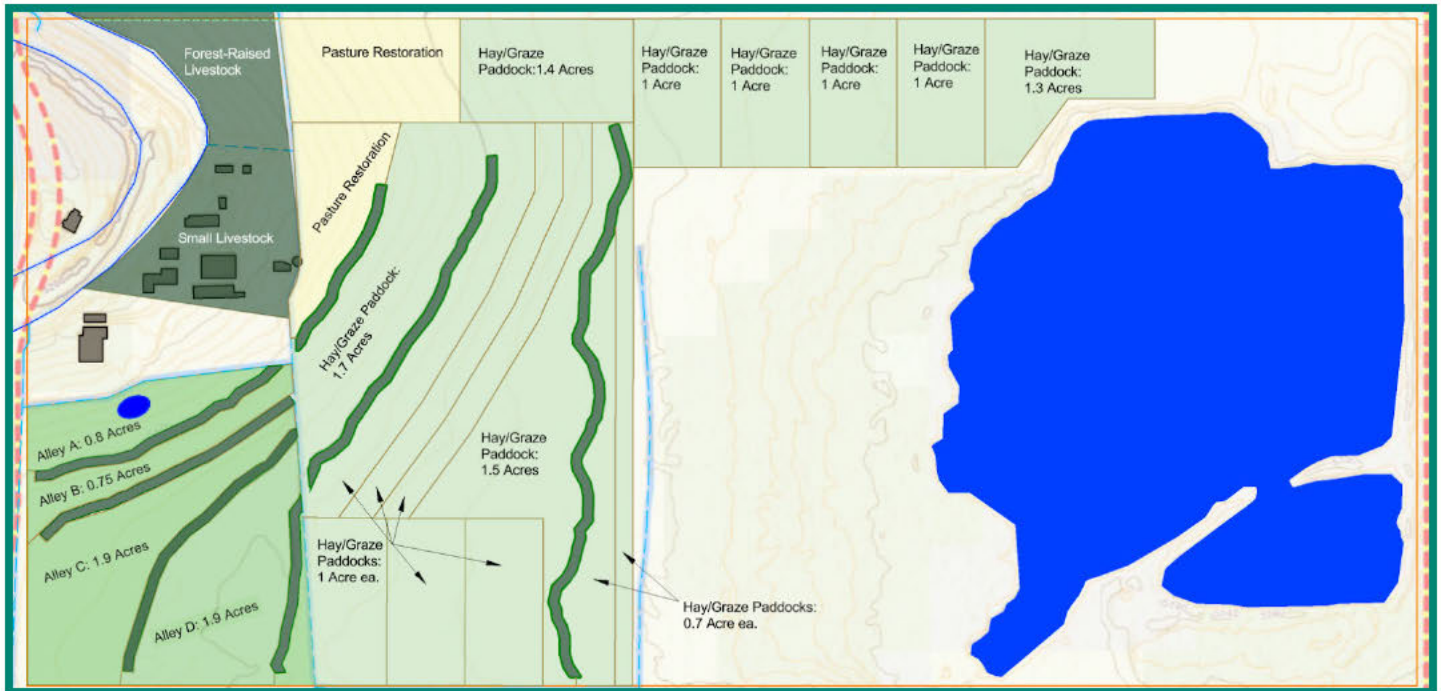


Fort Chambers - Poor Farm Lease Proposal

Heal the Land, Heal the People



1. Proposed Operation and Management Practices

Our proposal for the Fort Chambers-Poor Farm property applies **regenerative agroecology**¹ through **agroforestry**², **holistic land management**³, and **regenerative organic**⁴ practices. At Regenerate⁵, our vision is to improve **soil health**, **restore water cycles**, increase **biodiversity**, and enhance **pasture health**—while ensuring economically viable **food and medicinal crop** production – across Boulder County. Through stewardship and community collaborations, the farm will serve as a hub for regenerative land management, cultural preservation, and sustainable crop production providing a “**healing space for all - community, members, visitors and wildlife**”⁶.

