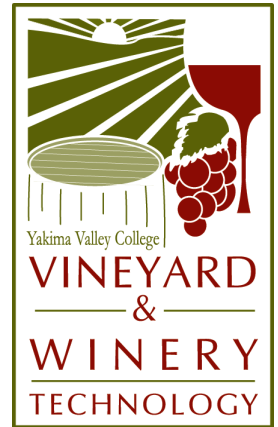


Winery Incubator Spaces Available

Yakima Valley College

Grandview, WA • Beginning Fall 2020

Contact: Trent Ball • tball@yvcc.edu • 509.882.7007



There are two incubator spaces available starting Fall 2020.

Shared equipment and space with the YVC Vineyard and Winery Technology program include:

- destemmer/crusher
- pneumatic membrane press
- tasting room
- outside crush pad
- multi-purpose space

Each approximately 650 square foot incubator space is equipped with:

- HVAC system
- water
- single and three-phase power
- drains
- connections to a glycol chiller system

As a tenant, you will be required to supply all other wine processing equipment and machinery, including, but not limited to tanks, pumps, and barrels.

The YVC Winery Incubator Program seeks wineries that demonstrate a willingness to work with students in the Vineyard and Winery Technology program. In addition, the incubator program is designed to provide reasonably priced production space for start-up wineries to help improve their chances for business success. Our goal is to graduate start-up wineries that successfully establish themselves in the private sector. To help encourage graduation from the incubator program, we have incremental rent increases over a five-year period.

Am I Eligible? An acceptable Winery Incubator Client should:

- be a new winery, with preference given to a first time, start-up winery
- have the ability to pay monthly rental fees and enter into an incubator lease agreement.
- demonstrate an ability to work with students in the YVC Vineyard and Winery Technology program.

I am interested, now what?

Applications are being accepted now through July 15th. Obtain an application by contacting Trent Ball at tball@yvcc.edu or 509-882-7007 or by visiting www.yvcc.edu/wine.



**Yakima Valley College
Winery Incubator Program Summary**

Program Goals

1. Provide reasonably priced production space for start-up wineries to improve chances for success as a business in the private sector.
2. Utilize resources in the YVC Vineyard and Winery Technology Program, as well as from existing wineries and vineyard owners to help support and nurture start-up wineries.
3. Encourage graduation from the incubator program by establishing incremental rent increases over a five-year period.
4. Partner and collaborate with the YVC Vineyard and Winery Technology Program students to foster a dynamic learning environment.

Equipment and Space Usage

1. Incubator spaces are equipped with an HVAC system, water, single phase and three phase power, drains, and connections to a glycol chiller system.
2. Shared equipment and space with the YVC Vineyard and Winery Technology program include a destemmer/crusher, pneumatic membrane press, tasting room, and outside crush pad. The tenant will be required to supply all other wine processing equipment and machinery, including but not limited to tanks, pumps, and barrels, etc.

Eligibility Requirements

1. Demonstrate an interest in working with students in the YVC Vineyard and Winery Technology program.
2. Be a new winery, with preference given to a first time, start-up winery.
3. Agree to and have the ability to pay monthly rental fees and enter into an incubator lease agreement, and demonstrate the ability to finance winery operations.
4. Obtain all winery related bonds within the first year of the lease. Failure to obtain bonding will result in the cancellation of the lease agreement.
5. Agree to the five-year rental schedule, with the understanding that early graduation from the incubator program is desirable.

Rental Schedule

	Monthly Rent	Estimated Utilities	Monthly Estimate
Year 1	\$600.00	\$50.00	\$650.00
Year 2	\$650.00	\$50.00	\$700.00
Year 3	\$700.00	\$50.00	\$750.00
Year 4	\$750.00	\$50.00	\$800.00
Year 5	\$800.00	\$50.00	\$850.00

Utility costs based on actual prior year production, final rent values subject to verification by Vice President Teresa Rich