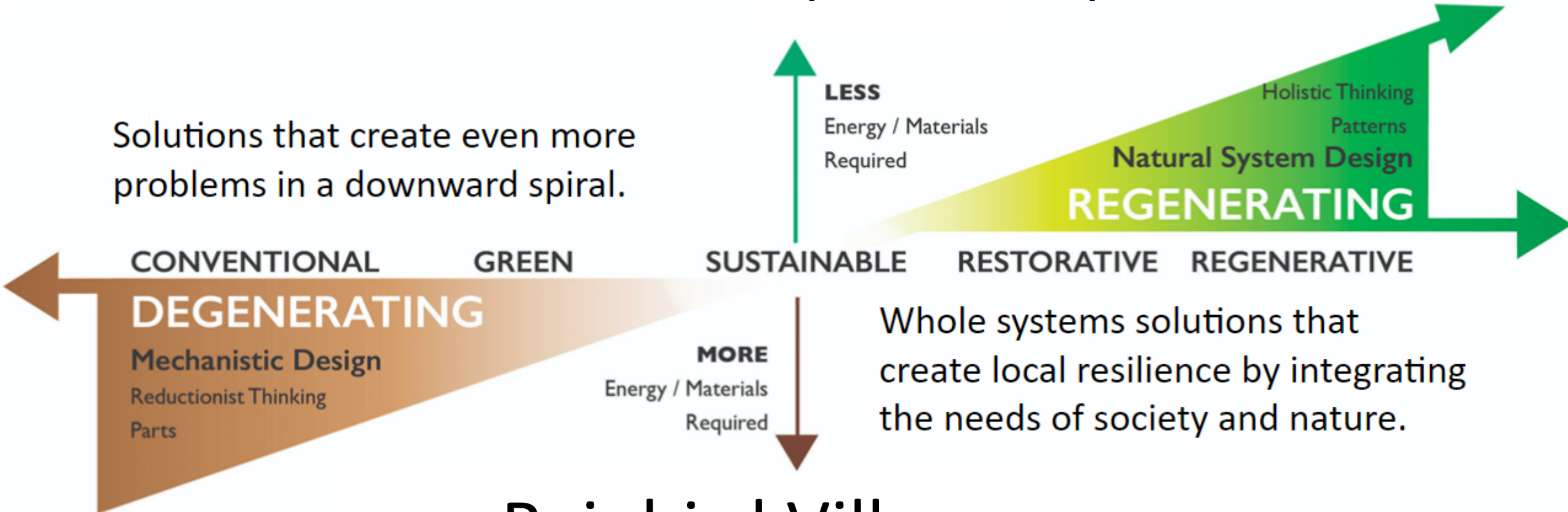


The image shows a wide, open landscape under a bright blue sky with scattered white clouds. In the foreground, there is a field of tall, yellow wildflowers. Behind this field is a dense forest of green trees. In the background, there are several mountain ranges with prominent red rock peaks. The text "Rainbird Village" is centered in the upper half of the image, and "A Regenerative Utah Public Benefit Project" is centered below it in a smaller, italicized font.

Rainbird Village

A Regenerative Utah Public Benefit Project

Cedar City/Iron County Area Economic Development Proposal



Rainbird Village

Regenerative Producer Community Project

Presentation Purpose

- Overview of Rainbird, Utah Producer Community greenfield project (Vision One) as well as other ancillary municipal projects (Vision Two)
- To set the stage for funding: Funding through a Qualified Opportunity Zone fund and/or Securing a Utah State Economic Development Municipal Bond to fund these projects to completion (\$500M)



Problems to Solve

- **Economic Decline:** National lack of economic resilience and stability.
- **Environmental Degradation:** Desertification, Food/Water system fragility, Pollution...
- **Social Unrest:** Intergenerational poverty. Lack of purpose, meaning, knowledge, skills and opportunity, for thriving in a regenerative world...



Image attribution: Creator, Thomas Cristofolletti

Needs to Fulfill



Cedar City Chamber of Commerce Vision 2050 objectives:

- Jobs
- Affordable Housing
- Secure Water Resources
- Education & Workforce Skills Training

“One Utah Roadmap”



Utah Policy Priorities & Action Items

Campaign Promises and Stated Goals of Gov. Cox and Lt. Gov. Henderson.

- **Economic advancement**, including ways the state can develop talent, incentivize businesses and foster innovation;
- **Education innovation and investment**, including how the state can recruit and retain quality teachers and focus on at-risk learners;
- **Rural matters**, including meeting critical infrastructure and policy needs;
- **Health security**, including fighting COVID-19 and addressing social determinants of health;
- **Equality and Opportunity**, including leading by example to improve racial and gender disparities in state government; and
- **State government efficiency**, including investing in state employees and implementing changes in structure to become more responsive to the state's customers, i.e. the residents of Utah.

Our Proposal's Value Propositions

- **Regional economic resilience:** 2000+ new jobs over 8 years in regenerative enterprises
- **Re-localization of industry:** Bring back essential infrastructure, products and services
- **Affordable housing:** 300 residential units, 200 temporary & tourist accommodations
- **Food and fiber security:** higher value regenerative agriculture (education, practice, nutrition & economics)
- **Water security, expertise & innovation:** world class experts
- **Clean energy generation:** Sun and anything that flows
- **Health & Wellness:** Essential holistic practices, innovation & education
- **Community and cultural enrichment:** local business collaboration & ecotourism
- **Utah as a standard-bearer:** Leadership in sustainable, renewable and regenerative enterprise



Who we are and who we are not...

We are...

- An Employee-owned Utah Benefit Corporation operated cooperatively
- A Leading-edge research, development and innovation institution
- Focused on long-term regenerative and synergistic outcomes
- Creating greater opportunities for human creativity and thriving
- A new municipality. Building localizable resilience during hard times

We are NOT...

