

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	Common Name Farm LLC
List Type of Organization (Corporation, Partnership, etc.)	partnership
Name and Title of Person Authorized to Contract with City of Boulder	Noëlle Trueheart, Phil Cordelli managing members
Name and Title of Person Submitting Bid	Noëlle Trueheart, managing member
Email Address for Person Submitting Bid	[REDACTED]
Company Address	[REDACTED]
Company Phone Number	[REDACTED]
Company Website	www.commonnamefarm.org
Company Fax Number	—

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]

2/18/2025
Date

Note: If you cannot certify the above statements, please describe the reason in a statement of explanation.

1. Please describe the operation you propose for this property. Include details regarding your proposed grazing management practices, vegetation / forage management and irrigation management practices. Please include practices that you currently employ, and management results from them to conserve soil, water, and forage resources.

We plan to cultivate diversified vegetables using organic practices, and grow into up to five acres of the space which is designated for agricultural production throughout the tenure of the lease.

We would invite a livestock operation to graze the “agricultural hayfield” area with the approval of the City of Boulder, vetting for sustainable grazing practices. Hay cutting would be subleased. We would work with the grazing operation to identify irrigation needs in the pasture area and explore funding to flood irrigate sections. With the long term stewardship of this land in mind we would interplant native forage in the pasture area, as we would like to be stewards of the entire property and non-crop ecology is also important to us.

We currently grow on four acres and rotate $\frac{1}{3}$ of the beds in green manure/cover crop every season so that every three years, the whole farm has been rested at some point. We would implement a similar rotation at the Fort Chambers/Poor Farm site. We use drip irrigation systems so as to conserve water, and all of our long season crops are mulched with straw or plastic mulch so as to reduce water usage. We keep as much of the soil covered as possible in cover crop and aisles in clover so as to reduce erosion, sequester carbon, prevent invasive weed pressure and invite pollinators.

We have never sprayed our crops (even OMRI sanctioned products), instead implementing a number of integrated pest management practices. We integrate beneficial plants as pest deterrents and native prairie wildflower strips to both attract beneficial insects to prey upon common pests, and to welcome pollinators. We use floating row cover to protect our crops from insects as well as provide season extension. We rotate crop families in 3-4 year stages so as to deter pest overwintering and diversify soil microbiology. We take pride in being a 100% no-spray farm.

We have fertilized fields with compost, pelletized chicken manure, trailering laying hens to graze over harvested beds, buffalo manure, and new this year a vermiculture system utilizing compost extract. This year we are also piloting a partnership with Ecocycle to render Boulder area restaurant food scraps into compost suitable for soil fertility and biodiversity on vegetable production beds.

We currently practice minimal tillage and have been expanding no-till practices, with goals to further expand in order to improve soil health and improve pest and disease mitigation.

As we currently have access to irrigation water from the Leyner-Cottonwood ditch for a limited amount of time, we have been developing strategies to grow crops within this limitation. We are developing a seed bank of drought-tolerant varieties of staple crops in an area devoted to utilizing principles of dry farming, and we plan to establish a significant percentage of perennial crops to be established when water is flowing in late spring/early summer. We have been nurturing and harvesting volunteer crops such as tomatillos in nursery beds which have in some years outproduced varieties grown in the greenhouse and planted on plastic mulch and irrigated regularly.

A more limited run of water will necessitate a change in crop planning, with more fall storage crops grown earlier. We have always grown small quantities of flint corn, popcorn, dry beans and perennial herbs but these plantings will increase in importance at this site.

We envision the Fort Chambers/Poor Farm site as a center of **food access** in Boulder County. Food access is central to our mission as growers. We offer our CSA shares on a true sliding scale. We accept any amount of payment for our shares, and we refuse to exclude anyone from participating in the CSA community based on finances. We offer supported shares as well as supporting shares (a scale that slides both down and up), so that our community may support the individuals within itself to all participate, regardless of financial means. Those funds have always balanced out. Additionally we offer anonymously gifted shares of which every year we are able to offer a handful. We offer both 6 month and 9 month payment plan options so as to make our shares more accessible. We also offer “volunteer shares” so that if members put in at least 60 hours (roughly 2.5 hours weekly) of volunteer time on the farm during the harvest season, we offer a reimbursement of half of the cost of their produce share at the end of the season. Members can access their share at half cost and also gain invaluable knowledge about growing food.

