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**FARMLAND**  
T R U S T



PRESERVING WORKING LANDS  
FOR FUTURE GENERATIONS

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**FARMLAND**  
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PRESERVING WORKING LANDS FOR FUTURE GENERATIONS

**MAIL TO: CT Farmland Trust, 77 Buckingham Street, Hartford, CT 06106**

*Connecticut Farmland Trust is a non-profit organization, and membership dues and donations are tax-deductible.*





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Elisabeth Moore,  
*Executive Director &  
Director of Conservation*  
John S. Weedon,  
*Conservation Coordinator*

COVER PHOTO: PATRICK LEE

## Welcome

Dear Friends of Connecticut Farms,

In 2002, a group of concerned people like you saw an unmet need to protect and preserve family farms in Connecticut. They joined together to form Connecticut Farmland Trust, the only statewide organization dedicated to conserving our state's family farms and the farmland soils that make them grow.

Nationwide, we lose 1.3 acres of farm and ranch land every minute. Some of the greatest relative losses of farmland have occurred in Connecticut. Connecticut Farmland Trust is a beacon of hope. In thirteen years, we have permanently protected 33 family farms, farming over 2,768 acres of good Connecticut farmland. It's a start, but clearly not enough.

You don't have to be a farmer to understand the importance of saving farms today. Our state will be a better place to live and work if we join together to save valuable farmland for the farmers of today and tomorrow. You can make this happen. Please join in sharing the joy and responsibility of saving our farms. A statewide community of farmers, local land trusts and town planners, diners and chefs, consumers and conservationists, and public officials and concerned citizens like you will welcome your support.

The work that Connecticut Farmland Trust does is not just about farmland and farmers. It is about the future of Connecticut. About how we grow our food. And about the importance and value of saving family farms.

No one can do it alone. Connecticut Farmland Trust is unique. We bring people from all walks of life and all parts of Connecticut together to save farmland for the common good and in perpetuity. You make it possible.

This report celebrates the work of Connecticut Farmland Trust in communities throughout the state. Thanks to your support and the dedication of many others, our donors, cooperating farmers, conservation partners, Board and staff, we continue the mission we set for ourselves in 2002 — to permanently protect Connecticut's working farmland for future generations.

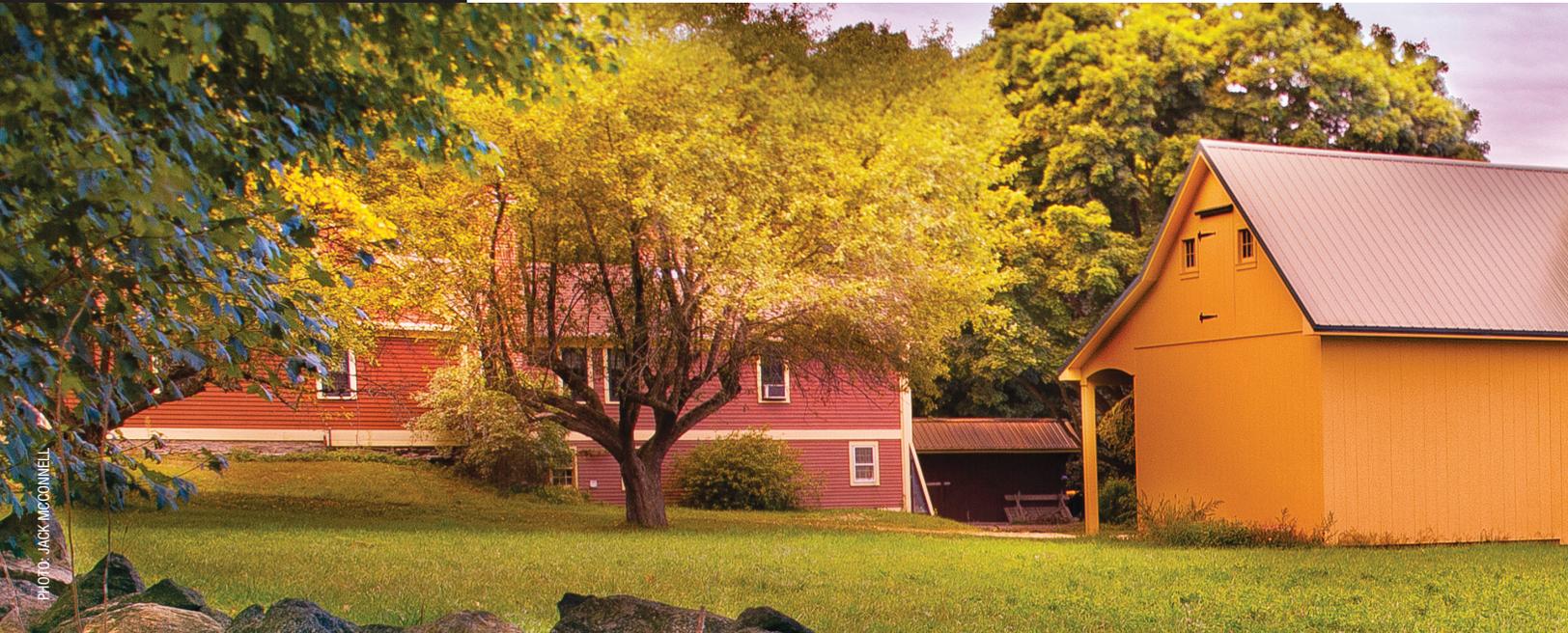
With many thanks.



