



Healthy Retail Access Program Application City of Madison



APPLICANT INFORMATION

Primary Contact Name: Garrett Peterson

Total Project Amount: \$36,254

Healthy Retail Funds requested: \$35,000

Agency/Organization/Group Name (Legal Entity Name) and Address:

Community GroundWorks Inc.

2702 International Lane

Suite 200

Madison, WI 53704

Telephone#: 608-354-9280

Email: garrett@communitygroundworks.org

Applying as ☒ Retailer

☒ Organization (Must fill out Form A)

Are you a SNAP-approved retailer through the US Department of Agriculture (USDA)?

☒ Yes USDA FNS #: 0630017

☐ No

PROJECT INFORMATION

Please limit each answer to the space provided. You may attach additional information related to the questions and budget to this application

Please describe, in detail, the proposed project:

THE NEED

In the fall of 2018, Community GroundWorks and Troy Farm lost access to rented space that was the longtime home of our Troy Farm Sprouts operation and a walk-in cooler at the Mendota Mental Health Institute. The walk-in cooler housed all of the produce grown at Troy Farm, accounting for 90% of Troy Farm's total income. Troy Farm Sprouts accounts for 30% of Troy Farm's total income from sales.

In the spring of 2019, Community GroundWorks invested over \$63,000 of organizational reserves into Troy Farm. \$44,000+ was invested into farm upgrades at Troy Farm, including an 8'x12' mobile walk-in cooler. This cooler has proven to be undersized and underpowered for the scale of our operations. Additionally, \$18,000+ was invested in retrofitting a storage room into a sprout room at Badger Rock Neighborhood Center (BRNC). The BRNC sprout room is not climate controlled and is resulting in ongoing sprout production issues jeopardizing our wholesale accounts and the financial viability of the sprout operation.

Troy Farm is facing two separate situations that are jeopardizing our diversified vegetable farm operation and our sprout business. These two operations account for approximately 90% of our total farm revenue and make up the

entirety of the food grown that is delivered to income limited families and neighborhood centers in our community through our Food Access Initiative.

THE ASK

Troy Farm is requesting up to, but not to exceed, \$35,000 of funding from the City of Madison's Healthy Retail Access Program (HRAP) to cover infrastructure costs associated with:

- A larger, on-site walk-in cooler (\$20,000)
- Ductwork to connect the Troy Sprout Room at the Badger Rock Neighborhood Center to the existing HVAC system (\$15,000)

WALK-IN COOLER

All produce grown at Troy Farm (revenue: \$85,000 annual) as well as sprouts grown at Badger Rock Neighborhood Center (revenue: \$55,000 annual) require refrigeration. Since losing our walk-in cooler at the end of 2018, we have been using a walk-in cooler that is underpowered and undersized for our operations. This cooler has been housing all of Troy Farm's produce and sprouts up to this point in the 2019 season. This cooler is proving to be insufficient for the volume of produce and sprouts grown at Troy Farm. Produce that could be harvested for sale or donation is being left in the field. The existing walk-in cooler is sufficient and can continue to be used for warmer temperature crops. We are requesting funds to purchase a 10'x16' outdoor walk-in cooler with condenser unit for placement at Troy Farm – an estimated cost of \$16,254.

SPROUT ROOM HVAC SYSTEM

In 2019 Troy Farm moved the Troy Farm Sprouts operation from the offices of the Mendota Mental Health Institute to the Badger Rock Neighborhood Center (BRNC). This move required an initial investment of over \$18,000 to retrofit a storage room in the BRNC into a licensed production facility. The Troy Farm sprout business generates over 30% (\$55,000) of Troy Farm's annual revenue. The sprout operation began production in its new facility in March of 2019. By May of 2019, the temperature and humidity levels in the new sprout room had become problematic for sprout production. The BRNC sprout room is not tied into the BRNC HVAC system, which means we do not have any means to regulate temperature and humidity levels. As a result, each week approximately ¼ of our total sprouts grown do not meet quality standards and cannot be sold. This has resulted in significant loss of sales jeopardizing wholesale accounts and also creating potential food safety concerns. We are requesting funds to connect the BRNC sprout room to the BRNC general facility's HVAC system - an estimated cost of up to \$20,000

BACKGROUND + ADDITIONAL INFORMATION

Community GroundWorks

Community GroundWorks (CGW) is a nonprofit organization working to create equitable + resilient food communities. We connect people to healthy food, land, and garden + farm-based education.

One of the projects of CGW is Troy Gardens, a 26-acre property on Madison's northside that is part of the Madison Area Community Land Trust (MACLT). Troy Gardens includes Troy Community Garden, Troy Kids' Garden, and Troy Farm. CGW also oversees Gardens Network, (a partnership with City of Madison and UW-Extension with membership base of 69 community gardens across Dane County)

Troy Farm

Troy Farm is Madison's first and largest certified organic, diversified vegetable farm. As a program of the nonprofit organization, Community GroundWorks, Troy Farm serves as both an education and production farm.

