



Public Informational Forum - Center for Community Agriculture (CCA)

**Nathan Hale-Ray High School Auditorium
September 25, 2014 6:30pm**

AGENDA

Welcome - *Mark Walter, First Selectman*

Project History to Date

Process for Revising the Town-approved STEAP grant

Project Funding

Project Vision - *Peter Simmons, Economic Development Coordinator*

STEAP Grant (Original) Application Goals and Objectives

Grant Applications

Harris Property Land Use - *Jim Ventres, Land Use Administrator*

Business Plan - *Peter Simmons, Economic Development Coordinator*

Public Comment and Questions

Closing and Next Steps - *Mark Walter, First Selectman*

Copies available and online (www.easthaddam.org/Center-for-Community-Agriculture):

- *Center for Community Agriculture Public Discussions*
- *STEAP Grant Summary Application Goals & Objectives*
- *Responses to Citizen Questions Regarding CCA*
- *Barn - Building Site and Rendering*

Added online (www.easthaddam.org/Center-for-Community-Agriculture):

- *STEAP Grant Original Application*
- *Working Group Operations and Meeting Guidelines*

East Haddam CCA STEAP Application Goals and Objectives

Summary from Application (paraphrased for brevity) – *entire application available online*

September 24, 2014

Prepared by P. Simmons

Project Goals and Objectives

- 1. Agricultural business incubator**
- 2. Education and training facility and**
- 3. Community farm**

Training Partnerships to be developed

1. Middlesex County Farm Bureau
2. UCONN Agricultural Extension Service
3. 4-H Program, and
4. Vocational Agriculture (VO-AG) program at Nathan Hale –Ray High School for technical resources and education.

Agriculture and agriculture-related businesses are an important sector of commerce for the Town of East Haddam and the region. One feature of the Town's Economic Development strategy [from the Town Plan of Conservation & Development] is to improve the business environment for farms and agriculture. Agricultural development preserves East Haddam's rural character, limits sprawl development, creates new jobs, and promotes food security through Connecticut-grown produce. In addition, it will provide a focal point for regional organic farming and make plots of land available for incubator farms and resident gardeners. The Center will also serve as an important venue for education and training.

SELECTED STEAP Application Questions (paraphrased for brevity)

How will the completion of this project impact and benefit the community?

The barn, high tunnels and greenhouse will provide production, training, office, and storage space:

- 1) support the growth of local employment
- 2) provide "start-up" or expansion space for farmers
- 3) support the growth of local agricultural businesses
- 4) provide a local food system
- 5) bring fresh produce to the local Food Bank

As the Center becomes established, it will support business creation through graduating farmers, and prepared food producers, and the growth of support businesses servicing this "agricultural cluster" (the Center and area farms). Such businesses include, but are not limited to: composting operations, poultry processing, farm equipment rental and repair, as well as additional farms.

Please indicate the approximate number of jobs this project will create or sustain.

- 20 full and part-time agricultural jobs at full build out of the barn and cultivated fields
- Additionally, secondary investments at local farms and agriculturally-oriented commercial development.

Master List of Center for Community Agriculture Public Discussions

Agendas/Minutes information found online www.easthaddam.org or filed with Town Clerk

Board of Selectmen

11/17/2010 Harris Open Space Discussion
 2/4/2011 Harris Open Space Purchase Resolution
 2/16/2011 Harris Open Space Call
 10/5/2011 CCA Proposal to BOS
 4/4/2012 Farmer's Cooperative Presentation Invitation
 4/18/2012 Farmer's Cooperative Presentation Discussion
 11/9/2012 Field Renovations
 7/18/2012 Agriculture Commission Grant
 6/10/2013 STEAP Grant & Garden Shed Call
 1/2/2013 Harris Garlic Bed
 3/8/2013 Farmland Restoration Grant Acceptance
 4/19/2013 CCA General Discussion
 5/13/2013 Regional Agricultural Council
 6/5/2013 Garden Shed & STEAP Grant Acceptances
 9/4/2013 Bid Award - Harris Property Fence Installation
 1/15/2014 InCord Gift Acceptance
 2/6/2014 RFP Award Architec & Engineering Services
 2/19/2014 Farmland Restoration Grant Request to Apply
 3/1/2014 CCA Budget Discussion
 4/29/2014 Bid Award - Field Renovations Phase II
 5/21/2014 Citizen's Concern General Discussion on CCA
 7/28/2014 CCA Petition Discussion
 8/6/2014 Citizen's Discussion on CCA
 8/20/2014 Citizen's Discussion on CCA

