

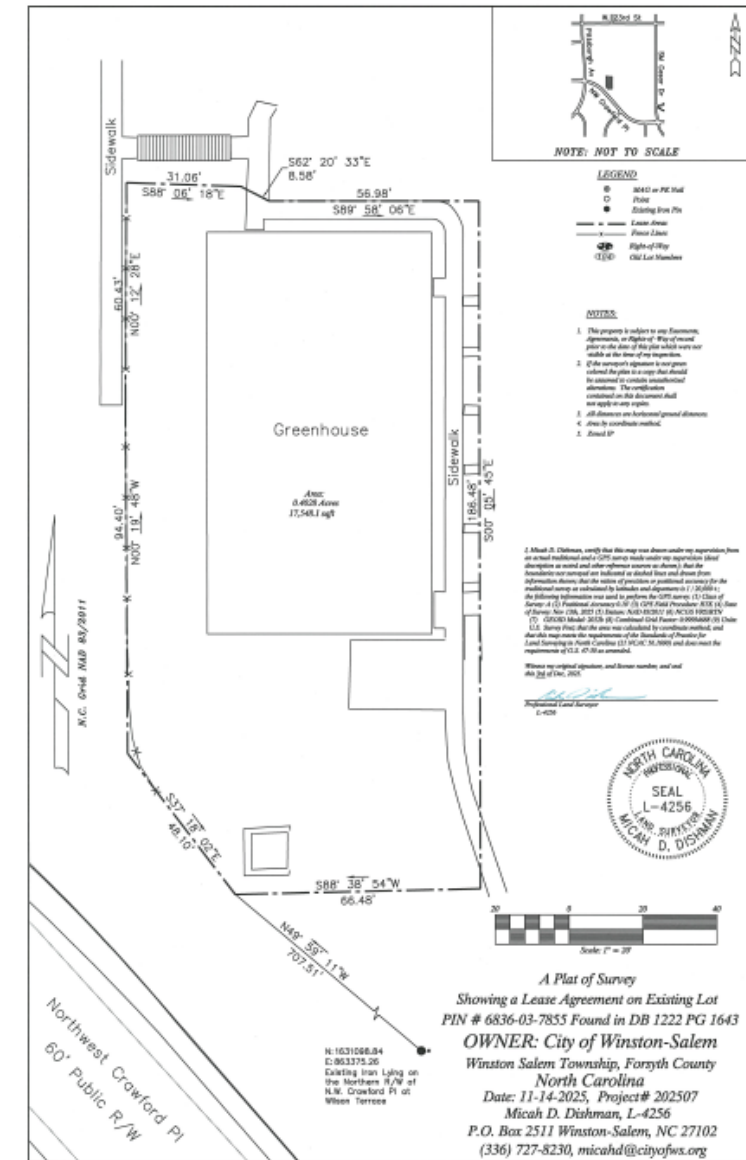


Kimberley Park Hydroponics Facility Request for Proposals

2026

Facility History

- 2016: Goler Community Development Corporation entered into 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.
Total	\$1,996,110		

2017	\$477,000	(8/18/16)	Amount budgeted for Goler CDC for operations and administration
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GRAND TOTAL \$2,473,110