Operation and Management Detail

Regenerate proposes a diverse operation integrating **organic haying**, **multispecies prescribed grazing** (cattle, sheep, chickens, and pigs), and essential **farmstead restoration** to revive the homestead’s full functionality. Our plan also includes investment in **cold-hardy native and non-native perennials**, proven

¹ [Overview | Agroecology Knowledge Hub](#)

² [Agroforestry - USDA](#)

³ [Holistic Management + Savory Institute](#)

⁴ [Why Regenerative Organic? - Regenerative Organic Certified](#)

⁵ [Regenerate](#)

⁶ [Fort Chambers / Poor Farm Concept Plan | City of Boulder](#)

earthworks to enhance land health, and cooperative management opportunities for **local agricultural, arts, and Indigenous organizations**.

On all of our farms we are committed to developing **Organic Systems Management Plans** as the foundation for achieving **Regenerative Organic Certification (ROC)**, ensuring that all operations proposed here align with the highest industry standards of soil health, animal welfare, and social fairness. Our existing relationships with the **FSA, NRCS**, and certification bodies such as **Regenified** are key to focused planning and support in this process. This plan will guide every aspect of operations and management, providing a transparent framework for our team and the City of Boulder while strengthening our partnerships to advance regenerative agriculture.

Regenerative Farm Design: Earthworks, Water Management and Agroforestry

Successful land management begins with strategic planning. As experienced farm designers, we take a comprehensive approach, integrating farmstead renovations, water infrastructure improvements, keyline design, perennial plantings, pasture rehabilitation, rotational grazing, small livestock management, alley cropping with non-profit partners, biofertilization strategies, and detailed soil and plant monitoring protocols. Prioritizing property maintenance and rehabilitation the first year, we will focus on pasture recovery, ditch improvements, fire prevention, and fencing upgrades to ensure long-term resilience.

Strategic implementation flows from thoughtful design. Our keyline and contour installations in Boulder County have transformed conventional farmland into regenerative landscapes, demonstrating scalable models for sustainable land use. At Regenerate, we lead in designing farms that build soil and enhance water retention using holistic management, **keyline design**⁷, and **contour swale**⁸ techniques. Our regenerative earthworks and water management **strategies include** prescribed keyline subsoil cultivation, no-till pasture seeding, perennial cover cropping, natural pond sealing, flood irrigation system upgrades, contour swales, eco-retention berms, and keyline seeding. These approaches restore ecosystems with sustainable agriculture.

Our agroforestry designs integrate **eco-retention berms**⁹ running parallel to contour swales, capturing and storing water while serving as planting beds for medicinal, food-bearing, and native woody perennials. With the launch of our perennial nursery in 2024, we will grow native plant stock for ecosystem restoration both at our projects and beyond. Pending approval, plantings at the Poor Farm site would begin in 2026–2027.

Agricultural Hay Fields: Multi-Species Prescribed Grazing and Hay

We propose integrating holistic planned grazing with diverse ruminant species, emphasizing high-density, appropriate-duration rotations that mimic wild ruminant grazing patterns. This approach promotes pasture growth, ameliorates compaction, suppresses noxious weeds, and enhances nutrient cycling. Prescribed grazing schedules will prioritize seasonal forage availability and ecological impact. By utilizing portable fencing and mobile water systems, we ensure flexibility with the beneficial environmental impact of grazers. Careful monitoring of animal impact, forage quality, plant diversity, and soil health allows us to adapt grazing practices in real time. Notably, the **List A invasive species** on the property, *Epilobium hirsutum*, is palatable to our planned ruminants^{10 11}, whose grazing can play an important role in controlling its spread.

Our prescribed grazing plan will integrate the Poor Farm's 27 acres with our 42-acre lease at 8449 N 79th St, Longmont, CO 80503, enhancing cattle production and small livestock operations. Implementing seasonal

⁷ [Keyline Design – California Agricultural Water Stewardship Initiative](#)

⁸ [Swales – Topographic Literacy](#)

⁹ [Rainwater Harvesting: Berms and Swales - Santa Cruz Permaculture](#)

¹⁰ [Cattle Help Reduce Wildfire Fuels, Invasive Weed Species | City of Boulder](#)

¹¹ [Weed Management Reference Guide | Larimer County](#)

grazing allows pasture grasses to have both impact and rest, improving soil health. We plan to rotate 10–25 cattle throughout the year, complemented by small ruminants and fowl to maximize ecological benefits. Our practices adhere to Allan Savory's Holistic Planned Grazing principles and USDA prescribed grazing standards¹².