Troy Farm's Education Programming

Community GroundWorks' Field School is an experiential learning community providing garden and farm-based education along an age, skills, and opportunity continuum. This model seeks to provide pathways for transforming individuals and communities through a continuum of garden and farm-based education, including paid internships.

Troy Farm’s Urban Farmer Internship trains aspiring growers for careers that transform the local food system. We are currently developing pathways for youth from local neighborhood centers to engage with our garden and farm-based education from elementary age through high school and into paid internships and careers.

Troy Farm’s Production + Sales Channels

Over 90% of Troy Farm’s total annual revenue comes from the sale of farm products through Troy Farm’s various social enterprises. This revenue supports all of Troy Farm’s operations and programs, including the Food Access Initiative and the Urban Farmer Internship program. Troy Farm’s social enterprises include both direct to consumer sales (Troy Farm CSA, Troy Farm Stand, and Troy Farm Pizza) as well as wholesale accounts (Troy Farm Sprouts and Troy Farm Herbs).

Troy Farm CSA + Farm Stand

The majority of the produce grown at Troy Farm is sold direct-to-consumer through our community supported agriculture (CSA) program and farm stand. In response to community feedback provided by northside residents (from a 2018 listening session at Mendota Elementary), in 2019 we made significant changes to our CSA program to make it more accessible to more people. We no longer offer a “traditional” CSA share option, but now offer one flexible “market-share” farm membership. The way it works is members sign-up in the Spring for their choice of credit (\$150, \$300, \$450, or \$600) at our farm stand and spend it down throughout the 20-week harvest season. Members choose not only what to buy, but when to shop, either at the Troy Farm Stand on Thursday evenings (4pm-7pm) at Troy Gardens or the Northside Farmers’ Market on Sundays (8:30am-12:30pm). This model allows customers to get what they want, when they want it, providing the most flexible CSA model around. Read the “Food Access Initiative” section below for additional details on how this market model improves access to healthy, locally grown produce for income limited families in our community.

Troy Farm Sprouts

Troy Farm’s sprout operation accounts for approximately 30% of Troy Farm’s total sales revenue and provides the farm’s only source of year-round income. Troy Sprouts are grown indoors, as they require specific and consistent growing conditions of 70 degrees and 50% humidity. Troy Farm Sprouts are sold direct-to-consumer to our farm members and non-members at our Troy Farm Stand and also wholesale to local grocers and delis. Troy Farm Sprout income provides year-round funding for Troy Farm staff. Winter staffing is critical for advancing the goals of the Food Access Initiative, as this is when partnerships and outreach efforts are conducted. Since moving to the BRNC, Troy Farm Sprouts has also provided supplemental income to BRNC’s Urban Farm Manager and Assistant Manager. In addition, improvements to the BRNC sprout room will provide opportunity to expand the sprout business, providing additional funding and staffing hours for existing BRNC staff and/or residents of the BRNC neighborhood.

Please describe how the project improves access to healthy food in the neighborhood you serve:

FOOD ACCESS INITIATIVE

Overview

Troy Farm believes that all people should have access to affordable and healthy food. In 2018, we launched the Troy Farm Food Access Initiative to improve access to healthy, locally grown organic produce in our community. Our Food Access Initiative provides affordable, locally grown produce for income eligible families and neighborhood centers through subsidies of up to 50% for nonmembers and 75% for members.

Troy Farm and its two farm stand locations are located on Madison’s northside in one of the identified focus areas of the 2018 City of Madison’s Food Access Improvement Map.

Troy Farm Stand

In 2019, Troy Farm is providing two opportunities per week for income eligible Troy Farm members and nonmembers to purchase subsidized locally grown, organic vegetables at the Troy Farm Stand. The Troy Farm Stand is open from June - October (20 weeks) on Thursdays (4pm-7pm) at Troy Gardens and on Sundays at the Northside Farmers Market (8:30am-12:30pm)

Troy Farm Members

In partnership with FairShare CSA Coalition, Troy Farm is proud to be the only farm in the area offering up to 75% subsidies for farm membership to income eligible families and neighborhood centers. For instance, income eligible individuals and neighborhood centers can receive \$600 worth of produce for \$150! In addition, members can further reduce the financial burden of farm membership by using SNAP benefits and payment plans. Members shop at the farm stand choosing what they want, when they want it. In 2019, Troy Farm is providing 24 discounted shares for a total of \$10,950, which accounts for 16% of our total farm membership income. We are serving 15 individuals and 4 neighborhood centers, including (Bayview, Packers, Vera Court, and Warner Park through Coach Wood's Prevention and Intervention Program operating out of Warner Park Community Center). Our goal is to continue to increase access to income eligible individuals through additional partnerships with local neighborhood centers.

Troy Farm Non-members (open to public)

In partnership with the Community Action Coalition, income eligible non-members with SNAP benefits can receive up to 50% off the cost of produce through the Double Dollars Program.

