

AGRICULTURE, PLANNING, TOURISM & COMMUNITY DEVELOPMENT
COMMITTEE MEETING MINUTES JUNE 22, 2011

AG, PLANNING, TOURISM & COMMUNITY DEVELOPMENT COMMITTEE MEMBERS

PRESENT: Idleman, Lindsay, Campbell, Haff

AG, PLANNING, TOURISM & COMMUNITY DEVELOPMENT COMMITTEE MEMBERS

ABSENT: Brown, Sady, Gordon

SUPERVISORS: Rymph, LaPointe, Henke, Hicks

Debra Prehoda, Clerk of the Board

Brian Gilchrist, Cornell Coop-Ext.

Roger Wickes, County Attorney

Renee Bouplon, ASA

Tori Riley, LDC/Planning

Kevin Hayes, County Administrator

Dave Perkins, WC Snowmobile Assoc.

AGENDA AS PRESENTED IN COMMITTEE NOTICE:

- 1) Call to Order
- 2) Approval of Minutes – May 24, 2011
- 3) Presentations:
 - a. Washington County Soil & Water Conservation District – Joe Driscoll, District Manager & Corrina Aldrich, Technician
 - b. Hudson Valley AgriBusiness Development Corporation – Todd Erling, Director
- 4) Department Requests/Reports
 - a. Tourism
 - b. Local Development Corporation/Planning
 - c. Cornell Cooperative Extension
 - d. Agriculture Stewardship Association
- 5) Other Business
- 6) Adjournment

Chairperson Idleman opened for discussion at 1:10 P.M. and quorum at 1:17 P.M.

DEPARTMENT REPORTS/REQUESTS:

LOCAL DEVELOPMENT CORPORATION/PLANNING: Tori Riley, Executive Director, addressed the following items with the committee:

- Synopsis of Washington County Planning Board meeting minutes of June 14, 2011, attached.

TOURISM: Christine Hoffer, Tourism Director, was not in attendance for today's meeting.

- Monthly Report, Attached.
- Draft handout announcing committee endorsed Surya Polo Club Event July 16th, on file.

CORNELL COOPERATIVE EXTENSION – Brian Gilchrist, Executive Director, addressed the following items with the committee:

- Ag Team up and running
- Raised Beds Garden at the Jail – They are working with Public Health on this grant-funded garden. The garden has been planted.
- NY Schools Accepting Local Produce – Brian stated their involvement would be connecting the school personnel with local producers.

AGRICULTURAL STEWARDSHIP ASSOCIATION(ASA) – Renee Bouplon addressed the following items:

- Annual Tour De Farm Bike-A-Thon Sunday, July 17, 2011

- Purchase of Development Rights - Clark Farm Final Approval.

WASHINGTON COUNTY SNOWMOBILE CLUBS – Dave Perkins, addressed the following items with the committee:

- Phase 1 Application – They are in the process of putting together their Phase 1 application for the 2011 – 2012 season.
- Numbering the Trail Crossings – Allstate Insurance has provided 5,000 emergency locator signs on which you could put 911 addresses or GPS coordinates. This is beneficial for emergency services personnel. This will be discussed further at next month's meeting.

A motion to approve the minutes of the May 24, 2011 meeting was moved by Mr. Campbell, seconded by Mr. Haff and adopted.

PRESENTATIONS:

WASHINGTON COUNTY SOIL & WATER CONSERVATION DISTRICT – Joe Driscoll, District Manager, and Corrina Aldrich, Technician, presented a power point presentation. The Soil and Water District was formed in 1945. Their mission is to assist ag producers, small farmers and municipalities and other landowners with land conservation and natural resources. Annual and ongoing projects include the following:

- Washington County Fair Nutrient Management & Stormwater Plans
- Recycling Ag Plastics – 180,000 lbs. recycled
- Ag Environmental Management
- No-Till Seeding Drill Rental
- Dry Hydrants for Rural Fire Protection
- Hydro Seeder
- Sediment Basins, Erosion Control and Stormwater Plans
- Stream Corridor Restoration
- Tree & Fish Program
- Education & Outreach
- Black Creek Corridor Assessment
- Lake Champlain Watershed Water Quality Management Planning Project (Roadside Erosion Inventory)

They work with many agencies and organizations. They are housed in the Natural Resources Conservation Service Center building. Washington County's 2011 appropriation to the Soil and Water Conservation District totaled \$140,000.

