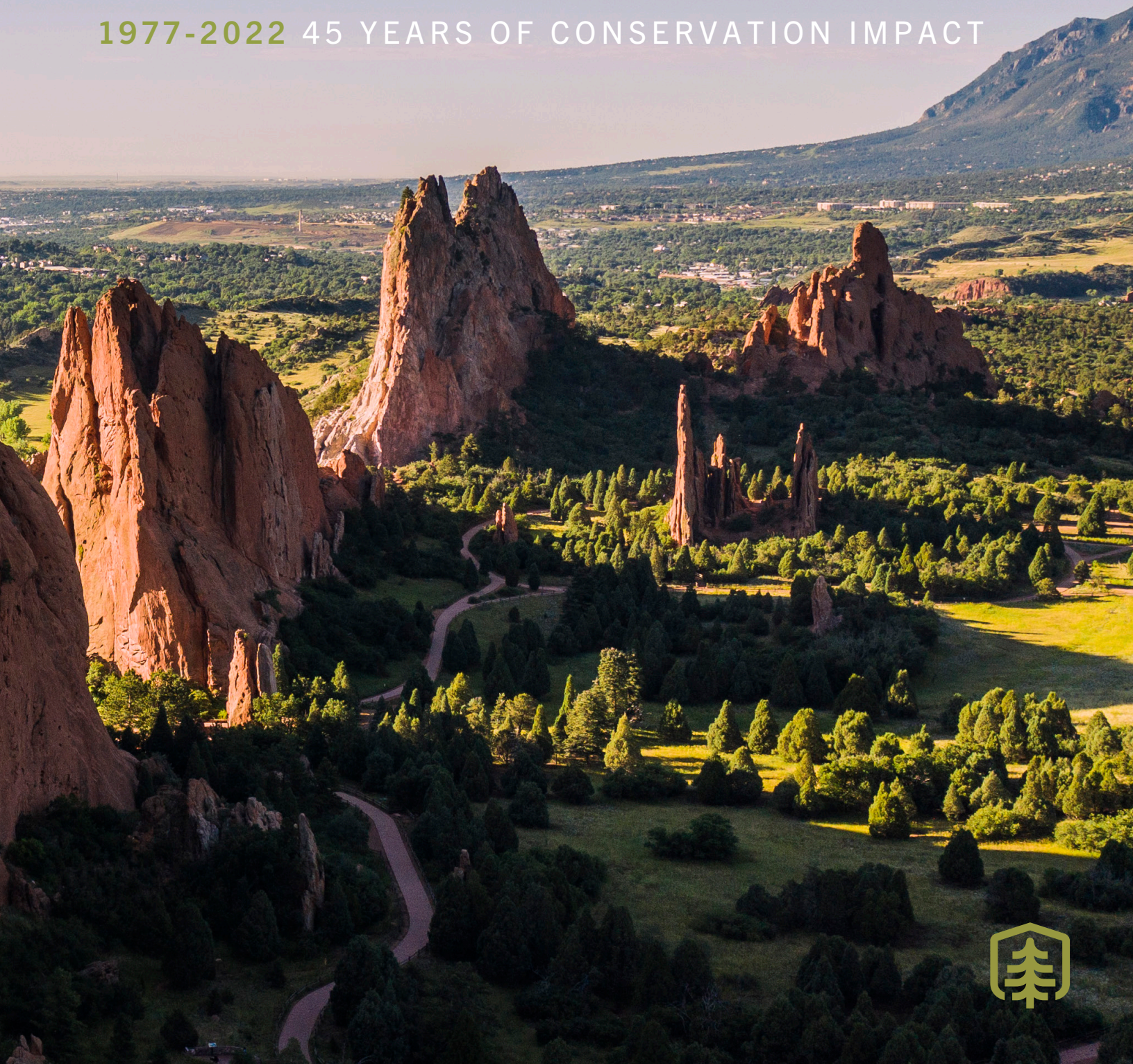


PALMER LAND CONSERVANCY

# Annual Report 2022

1977-2022 45 YEARS OF CONSERVATION IMPACT



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Photo: Mike Menefee

## LETTER FROM THE PRESIDENT & CEO

At Palmer, we're on a mission to ignite a culture shift for conservation. For 45 years, we have made steadfast progress conserving land and protecting the places you love. Our impressive efforts rank us as the country's seventeenth largest state or local land conservancy based on permanently protected acres. This has only been possible because of the tremendous commitment of our donors, funders, partners, and community members who recognize the value that land, water, and the great outdoors play in our daily lives.

Palmer's Board of Trustees approved a new five-year strategic plan in 2022. The plan comes on the heels of an intensive community listening effort through the Elevate the Peak initiative in which 1,200 community members shared their hopes and concerns about conservation. It also comes on the heels of the global pandemic that forever changed our world. Through this community feedback during an unprecedented time, our task is clear — we MUST conserve our natural resources before it is too late. In recognizing the urgency around this mission, the new strategic plan is the most ambitious in the history of our organization.

People power this work, and to fulfill the community's vision — and our commitment to the mission — Palmer is doubling down on our community engagement and involvement. As we face unprecedented challenges and pressures on land and water, we are leveraging a courageous and innovative

mindset, a robust conservation toolbox, and an energized and passionate group of supporters, donors, and partners to ignite a culture shift for conservation and mobilize the next generation of land lovers. Because loving a place is only the beginning, we must have the courage to protect it.

I am proud of Palmer's 45-year track record as a trusted conservation practitioner and the legacy of conservation we have created together. On the following pages you will find conservation highlights from our work over the last four decades that document the tremendous legacy of conservation that has protected what we love most about Colorado — its natural beauty, locally grown food, and outdoor escapes. Within, you will also read about updates on our 2022 successes and projects that have advanced land and water protection in our region. From the conservation of an iconic Front Range property along the South Platte River to the protection of precious wetlands and events where our community came together to celebrate our shared love of the land, thank you for being a part of Palmer's conservation legacy — and future — and for being an important partner in this work.