Farm to Neighborhood Center Initiative

We have partnered with local neighborhood centers with which we already have relationships to reach a more diverse audience, historically overlooked due to income limitations. We not only are providing affordable, healthy food to families, but also to neighborhood centers for programming. We call this our "farm-to-neighborhood center initiative" and believe this model is replicable and scalable. Neighborhood centers can access the same (up to 75% off) subsidies as the families that frequent the neighborhood centers, allowing centers to use fresh, locally grown produce in their meals and programming. In 2019, Troy Farm is working with four neighborhood centers/programs and is looking to expand in 2020.

Donations

In 2019, Troy Farm has donated 730 lb (to date) of produce to local food pantries and programs. Our partners/recipients include: Kennedy Heights Food Pantry, The River Food Pantry, Healthy Food for All, Lakeview Lutheran Food Pantry, and Coach Wood's Prevention and Intervention Program. In addition to weekly donations, we are piloting a program this year in which all Troy Farm members can donate unused credit to our community partners, reducing waste and increasing the overall donations to our partners.

Outreach

Troy Farm's Food Access Initiative provides affordable, locally grown produce to income eligible families as well as neighborhood centers and programs that serve income eligible families. This year we provide more subsidized memberships than any previous year, and we have partnered with four neighborhood centers. We want to expand this effort even further. This coming winter we will embark on an outreach effort to identify and recruit additional income eligible families and neighborhood centers with which to serve and partner. Our goal is to double our Food Access Initiative members and shares each year until we reach a 50% of total farm membership.

Please describe any organizational partners or other collaborators and their relationship to the project:

Center for Resilient Cities: Since March of 2019, Badger Rock Neighborhood Center has housed the Troy Farm sprout operation.

FairShare CSA Coalition: Partner Shares Program helps provide up to 75% off subsidies for Troy Farm's Food Access Initiative.

Community Action Coalition: Double Dollars Program provides 50% discount to Troy Farm Stand shoppers with SNAP benefits.

Neighborhood Centers: Receive subsidized Troy Farm membership for various programs

- **Vera Court Neighborhood Center:** Troy Farm produce is used in summer school camp snacks prepared by the Kids Café, and kids are sent home with left over veggies
- **Packers' Learning Center:** Will use produce in the fall for after-school snack time
- **Bayview Foundation:** Youth participate in a cooking club to learn about nutritious food, produce is also used as snacks in other programs, and families are given veggies directly through the center's food shelf
- **Warner Park/Coach Wood's Program for Intervention and Prevention:** Coach Haywood Simmons' summer program seeks to provide Northside teens with healthy summer activities. Participants are given the opportunity to help in the fields at Troy Farm, work their own garden in Troy Community Garden, and prepare healthy snacks using Troy Farm produce with Coach Wood at Warner Park Rec Center.

Donation Recipients: Lakeview Lutheran Food Pantry, The River Food Pantry, Kennedy Heights Food Pantry, Healthy Food for All (Darbo Pantry Project), Coach Haywood Simmons.

Please take some time to describe the types of technical assistance that you may need to help with completing the project. Some examples of technical assistance include: Business plan development, marketing assistance, financial planning, grant-writing assistance, market research, book-keeping, project management, etc.:

Troy Farm could use assistance in promoting and expanding our Food Access Initiative to reach more individuals and neighborhood centers in our community.

Please indicate a general timeline for the project:

Healthy Retail Access work group meeting (7/31/2019)

Madison Food Policy Council meeting (8/7/19)

HVAC System Installation (8/19/19-8/23/19)

Walk-In Cooler Installation (8/19/19-8/23/19)

Expand and promote Food Access Initiative (Fall 2019 - Spring 2020)

BUDGET SUMMARY

Please Include a project budget that includes items such as construction costs, materials, labor, etc. Please include specifically how city dollars would be utilized within the project budget. Also include other funders, lenders, or in-kind supporters that are contributing to the project.

*See attached budget for itemized breakdown

Item	Total Cost	Labor Costs (Estimate, if not available)	Amount of City Dollars Requested	Amount of Other Revenues/In-kind Support
WALK-IN COOLER	\$22,600	\$4,200	\$16,254	\$44,553.72 (Capital Investment)
HVAC SYSTEM	\$15,000	\$5,000	\$20,000	\$18,683.91 (Capital Investment)

FORM A

A) Please list the retailer(s) and location(s) that are directly working with and/or for the project:

Troy Farm Stand Locations:

- 502 Troy Drive, Madison, WI 53704
- Northside Farmers Market: 2901 N. Sherman Ave, Madison, WI 53704

Partnering Neighborhood Center Locations:

- Vera Court Neighborhood Center: 614 Vera Ct, Madison, WI 53704
- Packer Community Learning Center: 1927 Northport Drive, Madison, WI 53704
- Bayview Foundation Community Center: 601 Bay View, Madison, WI 53715
- Warner Park Neighborhood Center (Coach Wood's Prevention & Intervention Program): 1625 Northport Drive, Madison, WI 53704

Donation Locations:

