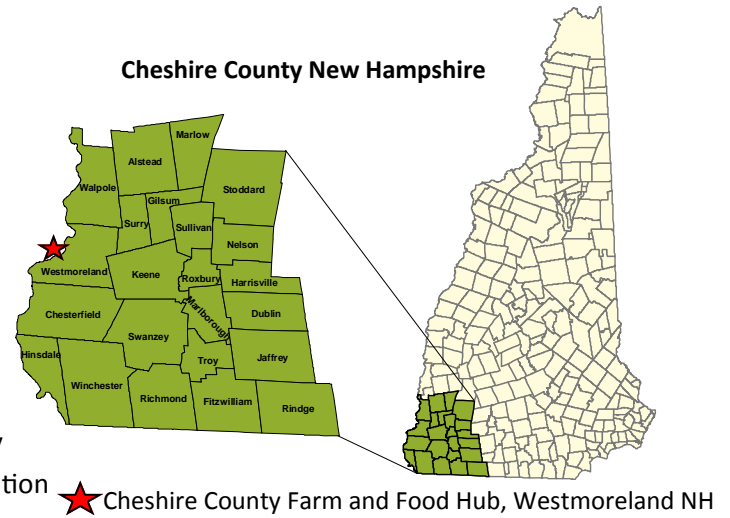


Does your business support the food and farm economy?  
 Looking to grow your business?  
Your Vision Can be a Reality

The Cheshire County Commons - Farm and Food Hub will offer your business the opportunity to thrive in an environment that supports entrepreneurs and collectively bolsters the agricultural sector of the region.

Businesses could include but are not limited to:

- Food processing
- Food aggregation, storage, and distribution
- Food production
- Farm services— ex. bulk purchasing and resale
- Farmer and/or community education or Higher Education
- Forest products industry



**Where:** Westmoreland NH, located on 6,700 ft of frontage on the Connecticut River, surrounded by 52 acres of prime agricultural soils, a working dairy farm, over 500 acres of managed forest and recreational opportunities. 10 minutes from Interstate 91 in VT, 13 miles from the cultural center of downtown Keene NH, 12 miles from the cultural center of downtown Brattleboro VT.

**What:** A modern one of a kind 35,000 square foot facility that will offer office space, conference room, classroom, food processing and storage area, loading dock, and more to businesses and organizations. This hub will be made up of businesses and organizations that mutually support each other in ways that leverage profitability and long-term sustainability through innovation.

Currently the building is under demolition/construction and being prepared for it's next life as a Farm and Food Hub. Your interest and commitment to locating your business on site will allow us to build to suit your needs.

**How:** A hub that will catalyze growth in the agricultural economy. This will be done through bringing together the business community, non-profit sector, and government. Business incubation and business development education and networking will be built into the lease fees and provided by the Hannah Grimes Center.

**Why:** Elected county leadership would like to see a public and private partnership to foster success for current and future agricultural and food related businesses in the region.





**The County of Cheshire is seeking letters of interest** for leasing the county owned property on River Road in Westmoreland, NH. This request is the initial stage to gauge interest in the property. Such letters of interest could include the lease, development or other use of the property consistent with the range of potential uses established by the Cheshire County Delegation by and through the Farm Committee and are listed below. Proposals may include interest in particular sections of the facility. A proposed floor plan of the reuse is available (see appendix A), this is subject to change based on tenant's needs. Interested parties should submit letters of interest with sufficient details to the County Commissioners.

Letters of Interest are to be addressed to the 'Project Manager' and mailed or delivered to the County of Cheshire, Cheshire County Administration Building, 33 West Street, Keene, NH 03431. They should be identified on the exterior of the sealed envelope with "Cheshire County Commons—Farm and Food Hub." **Letters of Interest are due on or before 4pm March 31, 2012.**

Answers to your questions, and further information, including making arrangements for a walkthrough, may be obtained from the County Commissioners Office, 33 West Street, Keene, NH 03431 or by phone at 603-352-8215. The Commissioners reserve the right to waive any irregularities or reject any or all proposals. This project is subject to the appropriation of funds and/or ratification by the County Delegation pursuant to RSA 28:8c & d.