- A commune
- Co-housing
- A homesteader community (happy to work with them, however)
- Against free-markets or cows or fossil fuels, managed holistically
- Blind to externalities



Vision One: Rainbird Village, Producer Community Project



*A destination prototype
producer community,
designed to generate,
showcase and export
regenerative
technologies & practices
regionally & beyond...*

New Jobs: 1900+



Prospective Site



2,000 acres just South of Cedar City, Utah
off Interstate-15
This land is in an Opportunity Zone

Vision Two: Local Ancillary Projects

(Off-site Projects)



- **Main Street Promotion:** Interstate signage and other advertising promoting local attractions
- **Transportation Museum:** Steam and horse-drawn vehicles display, including rides to local attractions
- **Spanish Trail Attractions:** Highlighting the history of the Spanish Trail
- **Organic Abattoir:** Facility for Southwestern Utah ranchers to conveniently get their products prepared for market

New Jobs: 250+

Vision One Features

A regionally self-sufficient community providing:

1. Regenerative Arts and Ecologies Institute
2. Holistic Health Academy, Clinics & Destination Health Spa
3. “Regencubator” Regenerative Business Incubator & Accelerator
4. Maker Spaces, repair & repurpose
5. Themed Shopping Complex
6. Eco-tourism Villages
7. Hospitality Complex & Conference Center
8. Home-Grown and Value-added Food!
9. Ecology-friendly residential communities

Creating Long-term Security in a world which is finding its current trajectory to be seriously inadequate.



1. Regenerative Arts and Ecologies Institute

A University of Regeneration

- Sciences

Agroecology, Agroforestry, Permaculture (including a Permaculture Research Institute)

Holistic management/decision making

Regenerative emphasis in Physical, Biological, Earth sciences

Health within complex systems

- Humanities for Regenerative Cultures

History, Language, Philosophy, Economics of Ecology, Consensus building

- Arts

Studio, Performance, Architecture

- Craftsmanship

Jobs: 250+



2. Holistic Health Academy, Clinics & Destination Health Spa



Functional Medicine



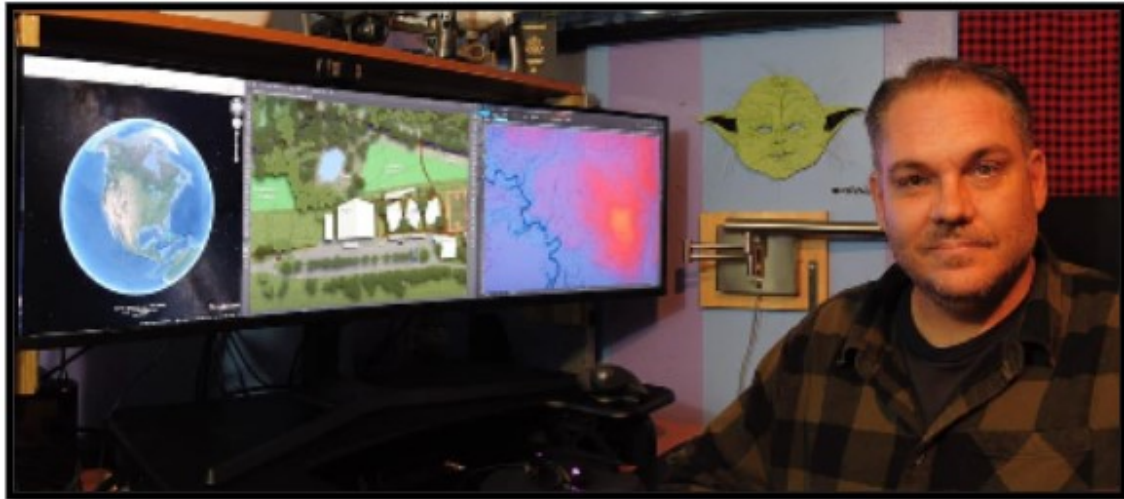
Jobs: 150+

3. “Regencubator”

Regenerative Business Incubator & Accelerator



- R&D **regenerative technologies** in clean energy, clean air, clean water, recycling, wholesome food, medicine and other commerce.
- **Methodologies** and **practices** that enhance quality of life & standard of living through **greater utilization** of health and ecosystem services
- Cutting-edge, efficient, responsible and profitable **outcomes and prototypes**



Jobs: 80+

4. Maker Spaces



Commercial
Kitchens
Wood/Metal Shops
Pottery & Ceramics
Stone/Concrete
Mechanical
Electrical
Fibers & Textiles
Other Arts & Crafts
Prototypes

Concepts only



Jobs: 50+

Option 5a. Southwestern-themed Shopping Complex



A combination of maker spaces and shopping complex: Food, Arts, Crafts, Services, and Entertainment.



Concepts only

Jobs: 350+

Option 5b. Western-themed Shopping Complex



A combination of maker spaces and shopping complex: Food, Arts, Crafts, Services, and Entertainment.



Concepts only

Jobs: 350+

Option 5c. Elizabethan-themed Shopping Complex



Extending the
Shakespearean
Festival...

A combination of maker
spaces and shopping
complex: Food, Arts,
Crafts, Services, and
Entertainment.



Concepts only

Jobs: 350+

6. *Eco-tourism Villages*

Five 20-suite Ecotourist Guest Villages & 100 Student Apartments



Concepts only

Jobs: 50+

7. Hospitality Complex & Conference Center



Building with multiple-functionality in mind.

Concepts only

Jobs: 75+

8. Home-Grown and Value-added Food!



On-site food production as part of community life, increasing bio-diversity and carrying capacity of the land.



