

**Request for Expression of Interest  
Redevelopment of Former Greystone Psychiatric Hospital  
Parsippany Township, Morris County, NJ**

# **Green Center Acres**

## ***Sustainable Communities and Educational Centers***



***Green Center Acres  
... is destined to be the "Model" for what the  
future will be.***

***A Farm, a Ranch, a Classroom, an Exhibit, a  
Laboratory, a Campus and a Sustainable  
Community.***

**[www.GreenCenterAcres.com](http://www.GreenCenterAcres.com)**

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This proposal was prepared by

Alain Eliat - President  
Developer Resource Group, LLC  
[Aeliat@DeveloperResourceGroup.com](mailto:Aeliat@DeveloperResourceGroup.com)  
[www.GreenCenterAcres.com](http://www.GreenCenterAcres.com)  
Cell (201) 538-4807  
Fax (201) 263-0624

## 1. Executive Summary

*The submission should include an executive summary of the principal elements of the submittal, including a project description and timetable overviews, as well as the respondent's approach to the development, mixes of use, recreation, potential financing scenarios, remediation, environmental issues and community relations.*

### Introduction to Green Center Acres

#### Green Center Acres is "Economics 101"---Back to the Basics---JOBS

Green Center Acres literally addresses a huge percentage of our day to day challenges while not only developing a sustainable community but at the same time implementing outreach programs while stimulating economic growth in a direct way. We can find a new path to sustainable growth, the growth of new Green Economy and of sustainable lifestyles, manufacturing, and economic prosperity. We start with the premise that we need to ensure both adequate environmental protection and a strong economy.

#### Green Center Acres "Creates Revenue Centers" from Basic Human Needs

Education, health care, and equal opportunity are essential to a productive workforce; as are safe products and working conditions. Efficient utilization of land, water, energy, and other natural resources makes business more productive. Ultimately, a healthy society creates expanding demand for business, as more human needs are met and aspirations grow. A strong commitment must be part of a sustainable growth strategy for businesses to be successful, for people and future generations to prosper, and for natural resources to be replenished.

#### Green Center Acres "Mission Statement"

Our mission is threefold:

- To help preserve and support long and proud farming heritage and traditions while demonstrating successful alternative farm management strategies and 21st century business models that integrate a portfolio of traditional farming practices, green technology, recreational enterprises, programs targeting the youth and elderly, and a host of other innovative business activities which will assist in helping revitalize local business
- To restore farms to state-wide and national prominence and as a model for how business, civic, education, and government synergy can make profound differences in the lives of ordinary citizens
- Job Creation - Work offerings will be geared first to "People of Need", which will include but will not be limited to Senior Citizens, Veterans, the Disabled, and the Homeless.

We have put together a multi-disciplinary project team with vast experience in the areas that are aligned with our mission, vision, and values.

### Green Center Acres seeks a "Second Look"

Green Center Acres seeks a *second* bottom line look to measure its performance in terms of positive social impact. We are incorporating a "cause marketing" strategy as a means of differentiating ourselves from the competition. Social media is allowing "company helping a cause" promotions to expand rapidly as people who support the cause easily "share" the information with their friends who care about making the world a better place.

Since the majority of the production will be soil-free and pesticide free we would be able to supply the Kosher, Asian, Gourmet, Organic and mainstream communities.

We already have the support from Rutgers University, Brooklyn College and Farleigh Dickenson Universities to help in the implementation of many educational and agricultural programs.

### Strong Leadership, Core Team & Extended Team

Because the program is set up over a long period we must be viewed as excellent long term partners. We are seasoned professionals and have the credentials to back it up. Our track record and experience are important aspects to a successful final outcome.

### Project Description

Green Center Acres will conduct itself in structure as a combination of a Campus and a Working Farm. Individual businesses will be created (both non-for profit and for profit). All businesses must compliment the overall theme and mission of the Center.

The Center will incorporate four distinct yet inter-related strategic business segments under a single umbrella. These include agriculture, education, renewable energy and tourism. A common hallmark for each individual business unit is its state of the arts facility, which incorporates twenty-first century technology and old-world charm, elegance, and attention to service to meet the demanding, and discriminating imperatives. The Center is destined to be the "Model" for what the future will be.

These entities will include but are not limited to Hydroponics, Aquaponics, and Fish Farming. Requirements for all of these entities would be;

- must donate a percentage of all food production to community food programs
- must have the facilities open for both educational programs and agro-tourism in general
- must employ and train the in-need population whenever possible (people with physical and mental disabilities, veterans, homeless, unemployed etc.)

Living Green Exhibits ...learn, train, educate

The Center will have working Energy Exhibits to demonstrate all aspects of Green Living. All facilities and structures will have as many renewable energy and energy savings features as possible. These facilities will be open for educational programs. The Center will also approach corporate sponsors to help finance and install the latest technology. In exchange the Center will also allow the corporations to promote career opportunities and training using these facilities.

**I. Community Outreach and Give Back Programs**

1. Job Creation
2. Employment Programs for the Disabled, Shelters and Senior Citizens
3. Soup Kitchen Programs
4. Urban Agriculture Programs
5. Farm to School Program
6. Veterans to Farm Program
7. PTSD Military Veterans
8. At Risk Youth
9. Bereaved Children

**II. Renewable Energy Exhibits**

1. Bio-energy Exhibit
2. Geothermal Power Exhibit
3. Hydropower Exhibit
4. Living Green Exhibit
5. Solar Thermal Power Exhibit
6. Waste is Energy Exhibit
7. Wind Power Exhibit

**III. Farming – State of the Art**

1. Aquaponics
2. Algae Bio-Diesel and Animal Feed
3. Fish Farming
4. Hydroponics
5. Mushroom Farming
6. Working Farm with U-pick Vegetables
7. Worm Farming