HUDSON VALLEY AGRIBUSINESS DEVELOPMENT CORPORATION – Todd Erling, Executive Director, addressed the committee. Hudson Valley AgriBusiness Development Corporation is based out of Hudson, New York. He distributed two handouts, Program Update 2010, attached, and Understanding Food Systems: Identifying Business Opportunities for Hudson Valley Farmers and Food Entrepreneurs, on file. They are a four-county (Columbia, Orange, Dutchess, Ulster), soon-to-be five-county (Sullivan), not-for-profit. They are a regional economic development office that focuses on agriculture as economic development. They use economic development tools and strategies and traditional services to focus on ag related, ag dependent, agricultural business. They were formed in 2007. The agreements with the counties are a three-year contract at

\$25,000 per year. He stated they were born of a study that was headed up by the American Farmland Trust that indicated thirteen findings and initiated action on the following four of the findings: 1) lack of an entity focusing on agriculture as economic development, 2) lack of a regional strategic plan, 3) a suite of services and expertise was available to traditional commodities/businesses but the same suite of services and expertise did not transfer to agribusiness and 4) a lack of dedicated capital. A region can identify their priorities, both short term and long term projects, through a Comprehensive Economic Development Strategy (CEDS) through the Economic Development Administration of the US Department of Commerce and when funds become available and if those projects are part of the CEDS they are pre-positioned for funding. He stated they have started a revolving loan fund dedicated for ag. They are seeking socially responsible private investors who are willing to wait on their investment to help them match federal funds for business development out there on a 1 to 3 ratio. They are seeking investors to commit to \$100,000 to seed a loan fund and acquire an additional \$300,000 in federal funds to create a \$400,000 loan fund. They focus on agriculture as economic development. They compliment the existing development efforts and existing support efforts through agencies like Cooperative Extension and Soil and Water. They try to fill in the gaps where economic development expertise does not necessarily understand agriculture. They try to bring traditional economic development service and opportunities into the agricultural realm. He stated they see Washington County as a great opportunity. The counties in this Hudson Valley AgriBusiness Development Corporation do not have the capacity to meet the market demand. They need the rest of the Hudson Valley to participate in what they are setting up as market opportunities. So they are looking to see how we can work together on a regional basis. Their basic contract language is \$25,000 per year and they look for a two-year commitment with a third-year option. By contracting, Washington County would get a suite of services and expertise to support projects the County helps identify priorities as well as outreach within the community to help you determine the needs and what the priorities are for agriculture and ag related and ag dependent businesses. They will be extremely responsive, they will work with us to determine what our needs are and you get access to a half time project manager, a full time senior projects manager and a full time executive director. Brian Gilchrist, Executive Director of Washington County Cornell Cooperative Extension, spoke in favor of this organization. He feels this type of economic development fits Washington County. He stated ag based business is a tough business but they do not tend to leave the County. Mr. Campbell stated we are looking to sustain agriculture and he requested a copy of one of their contracts. Chairperson Idleman stated she will put this on the agenda for next month. She feels we need to decide if the County wants to make a commitment and then where will the funding will come from.

OTHER BUSINESS: None.

A motion to adjourn was moved by Mr. Lindsay, seconded and adopted. The meeting adjourned at 2:56P.M.

Washington County Planning Board Meeting

Tuesday, June 14, 2011 – 7:00 p.m.

Referring Body: Town of Argyle

Applicant: Martin Auffredou-Town Attorney

The referral for review was an 'Adoption or amendment of a zoning ordinance or local law' for a moratorium that would prevent the issuance of any dumping permits, and prevent opening of solid waste facility for a period of a year. This is an attempt to update existing laws and revamp the laws that pertain to opening landfills in Argyle. The townspeople wanted a chance to take a look at the law and make any necessary changes before the proposed project of a landfill is started. The Board rendered the application 'Approved'.