Jobs: 400+

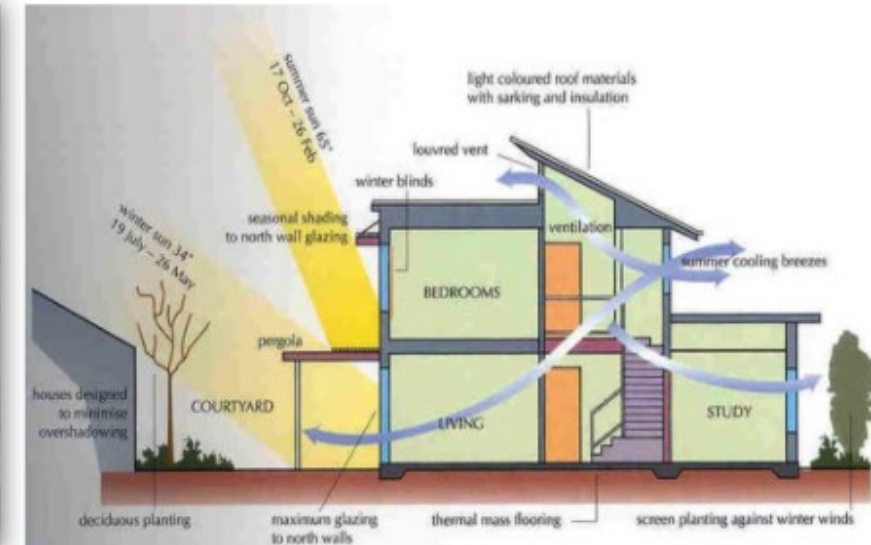
9. Employee Residential Villages



Consisting of large multifunctional Community Centers encircled by single, duplex and triplex homes.

4 Villages with 300 Residences total

Concepts Only



Jobs: 250+

Special Ecological Infrastructure Considerations



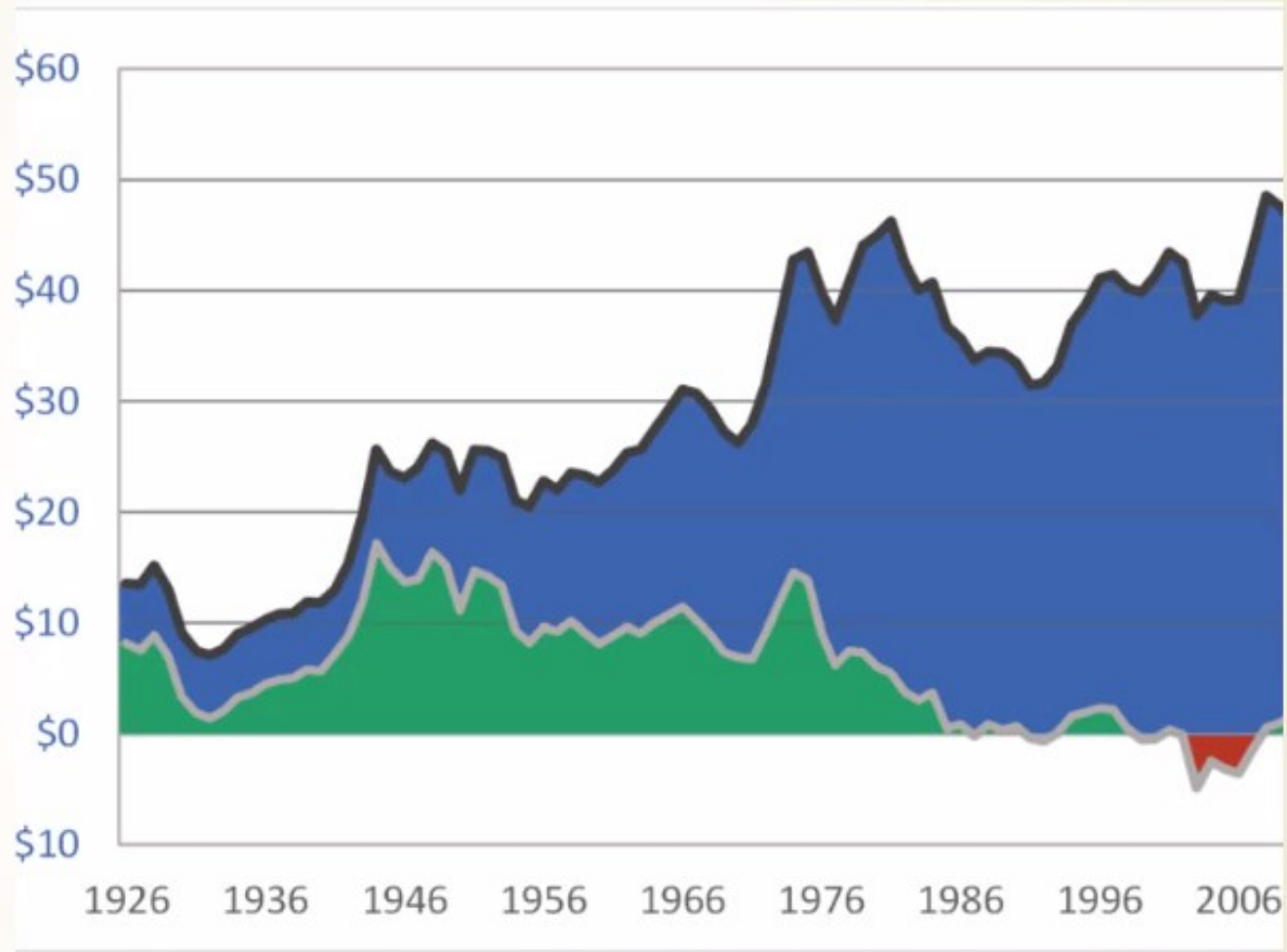
- Natural water harvesting, biological purification and recycling systems
- Natural soil nutrient systems - compost, biochar, algae, fungal, greywater
- Energy systems - passive solar, photo-voltaic, wind, geo-thermal, biogas and small hydro
- Stacked functions for effective use of space, technologies & resources
- Waste minimization strategies

