

2025 Grant Cycle - Phase I Application

Name of Project	Final Run Rescue barn
Organization Name	Final Run Rescue
Contact Name	Frances Montgomery
Email	grants@finalrunrescue.org

Eligibility

Please complete the questions in this section to confirm your project is eligible for the Tourism Product Development Fund before beginning the application.

Is the applicant a federally recognized non-profit organization or government entity?

Yes

Is the project a festival, cultural event, or other event?

No

Is the grant application for operational expenses only?

No

Is the project located in Buncombe County?

Yes

At the time of application, does the applicant organization have legal control of the property through recorded deed or long-term lease agreement?

Yes

Will the project solely benefit a single lodging owner, lodging property, or be situated on a lodging property?

No

Is the project a major tourism capital project?

Yes

Will the project increase patronage of lodging facilities in Buncombe County by attracting tourists, business travelers, or both, AND further economic development in Buncombe County?

Yes

Will requested grant funds be used for one of the following: (1) Construction of a new location or relocation, or (2) Expansion of an existing location?

Yes

Applicant Organization Information

Organization Type	Non-Profit Organization
Organization Phone	(828) 678-1205
Organization Physical Address	336 Turkey Creek Road Leicester, NC, 28748
Organization Mailing Address	336 Turkey Creek Rd Leicester, NC, 28748

Primary Contact Information

Please provide the contact information for the primary point of contact for this application.

Name	Frances Montgomery
Title	Executive Director
Email	grants@finalrunrescue.org
Phone Number	(828) 678-1205

Project Details

Physical Address of Project	339 Turkey Creek road Leicester, NC, 28748
-----------------------------	---

Is your project an expansion of or improvement to an existing facility?

Yes

At the time of application, does the applicant organization have legal control of the property through a recorded deed or long-term lease agreement? If property is owned by a municipal partner, such as the City or County, a non-profit organization may provide a letter of support or other agreement with the municipal partner.

Yes, the applicant organization has legal control of the property through a recorded deed (Applicant owns the property)

Please describe your project.

Our organization plans to significantly improve our operational effectiveness and extend our positive community impact, particularly through the construction of a new medical intake barn. This critical addition to our facility will enhance our ability to provide immediate medical care, reduce the spread of disease, and ensure that all animals are treated with the highest level of care from the moment they arrive. The main goals of the project are:

Build the Medical Intake Barn as a part of our agritourism project: The primary goal for the next 24 months is to complete the construction of our new medical intake barn. This state-of-the-art facility will provide a dedicated space for the medical evaluation, treatment, and quarantine of animals as they enter our rescue program. This space will increase our capacity to care for animals in a clean, safe environment, helping us reduce stress on the animals and ensuring quicker recoveries, leading to better outcomes for the animals in our care. The barn would also offer lodging or stays in the loft, to allow people to experience the farm. In addition, our agritourism projects bring thousands of visitors each year our property. This new barn will allow us to further our educational offerings, classes and workshops for guests.

Expand Medical Services: With the new barn, we will be able to streamline and expand our medical services. This includes adding more on-site veterinary staff and expanding our spay/neuter program to address the root causes of overpopulation. We also plan to provide more intensive medical care to animals with special needs, ensuring that we can handle a greater number of animals in need of complex care, thus preventing euthanasia due to lack of resources.

Enhance Animal Rehabilitation Programs: The medical intake barn will also allow us to improve our rehabilitation programs. With a dedicated space for injured, ill, or recovering animals, we will be able to provide more comprehensive care, including physical therapy and behavioral rehabilitation, which will increase the number of animals we can safely and successfully adopt into forever homes.

Increase Community Engagement and Education: As we enhance our rescue capacity, we also plan to use the funding to further engage and educate the community on responsible pet ownership, animal health, and the importance of supporting local rescue organizations. We will hold workshops, public awareness campaigns, and adoption events in the new space, building relationships with potential adopters, volunteers, and donors.

Operational Efficiency and Sustainability: The new intake barn will also help us become more efficient by centralizing intake procedures and medical care, reducing the need for transporting animals to different locations for treatment. With the increase in capacity and efficiency, we will be able to allocate more resources toward our mission and ensure that our organization can continue growing sustainably.

Provide a detailed description of the project scope of work. For each task / deliverable, include description, cost, and timeline of completion.

