

Idolour Farms LLC
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Boulder, Colorado 80308
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March 17th, 2021

To: OSMP – HUB
2520 55th St.
Boulder, Co 80301

Electronically delivered

OSMPAgLeasing@bouldercolorado.gov

Re: Straty-Cline property Invitation for Proposals

This letter transmits the proposal of Idolour Farms LLC submitted in response to the Invitation for Proposals received on February 17, 2021, as supplemented by information provided at the site visit on March 2, 2021 and answers to questions submitted on March 5, 2021. The substance of this letter is incorporated by reference in the proposal document.

Introduction:

The Idolour Farms operation has been dedicated to the preservation of two small family farming operations and the demonstration of sustainability and productivity by operations of that size. Gordon Arbuckle and Dr. J.G . Arbuckle, Jr. have managed those operations since Dr. W.S. Arbuckle’s death in 1988. Gordon Arbuckle is a long time policy advisor on federal programs, major sustainable and socially responsible agricultural projects and the development and implementation of advanced environmental and social responsibility management systems.

<https://2025lawandpolicy.com/>

He is actively monitoring the refocusing of federal programs to encourage sustainable development and empower small farmers. He has lived adjacent to the Straty-Cline property for several decades and, based on his familiarity with it, has concluded that it may be an ideal location for the development and demonstration of techniques and approaches to aid and encourage adoption by small farmers of regenerative farming practices which empower them and, at the same time, optimally benefit the economy and our environment.

Background – Idolour Farms

The oldest of the Idolour farms (Idolour Indiana) was established as a subsistence Homestead by Charles E. Arbuckle *circa. 1900*. Over the years it has been expanded to 200 acres, about 120 acres recently converted from row crops (corn and soybeans) to management-intensive grazing system-based cow/calf operation. The remaining approximate 80 acres was designated as Classified Forest in the 1960s and has been managed as such since that time. Experience at the

Straty property will be taken into account in future management of the Indiana property and that gained from more than 100 years at Idolour Indiana will be importantly used at Straty-Cline”

Idolour Missouri was established in 1924 by Dr. L.A. Weaver, a pioneering Professor of Animal Husbandry. Initially a 240 acre Purebred Hereford operation, it had to be downsized in the 1960s as a result of condemnations for state and interstate highways. Since that time operations at the property have included quail farming and truck gardens for restaurant supply and planned and integrated timbering and livestock operations. The property has been used as the subject of agroforestry training for natural resource professionals from the Natural Resources Conservation Service, the Missouri Department of Conservation, Soil and Water Conservation Districts, and other organizations by the University of Missouri Center for Agroforestry. The present predominant use is cow-calf production using management-intensive rotational grazing (rotating the herd through sequenced small paddocks in order to improve soil quality and minimize fertilizer use). Though experience at the Missouri property will inform planning for the Straty tract, we are particularly interested in learning lessons from the Straty operation that will inform the future for the Idolour Missouri property, which, like the Straty tract, includes riparian areas, some wetlands and adjacent small timber tracts and wildlife habitats, and, more important, for similar operations throughout the country.

Characteristics of the Straty Tract

The Straty property has unique aspects which may make it an ideal demonstration site for emerging techniques of regenerative farming. It includes:

- Unprotected, but minimally degraded riparian and wetlands areas
- Historic pasture areas with primarily non-native cover crops
- Minimal improvements
- An old-style irrigation system currently used to artificially maintain the wetlands characteristics of the area characterized as wetlands and to irrigate the portion of the property which has been used for cover crops and intermittent grazing. The wetlands area appears to be open to the area where grazing might occur
- The property includes a small woodlot area mostly riparian or wetlands in character. No old growth timber located
- The riparian and wetlands areas of the property, though somewhat degraded, likely function as critical wildlife habitat and an important travel corridor. Wetlands are also a particularly important carbon sink.

The tract is fenced and readily accessible from Boulder and Fort Collins, adjacent to property owned and occupied by Gordon Arbuckle and to small scale agricultural operations operated by the 63rd Street Farm, by John Quinlan, by Tod Smith and by Hep Ingham.

Proposed Operations at the Site

Idolour Farms proposes to use the leased property as a demonstration site for small scale regenerative farming – emphasizing the “Carbon Farming” concept, but also taking into consideration other important land use concepts to optimize the conservation values of each element of this property.

