BROWN COUNTY COMMUNITY GREENHOUSE & SOLARIUM

GROW

Mission

To address global sustainability by creatively solving community needs.

Vision

Create and conserve green spaces where communities come together through cooperative health focused activities. To promote educational, civic, environmental, and cultural programs where goods and ideas are exchanged. To build sustainable economic models.

General Information

Nonprofit

GROW

Address

1450 State Road 46 East

Nashville, In. 47448

Phone

(812) 325-4947

Background

GROW is a new 501(c)3 formed in August 2014 to foster and grow the vision and mission for Brown County as stated in Brown County 2020: A Vision for the Future, Community Report, April 2009: promote art and culture; balance sustainable development with responsible stewardship; spur economic growth that respects our natural environment; provide enrichment opportunities; encourage healthy lifestyles; and promote activities that develop and support thriving, engaged residents and families. (Brown County 2020 – A Vision for the Future)

Though a new organization, GROW is armed with energized and experienced Board Members looking to collaborate with Federal, State, and local governments to preserve and build upon our local cultural pride through an artful approach

Board Members

Charlotte Nevins w/ Centerstone. Charlotte works with at risk children. She sees many benefits in having a Community Greenhouse & Solarium:

- Families working together
- Career training and life skills
- Cultural growth

Lisa Pantzer DVM Lisa has long been interested in growing food on a large community scale. She supports the idea of having a Farmers Market for a source of fresh organic food.

Mark Trela; Biodynamic grower who has extensive knowledge in organic vineyards. Mark is excited about the education and sustainability of the proposed project. He is looking to relocate to the Brown County area and looks forward to future possibilities as a Biodynamic Farmer in the Community Greenhouse.

Amanda Dickson; Purdue Extension Ag & Family Resource specialist. Amanda is also heavily involved in the Brown County 4H program. Amanda is looking forward to collaborating and possibly partnering with GROW on this project.

Carol Birkmeier w/Area 11 on Aging, works with senior citizens. Carol is excited about the opportunity to introduce seniors to:

- Horticulture and art classes
- Different genera of entertainment

JoAnne Himebaugh; Horticulturist and landscape designer who specializes in native ecology.

Grants Writers

Ashley Cranor was the Monroe County Grants writer and administrator for three years. She worked with United Way writing grants after the 2008 floods, bringing millions of dollars to Monroe County. She is the president of the Monroe County Board of Health, and sits on the economic development board.

Sarah Ashley Baxendell is an ecological designer whose work focuses on climax ecology as a symptom of social inequality and the disconnect between humanism and ecology. She is a designer, grants writer, educator, and entrepreneur. She can be reached at SarahAshleyBaxendell@gmail.com

Project Proposal

The vision is to create a destination hub for cooperative, healthy activity that will forward civic, economic, and cultural benefits for our community.

The Brown County Community Greenhouse & Solarium will be a clever combination of three transformative solutions to issues identified in Brown County 2020: A Vision for the Future. It will also coincide with two movements happening in food and health: the USDA's emphasis on gardens and farmers markets in communities and schools (USDA 2014), and the rise of non-pharmaceutical wellness "prescriptions."(McColl, Sarah September. 2014)

Working under consent of and in collaboration with the Brown County Commissioners, the BCCGS will be built on a twenty eight acre lot, owned by Brown County Commissioners, located in Deer Run Park and along the proposed expansion of the Salt Creek Trail. (See appendix 1) The project will include a 10,000 square foot community greenhouse. A beautiful solarium/conservatory, with a tropical ecosystem, will span an additional 9,000 square feet and provide a venue for art instruction, entertainment, community programming, and events. Connecting these two glass structures will be a commercial kitchen, office space, and rest room facilities. (See appendix 2). The vestibule will be uniquely designed adding additional space for community summer events. The entire project will be built with green and renewable technologies: an air to air geothermal for heating and cooling, three thousand gallon underground tanks for rain water irrigation, a photovoltaic system for electricity, induction lamps for lighting, and composting toilets

This project will occur in a three phase construction:

Phase 1: The Community Greenhouse will function as community space and year around learning center for local residents and gardeners: a source of locally grown fresh fruits and vegetables.

Countless studies have shown the huge health benefits of eating fresh whole foods and staying physically active. Gardening creates a powerful health system for individuals and communities. Green spaces such as gardens also offer mitigation for Attention Deficit Disorder (Faber 2001), increases in self-discipline in youth (Faber 2002), healthy mental development in children (Kuo 2004), stress relief (Wells 2003), and sustained health for the elderly (Takano 2002). From these few examples, one can see that the health benefits of green spaces are both universal (across all ages) and widespread (mental and physical).