**IV. Learn, Train and Education Facility**

- Agriculture Exhibits
- Art Classes
- Art Exhibits
- Birding
- Business Meeting Facility
- Demonstration Gardens
- Eco-Tours
- Environmental Education Programs
- Living Green Exhibits
- Nature Programs
- Photography Courses
- Science & Nature

**V. A Family Destination**

- Agri-Tourism
- Arboretum & Botanical Gardens
- Arts and Craft
- Bicycle Trails
- Bird Watching
- Fairs & Events
- Farmer's Market
- Hiking Trails
- Gardens
- Music & Culture
- Nature Trails and Gardens
- Nature Walks
- Outdoor Adventures inclusive of all People with Disabilities
- Restaurants
- Self Guiding Trails

**Underlying Assumptions for Redevelopment**

- In order to receive funding through the Federal Historic Preservation Tax Incentives Program, all portions of the Main Building that predates the period of significance (circa 1913) will be preserved. We recommend, no demolishing of any portion of the Main Building other than selected interior walls to create larger spaces.
- The historic preservation tax credit equity yield is to be estimated at 16.5% yield on the 20% tax credit.
- New zoning for this site will not be necessary.
- All construction costs are estimated using prevailing wage rates for the local area.
- Developer Resource Group plan to occupy and operate the facilities either under a For-Profit called "Green Center Acres" or under a Non-Profit 501c (3) called "Green Center Acres Foundation" or a combination of the two.

Greystone Learning Center	Year 1	Year 2
Sitework/Utilities	\$6,733,470	\$100,000
Construction & Renovation	\$35,381,553	\$22,469,053
Equipment, Supplies, Raw Material	\$3,848,183	\$4,686,543
Marketing, Utilities, Insurance	\$3,415,151	\$3,415,151
Legal, Architectural Plan, Environmental, Engineering, Fees	\$3,120,312	\$2,063,706
Licensing/Staffing/Administrative/Management	\$2,626,837	\$3,724,357
Cost of Money	\$3,120,312	\$3,445,415
Totals	\$58,245,816	\$39,904,224
Total Funding Request		\$98,150,041



## **Financing Scenario**

As part of a pre due diligence assessment an International European Banking Consortium has come to the conclusion that this project has merit, and they feel that it is bankable and they are most interested. Letter of intent is available upon request.

The following financial structure is considered the best way to bring this project to a successful financial Conclusion.

### **General**

The project finance program is fundamentally backed by European Senior Life Settlements (SLS) which are owned and ultimately pledged by/to the banks participating in the program. This universal collateral is monetized by institutions in the consortium network, providing the credit facility – line of credit to the client. This process has been developed by global institutions working with top - 50 banks, investment banks and law firms over the past ten years with a proven and successful track record.

### **Net Project Capital**

The loans always give 100% of capital needed to complete the project, simply by providing the right amount of supporting collateral assets, and raising the loan amount to include the costs of the discount third-party collateral.

### **Collateral**

The institutional providers' proprietary work structures third-party collateral assets, with A-rated monetary instruments of guaranteed face value, as solid and internationally universal Collateral for lenders (Financial Institutions, Banks, and Saving & Loans). They will add a supplement to our business plan presenting the assets and loan structure to lenders, with all details and supporting documentation. This makes our loan application super-competitive, giving the best possible tangible Collateral protection to lenders.

### **Loan Term**

The loans are normally for 10 years, since the collateral assets are usually 10 year financial instruments.

### **Grace Period**

A 1-2 year "deferment" is common and usually structured in by adding an interest reserve fund to the loan amount.

What we propose is this: We would 100% finance the "Green Center Acre" concept presented in exchange for full ownership of the property at completion. We would need written confirmation that our concept is approved subject to the financing. At that time we will start the application process.

## 2. Proposed Redevelopment Program

*The respondent shall include a statement of any proposed redevelopment program(s), including a detailed description of the proposed use and density desired to achieve the proposed development, facilities and mix that the respondent believes could be developed on the site and their interaction with other uses in the vicinity of the site.*

The entire facility will be devoted to education, health care, transitioning to green jobs in agriculture and renewable energy along with career opportunities in all fields,

The first floor will consist of an area dedicated to reception, information and tour options of the Greystone Museum, exhibits on Agriculture, Environmental Issues, Health, and Renewable Energy. There will also be a Culinary School that would include a restaurant, Bakery, Winery and full service event facilities.

Employees, students and local community will benefit from a specialized Retail Shops, daycare and cafeteria facilities

The second floor will consist of showroom/sales offices, conference rooms and common areas for companies that are dedicated to the Agricultural, Environmental, Health and Renewable Energy industries.

The third and fourth floors will consist of educational areas for the Agricultural, Environmental, Health and Renewable Energy industries. Special attention will be dedicated to Transitioning to Green Job Training and Career Opportunities and Job Placement programs.

Areas are designated for Special Events and Convention opportunities on floors 1, 2 & 3.

The West Side of the property or behind the Main Building will consist of the following:

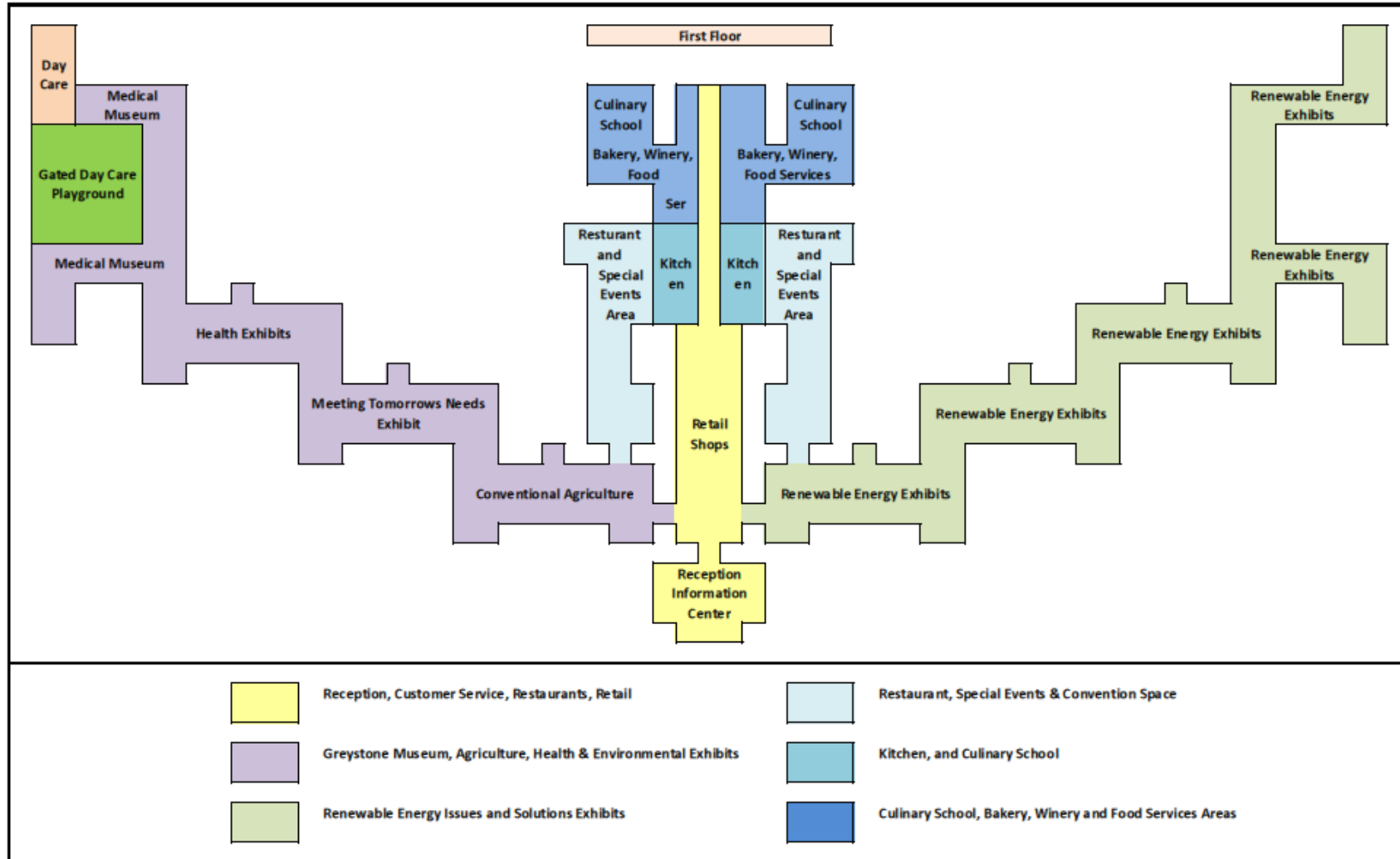
- All structures will be demolished except for two, the Abell Dormitory and the Firehouse. These demolished structures would return 163,608 sq ft back to green areas.
- An area for parking will be created using a permeable surface
- The Abell Dormitory will be renovated
- The Firehouse will be used for a maintenance and a technical training facility
- In the upper North West corner we will construct a Cultivation Center using maximum 250,000 sq. ft. foot print on two levels.

To the South of the property or the left side of the Main Building will consist of the following:

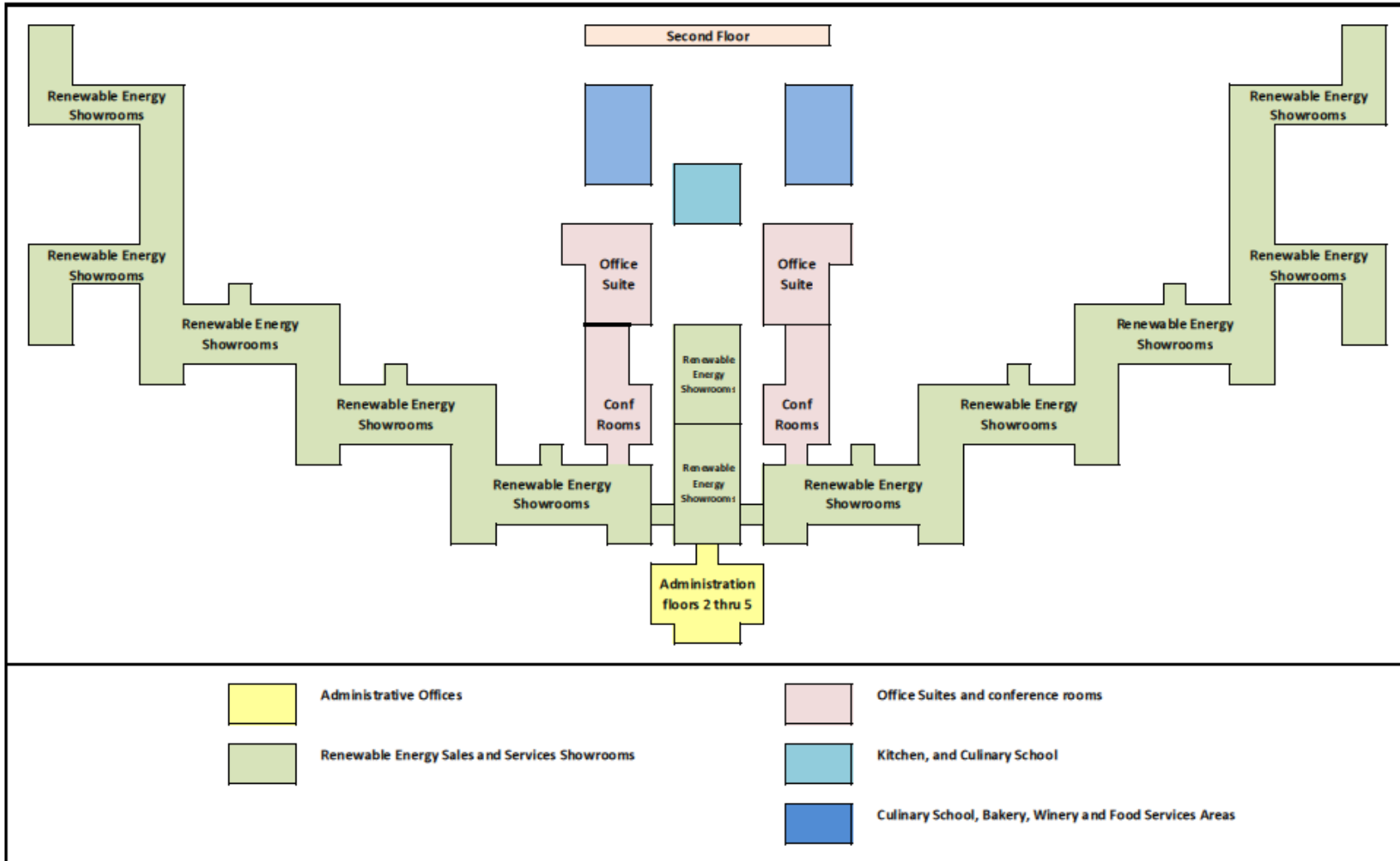
- Conventional farming which will include fig trees, olive trees, grapes, blueberries and garlic.
- New stables will also be built to accommodate our equine programs.
- Riding trails