Although the concept of regenerative farming has received increased attention in recent literature as well as in government and academic dialog, it is not yet broadly understood or defined, particularly in the context of small and medium sized farm operations. The Department of Agriculture’s programs to encourage riparian area setbacks, wetlands preservation and related environmentally protective measures are not aggressively promoted, are not well adapted to small farming operations and are generally inadequate to achieve optimal objectives in the small farm context. The Biden Administration, and Secretary Vilsack in particular, has indicated that some priority will be given to resolution of these issues. Experience at a small demo tract could provide important input into this process, could benefit from the new focus on carbon capture and conservation and, to the extent successful, could serve as a model for regenerative development of similar small tracts throughout the nation, including the Idolour operations and other Boulder properties. Development and widespread application of this sort of model could have significant positive implications for empowerment, equity and addressing poverty issues faced by small farmers in many areas of our country.

Immediately on grant of the lease, we propose to expand our already robust advisory panel, consult with the neighboring operations and finalize a regeneration/development plan designed on the basis of the following priorities:

- Develop and implement a methodology for optimizing carbon recovery/sequestration potential for each element of the property
- Develop and apply a technical approach for measuring and validating quantification of carbon removal from atmosphere
- Improve soil quality and property drainage, evaluate potential for natural wetland restoration and improving irrigation techniques
- Identify and access government and private sector sources of funding for this demonstration
- identify and access available governmental and non-governmental sources of technical assistance
- Identify and access best markets for carbon credits created
- Identify and optimize values of all property elements for support of pollinators and threatened butterflies, agriculture and silviculture, maintenance and enhancement of riparian and wetlands functions, protection of water and air quality and enhancing aesthetic and wildlife values.

We anticipate that the first year of operation under the lease would be devoted to low-impact conventional cover crop farming (possibly perennial), to establishment of baseline values predicated on that use, to testing and validating the carbon capture measurement/validation methodology, to characterizing and determining the “highest and best conservation use” for each property element and to finalizing the plan and beginning outreach to fund it.

In the second year, we would hope to finalize funding, confirm participation in the appropriate governmental and non-governmental programs, plant and cultivate as necessary and otherwise test and implement the plan.

Year three will be a period of intensive monitoring, review and analysis, demonstrating marketability of credits, assessing efficacy of subsidy programs, accessibility for small and marginal farmers, environmental effects and economic sustainability, recommendations for adjustments to agriculture support programs. Detailed reports and recommendations will be written and submitted as required by sponsors at the end of the third year growing season.

Lease Terms

We find the terms of the lease forms accompanying your invitations to be fully acceptable and, based on precedents, would expect annual lease payments ranging from \$1000 to \$2000 per year. That range is acceptable. Data, analyses, reports and technologies and other information developed in the project will be the property of Idolour Farms or the public.

Equipment and Labor

Equipment slate and labor requirements will be determined based on the cropping and management strategies to be developed pursuant to these project specifications. Long’s Peak Sprinklers & Landscaping, and its CEO, Michael Amend, have maintained the adjacent Arbuckle property and its irrigation systems and cover crops for several decades and have committed their availability for this project. Additional equipment may be brought in from the other operations, acquired, contracted for or leased as appropriate.

Finance

The Arbuckle family has historically supported the Idolour operations and Gordon Arbuckle will be responsible for financing initial operations and outreach. Obviously, a broader base of private and public support will be required as the project reaches its potential. The demonstration of that sort of support is a significant objective of this project.

Please feel free to contact the undersigned should you have questions or suggestions. We anticipate continued consultation with you, as well as with environmental organizations, state and local officials and selected institutions and experts throughout the course of this project. We look forward to working with you.

Staff Bios

Gordon Arbuckle (qualifications outlined above) will be lead on this project. He will be supported by:

Betty Barton: For nearly 25 years, Betty Barton worked as a public policy advisor for Patton Boggs, an eminent Washington, DC-based law and policy firm. Ms. Barton's endeavours included involvement in the design and implementation of environmental management and social accountability programs including worldwide environmental management and social accountability programs for a Fortune 50 international agribusiness corporation. These efforts resulted in the first ISO 14000 certification of a major agribusiness operation as well as the first ever SA8000 social accountability certification for such an operation.