Michael Fotos  
*CFT Board President*



Elisabeth Moore  
*Executive Director*



## Connecticut Farmland Trust Highlights

Connecticut Farmland Trust had several major achievements in 2014. Throughout this report we will be expanding on our accomplishments, but here's an overview of the year:

- Our most notable accomplishment in 2014 was the protection of four family farms: Williams I & II, McCaw and Wike Brothers. With the preservation of these additional 435 acres, Connecticut Farmland Trust has conserved 31 family farms, totaling 2,670 acres.
- When Jim Gooch decided to leave Connecticut Farmland Trust, we were very fortunate to have Elisabeth Moore, our long-standing Conservation Director, become our new Executive Director. Elisabeth brings many qualities to the role, and it is rare when a convergence of professional talents can be incorporated within a senior management position.
- The continuing commitment of our donors is remarkable. One gift in particular stands out: in 2014 we received an anonymous \$250,000 donation. This generous gift will support the acquisition fund, stewardship fund, general fund, and the hiring of a conservation coordinator.
- Connecticut Farmland Trust was selected as one of 70 land trusts nationwide to participate in the Land Trust Alliance's Excellence Program. This program will enable Connecticut Farmland Trust to build on the accreditation it received in 2012 from the Land Trust Accreditation Commission.
- Connecticut Farmland Trust has been working towards the launch of our Buy-Protect-Sell Program for a couple of years. All too often when farm owners must sell their farm, the only buyers who can afford the land are developers. In 2014 we rolled out the Buy-Protect-Sell Program so we can buy threatened farms and sell the protected land to a farmer.



### Elisabeth Moore Executive Director

In December of 2014, Connecticut Farmland Trust introduced our new Executive Director, Elisabeth Moore. Having served as our Director of Conservation since 2004, the success of Connecticut Farmland Trust is significantly linked to Elisabeth's record of conservation achievement. The consummate professional, she is a statewide leader in the land conservation community.

Prior to coming to Connecticut Farmland Trust, Elisabeth was involved in farmland preservation with the Trust for Public Land in Connecticut, and worked to preserve family farms in the Catskills as part of the City of New York's landmark \$50 million watershed program. Her work to protect her family property in Ohio also brings a unique and personal connection to our mission.