Net Farm Income is a Significant Issue

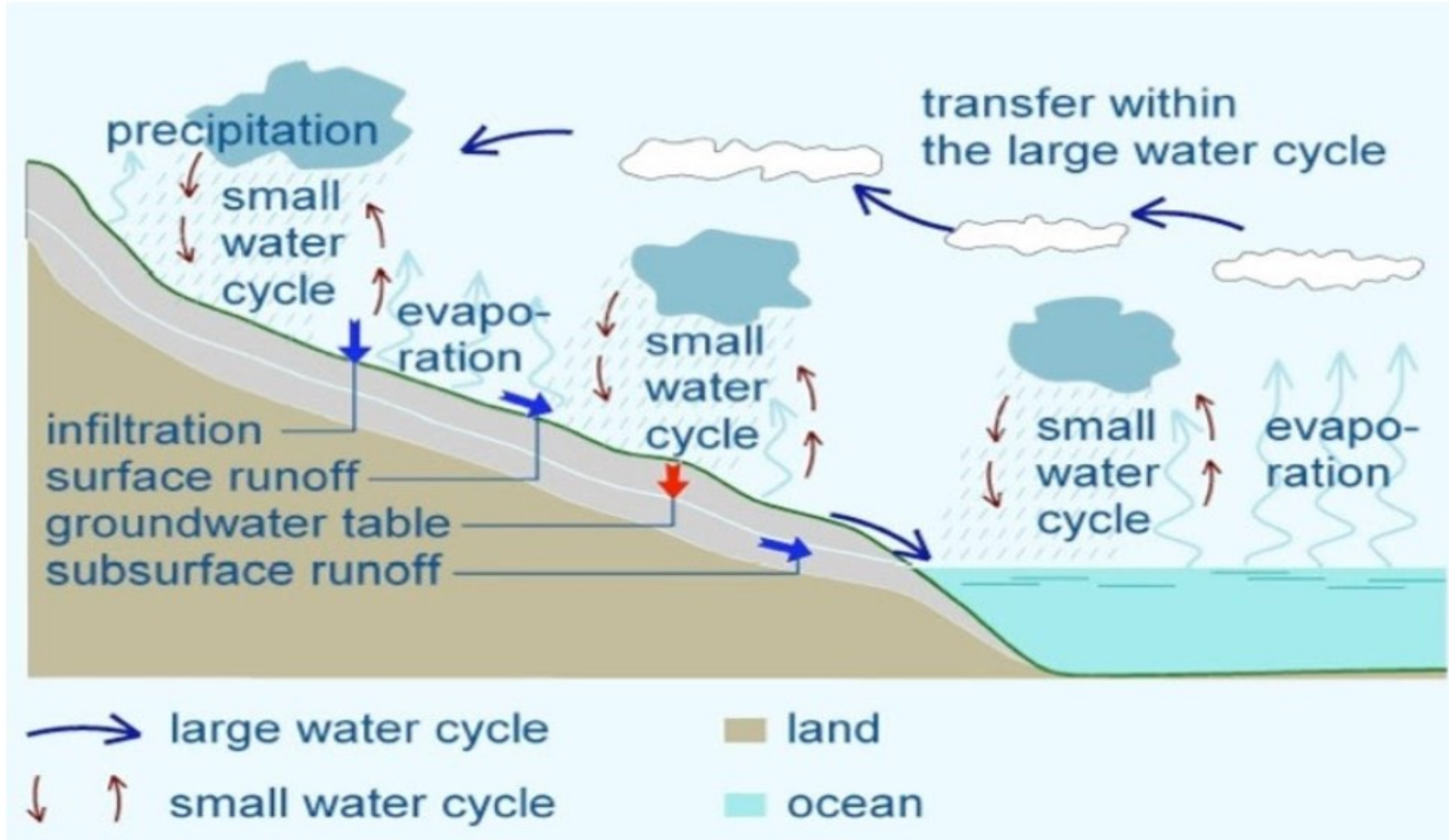
Canadian Net Farm Income

Canadian net farm income and gross revenue, inflation adjusted, net of government payments, 1926-2016.