In tandem with grazing, we will utilize our small hay bale equipment and brush hog to hay and maintain the property. We would focus annually on the first cutting, with the potential for late-season cuttings in warmer years.

Our irrigation strategy blends **flood irrigation**, **contour swale water management** and **drip irrigation**:

- Flood irrigation will be improved by maintaining all existing ditches, and keyline subsoil plowing fosters more even spread and slower infiltration of flood sheet flow.
- Swale and berm systems allow slower, more focused irrigation into berms for subsoil irrigation and groundwater recharge.
 - Swales have dual-purpose as extended lateral ditches, enabling us to more skillfully direct flood irrigation
- Drip irrigation systems will support high-value perennial medicine crops and annual food crops.

Agricultural Production Fields: Alley Cropping

At the Poor Farm, alley cropping¹³ will create arable space between perennial plantings for crop production, hay, livestock. We intend to utilize these agroforestry alleys to engage local agriculture-focused non-profits and start-ups by providing land access, earthworks expertise, equipment sharing, and managerial support.

A key partnership in this effort is The HerbiCulture Project, a 501(c)(3) founded by Catherine Hunziker, president of WishGarden Herbs. This partnership focuses on showcasing commercially viable, revenue-enhancing and soil-regenerating **medicinal herbs** to U.S. producers as commodity crops. With demand for these water-wise, perennial crops increasing, they will contribute to both land restoration and revenue goals while adapting to the limited water season on the North Boulder Farmers Ditch.

Our **biofertilization** strategy for alley cropping and beyond focuses on building long-term soil health and fertility through targeted applications of compost, biochar and biofertilizers. **Compost** enriches the soil biome, enhances nutrient cycling, and buffers pH, while **biochar** improves soil structure, retains moisture, and provides a stable habitat for soil microbes. Biofertilizers created from local materials provide sustainably-sourced micro- and macro-nutrients directly to plants. Together, these amendments increase soil organic matter, support plant vitality and resilience, and create high quality growing conditions for both perennial and alley crops, ensuring productivity and system regeneration.

Agricultural Farmstead: Small Livestock and Forest Farm Production

Integrating small livestock such as fowl, sheep, and pigs into our farming operations enhances soil health and provides a quick, reliable revenue stream. While trees and cattle require years to generate revenue, small livestock offer more immediate returns and contribute to soil and pasture vitality through rotational grazing.

The Poor Farm's farmstead presents an opportunity to refurbish existing structures into functional spaces adjacent to worker housing, facilitating efficient management and ensuring herd and flock safety. Revitalizing this area also reduces unused infrastructure on open space lands, benefiting the community.

¹² [Conservation Practice Standard](#)

¹³ [Alley Cropping](#)

In the first year, alongside planning, water management, and fencing, we aim to establish a flock of 50 to 80 laying hens and begin acquiring breeders for sheep and pig herds. By the second year, we will implement rotational grazing for up to 200 pastured chickens and focus on breeding to develop small-scale pig and sheep operations, each reaching approximately 20 head. Our goal is to maintain responsible herd and flock sizes rather than maximize production.

Of the 3.5-acre small livestock area, the two acres north of the farmstead are ideal for cold-weather food forest farming. This involves planting fruit, nut, and fodder-producing trees and shrubs within the grassland, creating a canopy that offers shade and natural feed for livestock. Species such as crabapple, oak and chestnut can provide sustenance, while the proximity to ditches ensures sustainable water management through natural underground seepage. This method, practiced for centuries globally, is well-suited for Boulder's context.