Half of the greenhouse will be designated enterprise and be operated by GROW. GROW will produce a variety of lettuce, brassicas and herbs in the fall and winter, and tomatoes, cucurbits, and herbs in the summer. An area will be designated for Aquaponics, which will provide fresh tilapia and an organic source of fertilizer. A propagation room will serve as a nursery for seed and vegetative cultivation. The produce and tilapia will be sold to local restaurants and farmers market, at market price.

It is feasible to produce $700 in a 100 square foot growing space (Rosalind Creasy with Cathy Wilkinson Barash 2010). Using this measurement and the four season production offered in a greenhouse, GROW estimates $168,000 annual income. The profits from these sales will provide the majority of funding for programs offered in the other half of the greenhouse, “The Community Bay”.

The community Bay will consist of 30 raised beds. Fifteen of those beds will be offered to Parks and Rec, helping to increase their youth and family programs and garner additional revenues. The remaining space will provide for food production as well as workshops, activities, and other programming that support residents in growing food and sharing cultures and resources. For this, GROW will invite proposals from organizations, groups, and individuals to use and share this wonderful community resource.

"In order to sustain the worlds growing population, there must be a move away from large intensive farming practices and a movement to small extensive farms." (The 2013 International Communities Report)

Second Phase: In recent years, environmental, health, and other hidden cost associated with conventional agricultural practices has ignited a movement toward local farming initiatives, sustainable agriculture, and community-supported agriculture (Jackson, Wes). Advocates of local food production programs frequently cite their motivations as the poor nutritional integrity of shipped ingredients; the encroachment of genetically modified foods into the food economy; the disappearance of small family farms; and the dangers of a highly centralized food-growing and -distribution system (Pollan, Michael).

The Kitchen will be phase 2 and will have immediate impact by acting as a culinary incubator. Brown County requires that legitimate food businesses prepare commercial grade food items in a commercial kitchen licensed by our local health agency. GROW will offer “Kitchen Time” for lease. This will provide our local growers, chefs, and food artisans the tools to capitalize on their entrepreneurial spirit. Further supporting and nurturing desirable economic growth. A low hourly rate and cleaning fee will be charged.

The Kitchen will also provide a safe learning environment, cultivate the art of cooking, and foster healthy eating habits through community programing. By inviting proposals from local organizations, groups, and individuals The Kitchen will be a culinary hub hosting a plethora of educational programs: Culinary classes, food preservation, Cooking with Children, Guest Chef, and many more.

Included in the second phase construction will be the addition of office space and rest room facilities. The office will allow GROW to maintain on-sight records and give administrative work space for the greenhouse farmer, and the events coordinator.

Third phase: “Gardens are enclosed areas in which plants and arts meet. They form 'cultures' in an uncompromised sense of the word.” Peter Sloterdijk

A beautiful conservatory/ solarium will be the crown jewel and the third phase of this project. The entry hall with orange blossoms offering agreeable emanations, tropical banana and coconut palms creating shady havens will attract visitors near and far. There will be two 40'x20' glass enclosures extending both sides of the entry hall.

One side will be the art wing, where again, GROW will accept proposals from individuals, groups and organizations to host art events and instruction in this beautiful space. The other wing will provide meeting and event space. The Kitchen will allow for catered events such as receptions.

The 2010 Arts and Economic Prosperity IV report is a clear indicator that arts and culture is a vital industry. Data collected truly reflects the spirit of Brown County's active and artful lifestyle. According to the study, nearly 60 percent of arts attendees report that they actively participate in the creation of the arts. The study also revealed that non-local cultural tourist comprised 31.8 percent of the audience and these non-local tourists spent twice that of local cultural tourist (2003 ConVis study).

Time and again, the research shows that nonprofit arts and culture are an economic boon to communities. Our cultural well-being is not only valuable to our quality of life, but it's critical to furthering our economic development and cultural tourism strategies as a region. Leaders who care about our community and economic development know that an investment in the arts is an investment in Brown County. Additionally, they realize the profits to ones wellbeing afforded by green spaces.

Management

Three full time jobs will be created by the end of phase 2 and work with the direction of GROW Board:

The Greenhouse Farmer

Maintenance Manager

Marketing & Events Coordinator

Working with Universities, summer and school year internships will also be available.

Green Renewable Technology

Air to air geothermal earth tubes are piping that is buried 6 to 12 feet below the soil surface. The air passing through the tubes is warmed by the soil that has a higher temperature than the air. During the summer the system can be used to cool building space by drawing outside air in the greenhouse through the buried tubes. The heat is absorbed by the cooler earth.