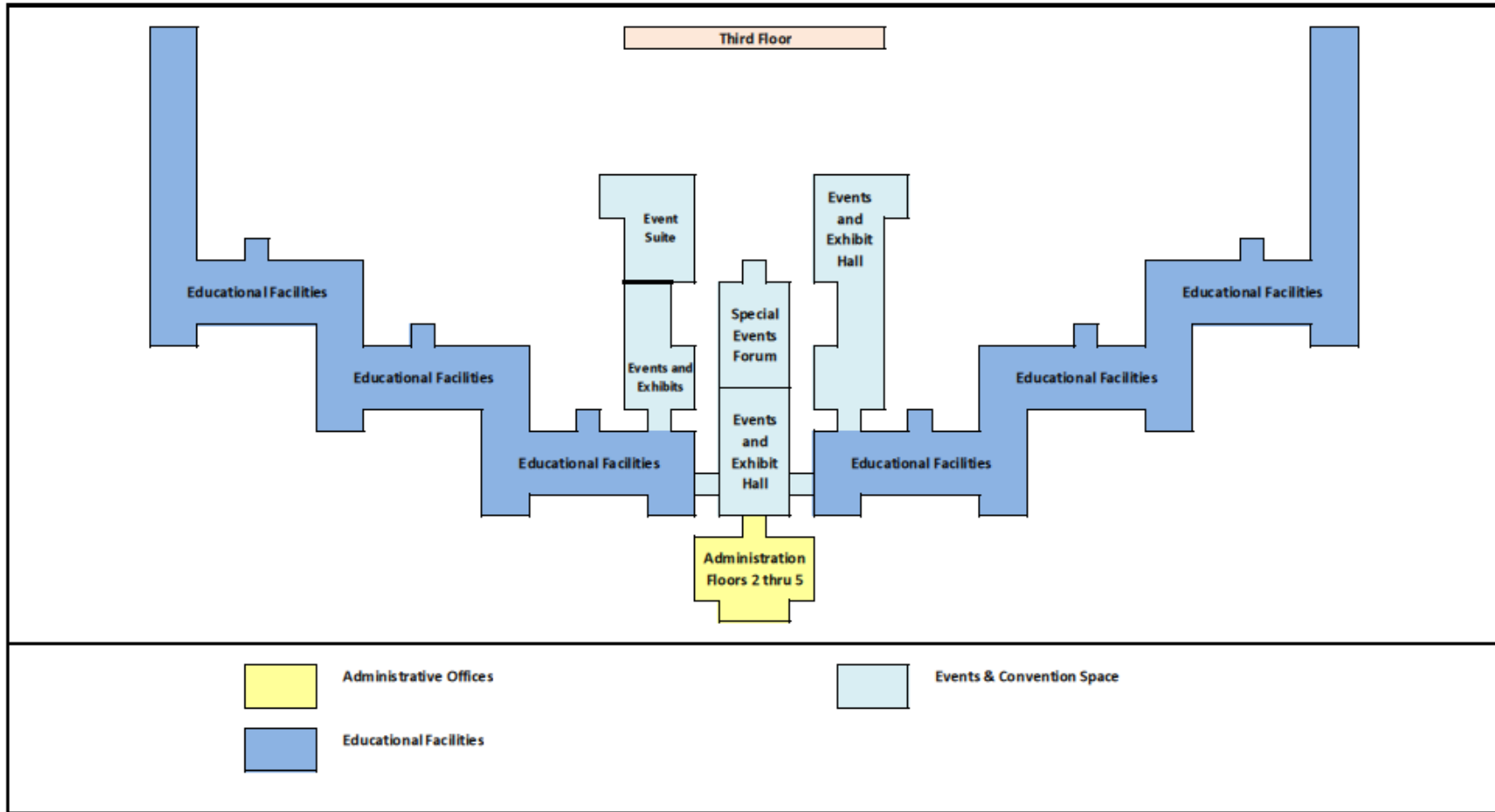
## Main Building Distribution First Floor