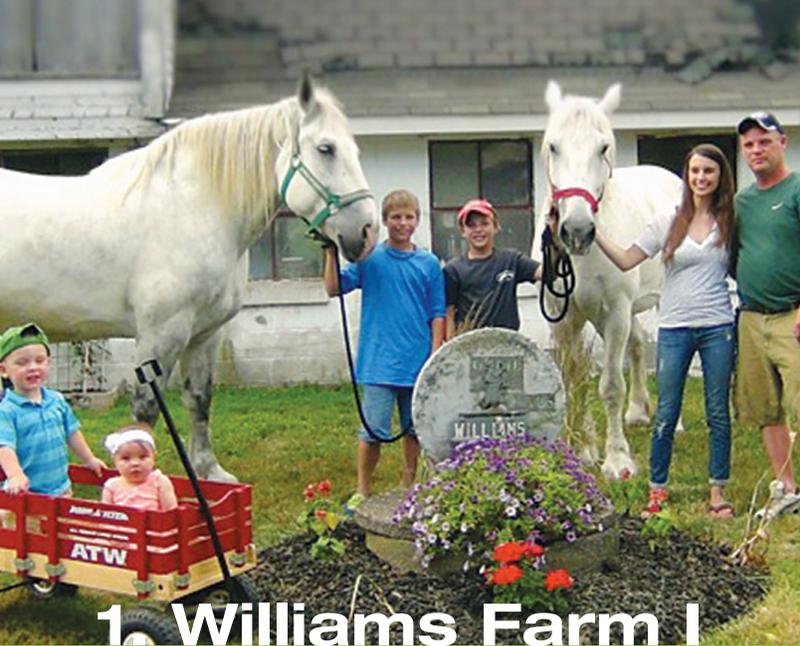
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*"Elisabeth has the knowledge, skills, experience and passion to lead Connecticut Farmland Trust into the future. We're delighted to have her as our new Executive Director."*

— Michael Fotos  
CFT Board President

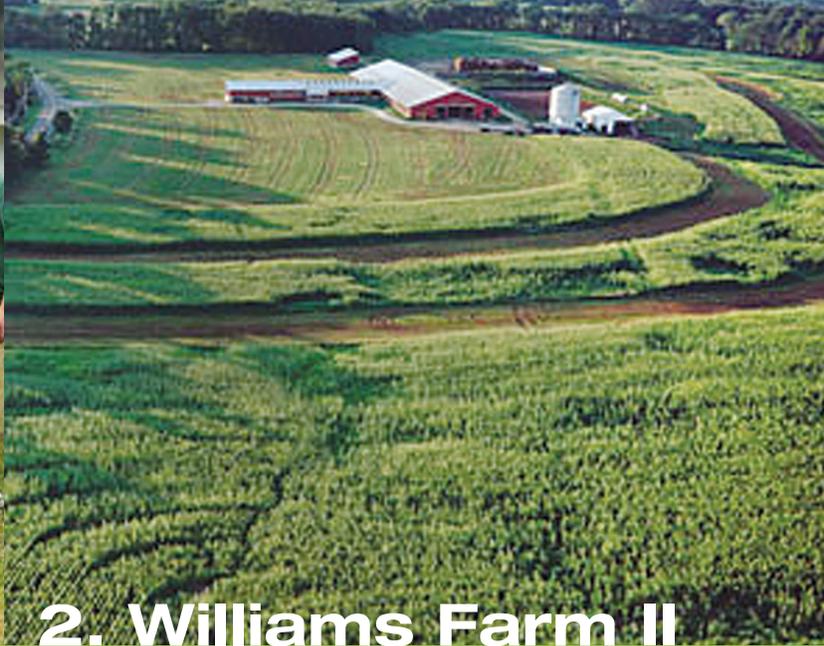
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## 1. Williams Farm I

Year: 2014  
Town: Lebanon  
Land: 64 acres of pastures and dairy support land



## 2. Williams Farm II

Year: 2014  
Town: Lebanon  
Land: 90 acres of dairy support land

### Buy-Protect-Sell

In 2014 Connecticut Farmland Trust launched the Buy-Protect-Sell Program. Or as we like to call it, “just in time conservation.” Much of the farmland we protect is achieved through donated and purchased agricultural easements, both of which require a willing and patient landowner. Many farmers lack the luxury of time: they must sell and will do so quickly.

Buy-Protect-Sell responds to that need. Through this program, we purchase vulnerable farmland, permanently protect it, and then sell it to a farmer, at a more affordable price, namely, the property’s “farmland value” — as opposed to its “development value.”

Buy-Protect-Sell projects result in farmers being able to access land they could not otherwise afford, thereby protecting land that most likely would have been developed.



### Excellence Program

Connecticut Farmland Trust earned the coveted seal from the Land Trust Alliance Accreditation Commission. As of December 2014, Connecticut Farmland Trust was only one of 285 nationwide to receive this distinction. This independent certification of our standards and practices verifies we are doing things right so we can do them forever.



In 2014 Connecticut Farmland Trust was selected to “go to the next level” for accredited land trusts — participation in the Land Trust Alliance Excellence Program. We are only one of 70 land trusts, out of 1,723 land conservation organizations, selected for this prestigious program. The national program is designed to grow the capacity and advance the conservation impact of accredited land trusts that the Land Trust Alliance believes are poised to be the next generation of conservation leaders.