Thank you for choosing Colorado.

Yours in conservation,

*Rebecca*



**REBECCA JEWETT**  
President and CEO

Cover Photo: Blake Kimmel





# ORGANIZATIONAL EXCELLENCE

Photo: Lauryn Wachs

## WELCOME NEW TRUSTEES

# Board of Trustees Update

Palmer was honored to welcome three new trustees to our board in 2022. New trustees include Sanjay Bhatnagar, Kimberly Florence, and Catherine Steele. Each brings a wealth of expertise, experience, and leadership to Palmer as we continue to advance our new five-year strategic plan, *Land for Life*.



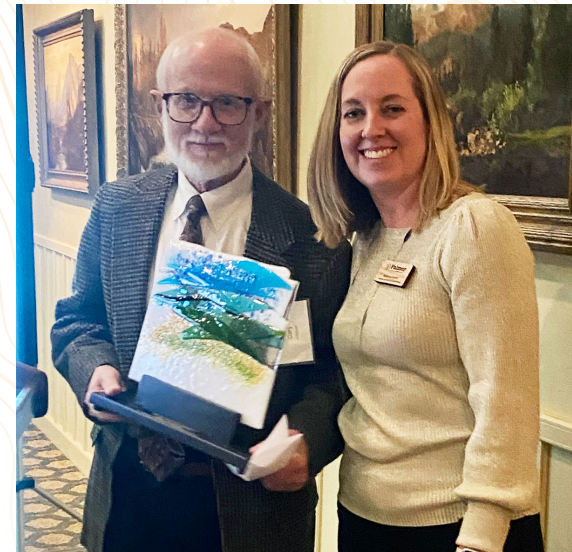
Sanjay Bhatnagar



Kimberly Florence



Catherine Steele



Gary Conover and Rebecca Jewett, President and CEO of Palmer

## EXCELLENCE IN CONSERVATION AND SERVICE TO PALMER

# Gary Conover

We were honored to award special recognition to Gary Conover for his excellence in conservation and service to Palmer Land Conservancy. Gary began his involvement with Palmer in the 1980s, serving on our board and volunteering for Palmer in numerous capacities for decades. He helped steward the conservation of significant legacy projects in the region and, rumor has it, even provided the office space in his realty office for Palmer's first executive director, Stu Dodge, who earned \$1.00 annually. Gary and his wife Sally — one of the founding members of Palmer's annual TENACITY: Women in Conservation celebration — have continued to be ardent supporters of Palmer as Millennium Society and Legacy Society members. We are thankful for Gary's service, guidance, and tremendous contribution to Palmer's success.



Rebecca Jewett, President and CEO of Palmer, and Mayor John Suthers

## MAYOR'S YOUNG LEADER AWARD

# Rebecca Jewett

During the ninth annual City of Colorado Springs Mayor's Young Leader Awards event, Mayor John Suthers recognized Rebecca Jewett, President and CEO of Palmer Land Conservancy, and five other individuals for making extraordinary efforts in their field while having a positive influence in the Colorado Springs community.

Rebecca was recognized for her commitment to building community health through land and water conservation as well as her on-the-ground impact by leading the exponential, four-fold growth of Palmer during her tenure as Palmer's CEO.



# Palmer Receives Re-Accreditation

Following a rigorous application and review period, Palmer Land Conservancy received its re-accreditation through the Land Trust Accreditation Commission. This recognition acknowledges that Palmer meets and exceeds the highest national standards for excellence and conservation permanence.

The Commission is an independent program of the Land Trust Alliance, a national land conservation organization working to save the places people need and love by strengthening land conservation across the United States.



# Land for Life

PALMER'S NEW FIVE-YEAR STRATEGIC PLAN

Palmer released its new five-year strategic plan, *Land for Life*, the most ambitious and bold strategic plan in the history of the organization.

Over the next five years, Palmer Land Conservancy will use our people, tools, and partnerships, leveraging our role as a trusted practitioner with a 45-year track record, to conserve the core thing that draws us all to call this region home — the land.

## OUR VISION

**That the health, recreation, and spiritual benefits of land and nature are available to everyone.**

## OUR MISSION

**We are committed to protecting land and water for the well-being of nature and people.**

## OUR STRATEGIC COMMITMENTS

**Health | Economic Vitality | Landscape Resiliency**

## OUR STRATEGIC PRIORITIES



**READ**  
Read Palmer's new five-year Strategic Plan

# Policy Update

## COLORADO CONSERVATION EASEMENT STATE TAX CREDIT PROGRAM

### INCREASED PACE AND SCALE

The Colorado Conservation Easement Tax Credit Program, established in 1999 and significantly enhanced in 2021, provides specialized state tax credits to landowners who donate a conservation easement on their property. Since 1965, voluntary private land conservation has ensured the permanent protection of over 3.3 million acres of private land across the state.

As anticipated, in late 2022, Colorado not only met the \$45 million annual tax credit cap but also maxed out the \$15 million waitlist reserved from 2023. Overall, this is a significant win for conservation due to the increased pace and scale of permanent conservation across the state. As of March 2023, the 2023 tax

credit cap and waitlist have also been met, which may adjust the closing of some easement projects. Palmer's professional land conservation staff will continue to work closely with each landowner to determine what timing is most appropriate for their project.

### CONSERVATION LEADERSHIP

Colorado is one of only four states in the country that both offers a tax credit program and allows landowners to transfer or sell these credits. Portions of this popular program are scheduled to sunset in 2026. The statewide conservation community is actively working with legislators to advocate for the reauthorization of the state tax credit program and to expand the annual \$45 million cap to increase the permanent protection of Colorado land.

## CHARITABLE CONSERVATION EASEMENT INTEGRITY ACT

In December 2022, Congress passed the Charitable Conservation Easement Program Integrity Act. Part of the year-end omnibus spending bill, the act addresses a pervasive tax avoidance scheme known as syndicated conservation easements, where the value of donated conservation easements is significantly inflated.

