

Citizen Questions for Growing Green

Below are questions we received from Citizens regarding the Ecopark and Recyclean Program.

We consider this a living document and it will be updated to include further questions as we receive them.

We have received help from local citizens who attended the August 4th meeting, and it's been a pleasure meeting you and we'd like to thank you for your contributions!

1. Who (what group) will manage/run the recycling center? Will it be non-profit or for profit?
 - Growing Green will manage/run the Recyclean Facility as one of its programs.
 - Examples of other Nonprofit run Material Collection Facilities:
 - [Eureka Recycling](#) – Minnesota
 - [Recycle Force](#) – Indianapolis

2. Have there been any studies to ensure the area has enough available work force to staff low paying positions for the recycling center or incoming businesses?

- [StateIndiana / US Census Bureau as of April 2019](#)
- Morgan County Population: 70,489 Working Age 18 – 64 = 42,480
- Martinsville Population: 11,669 Working Age 18 – 64 = 4,645
- Unemployment Rate: 3.3% = County 1,402 People of working age are unemployed
City 153 People of working age are unemployed
- 19% of Citizens in Martinsville live in Poverty – which means they make less than \$21,157.00 per year annual income
 - Martinsville = 2,217
- Recycling Stats

Recycling Statistics		
Humans produce 2,157.15 pounds of trash per year		
Humans produce 4.4 pounds of trash per day		
Humans produce 1.51 pounds of recycled material per day		
Morgan County Population	70,489	
Total Household Trash	113,205,334.00	Lbs.
Total Household Recyclable Materials	38,850,012.35	Lbs.
National Average of People who Recycle	34.3%	
Morgan County Population Who Recycle based on the National Average	24,178	

3. Who will be responsible for creating the covenants/restrictions for incoming businesses?
 - The Growing Green Board and a Volunteer Committee of local citizens will work jointly, to create the Covenants and Restrictions. We'd like to ask for residents who live in the area to join the committee and help create the Covenants and Restrictions and then act as a voting entity for the acceptance or rejection of interested businesses that would like

to locate within the park.

4. Who will enforce rules imposed on incoming businesses to the area and what will be the penalties for not adhering to those rules?
 - Growing Green will hire a third party management agency. They will collect annual maintenance dues and enforce covenants. Penalties will start with fines for noncompliance and can lead to legal action as established in the covenants.

5. Will there be a sewer type system installed or will all of the run-off from the businesses and the parking lots associated with them be allowed to use natural drainage?
 - We are working with [VS Engineering](#) to establish Wastewater Wetland Rehabilitation sites. There are two types of systems: Surface and Subsurface. The subsurface system will work best for this area.
Wastewater and run-off will be directed into a constructed cell which is treated through biological and biochemical processes facilitated by plants, soils, and microorganisms within the wetland. We're VERY excited about this method of Wastewater Treatment and its ability to positively promote wetland development and rehabilitation.
Anyone interested in further information, please contact us. We've got a PowerPoint we can share. This form of treating Wastewater is SOOOO much better for the environment, and we're super excited to work with VS Engineering on this.

6. The area is prone to flooding. Has there been any studies to find out what the impact of putting in multiple businesses would do to the area and its watershed?
 - We will be working with [Hamilton Designs](#) – surveys will be completed to determine the elevations and natural water flows for this area. Once we are able to complete this full survey, we'll put this impact analysis document on the website.
 - By designating ½ acre per each Lot for the Wastewater Rehabilitation sites, businesses locating in the Ecopark will direct flows to those wetland areas. The totality of the lay of the land and the impact of the wetland zones and business development will be better understood after surveys are complete. So more to come on this.
 - We believe I-69 disrupted the water flows through the area where the unnamed tributary empties into Little Indian Creek. We'd like to analyze this area and work with the State in order to determine what our project might be able to do to help with the changed water flows. **Any individuals interested in joining us, please contact us. Several individuals mentioned that their properties never used to flood and now they do. Please consider joining us in order to support further research in that area for water flow analysis.**
 - We've budgeted to work with an Ecologist and Biologist as well, in order to look at the health of the streams and creeks. They might also be able to provide further insight into the natural water flows in that area.

