

2025 Grant Cycle - Phase I Application

Name of Project	Lower Flat Creek Preserve & Agripark
Organization Name	Tempus Renatus School of Classical Horsemanship
Contact Name	Emily Wright-Thomasson
Email	training@tempusrenatus.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	(910) 334-3306
Organization Physical Address	2496 Lower Flat Creek Rd Black Mountain, NC, 28711
Organization Mailing Address	151 NC Hwy 9 Black Mountain, NC, 28711

Primary Contact Information

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

Name	Emily Wright-Thomasson
Title	Executive Director
Email	Training@tempusrenatus.org
Phone Number	(910) 986-7743

Project Details

Physical Address of Project	2496 Lower Flat Creek Road Black Mountain, NC, 28711
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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.

This project would create a park on our property in the Broad River area in the southeastern part of Buncombe County. The property contains approximately 80 acres of wooded areas with wooded trails, 30 acres of farmland, and a mile of frontage along Lower Flat Creek and the Broad River. At the edge of the Hickory Nut Gorge, this area has unique plant and animal species as well as breathtaking scenery and trails. In addition to a park where the public can register and self-guide, there would be guided tours, including four-wheeler tours, blue ghost tours, and foraging/local plant education tours. The tours would be led by neighbors, who are professional tour guides whose prior locations have restructured or were too damaged to offer tours any longer. The property is large and spread out enough to host private events as well, such as weddings and canine events, while tours are conducted. To preserve the agricultural heritage as well as provide additional experiences, different gardens would be added, such as sunflower gardens and a lavender labyrinth, that would help replace the riparian border that was destroyed by Helene as well as add other value. The third element of this program would be to add a small shedrow barn and round pens so that equestrians visiting the area could bring their horses to ride on the trails. This would add another trail opportunity to the area, bringing in the equestrian market. This project would help to cover the costs where donations and government assistance are insufficient to maintain the property and assist in its cleanup and repair after the flooding from Helene. The trails would be relatively fast and easy to prepare, which would provide income not only to us but to our neighbors who would serve as tour guides as well as maintaining a tourism presence in the area while other tourism venues are repaired. Helene forced us to temporarily relocate the riding school, regenerative agriculture program, and livestock breeding program to another location while the pastures can be repaired, but this project would also allow us to bring the animals back, providing an even greater tourism opportunity through classical riding performances with Lipizzans, educational farm tours, and other specialty items.

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

The first deliverable would be trails with tours in the wooded portion of the property. This would involve adding a parking area by the Sr. Priscilla Jean Pavilion, replacing damaged ATVs for tours, and clearing the trails in the wooded portion of the property. This would be most easily accomplished over the winter while the underbrush is dormant as well as after some of the government cleanup work is done in the farmland and riverfront portions. This project would take approximately three months to complete, less if the weather is drier. The cost of this project would be approximately \$46,000, including adding additional liability insurance. Adding the shedrow barn for guest stabling could be accomplished quickly as well using a company such as Carolina Storage Solutions, which has prefabricated options that can be delivered in completed form. Their structures are ideal, as they can be moved around as needed. A shedrow barn from Carolina Storage Solutions would be \$22,000. The next phase is to start adding the scenic gardens. As this is reliant on the planting seasons, it would take a few months to establish these gardens. They would be completed by the end of May of 2026. With labor as well as seeds, the cost would be approximately \$10,000.

Project Milestones

What is the projected break ground date?

Friday, November 7, 2025

What is the projected completion date?

Monday, June 1, 2026

What is the projected opening date?

Saturday, March 7, 2026

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

N/A

Project Financial Information

What type of funding are you requesting?

Grant

What is the total budget for your project?

\$78,000

What is your requested funding amount?

\$39,000

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	NC Horse Council	\$39,000	
Source 2			
Source 3			
Source 4			
Source 5			
Source 6			
Source 7			
Source 8			
Source 9			
Source 10			

Total Amount of non-TPDF funding

\$39,000

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.

If the NC Horse Council does not help to fund trail formation as part of their Development Grant category, additional grants will be sought out as well as private donations. If enough of the cost of forming trails is covered, then earned revenue will help make up the rest of the costs.

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? N/A

What is the estimated number of visitors at your project for YEAR 1 of operation? 2,000

What is the estimated number of visitors at your project for YEAR 2 of operation? 4,000

What is the estimated number of visitors at your project for YEAR 3 of operation? 5,000

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

Visitation estimates are based on similar offerings that were offered on a neighboring property (which is now restructured and no longer offers public tours/access). The same people who ran those tours are the ones who would run the tours on our property.

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

What is your estimated percentage of visitors to this project who will stay overnight in Buncombe County in paid lodging? 75%

Please describe your current or expected audience.

The expected audience, based on similar offerings led by the individuals who led them before on another property, is mostly tourists to the area. Many came from Buncombe County lodging, and the ones who did not came from Rutherford or Henderson County lodging. However, as much of the close-by lodging in Rutherford County was destroyed by Helene, and the road to Hendersonville is severely damaged, this would shift most of the audience to Buncombe County.

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