For example, the average soil temperature 8 feet below the surface in Southern Indiana varies between 60°F in early Fall to 47°F in early March. To increase the temperature to between 80°and 90°F for air heating for ornamentals or bedding plants, an air-to-air heat pump would be employed. The heat pump operates as a reversible refrigerator: it can heat or cool the air used to maintain the optimum growing environment.

On average, a typical home of 2500 square feet, with a heating and cooling load of 60,000 will cost between $20,000 to $25,000 to install. (New Mexico Solar Energy Association) We can therefore estimate that the cost for the proposed greenhouse/solarium geothermal will be 4 to 6 times greater, or

$80,000 to $150,000. This is around double the cost of a conventional heating, cooling, and hot water system, but geothermal heating/cooling systems can reduce utility bills by 40% to 60%.

The payback for a system can range from 2-10 years, while the lifetime of a system can be 18-23 years, almost double a conventional system. Additionally renewable energy systems add value to the equity of our project. (EnergyHomes.org)

The restrooms will offer foam-flush toilet fixtures which looks like and offers a similar user experience to a conventional flush toilet, while using only six ounces of water per use.

This will become a model for the commercial use of composting toilets in Brown County.

http://www.nmsea.org/Curriculum/7_12/Cost/calculate_solar_cost.htmPhotovoltaic

http://www.solarpvgreenhouse.com/technology.php

Opening Cost Analysis

		Each	Total
	General Cleaning Supply		
12	various cleaning brushes	$6.29	$75.48
12	16 ounce spray bottle	$3.29	$39.48
144	hand towels	$0.89	$128.16
2	mop buckets, wringer, wet floor sign set	$99.00	$198.00
4	floor brooms and dust pan set	$15.48	$61.92
12	32 gallon grey trash can w/lids w/dolly	$50.49	$605.88
24	Mixed utensils to be used in all prep areas	$8.29	$198.96
	Food Preparation		
	Employee Hand sink Station		
1	Multi-fold Towel Dispenser	$24.49	$24.49
1	Multi-fold Towels	$30.79	$30.79
1	Soap Dispenser	$24.49	$24.49
1	Anti- Bacterial Soap	$6.29	$6.29
1	Hand & Nail Brush	$6.29	$6.29
1	Instant Hand Sanitizer	$6.29	$6.29
	Kitchen Equipment		
1	Vulcan Endurance gas range 6 burner 2 oven	$4,545.00	$4,545.00
1	Traulsen Sec-line 3 door reach in cooler	$11,948.84	$11,948.84
1	Advanced Tabco Stainless Steel work table 96"Wx30"D	$469.00	$469.00
1	40" wide hanging pot rack	$362.00	$362.00
1	Multiple mix cookware	$784.97	$784.97
	Salad Preparation		
2	2 each 16 qt. aluminum colander	$32.49	$64.98
12	Mixed knives used in all prep stations	$13.79	$165.48
12	8 qt mixing bowls used in all prep stations	$5.29	$63.48
12	13qt mixing bowls used in all prep stations	$6.49	$77.88
24	Sheet pans used in all prep stations	$3.29	$78.96
1	1 each **sheet pan rack w/casters**	$279.00	$279.00
12	various brushes	$6.29	$75.48
1	1 pair 24 inch oven mitts	$8.29	$8.29
1	Film & Foil Wrap case used in all prep stations	$63.48	$63.48
1	Can liners	$29.99	$29.99
12	Instant Hand Sanitizer	$2.29	$27.48
	Meat, Poultry, Fish Preparation		
	Bake Preparation		
3	3 sets measuring spoons	$12.29	$36.87
1	1 set dry measures - aluminum (.5 qt. ,1 qt., 2 qt., 4 qt.)	$14.49	$14.49
1	1 set liquid measures - aluminum (.5 qt. , 1 qt., 2 qt., 4 qt.)	$14.49	$14.49
1	1 each 24 ounce aluminum scoop	$6.78	$6.78
1	1 each 84 ounce aluminum scoop	$7.49	$7.49
1	1 each s/s rotary sifter	$41.49	$41.49
1	1 each 14 inch aluminum sieve	$7.49	$7.49
2	2 each dough scrapers	$6.59	$13.18

1	1 each 24 X 30 X 3 pastry board - maple	$31.79	$31.79
1	1 each 18 inch maple rolling pin	$12.79	$12.79

Bathrooms

4	Toilet paper & Dispensers	$29.92	$119.68
2	Hand Towels & Dispensers	$16.49	$32.98
2	Hand Soap & Dispensers	$32.00	$64.00
2	Trash Can **WITH LID**	$62.79	$125.58

Table Top

Dinnerware

20	20 dozen dinner plates	$100.00	$2,000.00
20	20 dozen salad plates	$100.00	$2,000.00
10	10 dozen platters	$100.00	$1,000.00
9	9 dozen soup/salad bowls	$100.00	$900.00
5	Drying racks	$16.74	$83.70