We only sell at farmers markets that accept marketwide **SNAP and Double Up Food Bucks** (Lafayette Farmers Market, our current farmers market, is required to accept SNAP for one year before DUFBS can kick in). We were just informed that marketwide WIC bucks have run out of federal funding; so we are exploring becoming an independent WIC market vendor.

We choose our wholesale partners carefully, and only sell to organizations who keep food access central to their missions too. We have partnered for three years with **Metro Caring**, a healthy food bank in Denver, filling in the gaps of culturally relevant foods that their community has requested. We sell crops to **GoFarm** who distributes to no-pay farmers market stands at various Head Start programs in the Golden area.

We hold our Denver CSA distribution site at **Warren Village**, a subsidized transitional housing program in Denver to serve single-parent households experiencing homelessness. Each week we harvest and distribute produce for the residents at no cost. After CSA distribution ends, a resident, Neema, brings any leftover produce to her apartment for parents and families who were not able to come during distribution and distributes it from there. Warren Village is a core part of our story as a farm business, as Noelle lived there for four years following the birth of her daughter and was a resident there during Common Name Farm’s genesis.

For three years, we have sold between 25% and 50% of our CSA shares to the WIC program, and are striving to find other ways to bring food to our WIC-participating community since funding for local food through the program has been all but completely cut. We have partnered with the Tipi Raisers to bring produce, plant starts and beginning farmer mentorship to the **Pine Ridge Reservation** in South Dakota. We have delivered fully subsidized CSA shares to **Canyon Gate Senior Housing** complex in Golden for two years going on three, and working with them to expand into a wholesale food donation program for their residents.

We envision inhabiting the space at the Fort Chambers/Poor Farm site as nurturers of this community in many different ways, offering a hub for a **community of farmers**. Formally and informally we have served as mentors for beginning farmers, through the GoFarm beginning farmers program and otherwise. We envision incubating an enthusiastic new batch of beginning farmers under our mentorship over many years. We are experimenting with many different practices such as utilizing dry farming principles to create a more drought tolerant seed bank for use by other local farmers, fostering volunteer crops, and working with biodegradable plastic mulch, and are excited to share practices and results with others using this space.

We would offer a hub for artists and art-making. Our CSA includes works of art and writing on a monthly basis as part of the share. We want to welcome artists of all ages and abilities into an art-making space with classes, art-making parties, and rotating artists in residence. We have hosted workshops including a free cyanotype party, where participants collected plants and materials to cyanotype, and made both a large collaborative piece for the CSA and individual pieces that they brought home.

Our farm works to foster **first-food sovereignty/breastfeeding** in the community. Noelle is a certified lactation counselor and has been offering breastfeeding counseling to Common Name Farm's CSA community and beyond for the last five years. The farm will ultimately be an educational and peer-supported hub for lactating parents (at a sliding scale) so as to tie in the food sovereignty of local food with the importance of supporting humanity's first form of local food, offering pre-natal breastfeeding classes and on-farm weekly peer breastfeeding support circles, as well as growing galactagogue herbs to support healthy lactation.

We will continue our collaboration with **native communities** and local leaders in native food sovereignty, growing traditional and medicinal crops with and for tribal members, in the spirit of mutual learning and healing. Last year we began working with Clark Tenakhongva, a traditional Hopi farmer, to help with evaluating the viability of selected crops in his community's seed bank in Shongopovi, Arizona. We have been learning from Clark about ancient traditions in dry farming, and we are always seeking to invite traditional knowledge of indigenous growing practices so as to incorporate them into our own. For the last three years we have worked with Aimee White Pipe and her family to turn their garden into a small farm in Pine Ridge Reservation, South Dakota. We have planted and seeded alongside them on our farm as well as on theirs.