2. Agricultural Background and Experience

Regenerate is a regenerative organic land management company with extensive experience in agroecological farming and animal husbandry. Co-founders Alec Solimeo and Michael Bauer have designed, installed and managed agroforestry projects across Boulder County since the company's inception in early 2023. These include multi-site operations focused on silvopasture, animal husbandry, haying, and perennial nursery for food, medicine and native plant propagation. This Open Space project will enhance our ability to collaborate with local governments and non-profits focused on regenerative solutions. With a proven track record of agroforestry and soil health projects across Boulder County and strong existing partnerships, we are well placed to expand these efforts.

Alec Solimeo: I've been farming for the better part of 22 years now. After relocating to Gunnison Colorado in 2002, I worked initially with the hay, cattle and water of the Gunnison Country. Quickly, developing admiration for and an understanding of the proud history of Colorado agriculture I carry the respect for how things have been done all the while looking to grow from their foundation. After over a decade of cold weather farming cattle, poultry, goats, potatoes and cold hardy greens, I turned my sights on the warmer climate of the Front Range. Intentionally moving to farm in Boulder in 2015 I've been running my own agricultural consultation firm and have consulted, built and managed farms or keyline projects for organizations like Cardoon LLC, Sunrise Ranch, Urban Green Development, Benevolence Farm and Garden, DAR and The Yellow Barn before turning my sights to enhance my own capabilities, in founding Regenerate with Michael Bauer early in 2023.

Michael Bauer: I was raised in a conventional farming family in Indiana. Working from the age of 12 discing fields, running feed augers and hauling totes of chemicals, I recognized early the need for more sustainable practices. After earning a bachelor's in ecology at CU-Boulder, I spent nine years with Boulder County Parks and Open Space. Later, I achieved a master's degree in civil systems engineering, followed by six years as Sustainability Director at Naropa University. During that time I gained a different hands-on farming experience through five years of weekly volunteer work at McCauley Family Farms. In 2023, I co-founded Regenerate with Alec Solimeo to integrate my ecology and engineering expertise with regenerative agriculture.

3. Vegetation and Soil Sampling Protocol

We employ a comprehensive soil health monitoring protocol, aligned with NRCS guidelines and soil conservation practices to guide adaptive management, refining grazing, seeding, plant selection, and irrigation in real time. This includes:

- **Annual soil sampling** to measure organic matter, microbial activity, bulk density, pH, N, P, and K.

- **Seasonal forage assessments** to evaluate species diversity and forage quality.
- **Microscopy analysis** of the **Soil Food Web** to track fungal and bacterial ratios.
- **Visual & Lab plant & soil health assessments** and species identification to monitor ecosystem productivity. In addition to CSU Spur lab services, and other nationally recognized 3rd party testing labs, our partner, The HerbiCulture Project has been building and investing into a region-focused and affordable lab to provide professional level testing, data collection, and tracking.

4. Benefits to Our Agricultural Operation and Stewardship

Leasing the Fort Chambers-Poor Farm property would enable Regenerate to expand its integrated agroforestry and grazing systems while improving the ecological health of this historically significant property. Specifically, the lease will:

- **Support our current operations** by providing additional pasture for managed grazing and habitat restoration. We are currently operating two farms at 54 total acres, managing hay, sheep, cattle, bees and large-scale agroforestry installations throughout.
- **Enhance our capacity** to develop agroforestry eco-retention berms and silvopasture systems for food and medicine production, as well as education on proof of concept.
- **Public relations** with the City of Boulder and Boulder County is a large goal for Regenerate. We are committed to advancing regenerative land management in Colorado and strengthening our partnership with local open space initiatives.

5. Alignment with the Fort Chambers-Poor Farm Management Plan

Our proposal aligns directly with the Fort Chambers-Poor Farm Management Plan by addressing its core goals. We aim to restore and enhance the property's **ecological health** through agroecology, agroforestry, holistic land management, and regenerative organic practices. Central to our efforts is **wetland protection**, involving runoff monitoring and groundwater recharge. By implementing carefully designed irrigation strategies—such as contour swales, berms, and keyline subsoil cultivation—we can reduce or eliminate sediment flow into the lowland riparian zone. Importantly, we abstain from synthetic pesticides and fertilizers.