- Vera Court Neighborhood Center: 614 Vera Ct, Madison, WI 53704
- Bayview Foundation Community Center: 601 Bay View, Madison, WI 53715
- Lakeview Lutheran Food Pantry: 4001 Mandrake Road, Madison, WI 53704
- Healthy Food for All (FEED Kitchens): 1219 N. Sherman Avenue, Madison WI 53704
- River Food Pantry: 2201 Darwin Road, Madison, WI 53704

Wholesale Account Retail Locations:

- Willy St.Co-op East: 1221 Williamson St., Madison, WI 53703
- Willy St. Co-op North: 2817 N. Sherman Ave., Madison, WI 53704
- Willy St. Co-op West: 6825 University Ave., Middleton, WI 53562
- Metcalfes Market: 726 N. Midvale Blvd, Madison, WI 53705
- Hy-Vee: 3801 E. Washington Ave., Madison, WI 53704

B) Please specifically describe the organizational support that you are providing to the retailers as a part of this project proposal:

We are the retailer of our direct-to-consumer sales. For our wholesale accounts, we will be fulfilling orders as a result of this funding. Troy Farm's wholesale accounts provide over 40% (\$70,000) of Troy Farm's total annual sales. This is necessary funding to support Troy Farm staff, programming, and operations necessary for the advancement of the Food Access Initiative.

Letter of Intent – for FORM A

If applicable, please attach a letter, signed by the owner or manager for the retailer(s) involved that describes their active participation in the project.

SUPPLEMENTARY MATERIALS

See attached.

DISCLAIMER AND SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature: Garrett Peterson

August 5, 2019

ATTN: Garrett Peterson

RE: Sprout Room HVAC Needs

Hello Garrett,

I wanted to give you a brief breakdown on why we need to proceed with the needed HVAC upgrades for the sprout room that you are utilizing in the Badger Rock Center at 501 E Badger Rd. The room that you are utilizing was originally designed as a storage room with no air conditioning at all. The heat for this room runs off of the inground heating loop which was sized to merely maintain a heat level around 65 degrees. During the cooling season this room is not being controlled. With no cooling, the room temperature can rise much higher than wanted for growing purposes. There is also a concern of humidity damaging the other equipment in the room as the design of the room was not intending to have so much water in the space.

In order for you to properly condition the space, supplemental cooling would need to be added. There are many different ways that this can be accomplished but it needs to be done in line with the building's energy standards and systems. We have designed to install an electric heat pump that works with the existing geo thermal and Dedicated Outside Air System (DOAS). Once the equipment is installed, we will adjust the Building Automated Systems (BAS) to recognize and control the temperature in the room.

As we understand that costs can always be a concern, this is the best route to take in order to properly maintain the room while trying to give you as close to the needed temperatures as possible.

Sincerely,

Andy Olson
Facility Manager
Bevara Building Services





Madison Food Policy Council
210 Martin Luther King, Jr. Blvd. Room 403
Madison, WI 53703

Members of the Madison Food Policy Council:

I am writing to provide a brief history of FairShare CSA Coalition's partnership with Troy Farm through our Partner Shares Program, and to express our enthusiastic support of Troy Farm's initiatives to expand fresh food access for north side residents.

The Partner Shares Program began in 1995 with the goal to improve financial and geographic access to fresh, local vegetables while also ensuring that area farmers receive market price for their products. The Partner Shares Program provides financial assistance (50% off, up to \$300) to eligible households and organizations that purchase a CSA share through a FairShare-endorsed farm.

Troy Farm has been a unique and critical partner in our efforts to support families on the north side of Madison, a focus area for the Partner Shares Program as it has been identified as an area with both limited income and limited access to fresh food. Troy Farm has made fresh vegetables even more accessible to their neighbors by raising funds to offer an additional 25% discount to eligible families through the Partner Shares Program. They have also formed and maintained several robust partnerships with community centers and neighborhood programs on the north side, resulting in increased fresh vegetable consumption among residents and the promotion of healthy food options.

Considering its relatively small production size, Troy Farm has a significant percentage of Partner Shares members. We attribute this outcome to Troy Farm's thoughtful dedication to serving their closest neighbors and their hard work in realizing this goal through outreach and promotional efforts, as well as in their purposeful transition to the market share model. Market shares allow customers to select their own produce, similar to visiting a regular farmer's market stand, which may feel more accessible to those who are unfamiliar with the traditional CSA model.

We look forward to continuing our relationship with Troy Farm and supporting the potential growth of the Partner Shares Program on the north side of Madison.

Sincerely,

A handwritten signature in black ink that reads "Carrie Sedlak". The script is fluid and cursive.

Carrie Sedlak
Executive Director

CONNECTING
Community Supported Agriculture
GROWERS & EATERS



303 S. PATERSON ST #1B • MADISON, WI 53703
INFO@CSACOALITION.ORG • 608.226.0300



Vera Court Neighborhood Center
614 Vera Court | Madison, WI 53704
608.246.8372 | general@veracourt.org

To whom it may concern,

Vera Court Neighborhood Center has partnered with Troy Gardens and Troy Farms very closely over a number of years. Our youth programs from the spring to the fall attend weekly garden programs at Troy. This programming offers our youth a wonderful opportunity to explore different aspects of nature at their own pace while being encouraged to learn about the seed to table process. It is often the highlight of our kids' weeks and every week when the kids return with their bunches of kale, they talk about how excited they are to go home and use it to make kale chips.