- Blue area – Gross Revenue
- Green area – Net Farm Income



The Elephant in the Room: Water



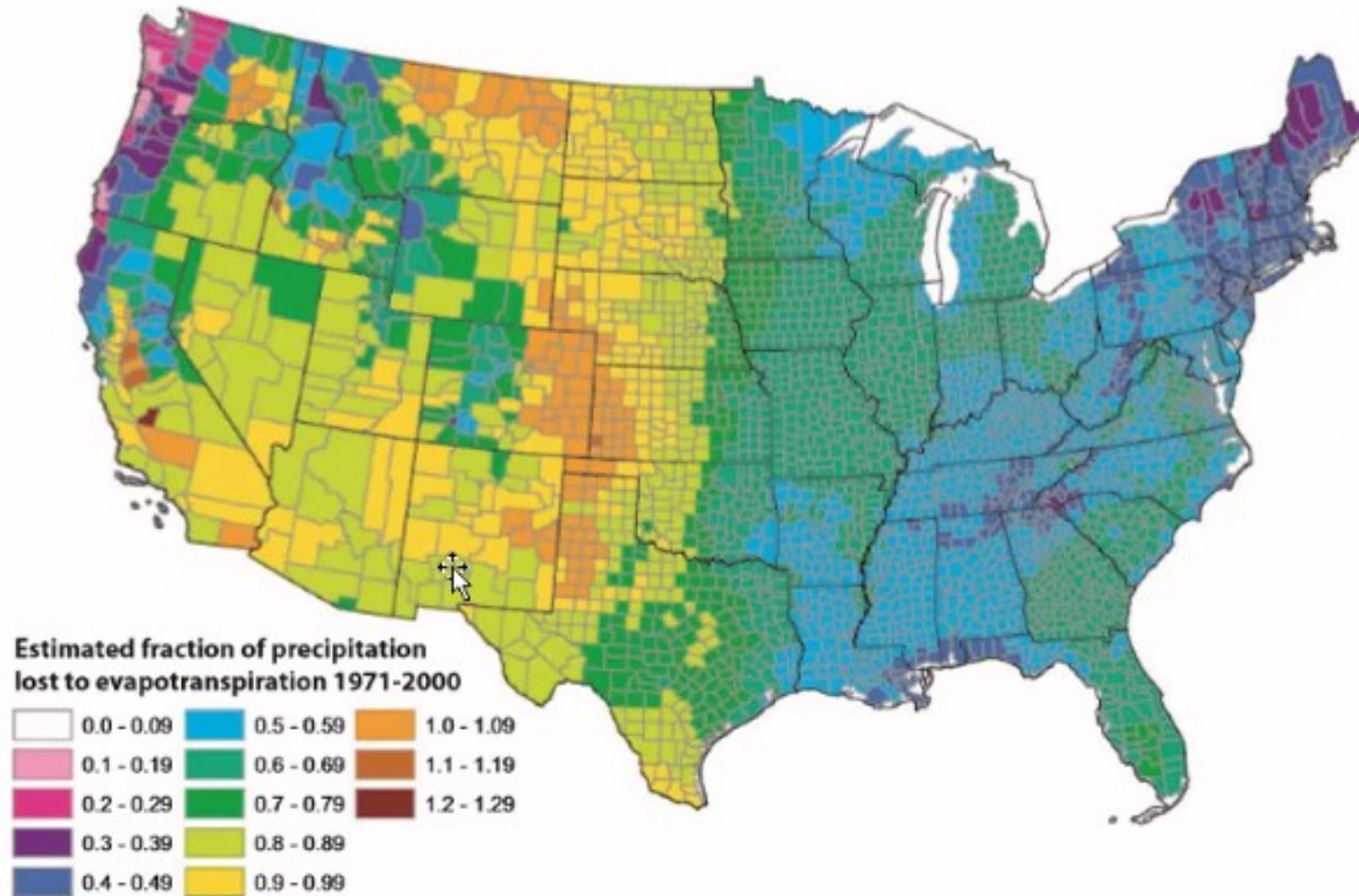
Importance of increasing the **small water cycling** through human enhancements of ecology

Hold water in landscape and add plants to reduce extremes of temperature

See the evidence of real ecosystem restoration projects.

Precipitation Lost to Evapotranspiration

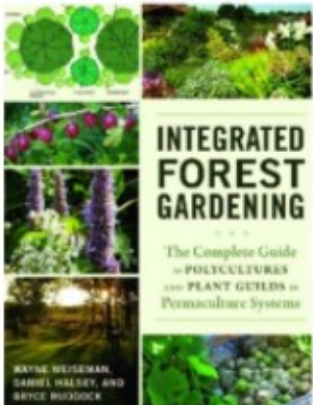
SANFORD AND SELNICK



Agroecology Designers



Daniel Halsey & Company





Greening the desert

Neal Spackman



Restoring shorelines



City Planners and Architects



Julie Leeder Seegmiller:

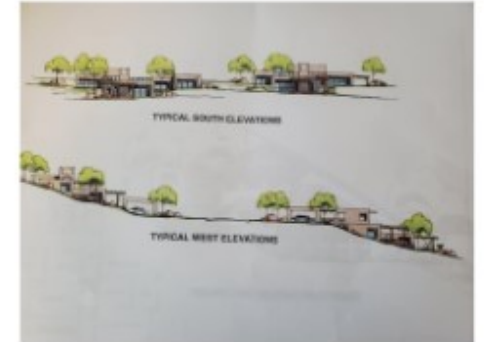
H3 Architects (previous work)



Raymond Gardner:

Gardner Partnership Architects

(previous work, not representative of this project)

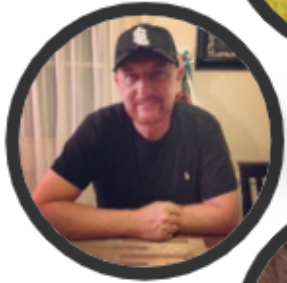


Business Development and Coordination Team

Phase 1: Planning & initial funding



- **Colleen Dick:** Founder, concept designer, team builder, entrepreneur with 30 years experience. Scientist (Nutritional Biochemistry), Regenerative technology and practice, promoter and networker.



- **Harrison Quigley:** Co-founder, social enterprise invisible structures specialist, former management trainer and consultant, regional self-reliance & regenerative agroecology enthusiast.



- **Roice Nelson:** A Geophysicist, a very valuable liaison with the community leaders in the Cedar City area with 50 years developing the models behind the Urban Machine, a sustainable concept city. His company: Walden 3D.



- **Jeff Goebel:** Conflict resolution through consensus building, community development, financial planning, desertification solutions, resolving natural resource conflicts, holistic planning and implementation, triple bottom line, whole systems strategic planning and management using GIS.



