

THE AGRIHOOD COLLECTIVE

Growing Resilient Communities



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**THE AGRIHOOD
COLLECTIVE**

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The Agrihood Collective plans and diagrams are designed for conceptual purposes only. Images included within are for educational purposes only.

Introduction

The **Agrihood Collective** (TAC) is a Vermont nonprofit 501c3 founded by neighboring farmers and food business owners within a 1-mile radius of each other.

The mission of TAC is to strengthen local foodsheds through a nonprofit ownership model of shared lands and infrastructure.

TAC is emboldened by a powerful movement gaining momentum in national food systems. It's a movement that seeks to lift up farmers as community land stewards, promote regenerative food production, and increase access to land and food while permanently decommodifying land ownership. TAC offers a Vermont-sized model to do just that.

The collective is working toward a thriving and evolved form of land stewardship that addresses the needs of farmers, land-based educators, food entrepreneurs, communities and the ecosystems they're embedded in.

Our founding project's goal is to acquire **360 acres** of agricultural land and an additional **13 acres** to develop a farm infrastructure center that supports regenerative farming.





Bread and Butter Farm Team

Our Founders

The Agrihood Collective founders are four farm- and land-based business owners in South Burlington and Shelburne, Vermont: Bread and Butter Farm, Killeen Crossroads Farm, Blank Page Café, and Chrysalis Landworks.

Our founders' businesses collectively provide fresh, nutrient-dense food—fruits, vegetables, meat, poultry, eggs, and value-added products—to over 13,500 customers. They feed more than 450 households weekly with organic produce via CSAs, offer food and land education programs, and offer 150-plus events annually.

For the last five years, with a growing concern around the challenges farmers face today, these regenerative land stewards have been collaborating to strengthen their local foodshed through creation of an innovative land-ownership model.



Corie Pierce, owner of Bread and Butter Farm

Corie Pierce, OWNER OF BREAD & BUTTER FARM

Founded in 2009, this woman-owned farm focuses on growing organic vegetables and employs regenerative rotational grazing practices to produce grass-fed high-quality meats, build soil, and restore ecosystems. The farm hosts community events and land-based educational programs for kids and adults.



Breana & Kieran Killeen, owners of Killeen Crossroads Farm

Breana and Kieran Killeen, OWNERS OF KILLEEN CROSSROADS FARM

Founded in 2019, this farm owned by a chef-dietitian, provides locally grown food, thoughtful educational materials, and classes that empower people to transform nutritious ingredients into easy, delicious meals.



Mike Proia, owner of Blank Page Cafe

Mike Proia, OWNER OF BLANK PAGE CAFE

Founded in 2015 and located at Bread and Butter Farm, the cafe re-imagines food service within the context of regenerative farming.



Brandon Bless, owner of Chrysalis LandWorks

Brandon Bless, OWNER OF CHRYSLIS LANDWORKS

Founded in 2022, Chrysalis LandWorks focuses on agroforestry and proven regenerative land management for food production that restores landscape function and natural habitats.

Challenges with Traditional Farm Models

In Vermont, farming is an integral part of the fabric of our communities and economy. Farming brings people together, creates powerful relationships with land and ecosystems, and delivers resilient local food production across the state.

Unfortunately, Vermont farms are under increasing pressures of landscape fragmentation from real estate development, surges in home and rental prices, and rising business costs conflicting with market forces that inhibit the true pricing of sustainably grown food.

The Agrihood Collective offers a modern-day model for farmland ownership and farm community collaboration to protect and promote the positive impacts of farming in Vermont.

Our Collective recognizes four significant challenges that farmers face today:

ACCESS TO LAND

Due to increased land values and fragmentation from real estate development pressure, land is increasingly unaffordable for farmers, with farmland only available in smaller acreages and farther distances from the communities they feed.

UNAFFORDABLE INFRASTRUCTURE

Soaring equipment costs are far outpacing food prices, adding unavoidable expense increases for farmers and challenging their production capacity, stifling the implementation of innovative systems and the ability to scale.

WORKFORCE RETENTION AND FARMING AS A CAREER

High housing costs and current farmer wages make farm workforce livelihoods unaffordable and lead to a lack of long-term job security and farm business stability.

EXTREME WEATHER EVENTS

Extreme weather events have severe short- and long-term detrimental effects on farm viability.