Colorado is a leader in the country and has largely been protected from these issues due to the oversight provided by the state's

Division of Conservation (DOC). Palmer is deeply grateful for the hard work of the DOC, the Land Trust Alliance, and a bipartisan group of congressional leaders — including senators Steve Daines, Chuck Grassley, Debbie Stabenow, and Ron Wyden; and representatives Mike Thompson and Mike Kelly — for coming together to protect the good work of land trusts across the country.



A scenic landscape of red rock formations and evergreen trees under a cloudy sky at sunset or sunrise. The foreground is filled with dark green evergreen trees, some in sharp focus and others blurred. In the middle ground, several prominent red rock spires and formations stand against a sky with soft, white clouds. The lighting is warm, suggesting the golden hour of late afternoon or early morning. The overall mood is serene and majestic.

# 45 YEARS OF CONSERVATION IMPACT

Over the last forty-five years, Palmer has created a remarkable legacy of conservation that has protected what we love most about Colorado — its natural beauty, locally grown food, and outdoor escapes. This impactful work has been made possible thanks to our landowners, donors, volunteers, and the support of communities across Colorado.

## 45 Years of Conservation Impact

# LEGACY CONSERVATION



Photo: John Fielder



## Pikes Peak Conservation Corridor Initiative

KEEPING THE VIEW TO “AMERICA’S MOUNTAIN” PROTECTED FOREVER

One of Palmer’s cornerstone projects, the Pikes Peak Conservation Corridor Initiative, is a powerful example of partnerships. Along the western slope of Pikes Peak are 23 miles of uninterrupted views of America’s Mountain, made possible through the collaboration of landowners and stakeholders who understood the importance of protecting the views of Pikes Peak.

Contiguous to Mueller State Park, the Pikes Peak Conservation Corridor

Initiative represents over twenty years of work to create a 6,000-acre block of protected public open space and private ranches that frame the famed mountain’s northern slope along Highway 24 between Woodland Park and Divide. Palmer holds easements on more than 4,900 of the 6,000 protected acres.

After taking a tour in 2002, Ken Salazar, former Colorado Attorney General, U.S. Senator, and Secretary of the Interior, called the Pikes Peak Conservation

Corridor “one of the crown jewels” of open space preservation in the state.

Conserving land in communities like this boosts tourism, attracts jobs, enhances property values, and saves billions in government expenditures. It also strengthens our communities and enriches our health, well-being, and quality of life.

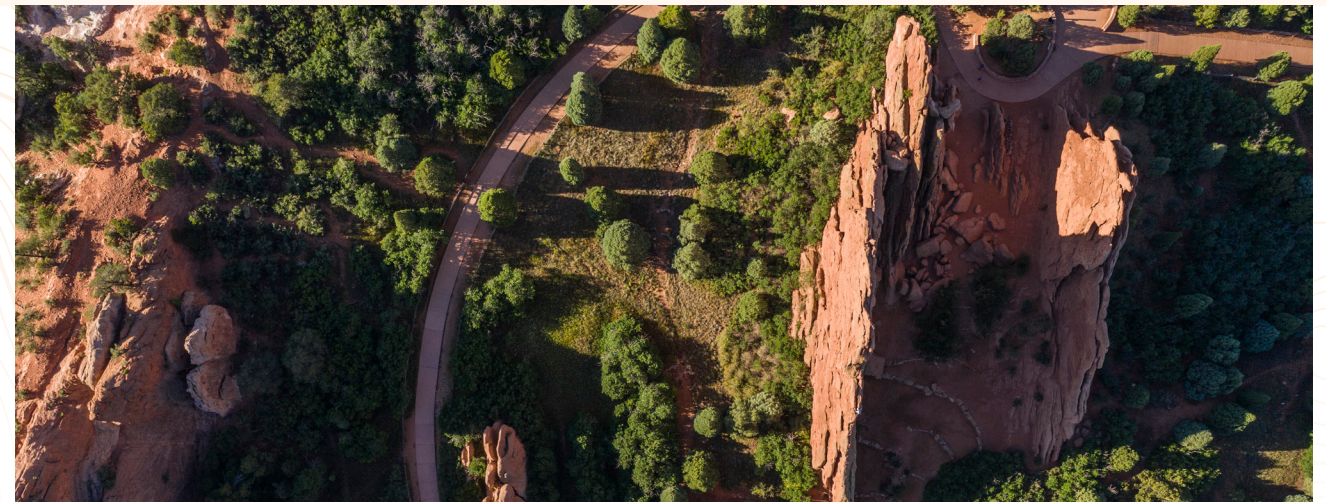
Thanks to these visionary and thoughtful landowners, the captivating beauty and diversity of the Pikes Peak Conservation Corridor are protected forever.

## In Memory of Al Hagedorn A LEGACY OF CONSERVATION: 1948-2022

Al Hagedorn, rancher and conservationist from Teller County, played an early role in the conservation of the Pikes Peak Conservation Corridor when he donated an easement to Palmer. The conservation of Mr. Hagedorn’s property ignited what would become one of Palmer’s cornerstone

projects, the Pikes Peak Conservation Corridor.

Palmer is thankful for Al Hagedorn’s generosity and dedication to conservation and for leaving an incredible legacy to his family and community.



## Garden of the Gods

PROTECTING THE BACKDROP OF AN ICONIC PARK

A world-class iconic landscape, Garden of the Gods Park is a 1,367-acre geologic wonder that attracts an astonishing six million people worldwide each year. Whether by car, foot, horseback, bike, or Segway, this beloved park is the ideal place to bring visiting friends and family or find solace in the majestic and awe-inspiring red rock formations.

Palmer Land Conservancy has worked to help protect this one-of-a-kind park since

our inception. In 1980, Palmer played a key role in transferring 37 acres from A.G. and Margaret Hill to the City of Colorado Springs to be incorporated into the park.