Referring Body: Village of Fort Edward

Applicant: Lewis and Judy Ross

The referral for review was a 'Site Plan Approval'. The proposed project involves moving Lew's Tobacco and more from 145 Broadway to 138 Broadway. Their son wants to expand his business in their current location and a vacant commercial building came available across the street so they are going to relocate. The Board rendered the application a 'Matter of local concern'.

Referring Body: Town of Greenwich

Applicant: Eric Talmadge

The referral review was for a 'Granting area variance' so that the applicant can construct a 30 x 60 pole barn 15 feet from the neighbor's property instead of the setback requirement of 50 feet. Talmadge wants to do so because the ground close to the house is rocky and could be problematic with water and sewer lines. His neighbor's wrote a memo stating they had no problem with the barn being that close and there are no other obstructions that need to be considered. The Board rendered the application a 'Matter of local concern'.

Referring Body: Town of Greenwich

Applicant: Caryn and Brian Tindal

The referral review was a 'Granting of a special use permit' so that they could use their property to operate a dog agility run and training facility. The property has close to 2 acres to accommodate parking and the board doesn't feel that there is going to be many people in attendance and that it will not be a daily occurrence. The noise was of some concern but the dogs will be inside and far away from neighboring properties. The Board rendered the application a 'Matter of local concern'.

Referring Body: Town of Greenwich

Applicant: John Carmody-Carmody Ford

The referral review was a 'Site Plan Approval' for Phase 1 of a proposed barbeque restaurant at the car dealership. Phase 1 involves an outside tent where they would serve food to see if there is any interest and business, and if successful eventually convert part of the existing dealership to a restaurant. The board expressed concern in the tent so close to the roundabout and concern with limited parking. The Board rendered the application a 'Matter of local concern'.



June 2011 Review

- Completed the editorial for Eco Local –Stayacations, Saratogian Made in NY edition – 2 pages on Washington County.
- Put together a program with **Horizon Travel Magazine** that includes:
 - 120 x five second commercials on the Good Morning America (ABC) Screen in Times Square, running from June 28th- July 4th, 2011.
 - On line ad on Horizons Travel site <http://www.horizontravelmag.com>
 - Half page Ad with Half page editorial 200/250 words in Horizon Travel Magazine in the June 24th, 2011 edition that will be a supplement of the Wall Street Journal
 - Please click the link to view a digital version of the magazine <http://viewer.zmags.com/publication/1aa2eae9>

Normal cost \$15,000 – able to complete for \$2,000 with \$500 in partners total to county \$750 with I Love NY share.

- Established first two packages to be published with Empress Travel
 - July 15-17
 - Open Studio Arts Tour
 - Surya Polo
 - Tour de Farm
 - September 23-25 – with Battenkill Fiber 3-5 day package
 - S. ADK Fiber Festival
 - Events established and organized via Battenkill Fibers
- Worked with Regional TPA group and I Love NY to establish Smiles per Miles Campaign The Capital District was the first itinerary published. The Battenkill and Open Studio are featured.
 - <http://www.iloveny.com/what-to-do/reasons-to-love-ny/tankful-cs.aspx>
 - We do not have much say in the actual itineraries.
- Updated fifteen sections on the Regional website to prepare for our regional promotion as campaign – our \$6,000 contribution includes:

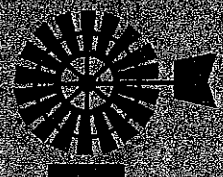
Media	Timing
SUMMER	
Newsday.com	July 1 - 30
NJ.com	June 20 - August 1
Google.com Display Network/Keywords	July 1 - August 15
Facebook.com	July 1 - August 15
FALL/WINTER	
NYS TPA Council - Nat. Geo	Fall
Google.com Display Network/Keywords	Sept - Dec
Facebook.com	Sept--Dec

- Submitted I Love NY 1st Quarter report
- Established date and outreach for Ag, Planning, Tourism and Community Development Mixer July 16 at Surya Polo Club. Next mixer will be at Golden Goal in Fort Ann.