What Sets Us Apart

With a shared vision for creating more resilient local food economies, the Agrihood Collective was founded to build on the foundation of existing Vermont organizations that have worked tirelessly to conserve agricultural land and support farmers. The Agrihood Collective complements these existing organizations and their efforts by offering solutions to the needs of modern farmers and the communities that rely on them.

ELIMINATE LEGACY LAND DEBT

Land is owned by the nonprofit, *not* the individual farm/farmer, strengthening the financial viability of farms and land-based businesses and breaking the perpetual farmland real estate debt cycle.

SECURE FAVORABLE LONG-TERM LEASE AGREEMENTS

TAC supports debt-free ownership of land and enables equitable lease agreements that honor the long-term business decisions and soil-investment practices inherent in regenerative farming.

SHARED RESOURCES AND INFRASTRUCTURE

TAC supports the development of affordable farm workforce housing and collective use of critical infrastructure and marketplaces for farm community growth and success.

PERMANENT REGENERATIVE STEWARDSHIP

Farmers, securing long-term leases, contractually commit to agroforestry and regenerative farm management that continuously improves food production resiliency in this time of extreme weather events.

CUSTOM COLLABORATIVE MODEL

TAC collaborates with farmers to support custom agrihood solutions that address the unique issues communities, and farmers are working to overcome.



Land Program on 360 Acres

The Agrihood Collective is fundraising to acquire **360 acres** of agricultural land to provide low-cost land leases to farmers for increased food production, research, and education.

Our goal is to ensure permanent, sustainable stewardship of these lands through engagement with farmers experienced in agroforestry and regenerative food-production systems.

By 2026, farmers on this land will plant 225 acres of agroforestry systems, including 70,000 stems from 20 tree species and 25 new grassland species. Together, these plant communities will support food production for hundreds of people and habitat for thousands of pollinators and birds—all while working to restore soil, water, and air quality.

Alongside this land-management work, farmers are working with colleagues from local universities and institutes to conduct social and biophysical research on the development of agroforestry systems for the Northeast.