Board of Finance

11/8/2010 Harris Open Space Grant
 12/13/2010 Harris Open Space
 2/7/2011 Harris Open Space
 3/12/2012 Budget for Field to be Farmed
 3/19/2012 Site Clearing
 5/14/2012 CCA Fence Grant Request to Apply
 7/23/2012 CCA STEAP Grant Request to Apply
 3/11/2013 Harris Fence Grant Acceptance
 6/10/2013 Garden Shed & STEAP Grant Acceptances
 7/22/2013 Well Funds
 8/12/2013 CCA Business Plan
 9/9/2013 CCA Business Plan
 10/21/2013 CCA Business Plan
 1/13/2014 InCord Gift Acceptance
 3/10/2014 Farmland Clearing Grant Request to Apply

Town Meetings, Referendums, Public Informational Meetings & Flyers

Flyer	Prior to TM	Harris Open Space Purchase Explanatory Text
Town Meeting	3/1/2011	Harris Open Space Purchase
Referendum	3/10/2011	Harris Open Space Purchase
Public Info	4/18/2012	Farmer's Cooperative
Town Meeting	3/28/2013	Fence Grant Acceptance
Town Meeting	6/19/2013	STEAP Grant Acceptance & Consumers Union Garden Shed
Town Meeting	3/12/2014	InCord Monetary Gift Acceptance
Public Info	6/25/2014	Project Discussion
Public Info	9/25/2014	To Be Held

Master List of Center for Community Agriculture Public Discussions

Agendas/Minutes information found online www.easthaddam.org or filed with Town Clerk

Agriculture Commission

7/11/2011 Hardwick VT Trip
 9/12/2011 Hardwick VT Trip
 12/5/2011 CCA Idea
 1/16/2012 CCA Idea
 2/6/2012 CCA Funding Opps & Harris Clearing
 2/10/2012 CCA Start up Budget
 3/5/2012 CCA Idea - Discussion with Peter Simmons
 4/2/2012 CCA Discussion
 5/7/2012 CCA Work Party & Grant Discussion
 6/4/2012 Grant Discussion
 9/18/2012 CCA & Grant Discussion
 10/1/2012 CCA & Grant Discussion
 11/5/2012 CCA & Grant Discussion
 1/7/2013 CCA Grants
 5/6/2013 CCA & Grant Discussion
 6/3/2013 CCA General Discussion
 9/3/2013 CCA General Discussion
 10/7/2013 CCA Business Plan
 11/4/2013 CCA Overview & Timeline
 12/2/2013 CCA Business Plan

Economic Development Commission (C/R = Coordinator Report)

12/2/2010 Environmental Roundtable
 5/5/2011 Agriculture Discussion
 8/4/2011 Hardwick VT Trip
 3/1/2012 C/R - CCA Grants & Harris Conservation Plan
 4/12/2012 C/R - CCA Grants & 4/18/12 Farmers Coop Presentation
 7/12/2012 C/R & Mins - CCA Grant Submission
 9/6/2012 C/R - CCA Plan & Grants
 10/4/2012 C/R - CCA Grants
 11/8/2012 C/R & Mins - CCA Grants
 12/6/2012 C/R - CCA Grants
 1/10/2013 C/R & Mins - CCA STEAP Grant
 2/7/2013 C/R & Mins - Executive Summary & Grants
 3/14/2013 C/R - CCA Grants
 4/4/2013 C/R - CCA Grant Work
 5/2/2013 C/R - CCA Grant Work
 6/6/2013 C/R - CCA Grants
 7/11/2013 C/R - CCA Grants
 9/5/2013 C/R & Mins - CCA Grants & Operation
 10/3/2013 C/R & Mins - CCA Grants & Plan
 11/7/2013 C/R & Mins - CCA Update & Grants
 12/5/2013 C/R - CCA Grant Update
 1/9/2014 C/R & Mins - CCA Grant & General Discussion
 2/6/2014 C/R & Mins - CCA Grant Update
 3/6/2014 C/R - CCA Grant
 4/3/2014 C/R & Mins - CCA Grants & Food Processing