- **Tammy Tullis:** Experienced, trusted business leader bringing competencies from investment management and capital markets to Global Regenerative Projects using financial engineering and blended finance techniques to fund environmental projects. She has a special interest in Sovereign Green Bonds. Her company: Regenerative Development Group (RDG)

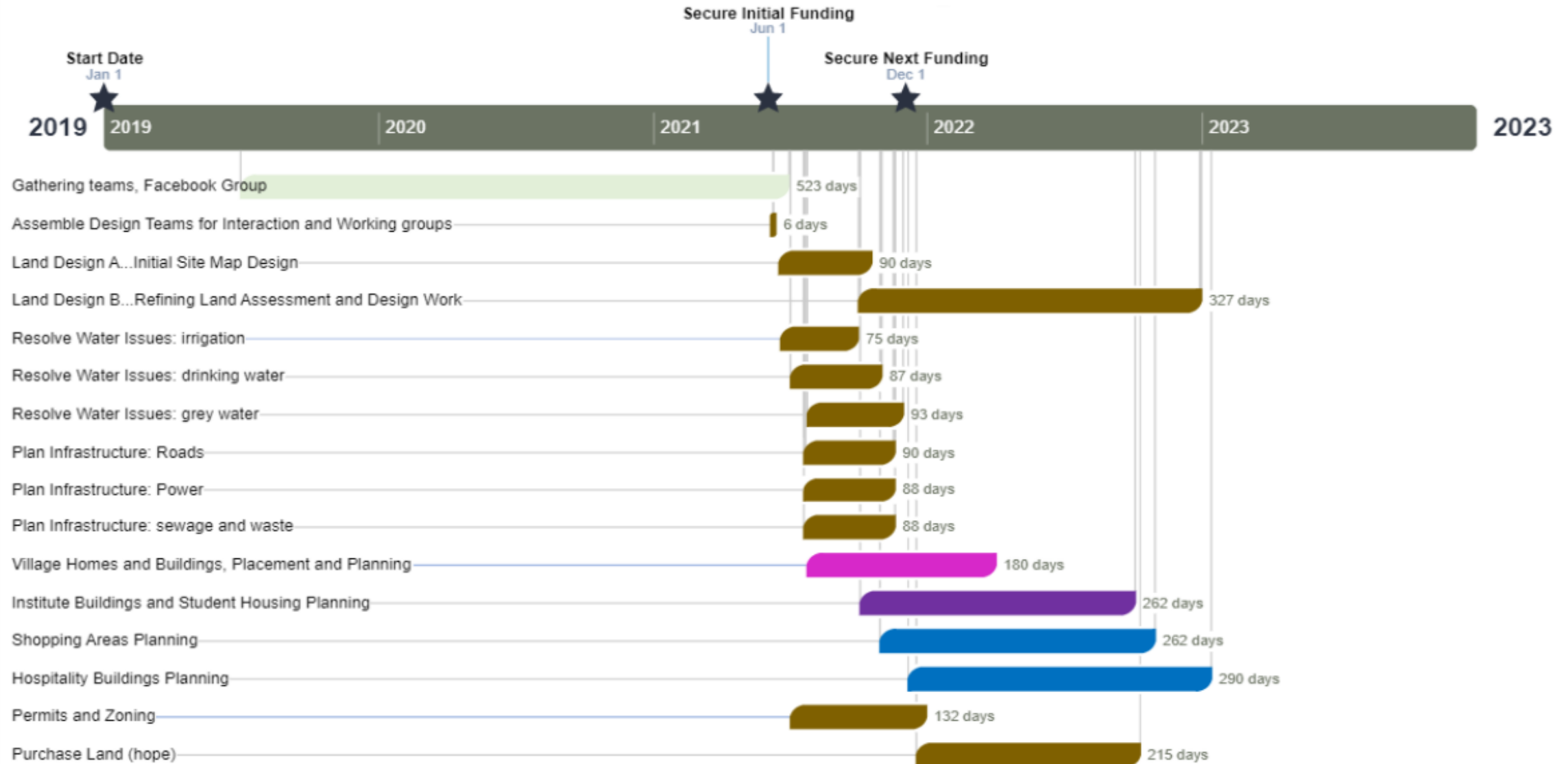
For additional personnel information, please see our Leadership Roster.