Project Overview

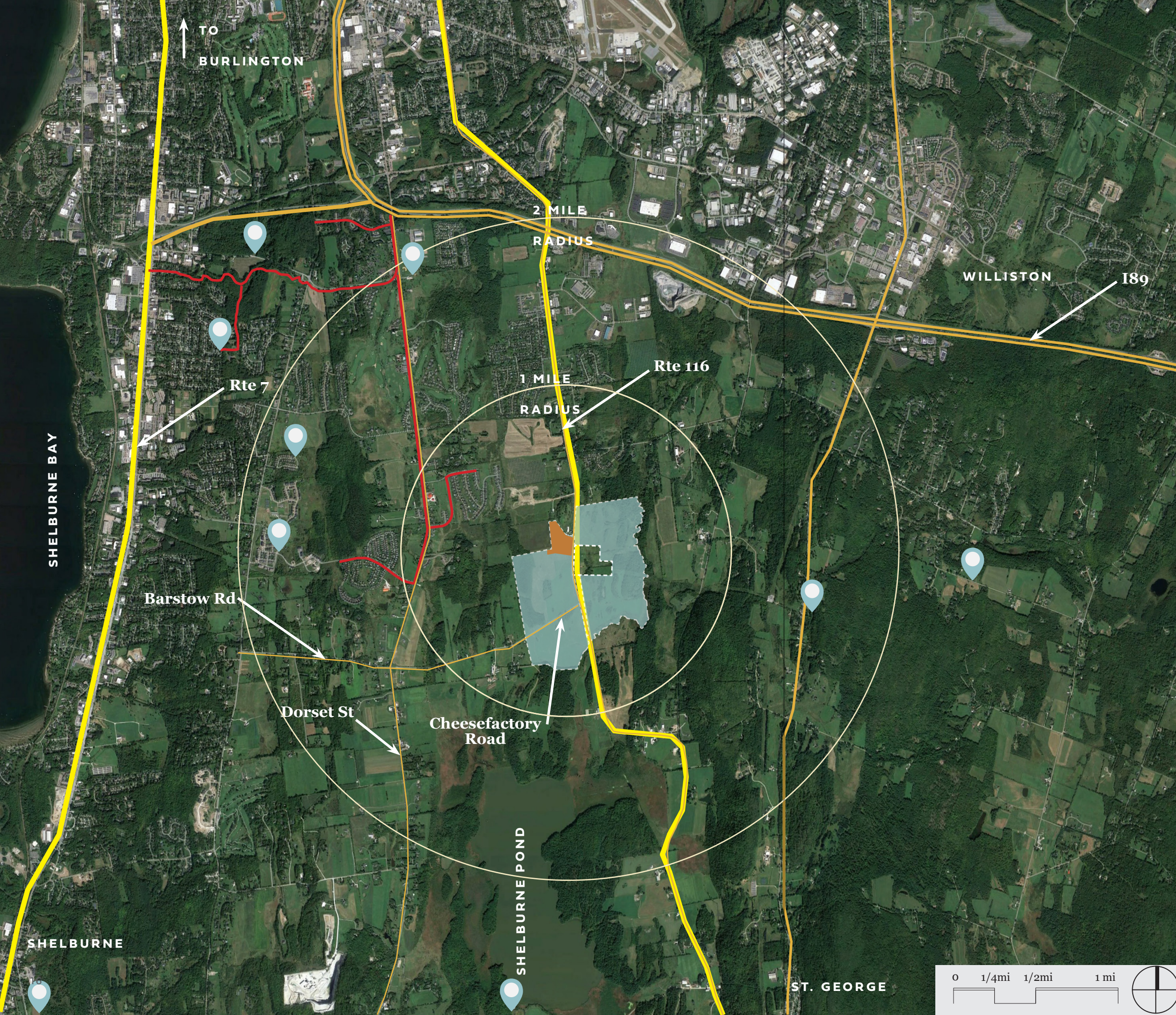
THE AGRIHOOD COLLECTIVE

TOTAL ACREAGE: 373

Legend

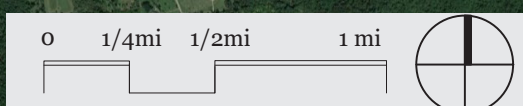
- THE AGRIHOOD COLLECTIVE
- PROPERTY BOUNDARY
- PROTECTED AREAS
- AGRIHOOD SHARED INFRASTRUCTURE
13.4 acres
- BREAD AND BUTTER FARM
- KILLEEN CROSSROADS FARM
- CHRYSALIS LANDWORKS
- BLANK PAGE CAFE