We are committed to transforming the Fort Chambers-Poor Farm into a **hub for community education and engagement**. Our plans include developing educational workshops, farm tours, and collaborative opportunities with local non-profits, schools, businesses, and other organizations. We propose establishing a regenerative **Incubator Internship**, offering **2-3 interns** the chance to live on-site and gain hands-on experience in regenerative farming, focusing on water cycle restoration and soil health. The property will also host **workshops and public events** centered on regenerative farming practices and herbal medicines. **Collaborations** with local non-profits, universities, and government entities will support educational initiatives and research in agroecological systems. **Youth engagement** will be fostered through programs like 4-H, providing mentorship and practical learning in small livestock management. Additionally, we will expand our existing **food donation programs**, supplying fresh produce and farm goods to local organizations such as Sister Carmen, OUR Center, and Community Fruit Share.

Our "soil-biodiversity-water" approach contributes to **carbon sequestration and climate resilience**. This is achieved by planting woody and herbaceous perennials and enhancing grassland productivity. A key focus is building soil organic matter through amplified root exudates from pasture grasses, compost, and biochar.

In collaboration with the City we plan to **preserve and restore the site's historical agricultural buildings** for uses outlined above. The restored structures then will be used for their original functions of livestock, storage

and educational spaces. We will also replace or repair fence lines, ditches, and roads to ensure the farm's infrastructure remains functional and resilient for all future operations.

Building Strategic Partnerships

We are committed to placing collaborative relationships at the heart of our efforts to promote our vision for regenerative land stewardship and community benefit. Regenerate would like to sub-lease 4 different production alleys: Alley A = 0.8 Acre, Alley B = .75 acre, Alley C = 1.9 acres and Alley D = 1.9 acres of the agricultural production land as denoted in the Fort Chambers-Poor Farm Plan:

- **The HerbiCulture Project 501(c)(3):** building on our decades of work and years of engagement together, this partnership focuses on the propagation, cultivation, and research of medicinal plants, particularly those that contribute to farm incomes for local growers. Together, we will establish demonstration plots for field-scale medicinal herb production and host educational programs that promote the propagation practices and benefits of herbal medicine.
- **Scott's Bee's Pollinator Project 501(c)(3)** is focused on pollinator habitat enhancement and education with the NRCS, Laramer County and the City of Loveland. In this partnership, we will enhance our pollinator habitats/shelterbelts, and expand community education through on-site workshops.

In addition to these, we desire to work with organizations such as 501(c)(3) **Harvest of All First Nations, Right Relationship Boulder, Flatirons Farmers Coalition, SOIL Boulder, Simply Bee Conservation** and other agriculturally-oriented organizations who could benefit from and contribute to ecologically sound cultivation purposes and practices. These relationships will provide tangible benefits for the community and support the City of Boulder's goals for the Fort Chambers-Poor Farm property through ecological enhancement, promoting community well-being, and uplifting ancient Indigenous and herbal medicine traditions.

6. Financial Capacity and Marketing Plan

We possess the capital to cover the first year's infrastructure and operating expenses, with immediate loan access for needed equipment. We have active pursuits with NRCS EQIP cost-sharing for irrigation, cover crops, and riparian buffers. Additionally, we are currently applying for grants from Contour Lines Corp., Western SARE and Kiss The Ground, and will apply in 2026 with Boulder County's Soil Health Initiative.

Our marketing strategy includes direct sales of fresh and value-added products at local markets and farmer's markets, CSA sales and collaborations with local nonprofits to donate food and medicinal herbs to underserved communities, our partnership with Sustainable Village¹⁴, and educational programming to generate additional revenue streams and enhance community cohesion.

