



Jackson County Green Energy Park

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

General information about being a greenhouse tenant:

The Jackson County Green Energy Park (JCGEP) is actively seeking tenants to lease greenhouse space in Dillsboro, NC. Approximately 4300 square feet is currently available to be rented by one grower or organization. This space is connected to the greenhouses used by the Jackson County groundskeepers. One-year leases begin January 1, 2011 and are renewable for up to a total of three years.

The climate-controlled greenhouses are heated with a dual-fuel boiler that runs on methane gas from the former Dillsboro landfill, with bio-diesel as the backup fuel source. Landfill gas-fueled heat is included in the rent. Tenants are responsible for shared utility costs, and a rainwater collection system will be installed in early 2011 that will have the capacity to offset much of the water bill.

Bids on the space will be accepted through 5:00 pm **November 1, 2010**, or until the space has been leased.

JCGEP is a business incubator, and as such welcomes and encourages bids from growers, businesses, educational facilities, master gardeners, non-profits, and local cooperatives. Tenant selection will be based on many criteria, including business growth potential and needs of applicants, educational and community outreach benefits, and sustainability.

Tenants will be expected to provide their own tools and all raw materials, as well as to sign a waiver assuming all liability for use of the space and any pertinent equipment. Although the park is insured, each tenant's inventory and personal equipment are not insured through JCGEP.

As a part of our mission to educate the public about sustainable energy, JCGEP conducts tours, workshops, and onsite classes on an ongoing basis. JCGEP greenhouses are a part of our public tours, and tenants will typically receive reasonable notice of when the greenhouses will be toured.

Tenants of JCGEP are not employees of Jackson County. However, the Green Energy Park is located 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

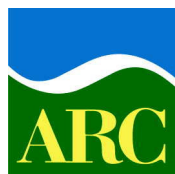
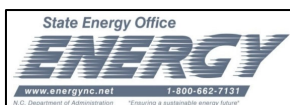
Maintaining a clean and safe workspace at all times

Maintaining a respectable appearance and demeanor when interfacing with the public

Maintaining a good working relationship with park staff and other tenants

To apply for tenancy in the JCGEP greenhouses, please submit a business plan/proposal (describing the information listed on page 2) along with 3 completed business reference forms and 1 completed personal reference form, to either the mailing address above or the following email address:

Timm Muth, Director
tmuth@jacksonNc.org





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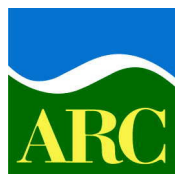
Greenhouse Tenant Application Questions

Please include:

Applicant's Name/Business
Mailing Address
Telephone
Email address

Business Plan/Proposal Should Include the Following:

1. Introductory Paragraph detailing overall business plan and/or mission statement.
2. Years you have been a greenhouse grower and/or have been involved in agriculture efforts.
3. Your greenhouse and/or growing experience, including greenhouse heating systems you have worked with.
4. Name/describe the plants you wish to grow at JCGEP, and any needs specific to that type of plant (temperature, humidity, power, lighting, irrigation, construction, etc.).
5. In what way your greenhouse inventory will change seasonally.
6. Bid price you are offering per month.
7. Any additional payment considerations or requests.
8. Hours of operation and/or hours of maintenance (when you expect to be on-site).
9. Specific chemicals and/or spray schedules you will be using within the space.
10. Wholesale or retail?
11. For Profit/Not for Profit?
12. Projected customer base and/or marketability of product.
13. Operational budget and 3-year growth plan, as well as how you see JCGEP contributing to the growth of your business.
14. Number of current employees, as well as potential future employees.
15. Your business training and or related degrees.
16. Would this business be your primary source of income? If not, detail how time will be split between obligations.
17. Any other companies, organizations, or educational facilities affiliated with your business.
18. The tenants at JCGEP share space and have frequent interaction with the public. In what ways have you demonstrated a cooperative nature, sense of responsibility, and ability to share your knowledge?
19. How do you feel about participating in tours at the park?
20. List any possible concerns you have regarding sharing greenhouse space with other growers.
21. Are you or have you ever been a resident of Jackson County and/or Western North Carolina?
22. Why (specifically) are you interested in renting space at JCGEP?



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