Prosperity Engine

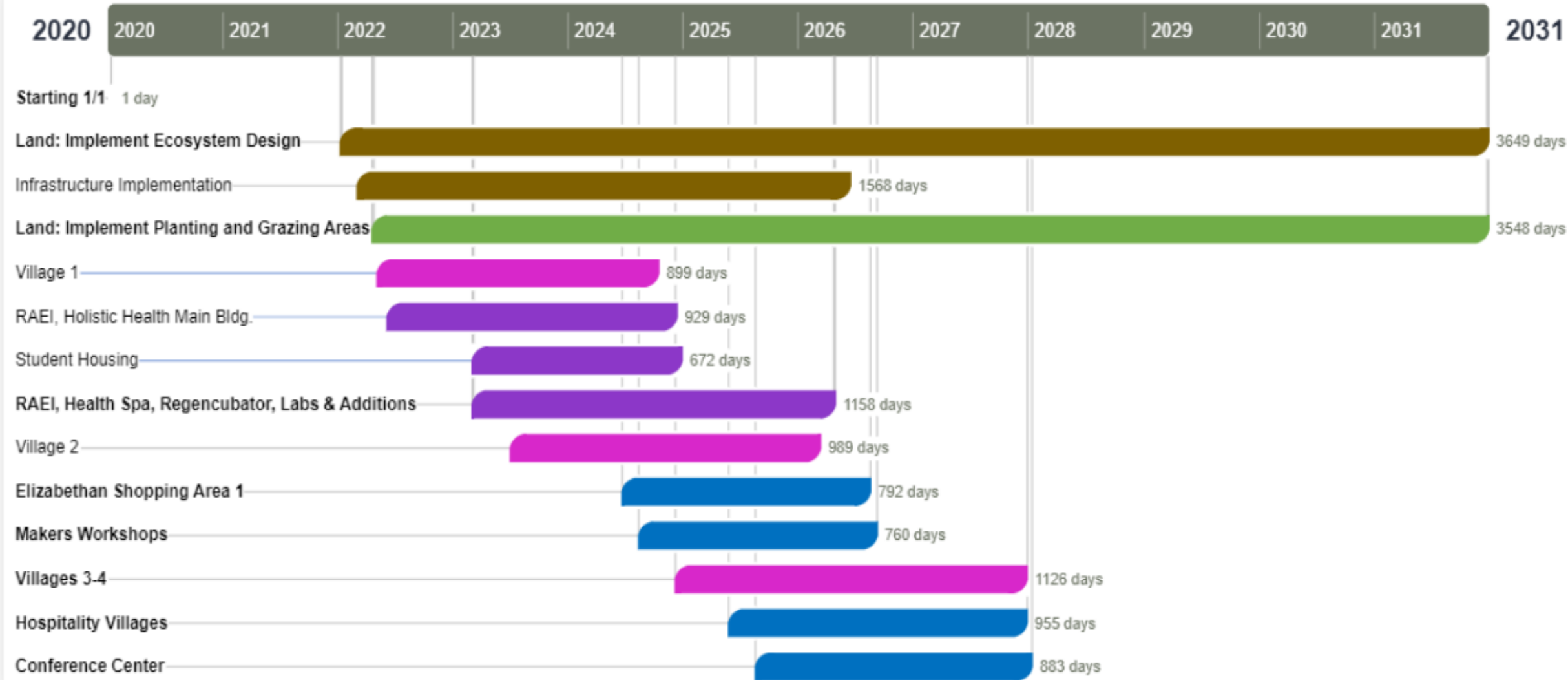


Vision One Planning Phase

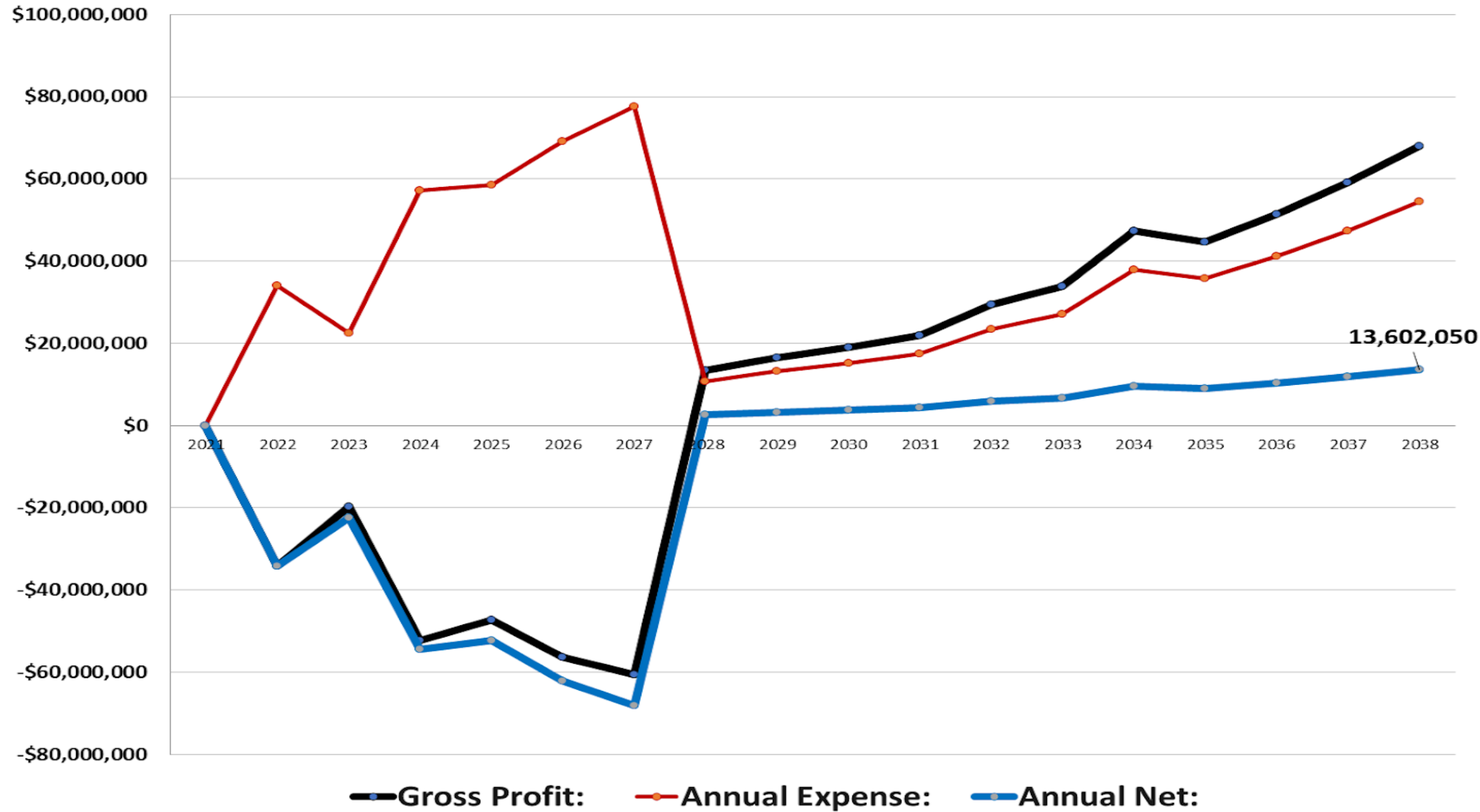
Rainbird Planning Phase



Vision One Building Phase



INCOME v EXPENSES - 18 YEARS



Governance Model

State of Grace Living Production Community

FUNCTIONS ORG CHART

FOUNDERS

the long-term vision
of the of the
community

GENERAL ASSEMBLY

Employee/owners meet at least annually. Wields supreme power, one man one vote. Elects a Board of Directors and the Social Council from personnel in each department, for staggered 4-year terms every 2 years.