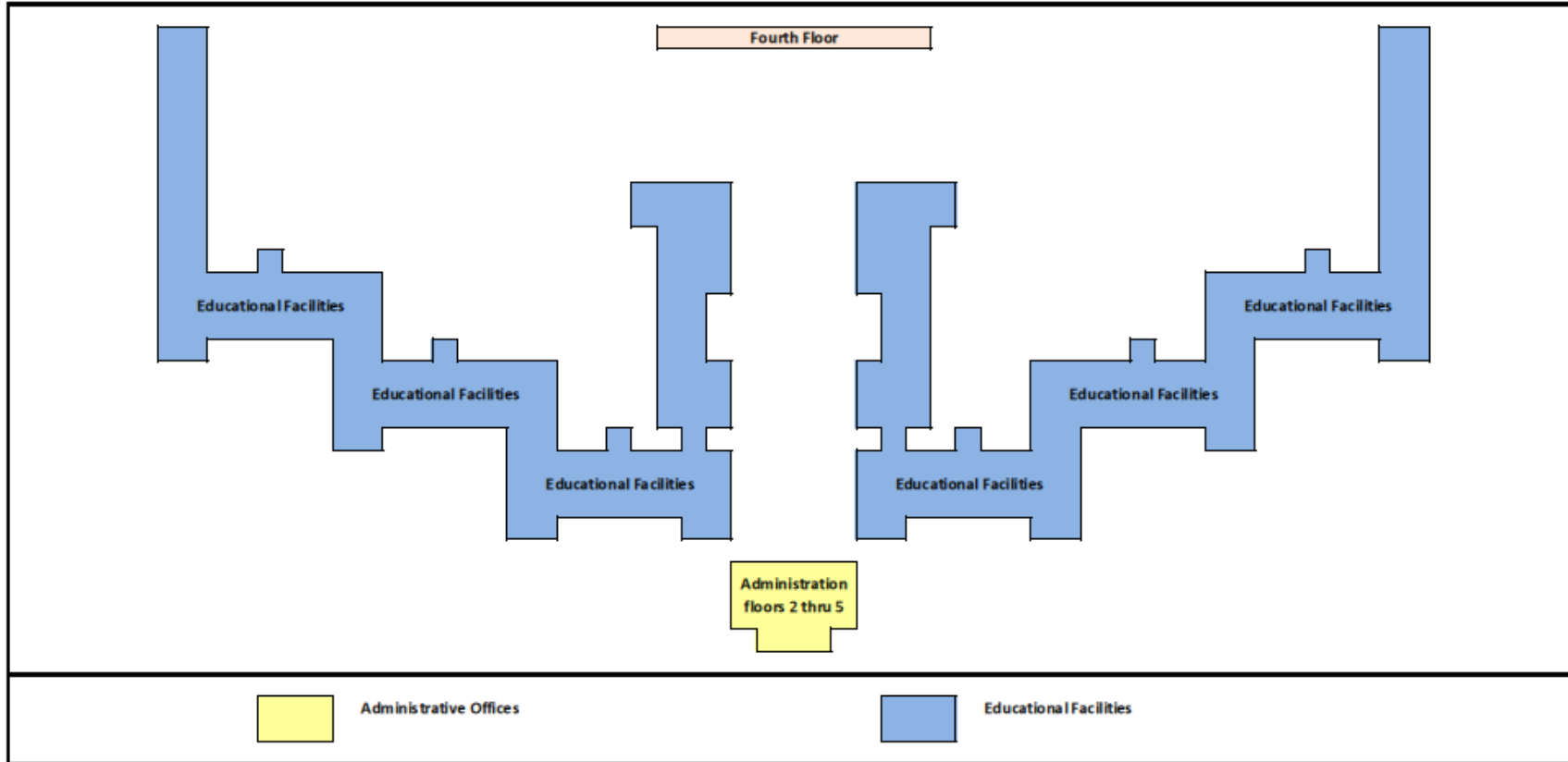
## Second Floor



### Third Floor



### Fourth Floor



Buildings for Restoration and or Renovation								
Unit #	Building	Abb	Footprint (sf)	Basemnt (sf)	Above Grade (sf)	Roof Area (sf)	Gross Area (sf)	Proposed Concept
1	Main Building	MB	155,525	155,525	523,200	215,640	678,725	see attached
2	Abell Dormitory	AB	35,480	8,270	73,710	41,230	81,980	dormitory
8	Firehouse	FH	7,110	4,355	13,535	8,500	17,890	maintenance
17	Gas House	GH						W Entrance
	Tunnels							Wine Caverns
	Sub Totals		198,115	168,150	610,445	265,370	778,595	

**Building #2 – Troubled Teen Center**



This facility would be kept as a dormitory for youths. The concept is to help them finish high school and offer them training to give them a head start for a future.

The auditorium will be made available to the public for all types of concerts, plays and events in general that show to be a positive influence.

**Building #8 – Maintenance Building**



The firehouse building will be turned into a general maintenance shop for both site work and hands on training.

**Building #17 – West Side/Back Entrance**



All portions of the Main Building regardless is they predate the period of significance (circa 1913) will be preserved. These buildings will house the West Side or Back Main Entrance, Culinary School, Bakery, Kitchens and Winery with Wine Caverns

New Construction								
Unit #	Building	Abb	Footprint (sf)	Basement (sf)	Above Grade (sf)	Roof Area (sf)	Gross Area	Proposed Concept
	Cultivation Ctr		250,000		500,000	250,000		
	Stables		10,000		10,000	10,000		
	Sub Totals		260,000	-	510,000	260,000	-	

## New Construction – Cultivation Center and Stables

The Cultivation Center would be a two story complex that would consist of a Farmers Market, Mushroom Farming, Fish Farming and Distribution on the ground floor. The second level would be greenhouse type construction which would house Aeroponics, Aquaponics and Hydroponics process for growing fruits and vegetables.