We have also in the past couple years received produce from Troy Farms for our in-house programming. Our Kids Cafe chef uses Troy produce in meals and cooking programming throughout the summer, which is a great option for us because not only is the quality of the produce better than what we get from other sources, but our youth are excited to learn that their food is coming from a place that is just up the road from our center and are more likely to try something they already have a connection to.

Grace Moran
Kids Cafe Coordinator
gracem@veracourt.org





August 5, 2019

City of Madison
210 Martin Luther King Jr. Blvd.
Room 403
Madison, WI 53703

Patrina White
Kennedy Heights Community Center
199 Kennedy Heights
Madison, WI 53704

Ref: Troy Farm:

To City of Madison:

Kennedy Heights Community Center is enthusiastic about recommending Troy Farm, about being considered for grant funding for the many organizations they support in the City of Madison. ***I'm happy to say, Kennedy Heights is an organization supported by Troy Farm.***

We are appreciative of Troy Farm. The kids are always excited to see what's on the program pick and prepare.

Troy Farm has supported us in other activities like, "Kennedy Heights Pride Ride."

The Kennedy Heights Food Pantry provides residents with food and nutrition information. The food pantry run by resident volunteers and serves 30- 50 families each week. The food pantry is a client choice pantry that encourages clients to choose their foods to meet their families' nutritional needs. Our food pantry is supported by Troy Farm, Second Harvest Food Bank, Community Action Coalition, and many area food drives.

Please let me know if I can provide any more information to strengthen Troy Farm's funding changes. They are a great organization.

Sincerely,

Patrina White
Executive Director

Greetings Healthy Retail Access Committee!

Joe Mingle here from Healthy Food For All and the Darbo Pantry Project. I'm writing to give my strongest possible endorsement for the Troy Farm cooler expansion proposal.

Community Groundworks and Troy Farm have been on the cutting edge of building the local food movement for many, many years. One of our key community partners, Troy Farm donates large volumes of surplus produce that we are then able to redistribute to area households who need increased access to fresh, local food.

For example, DPP delivers free bags of mixed local produce to 40 households in the Darbo-Worthington neighbor each week. Donations from Troy Farm often give us the extra bulk produce to ensure every household gets a full bag. Additional cold storage space would allow Troy Farm to glean even more surplus produce from their fields, share more with the community and help us deliver to even more households.

In addition to directly supporting Troy's ability to donate surplus produce, additional on site cold storage space would allow Troy to provide bulk produce for use by local value added product businesses. Currently, the local food system infrastructure lacks adequate on-farm cold storage to allow most farmers to contract with other producers for bulk produce.

For example, Badger Kraut & Pickle, a new local food start-up, needs large volumes of cabbage to make its product. BK&P would be able to contract with Troy to grow all or most of the needed cabbage if they had the capacity to harvest and store it until processing at FEED Kitchens. FEED Kitchens' cold storage is very limited which can constrain the growth of small local food businesses as they seek to scale up. Having an urban farm nearby with the capacity to grow and store bulk produce for medium scale enterprises would be a significant step forward in the development of the local food system infrastructure.

Providing support to expand Troy Farm's cold storage capacity would be an excellent community investment. This additional, critical piece of local infrastructure will not only have a direct, immediate impact on neighbors lacking access to fresh local produce but will also help support local food businesses as they start up and expand. Both HFFA and DPP hope the Committee will support this important effort!

Please don't hesitate to let me know if you have any questions or need any additional information. Thanks in advance for your time and consideration!

Yours-

Joe Mingle

minglejoseph@gmail.com
608.332.1493

Hello my name is Haywood Simmons I am a holistic wellness coach and founder of Coach's Club intervention and prevention program. I am writing this letter as a thank you to Troy farms for the work that they do in providing healthy nutritious organically grown foods for our community here in Dane County. My programs utilize Troy gardens to provide fresh food for families and youth on the North side of Madison primarily. The ability to store food is unique in the Northport drive area of Madison. There are no places including Warner Park or any of the community centers that can house our food that we need each week to provide for the youth and the families we support. It would benefit us greatly if Troy farms cut store more food on premise as a storage mechanism to alleviate the burden on the people we serve.

Wholesomely yours,

Haywood "Coach Wood" Simmons, Jr.