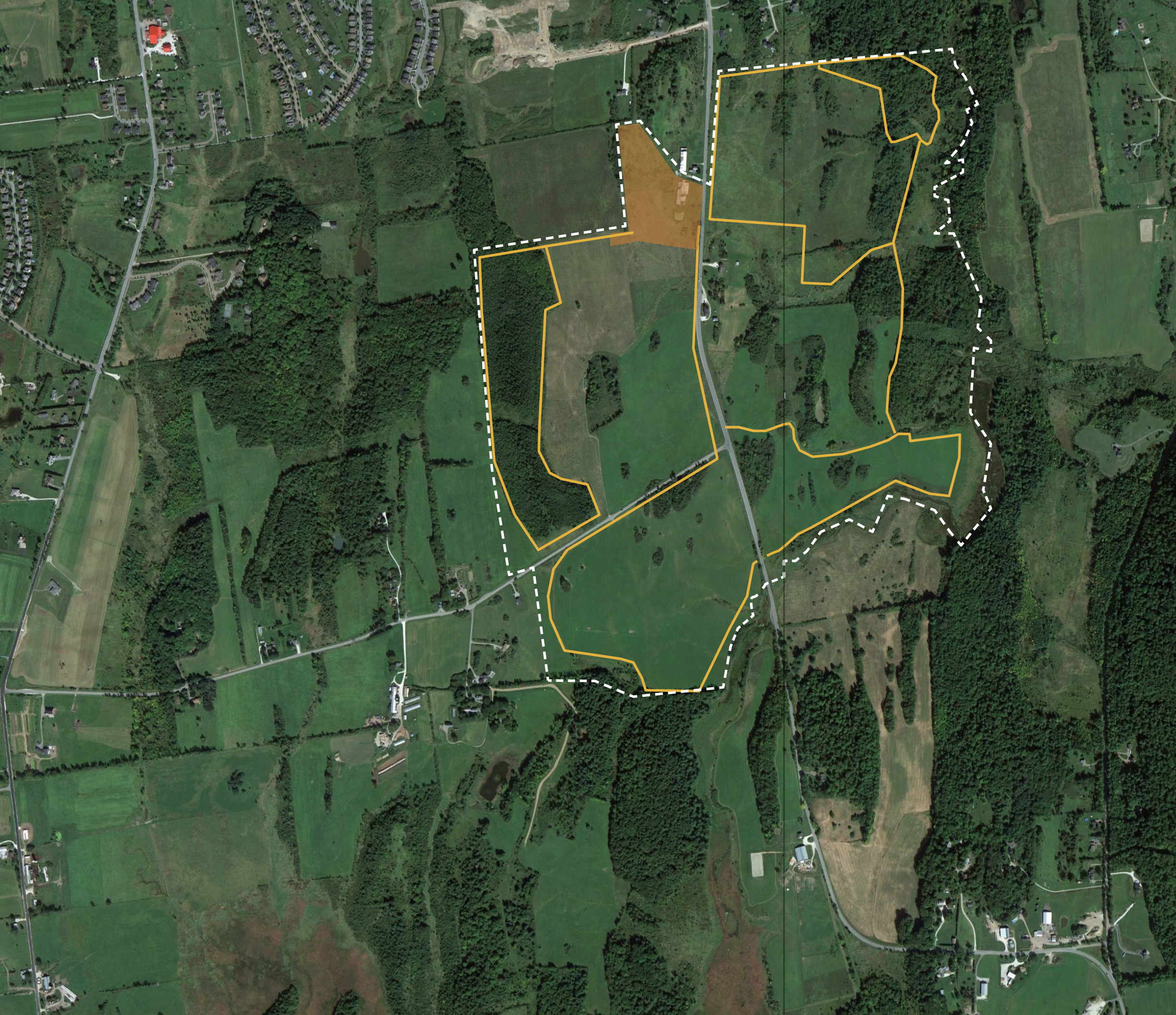




Context & Connectivity Map

- PROJECT PROPERTY
- EXISTING MULTI-USE TRAIL
- PUBLIC TRANSIT BUS ROUTE
- TRAILHEAD LOCATION
- FARM INFRASTRUCTURE CENTER





Trail Connectivity Map

- PROJECT PROPERTY
- PROPOSED PEDESTRIAN TRAILS
- AGRIHOOD SHARED INFRASTRUCTURE



LEGEND

- A. CIRCULATION & PARKING**
 Parking below includes retail, resident, guest, and community transit (shuttle van and lease on demand)
 A1. Accessibility parking
 A2. Primary retail and work spaces
 A3. Overflow parking
 A4. Gateway to residential neighborhood/ Woonerf transition to one way
 A5. Parking for E1 and E4
 A6. Parking for E4 and upper gathering area
 A7. Parking for E2 and E3
 A8. Exit gateway from residential neighborhood Woonerf one way back to commercial two way
 A9. Staff parking spots
- B. PEDESTRIAN VILLAGE SPACES**
 B1. Market lane/ Pedestrian spine
 B2. Village square
 B3. Village green
 B4. Residential green
 B5. Upper gathering area with water tower, view deck, and pavilion
- C. RETAIL BUILDINGS**
 C1. Farm store, cafe, and market retail with work spaces above
- D. SHARED INFRASTRUCTURE**
 D1. Event barn
 D2. Community building
 D3. Cold storage and value-added processing
 D4. Residential common space and workshop
- E. RESIDENTIAL UNITS**
 E1. Townhomes or 2-story stack flats
 E2. Townhomes or 2-story stack flats
 E3. Apartments or condos
 E4. Single family homes
- F. FARMS AND GARDENS**
 F1. Community gardens
 F2. Service entry to farm up to tractor trailer
 F3. Farm equipment storage
 F4. U-Pick orchard
 F5. Greenhouses
 F6. Residential gardens

Draft Concept Sketch
 THE AGRIHOOD COLLECTIVE SHARED FARM



Shared Resources

STRENGTHENING THE FINANCIAL RESILIENCY OF FARM & FOOD BUSINESSES

Developing a model of shared resources increasing farmers profitability, The Agrihood Collective is fundraising to purchase 13 acres of land zoned to support the following infrastructure:

A COLLECTIVE FOOD MARKET & CAFE

A market to sell fresh local agricultural products and farm-to-table food experiences.