Some years later, when development along the park boundary was proposed, Palmer worked quickly to purchase land, helping to catalyze the eventual protection of the majestic views provided by these backdrop lots. Ultimately, this land was donated to the City, which added it to the growing park.

Working for nearly three decades, Palmer and the City have protected more than half of the lots that provide the backdrop views of Garden of the Gods and Pikes Peak.

We are grateful for the work of the staff and trustees of Palmer, who for decades have recognized the importance of this special park and worked hard to ensure its protection forever.



## 20 Public Parks and Open Spaces for You — Forever

PROUDLY PROTECTING THE COLORADO GOOD LIFE

A significant part of Palmer’s 45-year legacy has been the permanent protection of twenty public parks and open spaces throughout the Pikes Peak region. Originally founded in 1977 as the William J. Palmer Parks Foundation, the first iteration of our organization supported the City of Colorado Springs Parks and Recreation Department in identifying and acquiring new public parks and open spaces. Soon thereafter, the Foundation became a standalone organization and went on to

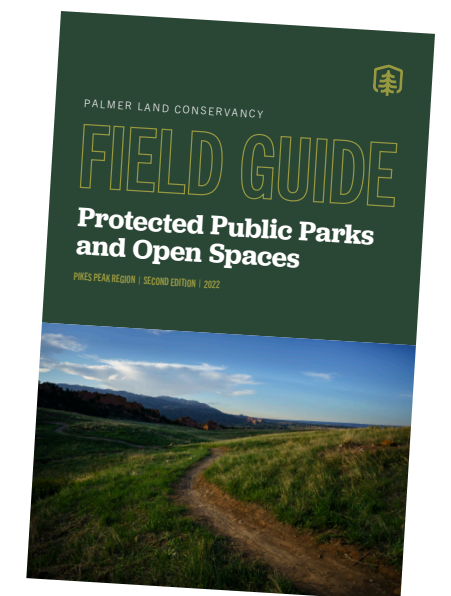
serve the greater Pikes Peak region.

Today, thanks to strong partnerships with the city and county, as well as the support of donors and funders, Palmer has permanently protected some of your favorite outdoor escapes, including Red Rock Canyon Open Space, Ute Valley Park, and Bear Creek Regional Park.



DISCOVER

Get your copy of Palmer’s *Field Guide*



## 45 Years of Conservation Impact

# FARM & RANCLAND CONSERVATION

Palmer has worked with landowners to protect farms and ranchland across southern Colorado. Protecting agricultural lands is a critical piece of conservation in the region — leading to thriving rural communities, strengthening local food systems, and safeguarding critical wildlife habitat.



## BX Ranch

### CONSERVING COLORADO'S AGRICULTURAL AND SCENIC HERITAGE

The 25,000-acre BX Ranch provides a vast and inspiring expanse of uninterrupted views of rolling shortgrass prairie along the Huerfano River in eastern Pueblo County. A proposal to install a nuclear power plant threatened the property before the ranch was protected in 2015. Thanks to those protections, the BX remains a working ranch today. The property boasts state-of-the-art regenerative grazing infrastructure, and its highly productive grasslands provide habitat for swift fox,

shoreline birds, raptors, and much more.

Over the course of many years, the landowners partnered with Palmer to complete a robust stewardship and management plan to ensure the health and resiliency of the property. In a county that faces some of the greatest land conservation threats in the state, the BX Ranch represents a commitment to protecting the agriculture and rich ecological diversity of the region for future generations.



## Hanagan Farm

### A MULTI-GENERATIONAL FAMILY FARM

Over 115 years of hard work and history make the Hanagan Farm a southern Colorado treasure. At this Colorado Centennial Farm southeast of Rocky Ford in Otero County, the Hanagan family farms over 1,000 acres of irrigated farmland, growing a variety of vegetables for retail and wholesale distribution. Many urban residents may know the Hanagans from their presence at the Old Colorado City farmers' market in Colorado Springs or directly

through their community-supported agriculture (CSA) membership.

The Hanagan family partnered with Palmer to assist them with the purchase of 260 acres of prime farmland and its associated senior water rights that the family had owned decades ago. Their vision was to add it to their permanent holdings, ensuring it would be protected forever.



*“Without the help of Palmer Land Conservancy, we would not have been successful in this next step for Hanagan Farms.”*

**CHUCK HANAGAN, HANAGAN FARMS**



# THE NEXT 5 YEARS CONSERVATION IS A SOLUTION

Conservation is not a luxury. It is one of the most critical and relevant issues of our time. As we advance our new five-year strategic plan, *Land for Life*, Palmer is doubling down on our commitment to protect land and water for the health and well-being of people and nature. We have set ambitious goals of 200,000 acres conserved and growing our membership to 2,000 land-loving members. Because loving a place is only the beginning, you must have the courage to protect it.

## Land **FOR** Life

Over the next 5 years, we will accomplish:



**200,000**  
ACRES OF LAND CONSERVED



**2,000**  
MEMBERS COMMITTED  
TO CONSERVATION



### PALMER COMMITS TO FIVE NEW PARKS IN FIVE YEARS

Building on Palmer's existing portfolio of 20 public parks and open spaces, Palmer has committed to adding five more parks and open spaces throughout southern Colorado. When successful, our work will add miles of new trails to explore as well as space for wildlife and nature to thrive.





## 2022 Conservation Impact

# LAND FOR FOOD

## Markus Ranch

### ADVANCING THE CONSERVATION OF A HISTORIC FAMILY FARM AND RANCH IN CROWLEY COUNTY

The 100-year-old Markus Family Ranch, a 3,665-acre property in Crowley County, has been awarded a Transaction Cost Assistance Program grant. Funded by Great Outdoors Colorado and facilitated by Keep It Colorado, the grant will help advance the family's vision to protect their working land forever.