7. Infrastructure Improvements

- **Irrigation system upgrades**
 - Clean and pull all existing ditches, repairing where needed
 - Work with City for permission to use domestic well for livestock, plumbing for existing cisterns or install new gallery well
 - Pond pump for drip irrigation
 - Contour swale/berm design for extended lateral access

¹⁴ [Sustainable Village](#)

- **Fencing improvements** to replace and repair fence lines as needed.
- **Agricultural outbuilding renovations**: develop a plan with the City of Boulder

8. **Equipment and Machinery**: we own and/or have direct access to:

- **Tractors**: 40, 70 and 115 horsepower.
- **Implements** necessary for haying, cultivating and seeding ground
- **Big Equipment**: skid steer, mini and mid-size excavator, road grader and skid loader, three trucks, gooseneck flatbed trailer, two dump trailers, manure spreader.
- **Portable fencing and mobile water systems** for managed grazing.

9. **Full-Time Agricultural Commitment**

Our core team is fully dedicated to regenerative agriculture and land management. Michael Bauer and Alec Solimeo are full-time operators, with additional seasonal staff hired as needed. We would also utilize the home on-site to house the first year for a farm manager while designing a specialty apprentice/incubator program during initial install, easily ensuring more than full-time availability.

10. **Historically Underserved Producer Status**

Regenerate, established in 2023, is recognized as a “beginning farmer” by USDA standards¹⁵. We’ve consolidated our diverse skills and experience into an impactful team, completing one agroforestry design, consultation and installation and actively managing another in Boulder County’s regenerative agriculture space.

Our partner Catherine Hunziker is the founder of WishGarden Herbs in 1979 and the HerbiCulture Project, a 501(c)(3) dedicated to restoring perennial herbal medicines to U.S. farms with her “beginning farmer” organization.

11. **Employment Practices and Community Support**

We have a reliable team of seasonal workers and interns from local universities, along with strong recruitment connections in Boulder County’s farmworker community. Committed to fair pay and safe conditions, we also collaborate with local organizations to donate food and farm goods to Community Food Share, OUR Center, Community Fruit Rescue, and EFAA.

One of our core values at Regenerate is creating profitable ventures that support the "triple bottom line" of sustainability—people, planet, and prosperity. We believe that farm workers deserve a competitive wage. What’s more, cultivating skilled farmers goes hand in hand with fostering savvy business leaders. We teach not only regenerative agriculture practices but also sustainable and profitable business strategies.

12. **Proposed Bid**¹⁶

- **5 acres of Agricultural Crop Production**: \$150 per acre
- **25 acres of Hay Production**: \$30 per ton harvested (shares 25 acres with Grazing)
- **27 acres Grazing**: \$18.50 per AUM harvested (includes farmstead)
- **2 acre Residence**: \$1950/month; gas, electricity and water paid for by City of Boulder

References

¹⁵ [Beginning Farmer Definition](#)

¹⁶ We are flexible with these bid amounts to meet COB needs.

Name	Email Address and Phone #	Relationship
David Spahn	[REDACTED]	Neighbor, owner of The Tree Farm, Home - TheTreeFarm.com
Chris and Leticia Calvert	[REDACTED]	Neighbor of farm on N 115th St Longmont CO
Debbie Lane	[REDACTED]	Lessor of 42 acres on Plateau Rd. Longmont CO 80503
Cody Peeples	[REDACTED]	Ditch Rider for Leggett Ditch
Malaya Swartz	[REDACTED]	Contract Farming Client - production
Catherine Hunziker	[REDACTED]	501(c)(3) Director; Sub-Lessee

Proposal Form

Company Name including DBA	AgroEcological Regeneration (DBA: Regenerate)
List Type of Organization (Corporation, Partnership, etc.)	Limited Liability Partnership (LLP)
Name and Title of Person Authorized to Contract with City of Boulder	Alec Solimeo, Co-founder
Name and Title of Person Submitting Bid	Alec Solimeo, Co-founder
Email Address for Person Submitting Bid	[REDACTED]
Company Address	[REDACTED]
Company Phone Number	[REDACTED]
Company Website	https://regenerateboulder.com
Company Fax Number	N/A

By signing below, I certify that:

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

I am not currently an employee of the City of Boulder.

None of my employees or agents are currently an employee of the 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.

[REDACTED SIGNATURE]

Signature of Person Authorized to Bid on Company's Behalf

2/23/2025

Date