COMMERCIAL KITCHEN

Shared-use commercial kitchen for food entrepreneurs, farmers, chefs, all-ages culinary education, and community groups to rent.

CLASSROOM & EDUCATION SPACE

Indoor and outdoor classrooms for food- and land-based education programs.

CONDITIONED FOOD STORAGE

Commercial refrigeration, freezing, and food storage.

WORKFORCE HOUSING

Affordable farm-community housing options.

EQUIPMENT

Shared ownership of tractors, trucks, and farm equipment.

ACCESSIBLE TRAILS

10 miles of public walking trails in adjacent fields, forests, and farmland.

PUBLIC OPEN SPACES

Green spaces, community gardens, and event gathering spaces.



Benefits to the Community

There are myriad benefits to the community and beyond. They include:

Restoring ecosystems and creating vibrant, interactive landscapes that promote habitat diversification, clean water, air, and soil.

Increase local food production and diversification of local agricultural products for our communities, making high-quality food more accessible.

Creating more land-based educational programs that are available to the community.

Demonstrating climate resiliency through regenerative farming practices.

Strengthening the health of the community through events, public-access trails, and outdoor engagement.

Bolstering local economic activity through multi-generational job creation.



Fundraising Outline

The Agrihood Collective

This year, the Collective will purchase 373 acres in South Burlington to support regenerative agriculture and build comprehensive shared farm infrastructure.

The mission of TAC is to strengthen local foodsheds through a non-profit ownership model of shared lands and infrastructure.

Priority 1: \$750K (Pledged \$294K)