Prior to her move back to Colorado in 1990, she spent several years in DC and 10 years in Alaska working on rural local government and public policy matters.

Ms. Barton will assist in coordinating the research, outreach and analysis aspects of the project and in writing and reviewing reports.

Cynthia Bolinger: Native to Northeastern Colorado. Life experience with dryland and irrigated crops, together with Black Angus and Hereford cattle ranching. She has extensive legal and office administration experience providing critical support services for small businesses in Colorado and various states which include forming and maintaining corporate and limited liability companies, real estate transactions and estate planning. She has served the Boulder County area since 1998 is an avid and conscientious fisherperson and enjoys many outdoor activities and the Colorado Avalanche.

Ms. Bolinger will maintain project books and records, will manage advisors, consultants and funding participants and will generally assist in management of project operations.

Advisory Panel

Dr. Stephen Martin

<https://www.dropbox.com/s/1g0zky5augqobby/Dr.%20Stephen%20G%20Martin%20Resume.pdf?dl=0>

Dr. J. Gordon Arbuckle, Jr.

<https://www.dropbox.com/s/z9y7443583gt37f/Dr.%20J.%20Gordon%20Arbuckle%20C%20Jr.%20CV.pdf?dl=0>

As the linked CVs show, these initial panel members are eminently qualified to advise regarding project design and execution. As noted above, we would expect to expand this already robust panel with qualified experts from participating institutions and entities as well as independent commentators.

STRATY-CLINE PROPERTY –Required Form

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.
 - See transmittal letter heading *Proposed Operation* at the Site incorporated by reference herein.
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.
 - See transmittal letter heading *Background – Idolour Farms*, incorporated by reference herein.
3. Describe your proposed vegetation and soil sampling protocol or observations and how you will use this information to modify management practices.
 - See transmittal letter heading *Proposed Operations at the Site*, incorporated by reference herein.
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)?
 - See transmittal letter heading *Background – Idolour Farms*, incorporated by reference herein.
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.
 - See transmittal letter heading *Finance*, incorporated by reference herein. Products and markets are to be determined.

6. Please describe any kind(s) of infrastructure improvement(s) that you envision for the property.
 - To be determined as described under *Proposed Operations* transmittal letter heading

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.
 - See transmittal letter heading *Equipment and Labor*, incorporated by reference herein.

8. Describe how you will meet the labor demands for the proposed operation. Are you involved in your agricultural enterprises on a full-time basis? If not, what percentage of your time is dedicated to agricultural pursuits?
 - See transmittal heading *Equipment and Labor*, incorporated by reference herein.

9. Please provide any information pertaining to your eligibility as a U.S. Department of Agriculture historically underserved producer.
 - No present intention to claim eligibility.

10. What is your proposed per AUM bid for this property?
 - See transmittal letter heading *Lease Terms*, incorporated by reference herein.

Contact Information	Response
Company Name including DBA	Idolour Farms LLC
List Type of Organization (Corporation, Partnership, etc.)	Limited Liability Company
Name and Title of Person to Contract with City of Boulder	J Gordon Arbuckle, Chief Executive
Name and Title of Person Submitting Bid	J Gordon Arbuckle, Chief Executive
Email Address for Person Submitting Bid	[REDACTED]
Company Address	[REDACTED]
Company Phone Number	[REDACTED]
Company Website	N/A
Company Fax Number	N/A

REFERENCES

Name	E-mail address and Phone Number	Relationship
John Quinlan	[REDACTED]	Adjacent property owner
Frank Hagan	[REDACTED]	Colorado Real Estate Advisor
Robert Tobias	[REDACTED]	Adjacent Property Owner Indiana Property Manager
Maddie Westbrook	[REDACTED]	District Forester / Scott County Indiana
Herbert Willbrand	[REDACTED]	Counsel / former adjacent property owner
Carmin Adams	[REDACTED]	Property Manager / Columbia, Missouri
Jared Polis	[REDACTED]	Former Congressman representing District
Joe Neguse	[REDACTED]	Current Congressman representing District

PROPOSAL FORM

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.



J Gordon Arbuckle, Chief Executive Officer
Idolour Farms LLC