Item	Vendor	Cost	
WALK-IN COOLER		\$	16,254.00
Walk-in Box + Equipment	Barr Inc	\$	8,104.00
Cooler Delivery	Barr Inc	\$	350.00
Installation	Just in Time Refrigeration	\$	4,200.00
Supplies	Just in Time Refrigeration	\$	800.00
Rubber Roof Membrane	Menards	\$	300.00
Electrical Work	Kettle Moraine Solar	\$	500.00
Gravel	Bohnen Inc.	\$	2,000.00
HVAC TIE IN	Illingworth	\$	20,000.00
water-base geothermal heat duct			
return air-duct work			
wiring			
automated system			
equipment (geothermal heat up)			
duct work			
install			
plumbing & electrical modifications			
building automation system adjustments & install			
permits			
Project Total		\$	36,254.00



Quote

Date: August 5, 2019

Per: Community Groundworks
Re: used 1.5 hp medium temp system
+37 degree cooler (see 2nd load calc, advise any desired changes)
For used 10'x16'x8'10"h cooler with floor
1 phase, 220 volt power supply
Salesperson: **Todd Ziglinski**

We do not have a used 1 phase condensing unit to offer thus the quote below for a new-used 1.5 hp system.

New-used 1.5 hp medium temp system to include "a&b" below:

A)-(1) new 1.5 hp chandler mnfg outdoor, air-cooled condensing unit
Unit mod: cht-015x6bfm with copelaweld compressor
208-230 volt, 1 phase, r-404a
Rating: 13,960 btuh @ +25 degree sst

B)-(1) used russell mnfg mod.ag36-120b evaporator
3 fans, 1/230 v., *air defrost, low profile, 2400 cfm
Approx dim: 15"w x 64"l x 16"h
Rating: 14,500 btuh @ 10 degree td

Notes: system sized for +35 degree room temp, +25 degree sst, +95 degree ambient and operation on refrigerant r-404a. *unit now circuited for hot-gas defrost. Barr to cap-off hot-gas circuit prior to shipping to allow for air defrost operation.

\$8,104. Package price with used 10'x16'x8'4"h cooler, fob oshkosh, wi.

New unit to include factory warranty.

Amperage-voltage data

15.0 amps	1/208/230v	minimum circuit ampacity for condensing unit
20.0 amps	1/208/230v	minimum breaker for condensing unit
1.5 amps	1/208/230v	total evaporator fan motors



7025 RAYWOOD ROAD
MADISON WI 53713
608-838-1314
info@justintimeref.net

Estimate

Date	Estimate #
7/29/2019	08115057

Name / Address
MENDOTA MENTAL HEALTH COMMUNITY GROUND WORKS 3601 MEMORIAL DRIVE MADISON, Wisconsin 53704 United States

Location

Description	Qty	Cost	Total
HI, HERE IS OUR ESTIMATE FOR THE INSTALLATION OF A NEW OUTDOOR WALK IN COOLER. **ELECTRICAL TO BE DONE BY OTHERS**			
WALK IN BOX	1	9,650.00	9,650.00T
REFRIGERATION EQUIPMENT	1	3,750.00	3,750.00T
INSTALLATION LABOR	1	4,200.00	4,200.00T
FREON, COPPER, DRAIN, MISC SUPPLIES	1	800.00	800.00T
		0.00%	0.00
		Total	\$18,400.00

Customer Signature _____

Heatcraft Refrigeration Products

2175 West Park Place Blvd. Stone Mountain, GA 30087

Phone: 770-465-5600 Fax: 770-465-5990

Bohn Load Calculations

Client Data:

Name: community ground c2	Quotation:
	Date: 08/06/2019
Phone:	Job Name: +35 degree cooler
Fax:	Location:

Room Data:

Room Temp:	35.0°F @ 0.90 % RH	Ambient Temp.:	90.0°F DB
Dimensions:	16.0 ft long X 10.0 ft wide X 9.00 ft high		
		K Factor	in.
		BTU/Ft ² /°F/in	Thick
			Square Feet
Ceiling:	Temp 110.0°F Insulation: URETHANE-FOAMED IN PLACE	0.120	5.0 160.00
Floor:	50.0°F CONCRETE	1.250	6.0 160.00
Wall #1 (L):	90.0°F URETHANE-FOAMED IN PLACE	0.120	5.0 144.00
Wall #2 (W):	90.0°F URETHANE-FOAMED IN PLACE	0.120	5.0 90.00
Wall #3 (L):	90.0°F URETHANE-FOAMED IN PLACE	0.120	5.0 144.00
Wall #4 (W):	90.0°F URETHANE-FOAMED IN PLACE	0.120	5.0 90.00

Infiltration Data:

Qty	Size (ft)	Entering Air	Opening	Time	Air Curtain	Number of
Doors: 1	7 X 3	90.0°F DB 0.50 %RH	5 /hr.	0.50 min.	.50 %	Auxiliary Doors
						0 Glass
						0 Dock

Product Data:

Type: VEGETABLES, MIXED	Packaging:	Freeze Point:	30.0°F
Max. Load: 500 lbs	Load Time: 1.0 hrs.	SpHt Above Freeze:	0.90
Ent. Temp: 75.0°F	Pulldown Time: 24.0 hrs. †	SpHt Below Freeze:	0.45
Final Temp: 35.0°F		Lat. Ht. Fusion:	130
Max. Inventory: 0 lbs		Ht of Respiration:	4.00

Miscellaneous Data:

Occupancy: 0.06 People	Motors: 0.09 Equiv HP		
Lighting: 1.00 w/ft ²	Forklift: 0.00	Other:	0 BTU/day

Calculation Results:

Wall Heat Gains:	2,240 BTUH	26%	Total Load:	8,748 BTUH †
Infiltration Load:	3,835 BTUH	44%	Runtime:	16.00 hrs/day
Product Load:	1,238 BTUH	14%		
Misc Loads:	1,435 BTUH	16%		

†) Calculated load is based on pulldown data as provided by user, it is the responsibility of the user to ensure appropriate product packaging and air flow conditions prevail which will allow pulldown within this time period.
‡) The TOTAL LOAD includes a contingency safety factor of 10% to cover the possibility of unforeseen high load conditions, excessive ambient temperatures, unexpected increases of business, or product packaging changes.