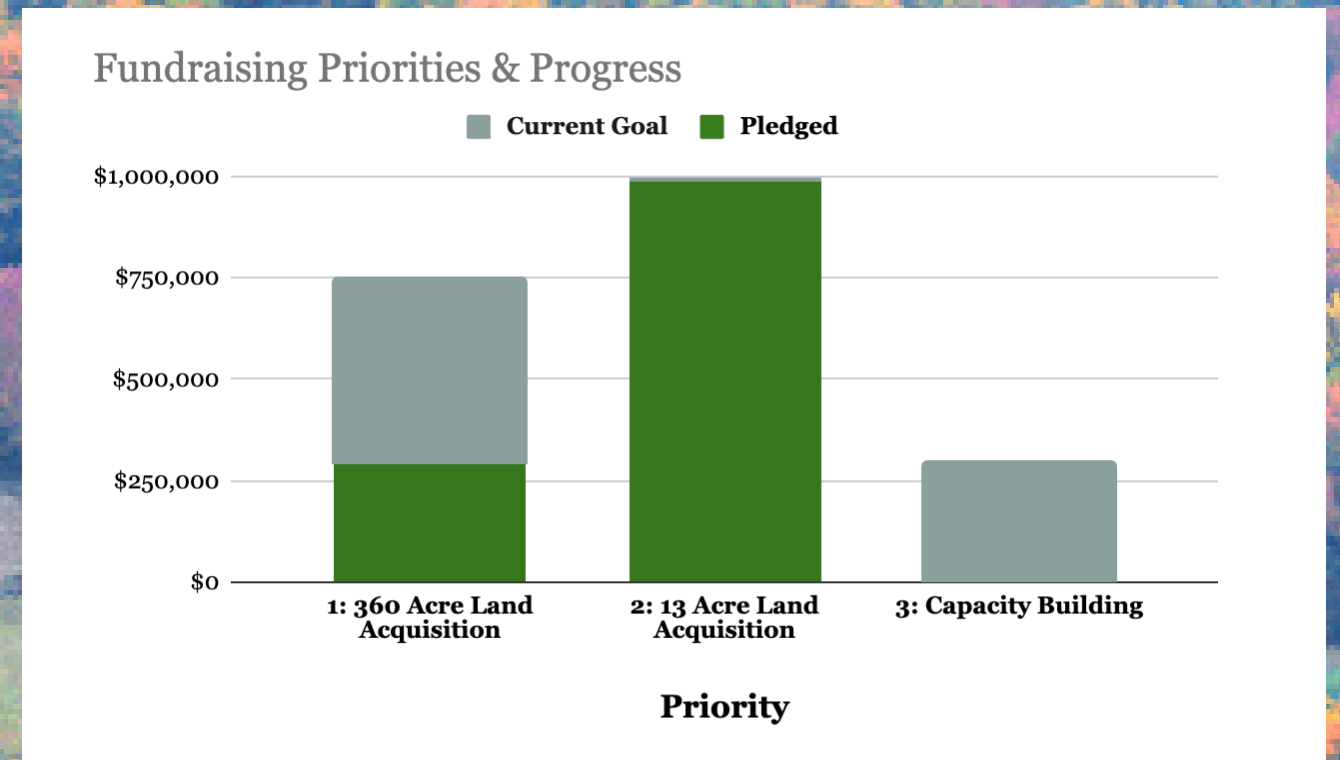
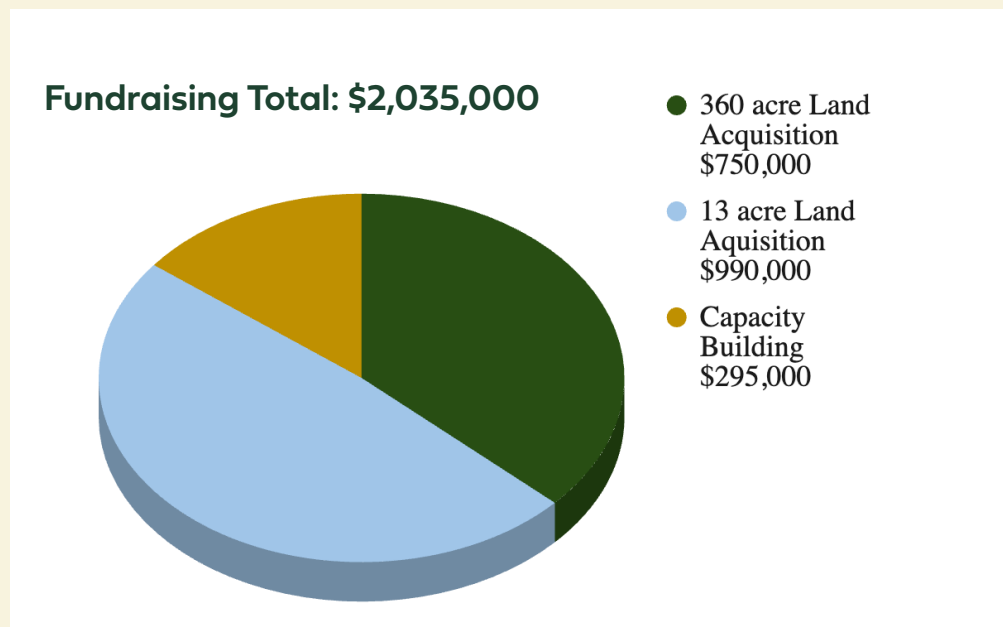
Raise \$750K by June 2024 to acquire 360 acres of agricultural land, managed regeneratively, for increased food production, research, and education.

Priority 2: \$990K (Fully Pledged)

\$990K Raised by June 2024 to acquire 13.41 acres of developable land to build comprehensive shared infrastructure.

Priority 3: \$295K

Raise \$295K by December of 2024 for project planning, program development, research and education, and community engagement.



Join Us!

We are working together to build a replicable model that demonstrates what is possible when collaboration, creative vision, and hard work come together.

Creating the conditions within which farmers can steward land debt-free is paramount to our mission and critical to the evolution of farm business models.

We have the opportunity **now** to acquire 373 acres in our backyard to build the future of farming together.

The Agrihood Collective recognizes the need to address the challenges we face holistically. To make this happen, ultimately, we need YOU: our vital community members who are inspired by this vision and believe in this project!

WHAT YOUR MONEY WILL SUPPORT

Purchasing 373 acres of land for the following purposes:

- 360 acres of farmland managed regeneratively in perpetuity
- Future housing land-based workforce can afford
- Shared infrastructure and resources for farmers

Please join us and donate today!

Contact our Project Directors for more information:

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Growing Resilient Communities

Document designed by
Farmer D Consulting