Glassware

15	15 dozen 14 ounce large beverage	$80.00	$1,200.00
20	20 dozen 10 ounce water	$80.00	$1,600.00
12	12 dozen 5 ounce juice	$80.00	$960.00

Flatware

30	30 dozen teaspoons	$7.79	$233.70
15	15 dozen dessert/oval bowl spoons	$7.79	$116.85
15	15 dozen ice tea spoons	$7.79	$116.85
15	15 dozen bouillon spoons	$7.79	$116.85
30	30 dozen dinner forks	$7.79	$233.70
15	15 dozen salad forks	$7.79	$116.85
20	20 dozen dinner knives	$7.79	$155.80

Tabletop Accessories

7	dozen salt & pepper shakers	$21.39	$149.73

Total Kitchen

$31,963.96

Greenhouse Startup

3	Aqua ponics system w/fish	$2,940.00	$8,820.00
2	Seed starting prep tables 30"W x 72"L	$249.00	$498.00
1	Wheel chair accessible seed starting table	$249.00	$249.00
100	Seed trays		donated
200	3' x 8' raised beds	$24.98	$4,996.00
100	yds soil	$19.00	$1,900.00
50	seed packet	$3.29	$164.50
	Subtotal		**$16,627.50**

Solarium Startup

100	Mixed tropical fruit trees	$132.00	$13,200.00
50	yds soil	$19.00	$950.00
50	aluminum café tables w/chairs	$297.00	$14,850.00
	Subtotal		**$29,000.00**
	Total startup		**$77,591.46**
	Labor		
1	Events coordinator working on commission	$22,000.00	$22,000.00
1	Biodynamic Farmer	$32,000.00	$32,000.00
1	Maintenance specialist	$32,000.00	$32,000.00
			$86,000.00
	Total Startup/ operating year one w/salaries		**$163,591.46**

Cash Flow Projection	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Starting Cash	$0	($3,620)	($1,890)	$496,840	$497,670	$146,400	$35,503	$128,933	$122,363	($23,138)	$496	$3,129
Sources												
Cash sales	$0			$2,100					$11,670	$11,670	$11,670	$11,670
Projected grant	$2,250	$16,000	$250,000		$100,000	$100,000	$100,000		$100,000	$50,000	$0	$0
Matching monies			$250,000		$100,000							
Event Sales										$5,667	$5,667	$5,667
In Kind												
Total Sources	$2,250	$16,000	$500,000	$2,100	$200,000	$100,000	$100,000	$0	$111,670	$61,670	$11,670	$11,670
Uses												
Cost of Good Sold									$600	$600	$600	$600
Marketing Cost	$120	$120	$120	$120	$120	$120	$120	$120	$120	$120	$120	$120
Development Cost	$1,750	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150
Purchase depreciatable assets						$16,628				$29,000	$0	$0
Purchase non-dep. Assets												
site suvey & prep		$13,000										
geothermal						$100,000						
solar						$60,000						
irrigation						$33,000						
greenhouse					$550,000							
Solarium									$250,000			
Total Uses	$1,870	$13,270	$270	$270	$550,270	$209,898	$270	$270	$250,870	$29,870	$870	$870
Payroll												
Salaries							$3,710	$3,710	$3,710	$5,017	$5,017	$5,017
income taxes							$1,590	$1,590	$1,590	$2,150	$2,150	$2,150
Grants Writer	$4,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
Total payroll	$4,000	$1,000	$1,000	$1,000	$1,000	$1,000	$6,300	$6,300	$6,300	$8,167	$8,167	$8,167
Net Change in Cash	($4,000)	($1,000)	($1,000)	$1,100	($1,000)	($1,000)	($6,300)	($6,300)	$5,370	$3,503	$3,503	$3,503
Ending Cash Position	($3,620)	($1,890)	$496,840	$497,670	$146,400	$35,503	$128,933	$122,363	($23,138)	$496	$3,129	$5,762
Cash sales are based on annual U.S. produce sales at 9-12% annual market grow th. Similar market in Michigan $150,000 annual												
Development cost include w eb page set up and maintenance												
Depreciatable purchases start-up expenses												
Non-dep. Expenses include w iring, plumbing, etc												

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Brown County 2020 – A Vision for the Future. Vision and Mission statements iii

Brown County 2020 – A Vision for the Future. "Green" Community: "Green" mindset and supporting building standards, and local ordinances are needed, e.g., composting toilets and other alternatives to central sewage systems, incentives for energy efficiency, and education to support the above. Pg 11

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Appendices