SOCIAL COUNCIL

Deals with Board on personnel matters – discipline, working conditions, health, education, welfare, cultural and community issues and celebrations.

BUSINESS COUNCIL

Acts as Board of Directors. Consists of personnel from each department elected by the General Assembly for staggered 4-year terms every 2 years.

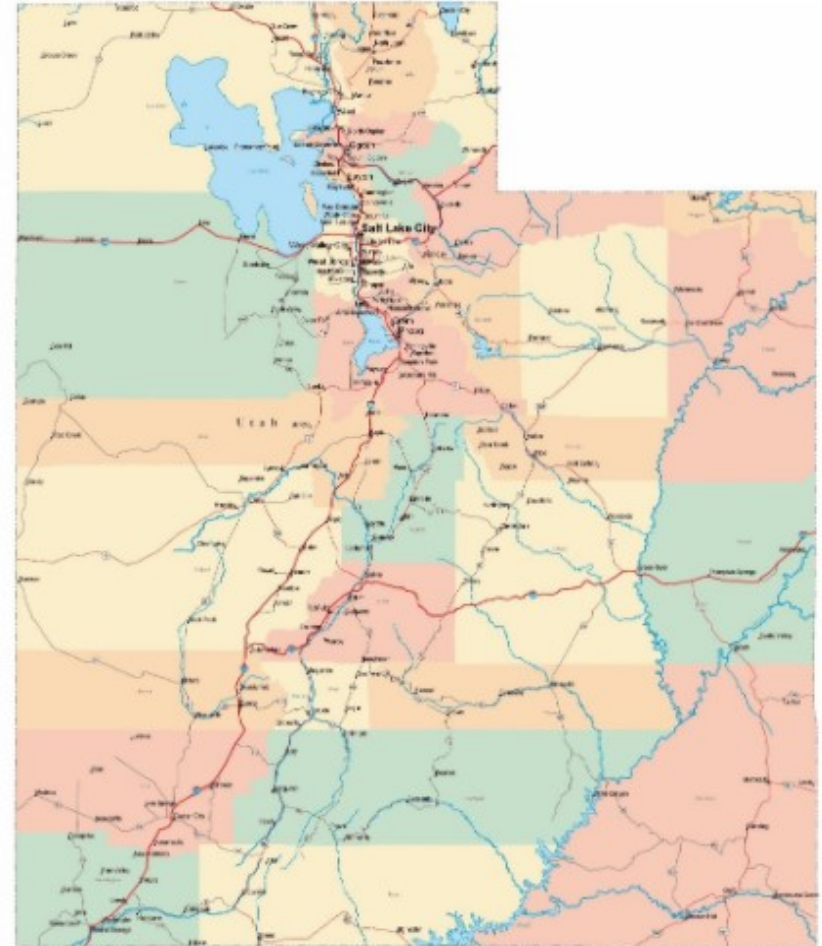
C-LEVEL SENIOR EXECUTIVES

Consists of the General Manager or CEO, CFO, COO, CIO (Dept 7A), Chief Assets Officer (Depts 7B, 1, 2 & 3), Chief Domains Officer (Depts 4, 4A & 5), and Chief Publics Officer (Depts 6A, 6B, 6C & 6D)

Department 7	Department 7A	Dept 7B	Department 1	Department 2	Department 3	Department 4	Department 4A	Department 5	Department 6A	Department 6B	Department 6C	Department 6D
SENIOR MANAGEMENT	DATA SERVICES	ESTATE DESIGN & FACILITIES MANAGEMENT	HUMAN RESOURCES	MARKETING & REGISTRATION	TREASURY	REGENERATIVE ARTS & ECOLOGIES	PRODUCTION & MANUFACTURING	QUALITY ASSURANCE	PUBLIC INFORMATION	HOSPITALITY & TOURISM	CLIENT MANAGEMENT	STAKEHOLDER ACTIVITIES
Intellectual Capital	Technical Capital	Built Capital	Human Capital	Audience Capital	Financial Capital	Cultural Capital	Material Capital	Experiential Capital	Information Capital	Living Capital	Mentorship Capital	Social Capital

Scaling by Replication & Localized Adaptation

- Localized Adaption of Production Community model
- Statewide distribution of Regencubator Graduates
- Publication of Holistic Health Modalities research
- Export of Regenerative Methods/Technologies
- Distribution of Scientific publications



The Phase One Ask: \$325,000

(Preparation for a \$500M QOZF and/or Municipal Bond Issue)

OBJECTIVE	WHO	COST
Market Studies & Community Endorsement, Site Investigation Reports (SIR) / Feasibility Study	Chamber of Commerce, City Council, Iron County Commissioners, Jeff Goebel, Experts & Local Influencers	\$95,000
Initial Land Assessment & Landscape Designed	Dan Halsey & United Designers	\$65,000
Preliminary Community Design & Architectural Concepts	Julie Seegmiller, Ray Gardner, Roice Nelson	\$65,000
Professional Fees	Cooperatives Attorney, Local RE Attorney, CPA, Tammy Tullis and her group, graphic design group	\$100,000
		<hr/> \$325,000

Thank You!

Rainbird Village

A Regenerative Producer Community
is a project of:

State of Grace Living,
A Utah Benefit Corporation

E-Mail: colleen@RainbirdUT.com

Address: 460 Peach Tree Circle
Alpine, Utah 84004

Phone: 801-636-4262