With 3,000 acres of actively grazed land, the Markus Family Ranch is a vibrant and vital agricultural operation supporting a strong local food system in southeastern Colorado. The ranch

contains unique and historic water rights that originate from a designated water basin and boasts extensive water infrastructure. The property includes four reservoirs, six miles of irrigation ditches, 13 wells, pumping stations, and more.

The Markus Family Ranch is also rich in wildlife, including pronghorn and mule deer that migrate along the shortgrass prairie and a variety of migratory bird species that utilize the wetlands and reservoirs as habitat. Additionally, it is directly adjacent to over 25,000 acres of conserved land

and, once conserved, will join a landscape of over 33,000 acres of permanently protected land within a 20-mile radius.

This project showcases the positive impact of conservation on the economic health and vitality of rural communities. The intrepid producers in the region, including the Markus family, are working toward a hopeful future by partnering with Palmer Land Conservancy to protect farms and ranchland forever.



## Southeast Colorado Focus Landscape Initiative Conservation Fund

In late 2019, the Gates Family Foundation awarded Palmer \$3.3 million to advance land and water conservation projects for five years in southeast Colorado. Recognizing that conservation on this scale takes a long-term commitment, the Colorado-based and Colorado-focused foundation tasked Palmer and our conservation partners with centering our efforts on working farms and ranches, water protection strategies, ecological health, and rural community development. Palmer is the steward of these funds and serves in an advisory and implementation

capacity by reviewing and awarding grants and working with communities, landowners, and our conservation partners to achieve high-impact conservation and on-the-ground results.

In 2022, Southeast Colorado Focus Landscape Initiative Conservation funding was awarded and disbursed to Palmer for the Bessemer Film Project, Delhi Ranch, and the Fuel and Iron Redevelopment Project.

## 2022 Grant Recipients



### BESSEMER FILM PROJECT

The Bessemer Film Project, a collaboration between Palmer Land Conservancy and renowned documentary filmmaker Ben Knight, paints an intimate portrait of the multi-generational Italian and Hispanic immigrant farming community east of Pueblo's historic steel mills. The film, *Toward the Sun*, will illuminate the unique and rich history of agriculture in the area and the challenges it faces as development threatens to displace critical water resources and productive farmland. Knight began production of the film during the Spring of 2022, and *Toward the Sun* will be released in the summer of 2023.



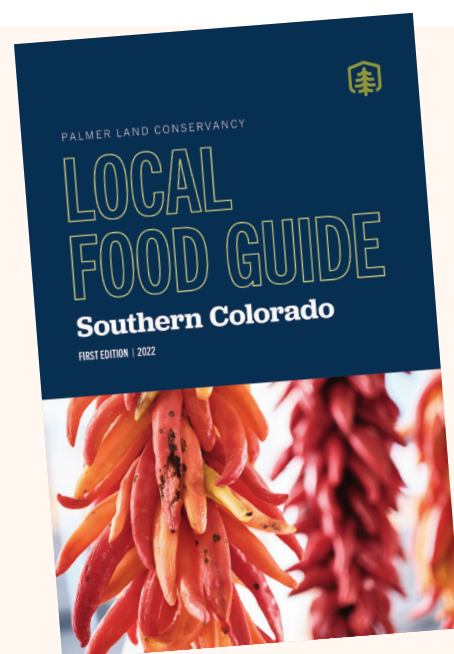
### DELHI RANCH

Delhi Ranch, owned and operated by the Hall Family, is a 27,078-acre property spanning the tri-county area of Pueblo, Las Animas, and Otero in southeast Colorado. Delhi Ranch is a crown jewel within a stunning landscape. The Colorado Cattlemen's Agricultural Land Trust and The Nature Conservancy are leading conservation efforts for the ranch, which connects to over a million acres of regional conservation work and includes a biodiverse network of sprawling grasslands that support numerous wildlife species and a working cattle operation.



### FUEL AND IRON URBAN FARM

Palmer Land Conservancy partnered with the Fuel and Iron Redevelopment Project to create a one-acre urban farm in the heart of downtown Pueblo. The project will help revitalize a vacant parcel of land between the historic Holmes Hardware building and the Arkansas River. The farm is part of a larger multi-use community development project that will include a food hall, restaurant incubator, affordable housing, and a performing arts and event space. The farm will provide a tangible, land-based link between Pueblo's urban center and beautiful farmland that lies 15 miles to the east.



### FROM DIGITAL TO PRINT

## Southern Colorado Local Food Guide

At the beginning of the pandemic, when grocery store shelves were routinely empty and our dependence on an unstable global supply chain became apparent, Palmer published a digital local food guide on our website. Our mission was to help connect people directly with the amazing local food producers in our region. The digital guide was so successful that, with a continued vision to fortify relationships

between producers and consumers, we published a print edition of the *Southern Colorado Local Food Guide*. Over the summer of 2022, Palmer amassed an extensive media campaign to spread the word about the *Food Guide* and distributed nearly 10,000 copies across Colorado.



### DISCOVER

Get your copy of the *Southern Colorado Local Food Guide*





## 2022 Conservation Impact

# LAND FOR NATURE

Photo: Lauryn Wachs

## Abell Ranch

### GEM ON THE SOUTH PLATTE RIVER PROTECTED FOREVER

Thanks to the landowner's vision and commitment to conservation, Palmer permanently protected a beautiful 500-acre gem on the South Platte River.

Highly visible from Highway 24 in Park County near Lake George, the Abell Ranch conservation project is two properties totaling nearly 500 acres. The Abell Ranch River Parcel boasts nearly 3 miles of the South Platte River, offering world-class recreational opportunities, and is arguably the best privately owned fly-fishing property on the South Platte River. The Abell Ranch Homestead Parcel, located approximately 3 miles west of the river, contains portions of the historic farmstead of the former cattle ranching operation. This parcel is rich in wildlife and features dramatic rock outcroppings and timbered hillsides. Both properties adjoin and buffer Pike National Forest and are a valuable addition to

the conserved open space lands in Park County and the South Platte River watershed. With ponderosa pine woodlands as a backdrop and the Tarryall Mountains in the distance, the Abell Ranch offers a once-in-a-lifetime opportunity to conserve an iconic Front Range property along the South Platte River forever.