### 3. Other Factors

*Although there is no obligation to do so, each respondent should feel free to provide a description of other factors not accounted for in the RFEI that the respondent believes fully explains their concept of the redevelopment of the Kirkbride Building and the financial viability of undertaking such a project.*

### Community Outreach and Give Back Programs Adolescent and Youth Programs

The item of immediate consideration would be youth services. These would in conjunction with some of the following Departments and or Programs.

- Center for Mental Health Services Programs
- Children's Justice Act (CJA) Programs
- Child Abuse Prevention and Treatment Act (CAPTA) Programs
- Community Based Child Abuse Prevention (CBCAP) Programs
- Community Based Job Training Programs
- Community Based Violence Prevention Demonstration Programs
- Department of Children and Families (DCF) Programs
- Department of Human Services (DHS) Programs
- Division of Addiction Services (DAS) Programs
- Division of Prevention and Community Partnerships (DPCP) Programs
- Employment and Training Administration (ETA) Programs
- Juvenile Drug Courts Mentoring and Support Services Initiative
- Juvenile Drug Courts Training and Technical Assistance Programs
- Juvenile Justice Commission (JJC) Programs
- Mentoring Children of Prisoners Programs
- National Evaluation of the Community Bases Violence Prevention Programs
- New Jersey Governor's Juvenile Justice and Delinquency Prevention (JJDP) Programs
- New Jersey Task Force on Child Abuse and Neglect (NJTFCAN) Programs
- Office of Justice Programs
- Office of Juvenile Justice and Delinquency Prevention Programs
- Peer-to-Peer Recovery Support Services
- Recovery Community Services Programs
- Substance Abuse and Mental Health Services Administration's (SAMHSA) Programs
- Young Adult Offender Programs
- Youth Gang Prevention and Intervention Programs



Transitioning to a productive member of society

In the fields of juvenile justice policy and programming, there are certain terms that are used to describe target populations. In terms of youth who are prone to illegal and illicit acts, the two terms that are most commonly used are at-risk youth and high-risk youth. The former term is generally associated with youth who come from lower-income, urban, single-mother backgrounds

High-risk youth is a label used to categorize and describe youth who share the following characteristics:

- are from poor families and communities;
- are (usually) high school dropouts, homeless or young parents;
- are unemployed or underemployed; and are involved with or transitioning from the child welfare or juvenile justice systems

## **Ranch Outreach Programs**

### **Adolescent Ranch Program - There is hope in as little as 28 days**

Adolescent and Youth Programs specialize in helping troubled and defiant teens to overcome their behavioral and emotional problems. These programs help young people to identify and work through internal conflicts and emotional obstacles that have kept them from responding to parental efforts, schools, and treatment. We will accept boys and girls ages 14 to 17 and offers a 28-day minimum program. These are children who are inherently good and have the ability to be successful, but because of unhealthy misperceptions about themselves, they have limited access to their own abilities and strengths.

EAGALA Model Equine Assisted Psychotherapy (EAP) program. EAGALA (Equine Assisted Growth and Learning Assoc) is present in all 50 states and over 40 countries worldwide, it is an un-mounted modality that utilizes horses to help people overcome emotional, behavioral and mental health issues, paying tribute to Churchill when he said - "there is something about the outside of a horse that is extremely valuable for the inside of a man".

EAP and EAL services with a profit in mind. Individuals, Couples, Families and Groups for therapy. Working also in the EAL (Life skills learning) model to help organizations and corporate companies learn better leadership and team building skills.

## Education and Staff Development

### **GEWDC and Global Education Systems Alliance (GESA)**

These are part of a collaborative network of some of the world's finest education and training development organizations. This network provides access to thousands of exceptional courses and curriculums utilizing the most effective Learning Management Systems available. Specialized programs allow courses to be custom developed for the unique need of industry and employers at reasonable costs. Both state and local governments provide education and skilled trades training grants which help employers expand their staff development budgets.

The initial step in any staff or student development is the creation of a comprehensive **Career Planning System Portfolio**. We have teamed with industry leader, Kuder Corporation, to provide this dynamic resource. Over 170,000,000 individuals have been assisted in the creation of a unique resource of interests, skills and workplace values for individuals over the last 72 years.

Executives and supervisors are encouraged to provide students from high school career academies, Explorer Posts and local post secondary programs the opportunity to participate in job shadows and internships. This participation allows achievement of the following objectives:

- Maximizes workforce productivity and skill mastery
- Improves financial results
- Reduces cost and waste associated with poor performance
- Mitigates liability and risks associated with errors and mistakes
- Drives long-term performance through improved knowledge retention
- Creates more engaged and skillful workers
- Lowers employee turnover, absenteeism and presenteeism
- Substantially reduces training time

**Instructor Led (classroom and virtual)** – Access our team of over 60 Subject Matter Experts and experienced trainers. Hundreds of courses are available including a wide variety of business and professional skills certification program in Lean-Six Sigma, Supply Chain Management, Skilled Trades, Purchasing & Inventory Control and Leadership & Supervisory Skills with special emphasis on Manufacturing, Supply Chain Logistics, Healthcare, Energy Management and Hospitality industry alliances.

**Mentor / Coaching** – This is a very important factor in the development and MASTERY of needed personal and professional skills is access to a support and resource group of individuals who are willing and able to aid others in their pursuit of excellence. This objective is aided with the integration of comprehensive mentor and coaching systems and the dynamic information exchange platform at <http://www.gewdchgishowcase.net>. Access is also provided through Small Business Administration (SBA) Service Corps of Retired Executives (SCORE), Small Business Development Centers (SBDC) and California Employment Development Department, County Economic Development Agencies and various public and private post secondary educational resource organizations. In addition, GEWDC training programs include a strong focus on **Train-The-Trainer** skills development for individual employers and the Alliance members. We are

very pleased to team with Seque Mentoring and Coaching to bring business and professional leaders to the classroom to give students a “real world” perspective on their future.