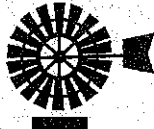


PROGRAM UPDATE

2010



Hudson Valley AgriBusiness
improving the quality of life in the region



Hudson Valley AgriBusiness
Development Corporation

Board of Directors

David Church
*Commissioner, Orange County
Planning Department*

Janet Crawshaw
Publisher, The Valley Table

Dennis Doyle
*Director, Ulster County Planning
Department*

Mark Doyle
Doyle Farmland Resources

Donald Kline
CEO, Donald Kline, Inc

James Mackerer
Kinderhook Bank

Eric Ooms
A. Ooms & Sons Dairy

Staff

Todd M. Erling
Executive Director

Mary Ann Johnson, AICP
Project Manager

Funding Sources

The Hudson Valley AgriBusiness Development Corporation is able to provide unique and valuable services to the agribusiness throughout the Hudson Valley thanks to the generous support of a number of public and private sector partners. The following agencies have committed multi-year financial resources:

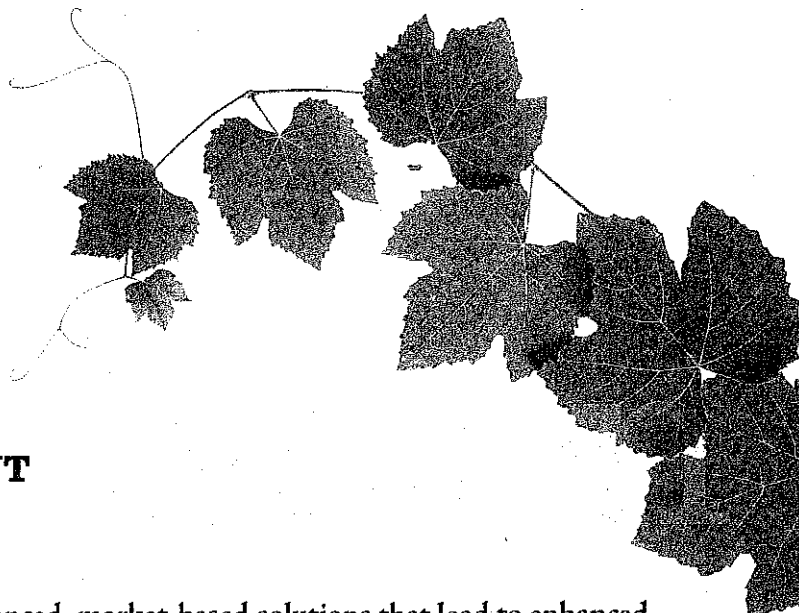
- Columbia Economic Development Corporation (CEDC)
- Orange County Ag and Farmland Protection Board
- Orange County Industrial Development Agency
- Dutchess County Industrial Development Agency
- Ulster County Industrial Development Agency

In addition, the following public and private grant-making entities have provided generous financial support to HVADC:

- USDA Rural Development
- NYS 2009 Budget Line Item from Assemblyman Molinaro
- US Small Business Administration

HVADC is an equal opportunity provider, and employer. To file a complaint of discrimination, write: USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6392 (TDD).

This project is funded by a grant from the U.S. Small Business Administration (SBA). SBA's funding should not be construed as an endorsement of any products, opinions, or services. All SBA-funded projects are extended to the public on a nondiscriminatory basis.



MISSION STATEMENT



To promote balanced, market-based solutions that lead to enhanced agricultural entrepreneurship, rural economic growth, and community enhancement.

HVADC is uniquely positioned in the Hudson Valley to enhance the viability of agribusiness throughout the region. Our menu of services are carefully designed to promote the Hudson Valley as an attractive, viable region for agriculture and to foster growth and development of the agricultural sector through a creative program of marketing, promotion and the provision and coordination of financial and other resources. Specific services offered include:

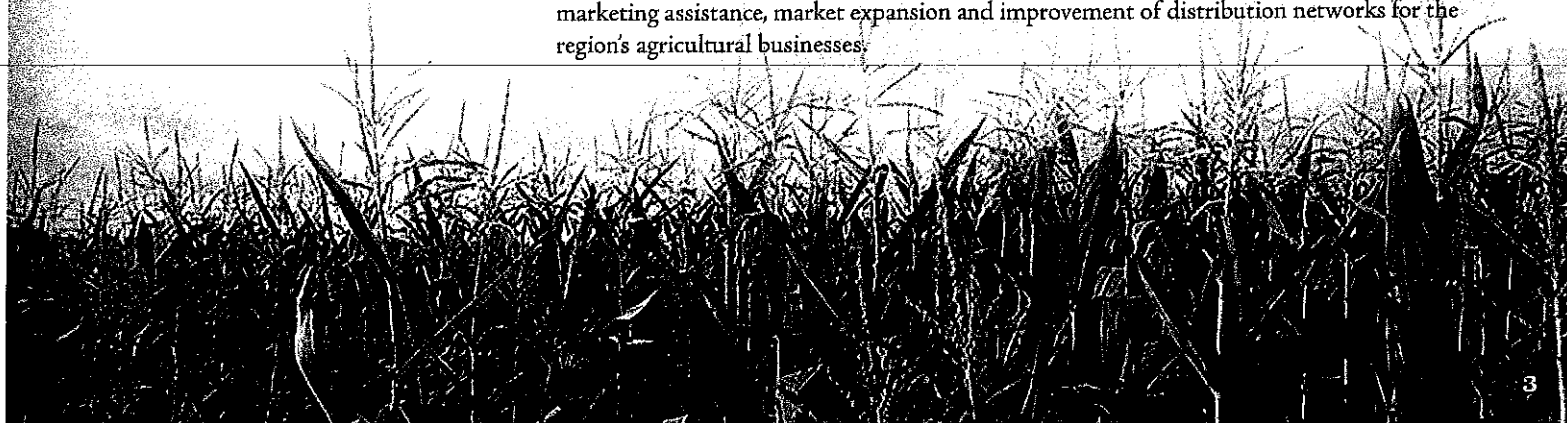
- Agricultural Development Support for Communities
- Agribusiness Technical and Professional Services
- Project Planning and Development Services
- Capital Access Services and Programs

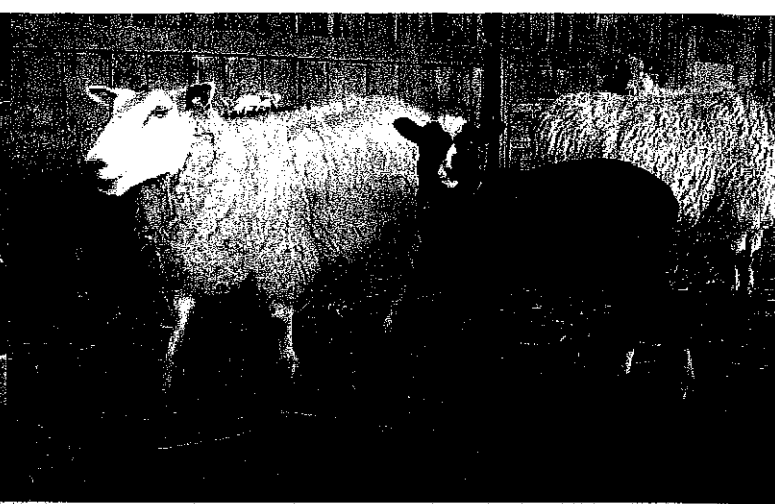
HVADC strives to enhance rather than duplicate existing services; and differentiates itself from other economic development entities by focusing programming targeted to a narrow set of industry clusters, including the following:

- Production Agriculture,
- Value-added food processing,
- Sustainable forestry and wood products,
- Agriculturally related marketing and distribution,
- Agriculturally related alternative energy production,
- Eco/agro/work-camp tourism, and
- Agricultural biotechnology and related research

HVADC's programs and services are designed to support growth and development of agriculture and related industries.

In general, HVADC strives to enhance the bottom line of farm businesses and strengthen the agricultural industry as a whole. The range of possible projects includes processing facilities and value-added initiatives, analysis and start up assistance for new ventures and enterprises, marketing assistance, market expansion and improvement of distribution networks for the region's agricultural businesses.





