

Borough of Closter MacBain Farm Proposals

Category	Farmer 1	Farmer 2
U-Pick Operation with Farm Committee	U-Pick will remain the same	U-Pick will remain the same. Possible expansion of the length of season by use of a temporary hoop house to be constructed by farmer.
Use of Dwelling	Farmer to reside at house rent free. Customary Landlord/Tenant relationship Tenant responsible for utilities. Borough responsible for capital improvements and major systems such as electrical and well.	Farmer to reside at house rent free. Customary Landlord/Tenant relationship Tenant responsible for utilities. Borough responsible for capital improvements.
Farm Equipment	Borough to assign or purchase Gator utility vehicle. Other equipment farmer supplied	Farmer will supply all equipment needed
Farm events and classes	Possible educational classes in conjunction with local school districts. No closed or private events.	Possible educational classes in conjunction with local schools. Small fee based classes similar to the Nature Center. All class are open to public, Closter residents first then offered to non residents. Summer children's camp. 3 larger seasonal public events. No closed or private events.
Payments to operate Farm	\$67,500.00 per year with annual cost of living increases, and farm adjustment.	None
Other Expenses	\$14,000.00 every 4 years plastic row covers. Farmer to provide quarterly and annual reports of expenses.	Farmer to provide quarterly and annual reports of expenses.
Term of contract	10 Years. Father and son to contract with the Borough.	5 years contract with 3 year review with opt out. Farmer to form a non-for-profit status to contract with the Borough.