

the West Granby United Methodist Church Building

- A proposal to the Granby Board of Selectmen
- May 19th, 2025



Farming is the Heart of Holcomb Farm

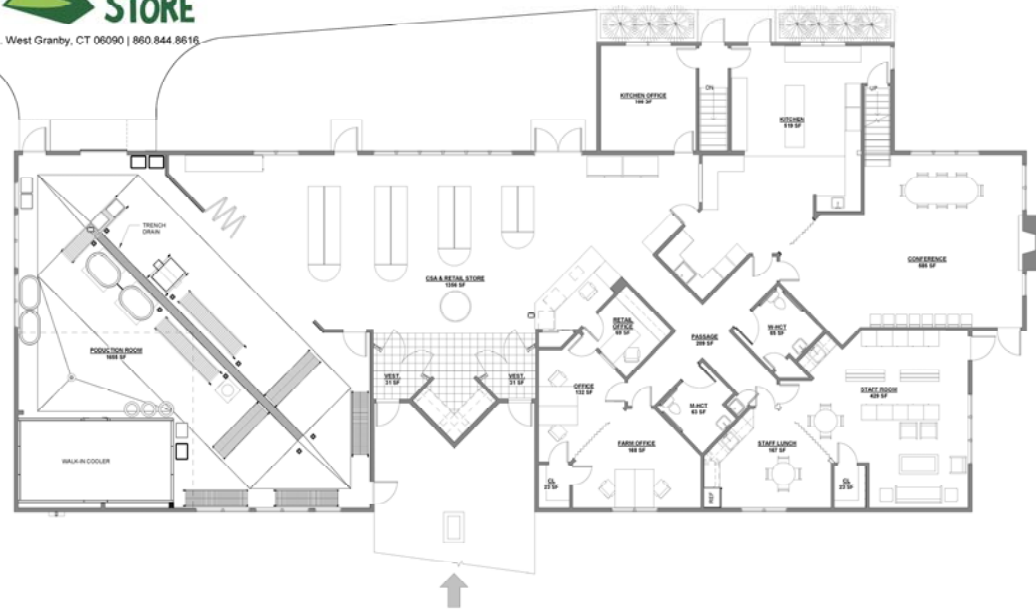
- Tudor and Laura Holcomb deeded the property, and provided the funds, for the church, which was built in 1975.
- In November 2024, ownership reverted to the Town
- The acreage, and the barn, were a clear fit for "repatriation" to the original farm
- The Friends of Holcomb Farm, and a Church Task Team, have completed an assessment of whether to "repurpose" the church building as the new home of the Friends, in support of our farming programs.



Should the
Friends
pursue
repurposin
g the
building?
The
conclusion
is YES



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HOME of the FRIENDS of HOLCOMB FARM

VEGETABLE PROCESSING • CSA STORE • FARM STORE • OFFICE

FIRST FLOOR PLAN

MAY.16.2025

Drilling Down...

The Questions



The Answers

1. The building is functionally adaptable to the needs of the Friends
2. Yes, repurposing the building offers the Friends even more opportunity to contribute to the community, without taxpayer burden.

Drilling Down...

The Questions



3. Can the Friends absorb the carrying costs into its operations



4. What will it take in terms of capital costs

The Answers

3. Yes, the building supports increased annual net revenue sufficient to cover expected carrying costs

4. The work can be staged with a conservative estimate of \$200,000 for phase 1 and \$300,000 thereafter

Perhaps Most Importantly...

The Question

- What are the risks of retaining the building, and can they be mitigated?

The Answer

- The greater risk is not seizing the opportunity and pursuing it.

SCORECARD:
FARMING
PROGRAM
DEVELOPMENT
S RELATIVE
TO PLAN

From the March, 2021 5-year Farm Plan	Status as of y/e 2024	Church building contribution?
Adding additional greenhouse capacity to extend the growing season	Increased from 3 to 5	YES, WITH SPACE BEHIND BUILDING
Expand demand for farm store products thru dedicated staff, increased marketing and acquiring additional local products	Completed, but constrained by space	YES, WITH INDOOR SPACE; OPEN YEAR ROUND
Establishing a safe, efficient and reliable means of produce delivery via a dedicated transport vehicle	Purchased Fresh Access Van	N/A
Establish a maintainable CSA membership (number of shares); then grow	Summer - targets set and sold out Winter - lost 2 seasons to bad weather and insufficient production infrastructure	YES, BY ALLOWING DEPENDABLE WINTER SALES
Increase irrigation capacity	Done through grant support	N/A
Establishing a winter pack house and staff break room		YES!
Longer-term, considering a means of adding additional acreage	Increased acreage through Granby Land Trust, church property	YES





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