Our project aims to build a fully functional rescue barn to provide safe, humane shelter and rehabilitation for abused, abandoned, and neglected animals. The barn will serve as a central hub for rescue, medical care, and community outreach. Below is a breakdown of the key tasks and deliverables:

1. Site Preparation

Description: Clear and grade the land to ensure proper drainage and a stable foundation for construction. This includes gravel work, soil grading, and installation of temporary fencing.

Cost: \$15,000

Timeline: 2 weeks

2. Foundation Installation

Description: Pour a concrete slab or pier-and-beam foundation, depending on soil conditions and barn design requirements. This ensures structural integrity and longevity.

Cost: \$15,000

Timeline: 2 weeks

3. Barn Construction

Description: Erect a 3-stall barn structure (adjustable based on needs), complete with hayloft, storage areas, and tack room. The barn will be constructed using durable, weather-resistant materials and will include insulation and ventilation systems.

Cost: \$100,000

Timeline: 8 weeks

4. Utilities Installation

Description: Install water lines, electrical wiring, and lighting to support daily care activities. Include frost-free spigots, fans, and emergency lighting systems.

Cost: \$10,000

Timeline: 3 weeks

5. Stall Outfitting and Interior Finishing

Description: Equip each stall with rubber mats, feeders, automatic waterers, and secure gates. Complete interior walls and flooring for easy cleaning and animal safety.

Cost: \$5,000

Timeline: 2 weeks

6. Fencing and Paddocks

Description: Install 4-rail fencing and create multiple paddocks adjacent to the barn for safe turnout and exercise. Include gates and safety signage.

Cost: \$10,000

Timeline: 4 weeks

Description: Ensure ADA-compliant pathways, signage, and visitor-friendly access points. Install fire extinguishers, cameras, and other safety features.

Cost: \$5,000

Timeline: 2 weeks

7. Landscaping and Site Beautification

Description: Plant trees and shrubs for shade, lay down gravel for walkways, and create a welcoming environment for volunteers and visitors.

Cost: \$3,000

Timeline: 2 weeks

8. Loft/Farm stay

Description: Outfit and complete a full finished loft for farm visitors to stay on property

Cost: \$8,000

Timeline: 2 weeks

9. Final Inspection and Certification

Description: Schedule inspections to ensure the barn meets all local building codes and animal welfare standards. Obtain occupancy permits and final approval.

Cost: \$1,500

Timeline: 1 week

Project Milestones

What is the projected break ground date? Wednesday, October 1, 2025

What is the projected completion date? Sunday, November 30, 2025

What is the projected opening date? Monday, December 1, 2025

Please provide other project milestones, if applicable. Please include the date and the milestone description.

Additional Project Milestones:

- Community Kick-Off Event – September 15, 2025
Host a community event to announce the start of construction, engage volunteers, and build local support.
- Volunteer Recruitment and Training Launch – October 1, 2025
Begin recruitment and orientation sessions for volunteers who will assist with construction, animal care, and outreach programs.
- First Stall Completion – October 1, 2025
Complete the first stall as a demonstration model, allowing for early feedback and adjustments before full barn outfitting.
- Partnership Agreements Finalized – September 1, 2025
Finalize partnerships with local veterinarians, animal control, and rescue networks to streamline future animal intake and medical care.
- Safety and Emergency Drill – November 15, 2025
Conduct a full safety and emergency preparedness drill with staff and volunteers to ensure readiness before animals arrive.
- Soft Opening for Volunteers and Donors – December 10, 2025
Hold a soft launch/open house for key supporters and volunteers to tour the completed barn and facilities before public opening.
- Public Grand Opening Event – December, 2026
Host a grand opening event inviting the community, donors, and media to celebrate the completion and beginning of operations.

Project Financial Information

What type of funding are you requesting?

Grant

What is the total budget for your project? 180,000

What is your requested funding amount? 70,000

List the current mix of non-TPDF funding for your project. Include the source, amount, status, and if the funding is contingent on TPDF funds.

	Source	Amount	Status
Source 1	Private foundation	25,000	Committed
Source 2	Private foundation	25,000	Committed
Source 3	Independent donors	10,000	Committed
Source 4	Independent donors	10,000	Committed
Source 5	Non-profit	5,000	Committed
Source 6			
Source 7			
Source 8			
Source 9			
Source 10			

Total Amount of non-TPDF funding 75,000

If the total amount of non-TPDF funding sources listed above is less than the requested TPDF funding amount. Please describe your plan to raise the remaining amount to meet the 1-to-1 funding match requirement.