PROGRAMS

Hudson Valley Agricultural Viability Program

An important element of HVADC is the Incubator Without Walls, a virtual business incubator. Through this program, HVADC is able to provide individualized assistance as needed to new and expanding agriculture-related businesses throughout the Hudson Valley that make an application to participate in the program and then are approved by the Board of Directors. Historically, HVADC has interacted with more than 30 businesses through the incubator. These businesses range from small individual operations to agricultural co-ops; from start-ups to established businesses. But what they all share is a reliance on agriculture for the success of the business.

The Incubator Without Walls is responsive to the needs of agribusinesses and farmers whose businesses can qualify and benefit from the technical assistance. Specifically this program provides the following essential components:

- **Comprehensive Business Assistance Program:** For agriculture-related business startups and expansions
- **Value Added Services Package:** Adding value to production and/or processing functions to enhance revenues
- **Financing Services:** Packaging products for traditional lending sources and providing gap financing to qualified borrowers
- **Incubator/Commercial Kitchens:** Access to facilities with professional staff and product development assistance
- **Client Networking:** Industry peer groups, management teams, nationally based resources

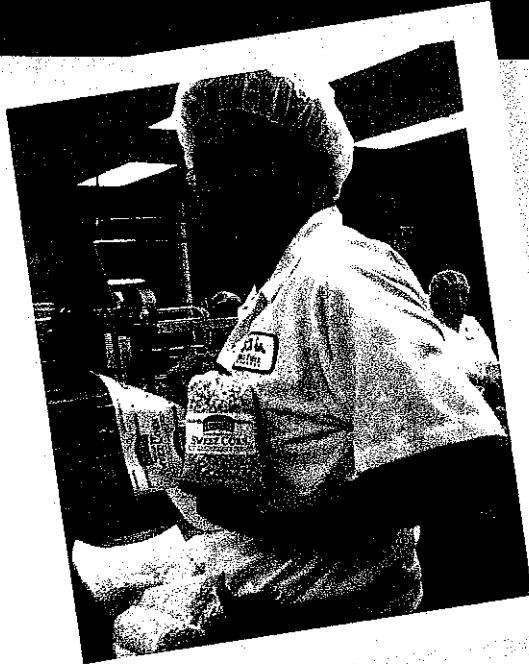
All of these major elements are critical for the long-term success of agribusiness startups.

On a region wide basis, this program can help to create jobs and leverage private investment capital. In addition, the community impact from assisting in open space preservation and maintaining the rural character of the Hudson Valley region will be very significant. These ancillary benefits can only be achieved through nurturing the economic viability of our agribusinesses, farms, vineyards, orchards and nurseries. The Hudson Valley Agribusiness Incubator Without Walls Program can be the catalyst for significant agricultural growth.

The projects in the Hudson Valley Agribusiness Incubator Without Walls Program are listed under the Project Highlights section in this Report.

Regional Agribusiness Development Plan

Hudson Valley Agribusiness Development Corporation has joined forces with the Hudson Valley Regional Council to incorporate strategic planning for the agriculture industry in our core counties of Columbia, Dutchess, Orange and Ulster. Through the Hudson Valley Regional Council Comprehensive Economic Development Strategy (CEDS) document, HVADC has highlighted the significance of agricultural and food related industries in our region and has identified several projects to serve the region's growing local food systems interest. This deliberate partnership opens the door for HVADC to secure federal dollars through the US Economic Development Administration to support agribusinesses through our programming efforts.



Project Development Support

HVADC assists regional agribusinesses with their project development needs through various support mechanisms to include:

Grant Writing and Grant Administration

In furtherance of projects that enhance HVADC's mission, the HVADC serves as both grant writer and grant administrator.

Project Planning and Assistance

Projects that require complex financing and development partnerships are supported by HVADC who serves as project manager and/or provides other short-term assistance as required.

Business Counseling

In addition to the Incubator, HVADC provides practical business planning and problem solving delivered in coordination with small business assistance partners such as Cornell Cooperative Extension, SCORE, and SBDC.

Small Business Finance

HVADC works with client businesses and communities to develop loan and financing packages including both private sector (e.g., commercial banks and finance companies) and public sector sources (e.g., Industrial Development Agencies). Additional lending capacity is being developed within HVADC through USDA grant funding as a means to develop a small equipment-leasing program.