Now 1HP = 8850 Btu/h

TROY FARM

2019 MEMBERSHIP

A PROGRAM OF COMMUNITY GROUNDWORKS

OUR STORY

Troy Farm has been growing certified organic vegetables on Madison's northside since 2001 and is proud to be the city's first urban farm. Our farm is a project of Community GroundWorks, a nonprofit organization that seeks to improve access to food, land and education.



MEMBERSHIP DETAILS

ONE SIMPLE & FLEXIBLE FARM MEMBERSHIP

How it Works

This year we are offering one simple & flexible farm membership. Right now, you sign-up for the credit amount of your choice. Come June and throughout the 20 week harvest season, you spend that credit at the Troy Farm Stand or at our booth at the Northside Farmers' Market. You select what you want, when you want it, and you support us in our efforts to improve access to fresh food in Madison.

Farm Stand Credit Options

- \$150 - For the veggie liking individual/couple
- \$300 - For the veggie loving individual/couple
- \$450 - For the veggie liking family
- \$600 - For the veggie loving family

When & Where

Troy Farm Stand

502 Troy Dr, Madison
Thursdays / 4pm-7pm
June 6 - October 17

Northside Farmers Market

1865 Northport Dr, Madison
Sundays / 8:30am-12:30pm
June 9 - October 20





EARLY SEASON

Beans · Beets · Bok Choy · Broccoli · Cabbage · Carrots · Collard Greens · Cucumbers · Eggplant · Fennel · Green Garlic · Herbs · Kale · Kohlrabi · Lettuce · Onions · Parsley · Peas · Radishes · Salad Mix · Scallions · Sprouts · Summer Squash



MID SEASON

Beans · Beets · Carrots · Cucumbers · Edamame · Eggplant · Garlic · Herbs · Kale · Kohlrabi · Lettuce · Melon · Onions · Peppers · Salsa Baskets · Scallions · Sprouts · Summer Squash · Tomatoes



LATE SEASON

Beets · Bok Choy · Brussel Sprouts · Carrots · Celeriac · Chard · Eggplant · Garlic · Herbs · Kale · Leeks · Lettuce · Onions · Peppers · Radishes · Salad Mix · Sprouts · Sweet Potatoes · Tomatoes · Turnips · Winter Squash

Your Membership Supports:

Food Access

We are the only farm to provide up to 75% off price of farm membership to income limited families.

Field School

We offer paid internship opportunities for aspiring urban farmers and youth educators.

Why Join?

- Additional 10% of veggies free!
- Access to u-pick flower garden
- Weekly Troy Farm newsletter
- Bulk veggie ordering opportunities
- On farm pick-up on Madison's northside
- Thursday Nights at Troy: live music, tours, & Troy Farm Pizza for sale

BECOME A MEMBER

IF YOU WANT FRESH VEGGIES, WE WANT TO BE YOUR FARM

Affordable Farm Membership

- Income eligible members receive up to 75% discount off of farm membership
- Use SNAP benefits/Quest card for payment
- May be eligible for HMO Rebate
- Payment Plans available to all members!

How to Apply

Options

- Fill out attached paper application
- Fill out an online application at: communitygroundworks.org/content/become-member-2019

Income Eligibility for Discount

Household Size	50% Discount		75% Discount	
	Annual Income	Monthly Income	Annual Income	Monthly Income
1	\$23,107	\$1,926	\$16,237	\$1,353
2	\$31,284	\$2,607	\$21,983	\$1,832
3	\$39,461	\$3,288	\$27,729	\$2,311
4	\$47,638	\$3,970	\$33,475	\$2,790
5	\$55,815	\$4,651	\$39,221	\$3,268
6	\$63,992	\$5,333	\$44,967	\$3,747
7	\$72,169	\$6,014	\$50,713	\$4,226
add'l. person	+ \$8,177	\$681	+ \$5,746	\$479

Contact

- www.communitygroundworks.org
- troyfarm@communitygroundworks.org
- Office: 608-240-0409





2019 Membership Application

Member Information

Name: _____

Phone: _____

Address: _____

E-mail: _____

City: _____ Zip: _____

Additional E-mail: _____

Troy Farm membership application and payment options are also available online at communitygroundworks.org/troyfarm.

Each member will receive an e-mail confirmation and receipt for their portion of the share.