*"This is a once-in-a-lifetime project that will be a part of Palmer's conservation legacy for generations to come. I am so grateful to the owners for conserving this special property."*

**REBECCA JEWETT**  
PRESIDENT AND CEO OF PALMER LAND CONSERVANCY



Photo: Lauryn Wachs



Photo: Lauryn Wachs



Photo: Lauryn Wachs

## La Veta Wetlands

### PRECIOUS WETLAND HABITAT CONSERVED

Nestled below the towering Spanish Peaks in Huerfano County lies the picturesque town of La Veta. Along a small stretch of the Cucharas River that flows through the town is a precious five-acre wetland and riparian refuge for wildlife. A haven for migratory birds, raptors, reptiles, amphibians, deer, black bears, and a plethora of riparian plants and trees, the property also has a small, spring-fed pond. The property acts as a seasonal flooding buffer from the

Cucharas River that, over the last several years, has experienced significant impacts due to post-fire runoff from the burn scar left by the 2018 Spring Creek Fire.

Thanks to the vision and foresight of the current and past landowners, these special wetlands amidst a growing community will remain a vital part of Spanish Peaks country for generations to come.

### CRITICAL HABITAT

Wetlands and riparian zones are a crucial part of Colorado's ecosystems. While they represent less than 3% of the habitat in Colorado, 75% of Colorado's wildlife depend on these areas at some point during their lifetime.

## Fire Mitigation Work with Mile High Youth Corp

### PALMER PARTNERS ON CRITICAL FOREST HEALTH WORK

The Pikes Peak Conservation Corridor includes more than 6,000 acres of perpetually conserved private and public lands nestled among the foreground of Pikes Peak along Hwy 24.

During the summer of 2022, Palmer worked with Mile High Youth Corps to complete critical forest health treatments, install and repair wildlife-friendly fencing, and remove invasive species on two Palmer-protected properties along the corridor. Situated along the northwestern flank of Pikes

Peak, this area is an essential migratory and birthing area for elk and other wildlife species. It also provides stunning, uninterrupted views of America's Mountain.

Thanks to the generous and conservation-minded landowners of these two properties, the habitat improvements on these private lands will add to a mosaic of healthy and resilient landscapes benefiting people and wildlife for generations to come.





## 2022 Conservation Impact

# LAND FOR PEOPLE

## Which Colorado Will You Choose?

Colorado is at a critical crossroads, and we have an important choice to make. If we don't take action and protect the land we love, we risk losing everything that makes our home special.

In 2022, Palmer's members and community chose Colorado — we came together around exciting events that celebrated the land and new Palmer programming that sparked ideas, inspiration, and momentum for conservation.



### A NIGHT ON THE RANCH

During a beautiful summer evening on Fountain Creek Ranch, we welcomed guests to a fun and festive affair where we celebrated land and nature in southern Colorado. Guests enjoyed a gourmet farm-to-table dinner, live music and dancing, farm tours, and a special film. During our evening program, we presented the Stuart P. Dodge Lifetime Achievement Award to Elin Parker Ganschow, owner of Sangres Best Grass-Finished Beef and Music Meadows Guest Ranch, for her excellence in conservation and her commitment to local food and the land.



### BIKE THE BESSEMER

During the peak of harvest season, we hit the bike trail with over 100 riders for our annual Bike the Bessemer event. This fun-filled and educational bike ride showcased Pueblo County's premier agricultural lands and important water resources.

The enjoyable 11-mile bike ride featured stops at local farms and farm stands where guests purchased fresh produce, received a behind-the-scenes look at local farm operations, and learned directly from farmers about how vital irrigation water from the historic Bessemer Ditch is to their ability to farm and maintain Pueblo's agricultural heritage.



### WOMEN IN ACTION

Palmer launched a Women in Action for Conservation luncheon series — an opportunity for passionate and civic-minded community leaders to come together and discuss the future of conservation in the Pikes Peak region.

These women brought leadership, vision, and ideas and explored ways to protect land and water for the health and well-being of nature and people in our community. This series will culminate during our annual Women in Conservation event each spring. We look forward to the continued expansion of the Women in Action for Conservation community in 2023 to help ignite a culture shift for conservation across Colorado.



### OUR GREAT OUTDOORS

## Elevate the Peak

Led by Palmer Land Conservancy and guided by a coalition of ten regional nonprofits, Elevate the Peak launched in the spring of 2021 with the goal of developing a collective vision and strategy to guide current and future land conservation and outdoor recreation in the Pikes Peak region.

Over the course of six months, Elevate the Peak hit the virtual streets to listen and learn from the community. We wanted to better understand how Coloradans of all ages, backgrounds, and identities use our outdoor spaces and what excites, inspires, and concerns Pikes Peak residents as our region enters a period of unprecedented change. We heard from El Paso, Fremont, Teller, and Park County

residents with the goal of elevating voices and amplifying causes to build a collective vision for the future of land conservation and outdoor recreation in our region.

As we move forward, the implementation of a regional plan will require involvement from regional organizations, the community, land managers, and elected officials. Palmer Land Conservancy will continue to facilitate and steward this effort into the coming years.

### ELEVATE THE PEAK IS FUNDED BY:



**READ**  
We asked, we listened, we learned. Read the final plan.

### EXPLORE & DISCOVER

## Colorado Good Life Magazine — Pueblo

Grab your copy of Palmer's *Colorado Good Life* magazine. In this special "Explore Pueblo" edition, released in the summer of 2022, we highlight Pueblo's hidden outdoor recreational gems, share about its thriving arts and culture scene, and dive into its dynamic and rich agricultural history. We invite you to discover for yourself what makes Pueblo so special.