PROJECT HIGHLIGHTS



Alternative Energy Forum – HVADC in partnership with Cornell Cooperative Extension, USDA Rural Development, NYS Energy Research and Development Authority, NYS Department of Agriculture and Markets, New York Farm Bureau, First Pioneer Farm Credit, New York Farm Viability Institute presented a forum outlining the current programs and opportunities for farmers in their pursuit of production or utilization of renewable energy. On December 3, 2008 at the Holiday Inn in Kingston, NY more than 100 participants joined New York State Agricultural Commissioner Pat Hooker, New York State Director Pat Brennan from USDA Rural Development along with others to discuss policies, programs, challenges and opportunities for renewable energy on the farm.

Innovations & Diversification – Adding Value to Your Products HVADC partnered with Cornell Cooperative Extension of Columbia, Dutchess, Orange and Ulster counties to organize a regional event for producers and ag-prenuers on getting started in expanding your income potential through value added production. The day-long event, sponsored in part by the Orange County Farmland Protection Board, occurred at the Henry A Wallace Center at the FDR Presidential Library and Home on February 5, 2010 and included over 100 participants. Topics included understanding existing trends and opportunities for agricultural products in the Hudson Valley, navigating regulations and case studies of successful ag-prenuers.

Regional Growers Group – HVADC assisted the growers in the development of a Community Food Security Program grant application. Assistance included technical guidance as well as data and mapping support. Grant funds, if awarded, will be used to expand regional growers' glean and food distribution programs targeting poor and underserved populations. Funds will also be used to expand the use of locally produced food in the school system.

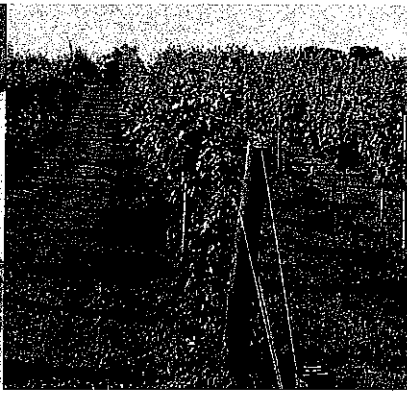
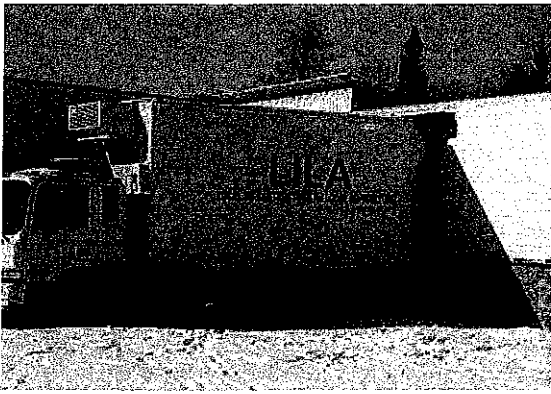
Wholesale Distributor – a family owned food distribution business had outgrown its recently-renovated freezer and cold-storage facilities and is in the process of relocating to new facilities within the area. Portions of former facilities were of interest to several local entrepreneurs and the Town for their adaptive re-use potential as a center for local food processing and distribution. HVADC was asked to evaluate the adaptive re-use potential of the facility and subsequently create a development strategy that links the needs of the Town's, farmers and food industry with this unique opportunity.



Farm to Table CO-PACKERS

Farm To Table Co-Packers – HVADC, in cooperation with Ulster County, assisted Farm-to-

Table Co-packers (FTC) with the development of their processing facilities in Kingston New York. Project assistance included the development of grant and loan documentation to support the fit out of the company's new facilities. HVADC was also able to develop financing for an "Individual Quick Freeze" line (IQF) at FTC which has allowed farmers to process high quality fresh, frozen vegetables during the 2010 growing season for sale during the winter of 2010-2011. FTC is currently working with farmers in the Black Dirt region of Orange County to develop a branded line of IQF vegetables for the wholesale trade. HVADC has also entered into a license agreement with FTC to provide facilities and technical assistance to HVADC's incubator clients. Through the support of HVADC, FTC has created 30 new jobs and invested nearly \$1.8 million dollars in its new operations.