The three-year Excellence Program will focus on developing Connecticut Farmland Trust’s capacity in organizational sustainability, strategic conservation planning and leadership development. Connecticut Farmland Trust is excited the Land Trust Alliance has chosen to make a significant investment in us and our ability to protect Connecticut’s working farms.





PHOTO: PATRICK LEE

## Phase II 3. Wike Brothers Farm

## 4. McCaw Farm

Year: 2014  
Town: Sharon  
Land: 124 acres of pastures and woodlands

Year: 2014  
Town: Lebanon  
Land: 157 acres of corn and hay fields

### Conservation

One of Sharon's oldest and largest family farms, Wike Brothers Farm has been owned by the same family for seven generations. The historic 268-acre farm has evolved from a dairy to a diversified operation that supports grass-fed chickens, pigs, and cattle, and someday an orchard with organic fruits, berries and vegetables. Moreover, the farm is a keystone parcel in a 4,300-acre conservation landscape that includes the Housatonic State Forest, Appalachian National Scenic Trail and Miles Wildlife Sanctuary.

Helen Wike Humeston, daughter of one of the original Wike brothers, fervently desired that her family's farm remain free of housing subdivisions and if possible stay in the family for years to come. To realize this dream, she reached out to Connecticut Farmland Trust to help create this future.

Working with Mrs. Humeston and her daughters, Connecticut Farmland Trust crafted restrictions that will permanently protect the family's farm from residential, commercial and industrial development. Commercial agricultural uses such as the farm's store that sells the family's beef and pork will always be permitted. Mrs. Humeston and her daughters will continue to own the land and they retain the right to gift, sell or lease the farm. All future owners — Mrs. Humeston's great-grandchildren or another farmer — will be bound by the restrictions that the Humestons placed on their land. Connecticut Farmland Trust will have perpetual responsibility for ensuring that these restrictions are upheld.

Connecticut Farmland Trust was the lead agency in securing funds to purchase the development rights on the Wike Brothers Farm from the Humeston family. The family has used the money to expand and reinvest in its farming operation. With the development rights set aside in perpetuity, Mrs. Humeston no longer worries about what her family's legacy could have been: the street name of a cul-de-sac in a forgettable housing tract on what was once the Wike Brothers Farm.

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*"It has always been my wish that my family's farm remain intact for future generations. The fourth, fifth, sixth and seventh generations of my family currently reside on the farm that has been in my family well over 100 years. Now, thanks to Connecticut Farmland Trust, Sharon Land Trust, USDA, Natural Resources Conservation Service, CT Department of Agriculture, and CT Department of Energy and Environmental Protection, that dream has become a reality. We are extremely grateful to all involved."*

— Helen Wike Humeston  
Sharon

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# Financial Report

## Statement of Financial Position

As of December 31, 2014

<b>Assets</b>	<b>2013</b>	<b>2014</b>
<b>Current Assets</b>		
Cash and Cash Equivalents:.....		
Unrestricted.....	\$ 263,373	\$ 398,683
Acquisition.....	912,652	741,259
Stewardship.....	79,220	202,842
New CT Farmers Alliance.....	5,000	13,810
Other Temporarily Restricted Funds.....	–	60,000
Endowment.....	10,353	10,369
<b>Total Cash and Cash Equivalents.....</b>	<b>1,270,598</b>	<b>1,426,963</b>
Accounts Receivable and Prepaid Expenses.....	11,686	22,532
<b>Total Current Assets.....</b>	<b>\$1,282,284</b>	<b>\$1,449,495</b>
<b>Noncurrent Assets</b>		
Equipment Net of Depreciation.....	\$ 656	\$ 3,837
<b>Total Noncurrent Assets.....</b>	<b>656</b>	<b>3,837</b>
<b>Total Assets.....</b>	<b>\$1,282,940</b>	<b>\$1,453,332</b>
<b>Liabilities</b>		
Accounts Payable and Accrued Expenses.....	\$14,421	\$14,107
<b>Total Current Liabilities.....</b>	<b>14,421</b>	<b>14,107</b>
<b>Net Assets</b>		
Unrestricted:		
For Current Operations.....	250,933	395,583
Board Designated for Acquisition.....	24,000	24,000
Temporarily Restricted.....	983,233	1,009,273
Permanently Restricted.....	10,353	10,369
<b>Total Net Assets.....</b>	<b>1,268,519</b>	<b>1,439,225</b>
<b>Total Liabilities and Net Assets.....</b>	<b>\$1,282,940</b>	<b>\$1,453,332</b>