7. Have you considered purchasing the Artesian Little League property, which the city owns a part, for your facility and constructing new baseball fields and/or soccer fields elsewhere for the community? This property is already equipped with city water and sewers.
 - We have not considered this. There is a Floodplain designation that we're not familiar with, which discusses the Levy area. I know that area is usually considered floodplain.

It's near the MCHS shelter which is also flood zone designation.

8. What kind of noise is associated with the Recycling Center and what guarantees can you give that it won't be disrupting to the neighbors?
- The location of the recycling facility is situated between three hills which will block noise from the south and east and west of the facility.
 - Because all of the equipment will be inside the facility, it will have Anti-vibration machine mountings. In speaking with MachineX reps, the loudest noises will come from the glass sorting systems. In order to maintain these within the safe noise levels for employees which are under the 80dB(A) and 85dB(A) we'll look at installing noise curtains if necessary for safety. Noise outside the facility will be minimal.
 - [Living Walls](#) are a natural way of creating noise barrier insulation as well. And of course, because we're Growing Green, you know we'll have Living Walls on almost every side.

Noise level reduction



One of the lesser known benefits of living green walls, the structures can reduce noise levels in buildings. Plants have been used, throughout the world, to reduce noise along roads and highways. Living green walls expand on this concept as vegetation 'naturally' blocks high frequency sounds while the supporting structure can help to diminish low frequency noise.

Living green walls act as extra insulation with a layer of air between the plants and the wall. They also reduce noise levels by reflecting, refracting as well as absorbing acoustic energy.

9. It has been mentioned by Growing Green the recyclables will not be kept outside. What will prevent other businesses that partner with Growing Green from keeping trash outside until it is time to be processed?
- This will be covered as an article in the Covenants and Restrictions for operating standards within the Ecopark. No materials will be allowed outside of any facility. There is no point in having an Ecopark if trash is going to be blowing around it. It's counterintuitive to the goals and mission of the project.
10. Where are we able to access the environment impact study?
- The report will be accessible on our website. You can also email us and request a copy. We are currently waiting on the soil and water sample results from the lab. Please continue to check our "Resources" page on the www.ggtogether.org website for

updates. We'll also be sending the updated link out on our Facebook page.

11. Where can we see comparable completed projects like the one being proposed?

These vary in sizes, with some having very large (over 150K sq. ft. facilities), but they all operate with the same principle and purpose of offering business development sites partnered with conservation practices. The fact is that we haven't seen any examples that would be an apples to apples comparison of what we would like to accomplish.

- Ecoparks – [Crestone Eagle](#), Colorado
[Devens](#), Massachusetts
[Londonberry Eco-Industrial Park](#), New Hampshire
[Riverside Eco-Park](#), Burlington, Vermont

Recycling Facilities – SC Material Recovery Facility, Horry County, Conway, SC

[Ecopark Waste Management](#) – Monroe, New York
[Boulder County Colorado Material Recovery Facility](#)

12. Is there a verifiable report detailing the project's impact on nearby property values?

There is one residential home that borders the South side of this property, and three homes across the street from the 12-acre portion on the East Side of I-69. All other borders are with farmland or highway. Based on reports that property values are affected in variable increments with extending distances from the site, the three houses east of the highway would seem to us to have the most to gain with the inclusion of the soccer fields and playground/splash pad areas.

- A review completed in 2001 by the [National Recreation and Park association](#) shows a positive impact of increasing property values by 20% for those abutting or fronting the park.
- The [Park Catalog](#) completed a study suggesting the following:
 - Residences next to hiking and biking paths saw a 32% increase in home values
- Industrial Development study from [Georgia State University](#) saw decrease in property values next to industrial parks, but the study looked at Heavy Industry with 150K sq. ft. building developments.

13. What is the maximum height of structures within the entire proposed development?

- The height requirements will be determined in the Covenants and Restrictions.

14. What is the time frame of the development?

- One to One and a half years – pending financing, zoning, environmental reports

15. Are there plans to relocate the Humane Society to this location?

- There are no current agreements in place, but we are reserving space for them if they would like to relocate. They are currently located in a Flood zone and this would offer a nice space for them to hopefully increase adoptions and visibility.
- We would also like to restore the Old Barn and convert it into a Welcome Center and Wildlife Rehabilitation Facility. Maybe call this area the "Animal Corridor". We'll have to think of a better name than that, though!