LILA – LILA or Local Infrastructure for Local Agriculture is a mobile slaughter unit that seeks docking locations in the Hudson Valley. HVADC is serving on taskforce working to assist in identifying potential docking site, facilitating meetings with community and economic development offices throughout the valley.

Carbon Credits Research Project – This HVADC sponsored project, funded by a USDA Rural Business Enterprise Grant, was designed to assess the potential of establishing a carbon credit market between New York City and agricultural interests in the Hudson River Valley. The result of the research is a proposal for not-for-profit entities, such as land conservancies, to acquire Regional Greenhouse Gas Initiative rights at a wholesale price for the right to emit 1,000 tons of CO₂, which in turn permanently retires them from circulation. These “wholesale blocks” of 1,000 tons can then be broken down into “retail” quantities of 3 tons each, and resold to the public as Permanent Reduction Certificates. Three tons of carbon dioxide is roughly equivalent to the average use of a car for six months in terms of an individual’s carbon footprint. Assuming the wholesale price per ton is lower than the retail price per ton, (as has always been the case to date,) the difference, i.e. the gain, can be used by the not-for-profit to establish a GreenAg Fund that provides assistance to farmers wanting to reduce their GHG emissions.



Winter Sun Farms – HVADC helped Winter Sun Farms (WSF) plan, organize and grow their existing winter community supported agricultural business model. Seeking to manage production costs, expand the product line and grow profits, WSF worked with HVADC on a business plan, management of

day to day operations, logistics and marketing. To date, WSF has grown their membership from 400 to over 1000 in two years.

Produce Variety Trials – HVADC assisted a group of farmers in Orange County with the development of produce variety trials aimed at increasing the diversification of crop offerings from the region. The variety trials were coordinated by Lazy Acres Farms in conjunction with Parker Farms, a grower-shipper based in Virginia. Parker Farms continues to work with Lazy Acres Farms on joint venture projects.



Local Ocean – Assisted with regional site search analysis and provided input on a critical ruling by NYS Ag & Markets determining whether the business constituted an agricultural industry. HVADC helped to facilitate DEC hatchery permits and assisted with site plan review and permit approvals of 180,000 sq ft production facility expansion.



HUDSON VALLEY BOUNTY

County Bounty Programs – HVADC played an integral role in developing the Columbia County Bounty (CCB), an initiative to educate consumers, farms and chefs on the availability and benefits of using local products. Following the successful launch of CCB, HVADC partnered with organizations in surrounding counties and managed the

development process for the Dutchess County Bounty, the Orange County Bounty & most recently the Ulster County Bounty programs. This network of four counties has resulted in a creation of a regional Hudson Valley Bounty initiative in cooperation with the Hudson Valley Regional Tourism Council. The goal of Hudson Valley Bounty is to provide an educational organization focusing on the development of the Hudson Valley region as a premier source of local foods.

Partners on these efforts include Cornell Cooperative Extension of Columbia, Dutchess, Orange and Ulster, Dutchess County Tourism, the Northern Dutchess Alliance, Orange County Planning, Orange County Tourism, the Orange County Land Trust and the Columbia County Land Trust.

Business planning development has been provided for a range of farms and agribusinesses including:

- a regionally based seed company specializing in heirloom and open pollinated seeds
- a winery producing three lines of small hand-made batches of wines, proprietary maple syrup, balsamic vinegar and condiments
- a livestock farm including evaluating the best product scenario for profitability
- a CSA farm seeking to expand its operation and invest in land
- a regional market selling their own fruit and vegetables but which also includes a garden center, bakery, ice cream and restaurant/pub
- a value added processing facility featuring food products made from the highest antioxidant berries that can grow in North America

HVADC has worked with traditional lending sources to secure financing for two local food businesses:



PAMPERED COW

Pampered Cow, LLC – HVADC provided technical assistance to this manufacturer/distributor of artisanal cheeses who was seeking financing to expand their existing facilities and to develop

a new product line of artisanal cheese marketed under the name Twin Maple Farm.

Regional winery – provided access to update and refine the business plan, HVADC then facilitated the loan process through the local economic development office for the growing business to increase production capacity, expand tasting room and facilities.