*“With the increase in assets in 2014 and your help going forward, we will be able to expand our successes in the future.”*

– John C. Haller  
CFT Treasurer

## Statement of Activities

For the year ended December 31, 2014

	<b>Unrestricted</b>	<b>Temporarily Restricted</b>	<b>Permanently Restricted</b>	<b>Total</b>
<b>Support and Revenue</b>				
Individual Donations.....	\$ 162,745	\$ 17,139	\$ –	\$ 179,884
Foundation Grants.....	244,754	396,900	–	641,654
Government Grants.....	12,500	–	–	12,500
Corporate Grants.....	25,195	–	–	25,195
Non-Profit Donations.....	36,520	50,800	–	87,320
Special Events (net).....	14,619	–	–	14,619
Interest.....	191	2,755	16	2,962
Other Income.....	175	–	–	–
Net assets released from restrictions	24,356	(24,356)	–	–
<b>Total Revenue.....</b>	<b>521,055</b>	<b>443,238</b>	<b>16</b>	<b>964,134</b>
<b>Expenditures</b>				
Program Services.....	137,443	417,198	–	554,641
Fundraising and Development..	143,639	–	–	143,639
Management and General.....	95,323	–	–	95,323
<b>Total Expenditures.....</b>	<b>376,405</b>	<b>417,198</b>	<b>–</b>	<b>793,603</b>
<b>Change in Net Assets.....</b>	<b>\$ 144,650</b>	<b>\$ 26,040</b>	<b>\$ 16</b>	<b>\$ 170,706</b>





## 2014 Treasurer's Report

I am pleased to report that the Trust is going into 2015 in a stronger position than it did in 2014. During 2014, we closed four important easements on properties totaling \$404,719, while strengthening our Stewardship Fund and general operating fund. With adequate funds in Stewardship, we will continue to monitor the easements that we have closed since the inception of the Trust, in accordance with recommended guidelines for land trusts. An anonymous \$250,000 donation at the end of the year supported us in expanding both our mission and our conservation staff.

Along with an increased level of activity, we have been working on a system where we can be more of a leader in the conservation of farmland in the future using a Buy-Protect-Sell Program. As Treasurer, I am confident that we will be able to continue to improve our operation in the coming year and into the future.

John C. Haller  
*CFT Treasurer*



## Land, For Farms, Forever

That has been our mission since 2002, and continues to be the goal for 2015. The impact that we make is substantial. How do we make that happen? By establishing, fostering and advancing the preservation of family farms in Connecticut. Working with farm owners, local land trusts, the State Department of Agriculture and the federal Natural Resources Conservation Service, Connecticut Farmland Trust will increase the acreage and number of protected farms in 2015. Partnerships are the key to success.

Connecticut Farmland Trust continues to be on an upward trajectory, always searching for new protection opportunities, keeping land in private hands and preserving traditional family farms. And best of all, Connecticut Farmland Trust makes it possible to prevent farms from being developed without forcing anyone to sell their land, while still allowing the landowners to continue farming as they always have.

We need to curtail the loss of working family farms. Using all the tools and partners we have — the Excellence Program, Senior Staff, the Buy-Protect-Sell Program, governmental agencies and a healthy financial picture — Connecticut Farmland Trust will be at the forefront of increasing and preserving family farms. Land, for farms, forever.



## Thank You!

In the past we have listed our donors as a way to recognize and thank you. This year we have chosen not to publish names, respecting the importance of protecting the privacy of personal information.

Philanthropy is based on voluntary action for the common good. It is a tradition of giving and sharing that is primary to the quality of life. We recognize, and sincerely thank all of our committed, generous donors like you. Foundations. Individuals. Event sponsors. Volunteers. Folks who do pro-bono work.

It takes all of you to preserve Connecticut's farmland.

We hope to meet many of you on our farm tours, at our fundraisers and on the many farms in Connecticut. And we promise you, that with your support we will continue to work to fulfill our shared belief that farming is fundamental to our future.

With many thanks,

CFT Staff & Board