



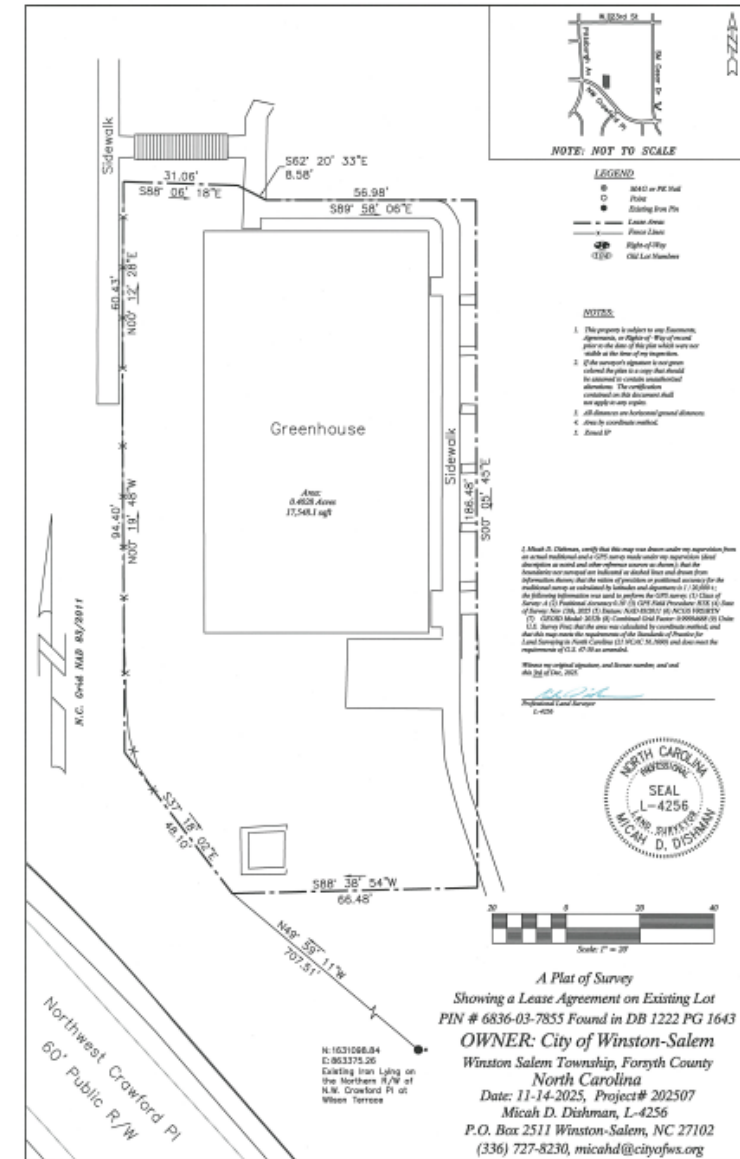
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# Kimberley Park Hydroponics Facility Request for Proposals

2026

# Facility History

- 2016: Goler Community Development Corporation entered into a agreement with the city to build Hydroponics facility
- 2019: Original funding of \$500k GO Bonds issued for facility
- 2023: HOPE of Winston-Salem was awarded paid operating contract
  - 2-year agreement, with option to extend 1 year
  - City paid \$537,788.38 over two years



# Request for Proposals

- July 31, 2025: Letter of Interest advertised to understand organizations and interest in the Hydroponics facility
  - 3 letters received Sept. 2025
- Transition from a City-paid operating contract to a lease model, where the operator provides compensation to the city through rent or in-kind services
- Request for Proposals advertised on March 23, 2025, with deadline of April 20
  - 4 proposals received



## Business

Anders Family Farm, LLC  
Garden Life Development, LLC and Earth Aduru, LLC  
VerdantCore, LLC  
War For Life, Inc.

## City/State

Tobaccoville, NC  
Goldsboro, NC  
Winston-Salem, NC  
Durham, NC

# Scoring

## Evaluation Criteria

|                                   | Weight % |
|-----------------------------------|----------|
| Operational Capacity & Experience | 40.00    |
| Meeting food resilience goals     | 30.00    |
| Financial Stability               | 15.00    |
| Facility Stewardship              | 15.00    |

## Scoring Rank

| Business Name               | Score  | Rank |
|-----------------------------|--------|------|
| Anders Family Farm          | 377.00 | 1    |
| VerdantCore                 | 218.00 | 4    |
| Garden Life (+ Earth Aduru) | 294.00 | 3    |
| War 4Life                   | 297.00 | 2    |

# Anders Family Farm

## RFP Submission

Operator: Anna & Jesse Burr, small farmer of the year

- Good Agricultural Practices (GAP, USDA) certified
- Produce Safety Analysis (PSA) food-safety certified
- Anna Burr serves on Greensboro Farmers Curb Market Board

Previous Projects: registered hydroponics farm since 2019

Lease Rate: Proposed \$2,500/month in in-kind offset

Facility:

- Weekly cleaning and sanitation of grow systems & floors
- Monthly preventative maintenance on pumps, HVAC, and climate controls
- Documentation of all services and repairs
- Quarterly facility condition reports shared with the City



# Anders Family Farm

## RFP Submission

### Food Resilience:

- School partnership for greenhouse tours, interactive workshops
- Forsyth County Cooperative Extension & local colleges partnerships for internships, job-shadowing, and training
- Create 3 full-time positions in greenhouse management, production, and distribution
- Local Produce: Provide local produce to restaurants, markets, and food hubs
  - Participate year-round at Winston-Salem Fairgrounds Farmers Market
- Operate as low-waste, closed-loop agricultural system



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# Facility History

**Budget History  
for Capital  
Project**

| Year         | Amount             | Date           | Notes:  |
|--------------|--------------------|----------------|---|
| 2016         | \$16,300           | (3/4 and 5/27) |   |
| 2017         | \$485,000          | (8/18/16)      | For development of hydroponics job training facility (contract included \$477K for first 2 years of operation in separate fund; see below)  |
| 2018         | \$623,810          | (11/22/17)     | For site improvements, grading, installation of underground SW detention, and two parking lots; was to be used to fund \$979,805 for the site improvements  |
| 2018         | \$15,000           | (1/30/2018)    |   |
| 2018         | \$356,000          | (3/29/18)      | PBO as part of Catch-All Amendment for site prep funding to help cover funds for greenhouse that were applied to previous site prep work  |
| 2020         | \$500,000          | (1/28/20)      | For additional asphalt and curb work around the HOPE building to meet zoning requirements, reinstalling fencing that was removed for building construction, repair work to sidewalks around the HOPE building and the construction of a new access road in order to meet the requirements of the city's Inspections Division. |
| <b>Total</b> | <b>\$1,996,110</b> |                |   |

|             |                  |           |   |
|-------------|------------------|-----------|---|
| <b>2017</b> | <b>\$477,000</b> | (8/18/16) | Amount budgeted for Goler CDC for operations and administration |
|-------------|------------------|-----------|---|

**GRAND TOTAL    \$2,473,110**