Our farm is open, active and oriented toward an ethic of shared resources which we feel aligns well with the vision of a reinvigorated, educational, vibrant Fort Chambers / Poor Farm site. Last year we provided space, materials and care in our greenhouse for Brown Dog Farm to start their tomatoes and peppers. Esoterra is growing a variety of starts in our greenhouse this season. Plant starts for gardens in Pine Ridge and Hopi Reservations grow in our greenhouse and we have beds at our farm dedicated to growing crops for households in need in Pine Ridge.

We worked with NRCS for a conservation plan for our location in Lakewood and will partner with them again to establish a conservation plan for this site.

As a former archaeologist, Noelle has a passion for historical preservation and is always on the lookout for artifacts. Farming on a site with such a rich, complicated history, and being part of the reconciliation and remediation process would be a dream for her (and us, but her especially). We welcome the preservation of cultural resources at this site and are happy to partner with NRCS and tribal archaeologists if mitigation is ever deemed necessary for the Fort Chambers ruins area or if other areas of cultural significance are identified.

We will transition to the Fort Chambers/Poor Farm land over the course of the initial three year lease:

- Year 1 (2025):
 - Establish summer cover crop in areas allotted for vegetable production
 - Plant perennial herbs, plant garlic in the fall.
 - Plant native seedlings: chokecherries, wild plum seedlings
 - Work with the city on infrastructure improvements.
- Year 2 (2026):

- At least 50% of our vegetable production on site, with ability to wash and cold store produce on site.
- Plant perennial berries, asparagus, rhubarb, and small native trees throughout season
- Start being able to invite community for meals and events
- Establish greenhouse for 2027 growing season
- Year 3 (2027):
 - Up to 100% of our vegetable production on site

We will work with the city to assess structural integrity of each outbuilding and to retrofit them as needed for usage, safety and historical preservation.

- Loafing shed: for possible tractor and implement covered parking, tool and equipment storage.
- Large barn with scale on west side: possible meeting/gathering space
- Small barn : for possible use as a covered area for refrigeration system, wash and pack area, CSA distribution
- Tall shed: possible hay storage

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.

Phil has been farming and growing plants professionally since 2002, having worked for farms in Colorado, Massachusetts and California. For eight years he managed vegetable production at Denver Botanic Gardens Chatfield Farms. For four years before that he was Harvest and Wholesale Manager at Atlas Farm in Deerfield, MA. He has worked on farms ranging in scale from 4 to 55 acres. In New York City he worked for Central Park Conservancy and Wave Hill Public Garden & Cultural Center. Many farmers who have worked for Phil have gone on to start farms across the state and country, including Whistle Cat Farm in Maine, Wild Wicks Farm in Lakewood, Quizbee Farm in Wheat Ridge, and Goodrich Farms in Mancos, Colorado.

Noelle left a career in cultural resources management archaeology when she fell head over heels in love with farming in 2011. Interning on farms deep in the Gunnison River Valley and Brighton, her farming journey then took her to the rich soils of Minnesota and eastern South Dakota. With a few years of working on all daily field and business aspects of multiple CSA, wholesale, market and seed farms, Noelle then pursued a degree in education seeking to expand her abilities to inspire the youngest people to love growing food. Noelle then established a number of educational gardens on both the Standing Rock and the Pine Ridge Reservations, specifically working with youth and veterans on gardening, cooking and nutrition education, and gardening as healing, all the while working as an organizer on indigenous food systems between growing seasons, and revitalizing a waning farmer's market as market manager. Life took Noelle back home to Colorado where she managed an urban farm for a local nonprofit before starting Common Name Farm. This will be Noelle's 14th year as an organic farmer, and because she has never grown conventionally, organic and no-spray growing methods are all she has ever known.