**EXPLORE PUEBLO**  
Colorado Good Life — Pueblo





# 2022 Conservation Impact WATER FOR LIFE

Photo: Russ Schnitzer

## WATER FOR LIFE

### Advancing a Historic Western Water Initiative

One of the most pressing issues of our time in the Western United States is water scarcity. Population growth, coupled with hotter, drier conditions, more frequent and severe weather events, and reduced snowpack, has put a significant strain on this finite resource.

Working with communities to craft new models for water-sharing solutions and rewriting the traditional outcomes of notoriously destructive municipal 'buy-and-dry' efforts are at the center of Palmer Land Conservancy's strategic conservation priority, Water for Life.

Since 2016, Palmer has worked to mitigate the future dry-up of 5,000 acres of prime farmland in eastern Pueblo County as part of the Bessemer Farmland Conservation Initiative. Palmer's technical planning and

analysis efforts over the past seven years with the community, water experts, and partners have created a robust toolbox we can now put into action. In 2022, we received significant funding from the Colorado Water Conservation Board, Lower Arkansas Valley Water Conservancy District, and El Pomar Foundation that allows us to advance the project into an implementation phase. Funding will go toward building out critical components of the project that, when successful, can be replicated and scaled across other water-

starved regions throughout the West.

The importance of the Bessemer Project is twofold: 1) that without this work, southern Colorado stands to lose one of its most productive and iconic farming communities, and 2) the conservation tools being created for this project can be utilized to protect local agriculture across Colorado and beyond. Palmer is honored to work with the farmers, community leaders, and philanthropic investors who are committed to advancing innovative water solutions.

#### BESSEMER FARMLAND CONSERVATION INITIATIVE INVESTORS



#### SAVE THE DATE

### 2023 Bike the Bessemer

Grab your bike and your appetite and join Palmer out on the land to see firsthand what all the buzz is about with this innovative and exciting historic Western water initiative. Join us September 9 for a tour of Pueblo's premier agricultural lands followed by a delicious farm-to-table lunch accompanied by a fun program. To keep things spicy, we will have a new bike route and location this year!

# PROTECTING WHY WE LIVE HERE

## Since 1977



# FINANCIAL REPORT

## Fiscal Year 2022

July 1, 2021 - June 30, 2022<sup>1</sup>

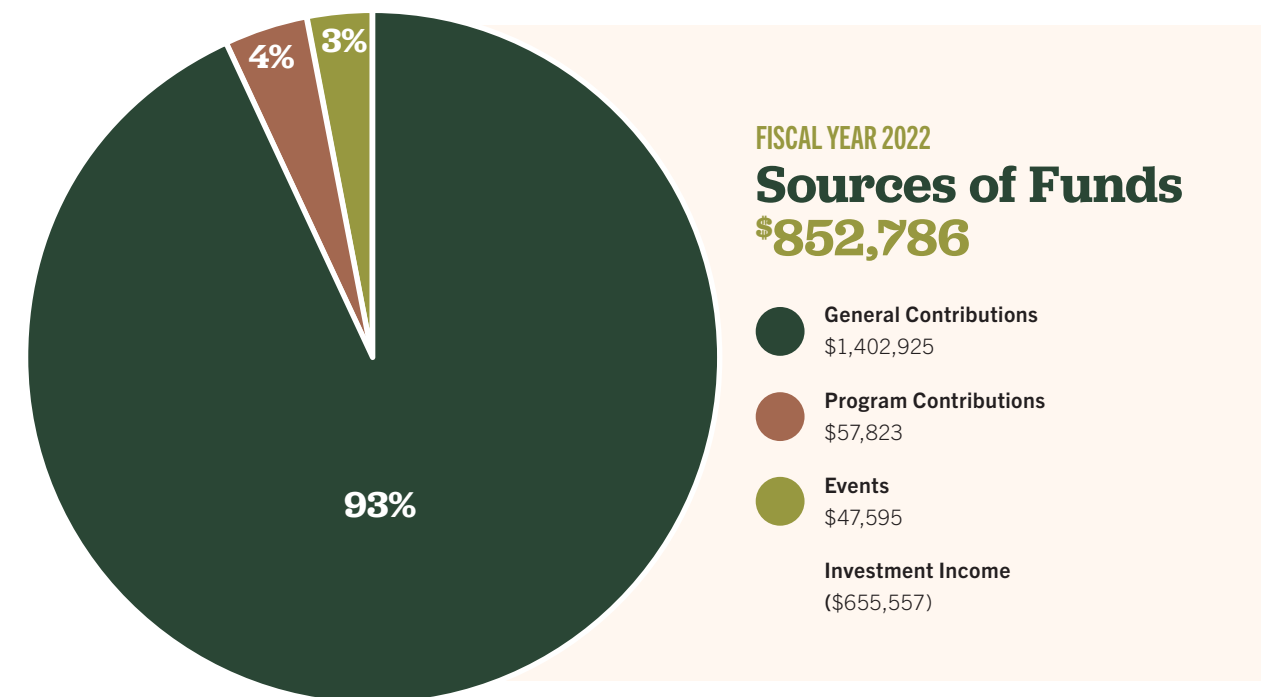
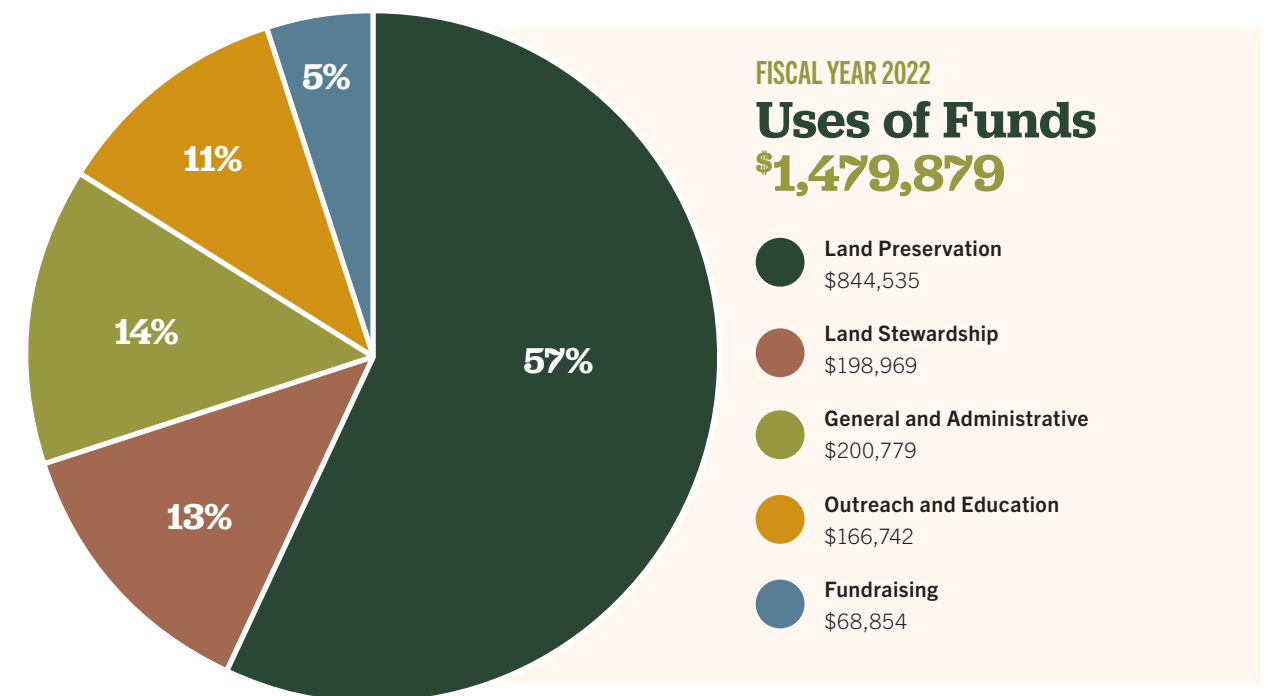
### Statement of Financial Position