If you are submitting a HMO rebate, keep a copy of this form and your e-mail receipt to send to your insurance provider.

Membership Price List (discounts available based on household income)

	Full Price		50% discount *		75% discount *		Value of Share
	Member Cost	Price/ Week	Member Cost	Price/ Week	Member Cost	Price/ Week	+10% for all members
\$600 Share	\$600	\$30.00	\$300	\$15.00	\$150	\$7.50	\$660
\$450 Share	\$450	\$22.50	\$225	\$11.25	\$113	\$5.63	\$495
\$300 Share	\$300	\$15.00	\$150	\$7.50	\$75	\$3.75	\$330
\$150 Share	\$150	\$7.50	\$75	\$3.75	\$38	\$1.88	\$165

*see back for details and eligibility charts for 50% and 75% discounts

Membership Selection

Member Cost

\$600 Share - for families of 4 or more \$ _____

\$450 Share - produce for a small family \$ _____

\$300 Share - for veggie loving individuals \$ _____

\$150 Share - a sampler for the veggie curious \$ _____

Food Access Initiative (Optional) \$ _____

Your donation helps to fund the cost of vegetable shares for those who might not otherwise have access. All contributions are tax deductible; receipt will be provided.

Total Due \$ _____

Payment Options

Weekly prices are listed only to help decide which share works best for your household. We do not accept weekly payment.

Membership must be paid with one of the following options:

☐ **Full Payment**

Enclose a check for the total due.

Or pay with credit card on our website
(processing fee may apply)

☐ **Extended Payments**

Enclose 4 checks dated today's date, June 1, July 1 and August 1. Each check should be made out for ¼ the total due.

Make Checks Payable to:

Troy Farm
2702 International Ln Suite 200
Madison, WI 53704

☐ **SNAP Funds**

Membership can be paid in part or in full with SNAP/Quest funds. Contact sheena@communitygroundworks.org for details

HMO Rebates

Some insurance companies offer HMO rebates for a portion of the cost of a CSA share. Visit csacoalition.org for details.

Where to get your Veggies

We are excited to offer two locations to get your food every week. Though we are flexible, we would like to know which location you plan to visit most. This helps us plan our crop harvest each week.

☐ **Troy Farm Stand**
Thursday June 6 - October 17, 4 - 7 PM
502 Troy Dr, Madison, WI 53704

☐ **Northside Farmers' Market**
Sunday June 9 - October 20, 8:30 AM - 12:30 PM
NTC - 1865 Northport Dr, Madison, WI 53704

Demographic Information (Optional for all members)

What is your age? _____ What is your household annual income? _____ How many people live in your household? _____

What are the ages of others in your household? _____ What is your occupation? _____

On average, how much do you or your family spend on fresh vegetables/week? _____

Describe your household eating habits:

- ☐ I/we eat out for most meals
- ☐ I/we eat mostly processed/package food
- ☐ I/we eat mostly meals we make at home
- ☐ Other – describe: _____

How often does your household eat fruits and vegetables:

- ☐ At every meal
- ☐ At least once/week
- ☐ At least 3 times/week
- ☐ At least 5 times/week
- ☐ Other

With what racial/ethnic group do you most identify? _____

What is the highest degree of level of education you completed? _____

- ☐ Yes, I grant Troy Farm and FairShare CSA coalition permission to publish photographs of me and my family at farm and CSA events.
- ☐ No, I do not grant Troy Farm and FairShare CSA coalition permission to publish photographs of me and my family at farm and CSA events.

Discounted Membership

Troy Farm offers discounted memberships through our Food Access Initiative and a partnership with FairShare CSA Coalition. Review the table below to see if you qualify for a 50% or 75% discount on membership. You can also use SNAP/Quest funds to pay for some or all of your membership, and extended payment plans are available. If you believe you qualify for these discounts, please complete the participation agreement, and fill out the full application using the appropriate member cost.

	50% Discount		75% Discount	
Household Size	Annual Income	Monthly Income	Annual Income	Monthly Income
1	\$23,107	\$1,926	\$16,237	\$1,353
2	\$31,284	\$2,607	\$21,983	\$1,832
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7	\$72,169	\$6,014	\$50,713	\$4,226
add'l. person	+ \$8,177	\$681	+ \$5,746	\$479

Example: We are a household of 4 with a monthly income of \$3,500 ($\times 12 = \$42,000$). We qualify for a 50% discount, but not the 75% discount.

Participation Agreement

- ☐ I verify that my annual household income is _____, and there # _____ members of my household, therefore I qualify for _____% discount on my Troy Farm membership.
- ☐ I understand that I am making a commitment to the farm, and will be responsible for making my payments through the method selected on this application.
- ☐ I understand that I am responsible for using my market share credit by collecting my vegetables from the Troy Farm Stand or at the Northside farmer's market throughout the season.



Cell: 608-733-1079 Office: 608-240-0409
troyfarm@communitygroundworks.org www.commuitygroundworks.org/troyfarm

Thank you to our partners at FairShare CSA coalition
csacoalition.org