**Cyber-Learning** - Lifetime learning is a concept which continues to grow rapidly. Individuals at all levels can improve their performance and skills with continuous learning experiences. GEWDC is collaborating with National Education Foundation and University the industry leaders in online cyberlearning training resources continue to grow and develop. Our resource base of over 6,000 courses and over 15,000+ hours of educational certificate programs that provides learners with extensive opportunities to improve their skills. Whether it is completing a high school diploma with full K-12+ curriculum, General Education Diploma through our GED Academy or an Associate, Bachelors, Masters or even a Doctorate degree, you will have access to proven and accredited programs to help you achieve your educational and professional objectives.

A wide variety of industry specific certificate and degree programs are also available from leading colleges, universities and post secondary providers around the world covering these areas: Business Operations, Leadership & Management, Skilled Trades, Information Technology, Hospitality & Tourism, Energy Management and Financial & Investment Literacy through the WealthBuilders system.

**Custom Training and Marketing Systems** – Gain immediate access to world leader, EMANTRAS. You can create custom tailored training and staff development programs with the assistance of over 3700 skilled technicians and professionals can help you create dynamic presentation resources with the latest video, Flash, 3-D and custom designed images. This dynamic organization with over 380 technical specialists is providing resources to Fortune 500 and multinational giants as well and small companies who want a FIRST CLASS look and feel for their products and services. GEWDC members received special program pricing which can save members hundreds or even THOUSANDS of dollars.

#### **EDUCATION RESOURCE SUPPORT ORGANIZATIONS:**

**GEWDC Virtual University** – This powerful and comprehensive system of online, laboratory, video and instructor led programs provides access to over 8,000 instructional programs, industry certifications and Continuing Education (CE) for individuals in the following career and industry sectors:

**Trades & Contractors** – Electrical, Engineer, Contractor; CE, American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) & Refrigeration Service Engineers Society (RSES) coursework

**Industrial Skills** – Power Plan, OSHA Safety, Industrial Maintenance, Petrochemical, Contractor/ HVAC, Electrician, Engineer PDH, Instrumentation and Electricity

**Power** – Generation, Transmission, Distribution; North American Electric Reliability Corporation (NAERC) Continuing Education certification

**OSHA Outreach** – Safety, HAZSWOPER and OSHA 10 and 30 hour certification

**ISO** – Training and Certification

**Environmental** – External, internal, water and waste

**Hospitality & Public Safety** – Food & Alcohol, Food Management, Food Handlers certifications

**Harassment Prevention** – sexual and hostile workplace

**Healthcare** – Radiology Tech CE, Respiratory Tech CE, Child Care, Nursing CEU, Lab Tech CE

**Insurance/Financial** (Regulated) – Insurance Pre-license/exam prep, Insurance Continuing Education, Insurance Adjuster License

**Insurance/Financial** (Non-regulated) – Professional Designation training: Certified Annuity Specialist (CAS), Associate in Risk Management (ARM), Certificate in General Insurance (INS), Chartered Property and Casualty Underwriter (CPCU), Certified Income Specialist, Certified Fund Specialist, Certified Tax Specialist, Board Certified in Estate Planning, CPA Test Preparation, Federal Income Tax Specialist, Chartered Benefit Consultant (CBC).

**Vision International University Education Network** – Real-World Ministry Education for those who seek to improve their knowledge and skills with certificate, diploma or advance diploma programs for Ministry Leaders, Pastors & Counselors and Laity & Volunteers. Vision Online offers a variety of courses on behalf of Vision International College and Vision International University leading to online Christian degree programs. Undergraduate courses are VETAB accredited. Vision Online offers online courses in ministry, theology/theological studies, ministry education, Christian Education, Christian Counseling and Leadership. With a faculty of over 40 international leaders, students gain knowledge and insight for instructors who...”Have Been There and Done That.” Specialized training programs are taught around the globe to thousands of local community leaders and dedicated missionaries.

**GEWDC Zane Education Resources** – Now individuals of any age can gain the knowledge and skills necessary to live a successful LIFE. This K-12+ with Advanced Placement and English as a Second Language program includes over 1,540 courses delivered online and through video, audio and with English subtitles. This system with help youth AND adults to establish a strong basic skills capacity which can help prepare for improved career opportunities and entry into postsecondary and college level learning programs. In the home school environment, we can also integrate a full video web conferencing support system to add student and live online instructional opportunities with experienced teachers and mentor/coaches.

**National Education Foundation and University** – The National Education Foundation is a 501(c)3 organization headquartered in Washington, D.C. NEF is the world’s leading nonprofit organization bridging the academic, digital and employment divides. Its mission is the increase employability via total solutions (education, certification and job placement). NEF provides support to local, regional, national and international education providers. Over 3,000 courses and thousands of hours of specialized learning resources are available to students.

**Global Education System Alliance** - In addition, special arrangements have been made with College Plus, which provides over 20 BA/BS programs for students of all ages from 13 and above who wish to pursue a college degree program from this industry leader at substantial savings. Available degree programs include:

Accounting, Anthropology, Biology, Communications, Computer Information Systems, Computer Science, Criminal Justice, Economics, Engineering Degrees, English, Entrepreneurship, Finance, General Management, History, Human Resources/Organizational Management, Humanities, International Business, Journalism, Liberal Studies, Marketing, Music, Natural Science/Math, Nursing, Political Science, Pre-Med/English, Pr-Med/General Management, Pre-Med/History, Psychology, Social Sciences

**University of Riverside** – the dynamic learning system includes AA/AS, BA/BS, Masters and Doctorate programs. UofR brings instructional leaders from around the globe and conducts instruction at local campuses, international locations and through growing facilities of the Internet.