## Summary of Guidelines set by the Cheshire County Delegation:

### *Development and Uses of the farm and buildings shall strive to be:*

#### Financial

- Cost-neutral to Cheshire County taxpayers
- The property shall be a resource *for* the agricultural community. Tenants or leaseholders shall have no county tax subsidized financial advantage over non-tenants.
- A promoter of local-food affordability, helping all Cheshire County farmers become competitive with non-local produce
- Developed in phases as funding allows

#### Legal

- Remain\Always under Cheshire County control, yet with lessees responsible for day-to-day management and operational responsibility and accountable to the county government

#### Environmental

- Primarily an agricultural and forestry resource
- Environmentally sustainable – uses of the property should ensure that its natural resources are not degraded

#### Social

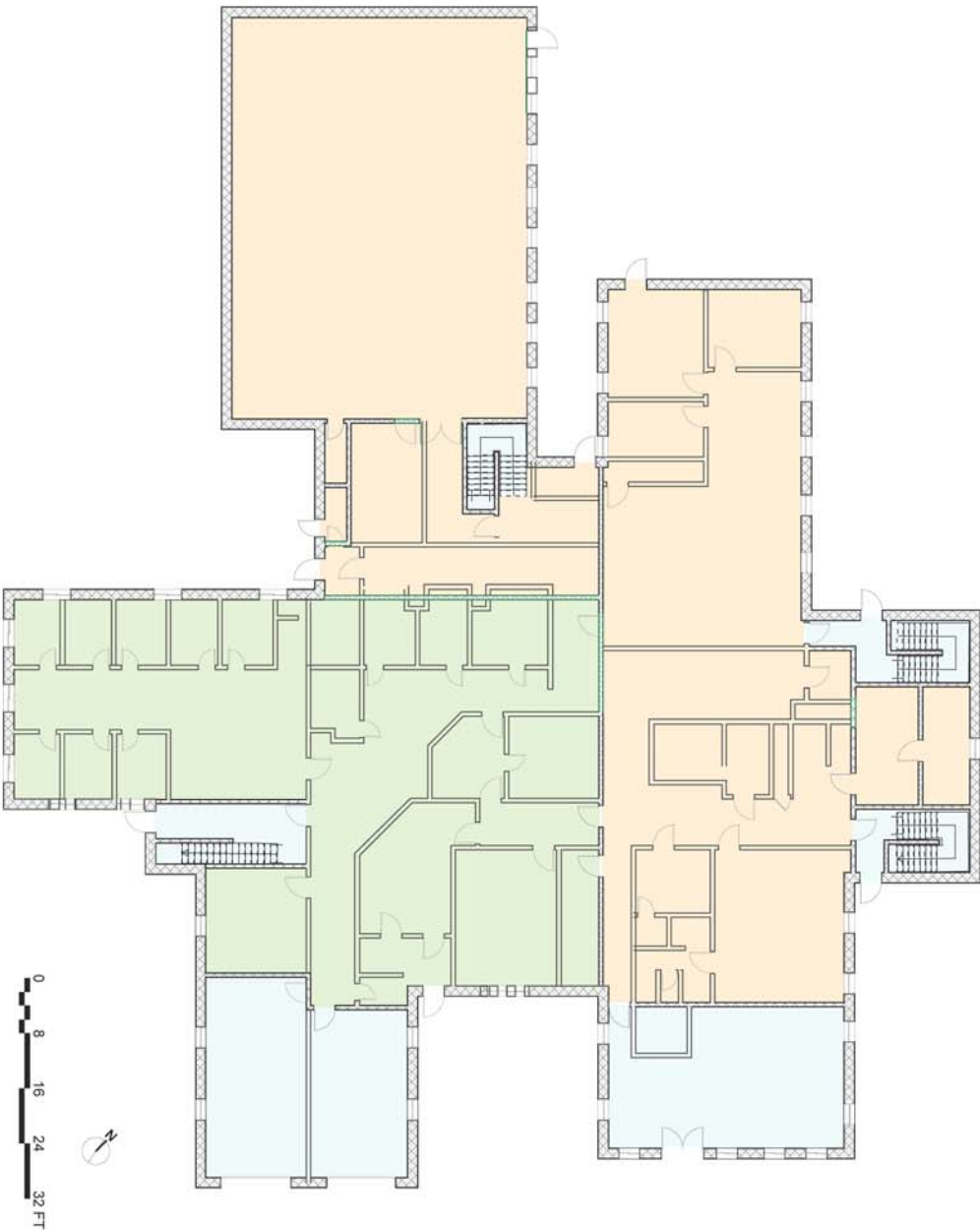
- Educational – the property shall provide opportunities for entering/young farmers and local food system/agricultural businesses to gain knowledge and experience and for the general public to learn about farming and local food
- Honoring and promoting of the Cheshire County Farm's and Cheshire County's agrarian culture and heritage
- Welcoming to all members of the community

“Agriculture has shaped New England’s economy, identity and self-reliance for centuries. After decades of steady loss of the region’s farmland and farm infrastructure, New England agriculture is today at a most promising crossroad. Surging demand for local food is providing exciting new market opportunities.”