N/a

If any of the above funding sources are contingent on receiving funding through the Tourism Product Development Fund, please explain below.

N/a

Have you received TPDF funding in the past for this specific project? No

Project Impact

Will the project be able to track the number of visitors to the project through ticket sales, registration, surveys, or other similar methods? Yes

If applicable, how many visitors does your current operation serve annually? 5,000

What is the estimated number of visitors at your project for YEAR 1 of operation? 5,000

What is the estimated number of visitors at your project for YEAR 2 of operation? 8,000

What is the estimated number of visitors at your project for YEAR 3 of operation? 10,000

What are your visitation estimates based on? (Example: existing customer data, ticket sales, research, etc.)

Existing data after seven years in business, as well as ticket sales, etc.

How many days would a typical visitor patronize your project during one visit to Buncombe County? 1-2

What is your estimated percentage of visitors to this project who will stay overnight in Buncombe County in paid lodging? 30%

Please describe your current or expected audience.

Montgomery Sky Farm, home to Final Run Rescue, currently serves a diverse and engaged audience centered around sustainable farming, animal welfare, education, and community involvement. Our key target markets include:

Food Enthusiasts and Sustainability Advocates:

People passionate about food sustainability, regenerative farming practices, and ethical agriculture engage with us to learn about responsible land stewardship and humane animal care. This includes chefs, local foodies, and sustainability-minded consumers who participate in workshops and farm-to-table events.

Animal Welfare Advocates:

Individuals and organizations passionate about the rescue, rehabilitation, and care of animals—particularly equines and farm animals—form the core of our audience. This includes local rescues, shelters, and humane societies seeking safe placement options.

Volunteers and Donors:

Community members who contribute time, resources, and financial support. This group ranges from local residents to regional supporters who are committed to hands-on volunteering and fundraising.

Veterinarians and Equine Professionals:

We collaborate closely with veterinarians, farriers, and trainers who support the medical and behavioral needs of our animals, forming an essential part of our network.

Youth and Educational Groups:

Schools, youth groups (like 4-H and Scouts), and educational organizations interested in animal care, agriculture, and humane education regularly engage with us through field trips and volunteer opportunities.

Therapeutic and Special Needs Programs:

Families and organizations seeking therapeutic animal interactions, including programs for individuals with disabilities, PTSD, or trauma-related challenges, are a growing segment of our outreach.

Local Community and Agritourism Visitors:

We attract visitors interested in sustainable farming, animal rescue, and rural tourism, many of whom attend open house events, tours, and seasonal farm activities.

Through ongoing outreach and programming, we aim to deepen engagement with these groups while expanding our reach to new audiences aligned with our mission.

Terms of Agreement

Please read each of the following statements and acknowledge that you understand and agree to them by checking the boxes. Applications cannot be submitted unless this field is completed.

Disclsoure for the Public Record

As a public authority, the Buncombe County Tourism Development Authority is subject to Chapter 132 of the North Carolina General Statutes. Therefore, any and all aspects of this application must be made available by the BCTDA to any party, public or private, upon request without exception. If you are concerned that the distribution of any of your application materials may do irreparable damage to you, your organization, or associated parties, the BCTDA highly recommends that you seek alternative funding in lieu of TPDF funds.

Project Monitoring

I hereby acknowledge that if I am awarded TPDF funding, I will be required to submit an annual report by January 15 of each year during the term of the agreement, with the term commencing on the effective date and continuing for four years after the completion date. Reports include marketing plans and methodologies for capturing annual and out-of-market visitation, up-to-date room night projections, and copies of survey instruments used for data among other requirements.

BCTDA Marketing

I hereby acknowledge that certain information from my application, such as the project description, timeline, and leadership, may be used by the BCTDA at its sole discretion for the promotion and marketing of the TPDF program and the region as a tourism destination.

Completed Application

I hereby acknowledge that I have completed this application in good faith and have done so in full compliance with the law. I have made no attempt to falsify or misconstrue facts or data anywhere in this application. The information contained in this application is complete and accurate to the best of my knowledge.

Terms and Conditions

Accepted