**Stat-a-Matrix Institute & Oriel, Inc** – This team of business and organization development specialists has been helping grow the Efficiency and Effectiveness of organizations around the globe for over forty years. Put your organization and your people on the “fast track” to performance excellence. Programs include:

**Medical Device Quality and Regulatory Programs, Human Error Risk Reduction, Malcolm Baldrige National Quality Award, Lean & Six Sigma, Team Development and Management, Process Management, Training Material Licensing, Nuclear Quality Assurance, AS9100, ISO9001, TL 9000 and Project Management.**

Are you ready for real leadership and growth opportunities? Pick from this portfolio of cyberlearning solutions:

**Introduction to Six Sigma, Lean Six Sigma Master Black Belt, Lean Six Sigma Black Belt – Minitab, Lean Six Sigma Green Belt, Lean Six Sigma Yellow Belt, Design for Six Sigma – Product, Design for Six Sigma – Service, Charting Process Behavior (SPC). A healthcare version is available for Black, Green and Yellow Belt course.**

**LightSpeed University** – The LightSpeed experience begins with the world class team of leading industry experts who have contributed their vast practical experience to a cyberlearning environment that has no equal. From a solid base of exceptional “real world” course content, you can customize your own learning experience by selecting courseware that can help you achieve a higher degree of practical Manufacturing and Engineering understanding that is highly valued by industry. Put yourself at the “front of the line”.

Start now to complete your Manufacturing Technology Certificates (MTC) in any or all of the following fields:

**Metals, Paint & Finishing, Plastics, Product Development, Materials (non-metallic), Assembly and Design for Plastic Parts, Plastic Tooling, Industrial Automation & Robotics and Industrial Manufacturing.**

**Creative Wealth International** – The CWI mission is To Empower People to be Responsible for Themselves and The World. CWI is home to Camp Millionaire, a premier financial literacy training system for Youth and Adults. Founder and CEO, Elisabeth Donati has dedicated her life to helping people gain financial control and freedom. Programs are available for all ages and as a core training system to meet the new federal statutes for financial and investment literacy



education by employers who offered retirement programs for their employees. Have you played the new and exciting, The Money Game?

**The Financial Wellness Group** – Helping employers provide their employees and families with a powerful financial improvement system to lessen financial stress & debt, improve financial goal realization and greater financial security and strength. Employers benefit from increased productivity & profitability, improved employer and employee relations with lower turnover, absenteeism and presenteeism. This is a powerful WIN-WIN for all. Special member discounts on Financial Wellness Training Series, The Four Laws of Financial Prosperity Guide Book, The Money Planner online system and membership in The Financial Wellness Center online Community.

**NOLO Press** – Whether you are starting a new business or reevaluating your current enterprise, changes in the economy demand that you take a hard look at the plans you have set up for your family in the future. If you have already written an estate plan, chances are the value of your assets has changed since you signed on the dotted line, meaning that bequests to future heirs have almost certainly become inequitable. NOLO publishes hundreds of books, software, online application and eForms that simplify a wide range of legal matters. We encourage you to click on the link above and visit this supermarket of legal and human resource tools

**GED Academy** – The GED Academy Prep Program is a complete standalone GED preparation package that requires no supervision or instructors. It will enable our students to acquire the skills and knowledge they need to excel on the GED exams as well as in job and life skills acquisitions. The GED Academy staff provides everything needed to set up and administer a high quality GED prep program. The administrators and coaches provide the support and guidance needed to insure that the students succeed in passing their examinations. The program includes 13 courses with over 500 lessons in the five subject areas of math, science, social studies, reading and writing. Generally students are able to complete the program in 4-6 weeks depending on their background and experience. They gain both academic and critical thinking skills.

Every student receives a pass or don't pay money-back guarantee. Each student also gets free teacher and tech support for as long as they need it. Participating employers and community organizations sponsoring the programs are encouraged to establish a mentor coaching program to provide GED candidates with the opportunity to share questions with those who they are working with. There are many testing centers located across the U.S. including eight sites in Riverside and San Bernardino.

**AGI Technology Institute** – A licensed private post-secondary school providing a wide range of business and technical training and certification programs including Information Technology, Healthcare, and Business Operations.

**American Institute of Renewable Energy** – Growing Renewable and Sustainable Energy Systems, including Nuclear, Solar, Wind, Bio-Fuels, Hydrogen Fuel Cell and other new technologies will help reduce current dependency on foreign fossil fuels to help grow the U.S. economy and expand the demand for skilled labor and new enterprises.



Who are we? We are an alternative energy research, development, training and technology center. We are committed to developing a skilled workforce to bring integrated engineering and advance technological solutions to provide clean, affordable, sustainable and renewable energy to people, enterprises, communities and countries around the globe. We are also affiliated with the leading trade and professional associations including: Solar Energy Industries Association (SEIA), e2Logicx, IREC, NABCEP, BPI, AEE and LEED.

## Job Creation

We estimate that there will be a need to employ hundreds of people just to maintain this location with all the elements mentioned. This number is besides the need of educators, agri-tourism support, distribution, transportation, and the ripple effect to third parties. Work offerings will be geared first to “People of Need”, which will include but will not be limited to Senior Citizens, Veterans, the Disabled, and the Homeless.

Departments	
Management	51
Agriculture - conventional, vineyards & landscape maintenance	10
Aquaponics*	141
Equestrian	6
Fish Farming*	141
Horse Stables (riding)	6
Hydroponics	15
Maintenance, Housekeeping and Kitchen	60
Mushrooms	40
Transportation	8
Winery	7
Youth Services	
Day Care	5
Director of Youth Services	1
Licensed Psychologist, Nurse, Pediatrician, Psychiatrists, Teachers, etc.	140
Pool	2
Educational Services	
Accounting for Educational Services	1
Director of Educational Services	1
Director of Educational Outreach	1
Part Time Instructors	5
Web conference Coordinators and Instructors	2
3rd Party	
Tourism and Distribution (ripple effect)	200
<b>Total</b>	<b>843</b>