- Blue Ribbon Commission on Land Conservation,  
2010 Report to the Governors



**Former Cheshire County Jail  
First Floor Remodel Plan**



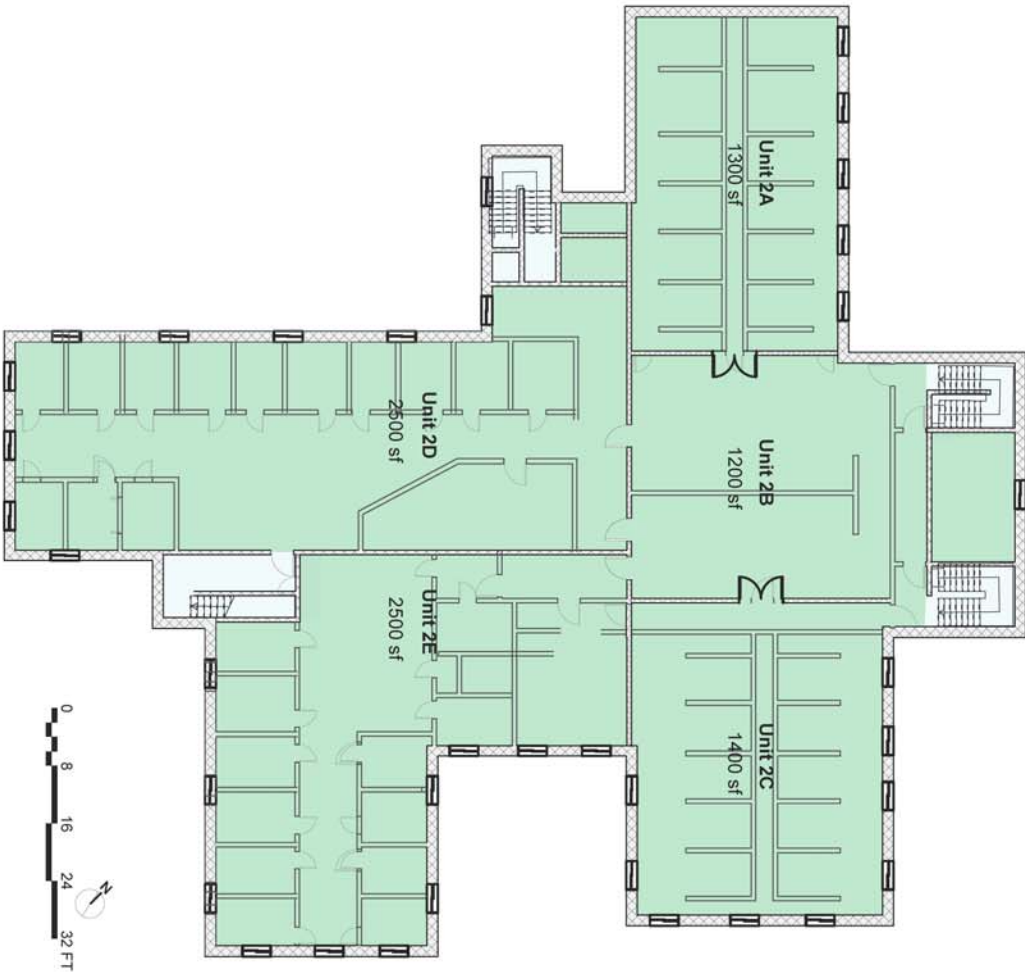
**Food Processing, Storage & Distribution**  
Commercial kitchen, cold storage, and loading dock.  
7500 Square Feet

**Ag Incubator Spaces**  
Offices, classroom and conference space.  
3500 Square Feet

**Common Areas**  
Boiler room, garage and staircases  
2200 Square Feet

• Grey walls on interior are existing to be demolished.





- Business Incubator Spaces**  
Private offices, shared conference room  
8900 Square Feet
  - Common Areas**  
Boiler room, garage and staircases  
500 Square Feet
- Grey walls on interior are existing to be demolished.