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

We take soil samples in any new growing space and have used both CSU and Logan Labs to determine how to amend the soil. We are excited to work with Soil Transformations on a microbial study. We practice crop rotation, cover cropping / green manuring, and we amend the soil with purchased and farm-made compost, and pelletized chicken manure.

4. Please 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).

We are currently leasing acreage year-to-year. Because of this, we have not been able to establish permanent roots like planting perennials and tending to the care of the soil in the way that we desire. This will be our third year farming in Boulder County and we have quickly established a community here, so we are wanting to stay in the area, but also wanting to be the best stewards we can be to the soil by being somewhere on a more permanent basis, put down perennial roots, and be not only members but also leaders in the farming, local food and food justice community here.

5. Please describe how your proposal supports the implementation of the Fort Chambers-Poor Farm Management Plan

Primary goals:

1. **Diversity of agricultural operations.** We would grow into up to five acres of diversified vegetable production, while maintaining current grazing and haying relationships on the eastern portion of the property in the context of sublease agreements. We want to see the entire property used for diversified agricultural purposes.
2. **Maintain agriculturally related structures (and fences)** We would work with the City of Boulder to assess structural integrity, necessary improvements and usability of the existing out buildings. We have fence equipment and possess experience and ability to build and maintain barbed wire, woven wire and electric fences.
3. **Maintain existing irrigation infrastructure.** We have irrigated with a variety of systems and have both the experience and equipment available for operating, maintaining and improving existing irrigation systems.
4. **Increase or maintain soil organic matter and soil biological diversity.** We utilize cover cropping/green manure practices, practice minimal tillage with selected areas of no-till and we do not haul plant matter out of beds once harvest is done. We seek to inoculate microbial biodiversity in the soil using an on-site compost system and extracts made from worm-castings.
5. **Integrate agricultural management practices to support wetland hydrology.** We would establish and orient vegetable beds with nearby wetlands in mind, also anchoring soil with foliage in order to prevent erosion into wetland zones.
6. **Reduce or eliminate pesticides.** We use no pesticides, and are deeply committed to never using them.
7. **Support implementation of management plan in lease area as appropriate.** We are happy to work with the City of Boulder to support the vision for this unique site.

Secondary goals:

1. **Integrate/establish agricultural management practices that support native pollinators.** We plant pollinator-friendly strips in every vegetable zone, as well as buffers of native prairie wildflowers in order to encourage the vitality of native pollinators specifically.
2. **Manage agricultural activities to minimize soil erosion and protect soil fertility.** We avoid bare soil at all costs and seek to anchor soil in place by establishing a robust crop of clover in our aisles and rotating crops of green manure where we are resting the earth. For every instance that we take something out of the soil, we are committed to giving something back to it in the form of nitrogen-fixing cover crops, compost, manure, etc.
3. **Maintain integrity of agricultural related viewsheds.** We are proud for our agricultural operations to be within public view, as their presence sparks curiosity, questions and opportunities for engagement and education. With the ditch running for a limited amount of time, we do not anticipate the need for season extension in the fields, so high tunnels would not be

blocking or changing any views. We also like to establish wildflowers and annual flowers along the perimeters of the farm that are most readily in view of the public.

6. 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.

Ability to finance: We have been able to establish this farm and operate for the last five years without debt to banks. We anticipate being able to accomplish this expansion / move without bank debt. We will be able to accommodate most or all start-up costs of rent and necessary equipment from 2025 sales. We have paid off our startup loans from the beginning of this farm, which were from family and friends. We anticipate being able to access a new round of very low interest loans from those individuals if the expenses of this expansion make it necessary.

Market: Currently 100 CSA members, ability to expand

Farmers market: Lafayette Farmers Market

Current wholesale accounts: Metro Caring, GoFarm, Boulder County Farmers Market

Wholesale accounts to expand: Common Harvest Colorado, Boulder County Public Health's Farm to Headstart program, the Little Herbal Apothecary in Lafayette, and others are eager for wholesale produce.