16. Have any other locations for the site been explored?

- Yes – We drove all around Martinsville, to the North and East. The West is a massive

flood zone. The north gets pretty hilly. A second site north of Martinsville was reviewed. There was no overpass or on-ramp for I-69 availability without creating an access road that would have disrupted a neighborhood and extended several miles.

- Growing Green's project will benefit all of Morgan County, but we have to confess, we wanted to provide something nice near Martinsville. We love Mooresville, for sure. But they have access to some amenities based on their geography, topography, and location that we don't always get down here. After attending a MCSAC meeting a few years ago, we heard several individuals say that Martinsville is in need of things for kids to do. And we agree!

17. How many trucks do you anticipate will be going into/out of site on a daily basis?

- Growing Green will have 2 Electric Collection Trucks picking up for curbside collection – 3 times a day to facility – 5 days a week
- A traffic report will be completed that will better help us answer this question relative to varying scenarios of what types of businesses locate within the park. This study will also be available on our "Resources" page. Stay tuned.

18. If site is not annexed by Martinsville City and therefore no City sewers how do you plan to dispose of the liquid waste from businesses?

- Please see the Answer to Question Number 5.

19. Martinsville already has a county dump. Why don't you use or explore the use of that property?

- The [Martinsville Transfer Station](#) accepts trash up to a thousand lbs. for \$40.00.
- We couldn't find an actual dump. The County utilizes Southside Landfill for solid waste, I believe. We'll double check this and provide further information.

20. What is the incentive for the community if this is a non-taxed entity?

- Even though Growing Green is a nonprofit, we will pay the same taxes for employees that a for profit pays.
- When the available Lots are sold, the community receives the taxes from the for profit businesses operating in that location exactly as they would in any other location.

21. What is the track record of Growing Green? (I would like to see another property they have developed)

- Everybody's got to start somewhere. This is a first for us.

22. Why is Martinsville pursuing recycling when the city needs jobs that a "for profit" company could provide?

- Nonprofit jobs pay the same employment taxes for employees. There is no difference between employment taxes or calculations between for profits and nonprofits.

23. What is the business address of Growing Green? I couldn't find it on-line and could not access their website?

- Our address is PO Box 1948, Martinsville IN. We work from home offices, until we get the Recyclean Facility built, which will be the Headquarters for Growing Green.
- Website: www.ggtogether.org

- Email: growinggreen247@gmail.com

The following Questions were asked after the original meeting on August 4th.

24. Will all of the recycled material come from Morgan County?

There is a possibility that within the first year of operating, in order to meet the material requirements for successful operation, that we would need to partner with organizations we know are in need of material collection that are outside of the Morgan County borders.

That said, it is our sole mission to increase recycling *within* Morgan County. In order to eliminate the need for acceptance of materials from outside of the County, we're asking all Morgan County residents to join us in recycling your plastics, glass, cans, and paper products.

If even 35% of Morgan County residents recycle their materials, we'll be able to meet the needs of the Recyclean Facility and increase recycling by over 540%!

25. How will Growing Green maintain the security of the park area?

This is a fantastic question as we know there is concern that parks can be areas for unwanted after hours activities. This is a question that will take some thought on our part. It is something that we might be able to ask of the property management firm, and discuss in the Covenants and Restrictions committee. Thank you for bringing this to our attention. We will work on this answer and provide more detail!

26. Would Growing Green consider just doing the Recyclean Facility and not the Ecopark?

No, we cannot separate the idea of the Recyclean Facility from the Ecopark. We are just as excited about the Treetop playground as we are the Recyclean Facility itself. These are not mutually exclusive concepts for us. The Recyclean Facility is way for us to increase recycling in Morgan County, while providing the income necessary to maintain the Ecopark. And the Ecopark is a way for us to further our mission and goals of conservation, education about Green Energy Technology, while providing resources and educational tools for children in terms of learning how to care for our natural environment while providing healthy play areas and resources to the community.

We are thankful to all of the individuals who attended the first meeting and for providing us with these questions.

Please reach out to us with any further questions, and we'll update this document with answers. We'll also continue to work on getting answers to these questions throughout this process.

Thank you again, for your time and your inquiries!