



Jackson County Green Energy Park

401 Grindstaff Cove Rd
Sylva, NC 28779
(828) 631-0271
www.jcgep.org

JCGEP Glass Program:

The Jackson County Green Energy Park (GEP) operates as a business incubator, offering fully outfitted glass studios to help emerging artists grow their businesses. Studio rental costs include methane gas from the old landfill to fire the glory holes.

The GEP glass shop will have two tenant spaces available. Each space will be leased to one artist, with or without an assistant, for a one-year lease that is renewable up to 3 years total. Tenants are chosen through a juried process, and rubric is based on a number of criteria, including quality of work, team attitude, and demonstrated need. Each tenant is responsible for a monthly rental fee of \$600, which includes the landfill gas that fuels the glory holes. Electricity costs will be shared between tenants at an estimated cost of \$500 per month each.

After being safety trained on GEP equipment (including charging the furnace), tenants will have access to the 1100 sq ft hot shop, which includes a 400# Stadelman electric furnace, two multi-sized glory holes, two large top-loading annealing ovens, pipe warmers, a color box, torches and tables. The GEP furnace uses Spruce Pine batch. Tenants will be expected to supply their own blowpipes, punties, and hand tools. Our cold shop is approximately 400 sq ft, furnished with a tile saw, diamond blade band saw, polishing arbor, hand-held grinder, belt sander, sandblaster, two grit wheels that are adaptable to 24" diamond pads, and a polishing wheel. Batch, color, grit, diamond pads, and any other consumable materials are the responsibility of tenants. Up to one crucible per calendar year will be replaced due to normal wear & tear by the GEP. Replacing additional crucibles due to damage or negligence is the responsibility of the tenants. Neglecting to report damage to the furnace or crucible is considered negligence. The GEP does not provide housing.

Our crafts incubator program is designed to assist emerging artists. Therefore the GEP will encourage and assist with the development of workshops, classes, and shop sub-rental programs that could provide additional income to help offset tenant utility costs. There is also the potential for artists to hold fund-raising events, coordinated with the assistance of GEP staff, to help to pay for materials and consumables. Each artist will receive a custom web page (see <http://www.jcgep.org/burtnerProfile.html> for an example), and be included in GEP marketing efforts.

Glory holes (and any other appliances running on methane gas from the landfill) will only be available for use between the hours of 8-5, Monday through Friday unless otherwise pre-approved or pre-scheduled (for example, weekend or evening classes and workshops). Because of the nature of our landfill gas system, a GEP staff member is either on-site or on call whenever those appliances are running. Therefore, this rule is firm. The GEP maintains those same hours of operation for the park in general, including the artist studios. However, with prior approval and on the two-person rule, the hours for cold shop time, etc. can be more flexible. GEP staff reserves the right to deny alternate scheduling if the safety of tenants appears to be compromised by such.





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Tenants of JCGEP share in a rotating studio schedule during hours in which the park is open to the public. They are allowed to sell their crafts from the park, but until a formal gallery and/or retail space is established, all financial transactions are their own responsibility. Adjacent to the shops will be a 400 sq ft lounge space to be shared by all GEP tenants. This space can be used to meet with potential clients, display work, take breaks, etc.

Each tenant of JCGEP is expected to create one piece during their tenancy that will remain with the park as an historic record of the participants in the program. Tenants will be asked to sign a waiver assuming all liability for use of the glory holes and other equipment. Although the park is insured, each tenant's artwork, inventory and personal equipment are not insured through JCGEP.

Tenants of JCGEP are not employees of Jackson County. However, the Green Energy Park is a County-run facility on County property. Therefore additional duties and responsibilities of tenants of the Green Energy Park include, but may not be limited to: following the Park and/or the County's rules and guidelines, maintaining a clean and safe workspace at all times, maintaining a respectable appearance and demeanor when interfacing with the public, and maintaining a good working relationship with park staff and other tenants.