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

We have access to our current greenhouse for at least the first year on the Fort Chambers/Poor Farm site, but ultimately would seek to build a greenhouse on site for our plant starts. We currently use 1000 square feet of tabletop surface to start our own plants for both our fields and plant sales, so this would be the minimum amount of space required in a new greenhouse structure. We built a greenhouse in Lakewood utilizing passive solar principles, able to function well with supplemental heating necessary only on the coldest nights. We would work with the City to site and design this structure.

We would need a wash stand with access to wash water from the well by the spring of 2026, location agreed upon with the city. We will need a covered space for our two walk-in coolers and access to electricity (they are both powered by one Coolbot, so only one outlet necessary in the location agreed upon), ideally by the beginning of the 2026 growing season.

8. 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 would ideally reinstall a lining for the holding pond. We have pumps and irrigation supplies. We have a tractor with bucket and forks, and implements including chisel plow, rototiller, mulch layer and water wheel transplanter.

9. Are you involved in your agricultural enterprises on a full-time basis? If not, what percentage of your time is dedicated to agricultural pursuits?

Noelle and Phil are both involved in the farm on a full-time basis.

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

(<https://www.nrcs.usda.gov/getting-assistance/underserved-farmers-ranchers>)

According to the USDA definition, we qualify as “Beginning Farmers” since we have not operated our farm for more than 10 consecutive years; this will be our fifth consecutive year operating Common Name Farm. We, as individuals and as an entity, materially and substantially participate in the operation of this farm such that if we did not, the operation would be seriously impaired, and both members of the farm qualify individually. Based on the Limited Resource Farmer or Rancher Income online determination tool we qualify as a “Limited Resource Producer”.

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

2024 was the first season Common Name had paid help beyond the two partners, Noelle and Phil, and volunteers. We paid workers \$20/hour and as much produce as they could consume. We prioritize hiring people identifying from historically underserved populations, especially LGBTQIA+ and people of color. Providing farm goods to disadvantaged communities and mentoring first generation farmers is central to what we do, as outlined in question 1.

12. What is your proposed bid for this property?

- i. Roughly 14 acres designated for agricultural production (including farmstead), \$175/acre per year = \$2,450
- ii. Roughly 23 acres designated Agricultural Hayfields, \$85/acre = \$1,955 (grazing rates to be negotiated if a suitable grazing partner is found)
- iii. Rent for outbuildings will be based on use and usability based on renovations.
- iv. House rental for farm owner housing with rent to be determined by the City of Boulder.

We will be taking on management of the entire 37 acre property, growing vegetables and green manure in the three acres of the southwest corner of the field which look to have been in vegetables previously (with possible expansion of up to five acres) and renting the remainder of the area designated for agricultural production at the same rate. We will lease the agricultural hayfields area and sublease for rotational grazing/hay cutting operations with vetting and approval from the City of Boulder.

References

- o Two neighboring landowners to proposer’s current operation;
 - **Natalie & Jason Condon** (Natalie) [REDACTED]
 - **Cheryl Lutz**, Neighbor to Common Name Farm on previous site, [REDACTED]
- o A landowner who leases or has agreed to allow the proposer to use their land;
 - **Sarah Boyer**, Current lessor, [REDACTED]
- o A ditch rider, lateral captain or water commissioner who has worked with the proposer on their current operation;
 - **Randy Noell**, Leyner-Cottonwood Ditch rider, [REDACTED]
- o A customer or buyer of the proposer’s current agricultural product:
 - **Kate Falkenhardt**, Produce buyer at GoFarm and CSA member, [REDACTED]
- o Any additional similar references that the proposer believes would be helpful in evaluating the proposed operation;
 - **Neambe Leadon**, Senior manager of food sovereignty, Metro Caring, [REDACTED]
 - **Aimee White Pipe**, Beginning farmer mentee, Pine Ridge Reservation [REDACTED]