CURRENT ASSETS	FY2022	FY2021
Cash & Cash Equivalents	\$1,607,297	\$2,330,015
Accounts, Pledges & Grants Receivable	\$270,543	\$51,960
Prepaid Expenses	\$43,961	\$28,473
<b>TOTAL CURRENT ASSETS</b>	<b>\$1,921,801</b>	<b>\$2,410,448</b>
Investments <sup>2</sup>	\$5,425,335	\$5,293,422
Property (Land) & Equipment	\$389,983	\$389,983
<b>TOTAL ASSETS</b>	<b>\$7,737,119</b>	<b>\$8,093,853</b>
<b>CURRENT LIABILITIES</b>	<b>FY2022</b>	<b>FY2021</b>
Accounts Payable	\$33,118	\$125,706
Accrued Liabilities	\$87,851	\$70,399
Deferred Revenue	\$1,383,918	\$922,099
Paycheck Protection Program		\$116,324
<b>TOTAL LIABILITIES</b>	<b>\$1,504,887</b>	<b>\$1,234,528</b>
<b>NET ASSETS</b>	<b>FY2022</b>	<b>FY2021</b>
Net assets without donor restrictions	\$411,156	\$232,277
Net assets without donor restrictions — Board designated	\$4,487,318	\$5,119,134
Net assets with donor restrictions	\$1,333,758	\$1,507,914
<b>TOTAL NET ASSETS</b>	<b>\$6,232,232</b>	<b>\$6,859,325</b>
<b>TOTAL LIABILITIES &amp; NET ASSETS</b>	<b>\$7,737,119</b>	<b>\$8,093,853</b>

### Statement of Activities

REVENUE	FY2022	FY2021
Investment Income net of fees	(\$655,557) <sup>3</sup>	\$1,086,964
Donations & Grants	\$1,285,101	\$1,342,230
Program Contributions	\$57,823	\$71,502
Special Events	\$47,595	
Other	\$117,824	\$109,028
<b>TOTAL REVENUE</b>	<b>\$852,786</b>	<b>\$2,609,724</b>
<b>EXPENSES</b>	<b>FY2022</b>	<b>FY2021</b>
Land Preservation	\$844,535	\$899,712
Land Stewardship	\$198,969	\$182,685
General & Administrative	\$200,779	\$197,700
Outreach & Education	\$166,742	\$159,671
Fund Development	\$68,854	\$73,080
<b>TOTAL EXPENSES</b>	<b>\$1,479,879</b>	<b>\$1,512,848</b>
	<b>FY2022</b>	<b>FY2021</b>
NET ASSETS, beginning of year	\$6,859,325	\$5,762,449
NET ASSETS, end of year	\$6,232,232	\$6,859,325
<b>CHANGE IN NET ASSETS</b>	<b>(\$627,093)<sup>3</sup></b>	<b>\$1,096,876</b>

<sup>1</sup> Based on audited financial statements from McMillen & Company, PLLC.  
<sup>2</sup> Investments include funds held in the Stewardship Fund, which is restricted to stewardship program expenses and managed like an endowment. The fund is used to monitor and steward all of Palmer's conserved properties.  
<sup>3</sup> Loss reflects change in market value of investments held at June 30, 2022.



# THANK YOU DONORS

**The land doesn't protect itself. It needs a community of courageous land lovers to help protect it forever.**

Palmer Land Conservancy would like to thank its members, funders and partners who love the land and gave generously to protect it in 2022.

We feel honored that you chose to support Palmer in moving conservation forward in southern Colorado. Whether you are a member of Palmer's Land Lovers, Millennium Society, or Business Membership program — thank you for helping to ensure that everything we love about Colorado can be enjoyed now and for future generations.



Photo: Greg Frozley

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