

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the execution of a five-year farm lease with two five-year extension options with Sunshine Chasengnou d/b/a Cha New Life ("Cha New Life") to actively farm agricultural land in the Lake Hills Greenbelt, operate the Larsen Lake blueberry stand, and manage the Larsen Lake public U-pick blueberry operations for income to the City of up to \$101,345.92 over the initial term, which includes \$16,346 in rental income and an estimated \$85,000 in blueberry sales, plus all applicable taxes.

Michael Shiosaki, Director, 452-5377

Kevin LeClair, Natural Resource Division Manager, 452-4880

Jammie Kingham, Environmental Programs Supervisor, 452-6048

Parks & Community Services

EXECUTIVE SUMMARY**ACTION**

Adopt a resolution authorizing the execution of a five-year farm lease with two five-year extension options with Cha New Life to actively farm agricultural land in the Lake Hills Greenbelt, operate the Larsen Lake blueberry stand and manage the Larsen Lake public U-pick blueberry operations.

RECOMMENDATION

Move to adopt Resolution No. 10465

BACKGROUND/ANALYSIS

The Lake Hills Greenbelt agricultural land is located within a federally designated critical area wetland. Wetland farming consists of challenging hydrologic conditions, unique soil types, restrictive practices, and seasonal equipment limitations. Natural Resource staff have formed a collaborative relationship with Cha New Life for 20 plus years, developing successful farming practices conducive to the unique, and often harsh, conditions. Extensive efforts have been made to ensure successful harvests are profitable for the vendor, while also preserving Bellevue's historical and culturally significant agricultural land. This contract requires the vendor to farm and sell produce on site to demonstrate healthy urban food systems, connect the community to historical farming practices, and also manage the City's public U-pick blueberry operations.

Cha New Life, a family farming operation, grows a wide variety of quality local agricultural products. The execution of the Cha New Life farm lease would support the continuation of historical truck farming practices, provide local agricultural products to the Bellevue community, and continue the successful operation of the Larsen Lake public U-pick blueberry operation that supports in-house maintenance of Bellevue's blueberry farms. An exception to the competitive process has been granted to retain Cha New Life and to maintain our long-standing collaborative relationship and multiyear investment in farming practices. Cha New Life has been farming Lake Hills Greenbelt agricultural wetlands and operating the Larsen Lake public U-pick blueberry operations for over 20 years. They have developed

successful farming practices and local marketing/business strategies for a successful public U-pick program.

POLICY & FISCAL IMPACTS

Policy Impact

Comprehensive Plan:

PA-1: Establish a coordinated and connected system of open space and greenways throughout the city that provide multiple benefits including preserving natural systems, protecting wildlife habitat and corridors, enhancing scenic character, and providing land for recreation.

PA-4: Design parks and facilities to maximize available space and benefits for users, including offering parks with multiple functions and implementation of shared use facilities.

PA-7: Obtain, for preservation, natural areas that are sensitive to development or represent a valuable ecological resource to the community.

PA-28: Promote partnerships with public and private service providers to meet cultural, recreational, and social needs of the community.

Bellevue City Code 4.30.020 states that leases of real property for more than two years require council approval.

Bellevue City Code 4.28.130 allows for the exception to the competitive process.

Fiscal Impact

Adopting this Resolution will authorize the City to receive up to \$101,345.92 over the 5-year term, plus applicable taxes, over five years for execution of a lease agreement commencing January 15, 2025 and concluding on January 14, 2030.

OPTIONS

1. Adopt the Resolution authorizing the execution of a five-year farm lease with two five-year extension options with Sunshine Chasengnou d/b/a Cha New Life ("Cha New Life") to actively farm agricultural land in the Lake Hills Greenbelt, operate the Larsen Lake blueberry stand, and manage the Larsen Lake public U-pick blueberry operations for income to the City of up to \$101,345.92 over the initial term, which includes \$16,346 in rental income and an estimated \$85,000 in blueberry sales, plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

Proposed Resolution No. 10465

AVAILABLE IN COUNCIL LIBRARY

2025-2030 Larsen Lake Farm Lease with Cha New Life