Events Magazines

Summer 2008	page 34	May 10, 2008 EH Environmental Roundtable
Winter 2009	Page 24	November 8, 2008 EH Environmental Roundtable
Summer 2009	page 9	Spring 2009 EH Environmental Roundtable
Spring 2010	page 8	January 16, 2010 EH Environmental Roundtable
Summer 2010	page 3	First Selectman's Article
Fall 2010	page 1	First Selectman's Article
Winter 2011	page 2	First Selectman's Article
	page 9	November 13, 2010 EH Environmental Roundtable
Spring 2011	page 13	Ag Commission Article
Fall 2011	page 3	First Selectman's Article
	page 26	Hardwick, VT Article
Winter 2012	page 1	First Selectman's Article
Spring 2012	page 3	First Selectman's Article
Fall 2012	page 3	First Selectman's Article
Spring 2013	page 2&3	First Selectman's Article
Fall 2013	page 15	Harris Farm Article
Summer 2014	page 1	First Selectman's Article
	page 26	Edible is Beautiful Article

WELCOME

PUBLIC PROCESS

Town Meeting-Selectman form of Government – *see Municipal Governance on EH website*
Role of Board of Selectmen and First Selectman
Role of Regulatory and Advisory Commissions
Process of Public Input

PROJECT HISTORY/TOWN VOTE

See Handout – Master List of Center for Community Agriculture Public Discussions

ROLE OF THE AGRICULTURE COMMISSION

The Agricultural Commission has served in an advisory capacity for this project concept since the Commission began in 2010. Agriculture Commission members provided input to the STEAP application and once the grant was awarded, the project was on the agenda at nearly every meeting. A subcommittee was setup in 2013 to consider an alternate Business Plan for this project, however no results were submitted. The Chairman of the Agricultural Commission was a member of the municipal Working Group from April through August, 2014. The Chair and five members of the Agriculture Commission submitted their resignations in August.

WORKING GROUP

With the advice of the Town's Legal Counsel, the First Selectman selected a Working Group format to facilitate progress on this project. This kind of ad-hoc entity helps to ensure coordination among the various municipal departments, adding efficiency and effectiveness in the process to clarify issues, formulate strategies, and develop action plans.

From April 1 to August 6, 2014 the Working Group activities included:

- completing the requirements of the accepted grant funding
- meeting with the design/engineering company to design the facility
- consulting with the Small Business Development Center and other project advisors
- facilitating additional research
- work on updating the Summary Business Plan stage I to a stage II Business Plan
- preparing for operations (such as researching leases, facility operations, and other requirements)
- communicating project updates

Working Group – began in April 2014 (*see online record of meetings*)

Municipal staff: Mark Walter, First Selectman; Jim Ventres, Land Use Administrator; Craig Mansfield, Facilities Director; Peter Simmons, Economic Development Coordinator

Volunteer: Scot Mackinnon, Chairman Agricultural Commission (April – August, 2014)

Project Assistant/Marketing: Deb Mathiasen, hourly Consultant contract (April 1 - Sept. 30, 2014)

See further details in the Working Group operations & meeting document posted online.

PROJECT INFORMATION

In addition to the usual and required public processes, the following communications have occurred:

- Project updates have been communicated through the Center for Community Agriculture municipal website page created in early May 2014 and updated regularly.
- Press releases regarding the Garden Plot leases (5/5), start of Gardening season (6/3), On Hold Status of Commercial Kitchen (8/26), and announcement of both Public Informational Forums were sent to approximately a dozen local media outlets.
- Public Notices were published in the Hartford Courant for both Public Informational Forums.
- A contact information database was started in April to communicate with interested residents, Board/Commission/Community Group chairmen, potential users, etc. The press releases and website update announcements were sent by email to this list that now contains about 70 emails.

WHAT HAS BEEN LEARNED FROM THIS PROJECT/PROCESS?

- Need more frequent communications about Town Projects – early and often
- Need to provide more consistent updates to all the Boards and Commissions on major projects
- Public acceptance at the concept phase does not mean public acceptance of the details

WHAT ARE THE CHALLENGES NOW FACING EAST HADDAM?

- Continue to “catch-up” residents on the STEAP grant project, answer questions, address concerns
- Figure out a way to communicate in the absence of daily local newspaper
- STEAP grant project needs an advisory group to assist in the review and revision process
- Recruiting volunteers to serve on municipal committees

PROCESS FOR REVISING THE TOWN-APPROVED STEAP GRANT

- Agriculture Commission is in the process of Board of Selectmen review
- Board of Selectmen to consider an ad-hoc STEAP Advisory Committee

TOTAL AMOUNT OF FUNDING AND PROPOSED USE

FUNDING:

Grants & Donations (State of CT STEAP & Dept. Ag., InCord and Consumers Union) Total:	\$492,200
Town of E.H. Actual Expenditures for Land Clearing of field areas (FY 2013-2014) Total:	\$ 13,508
Town of E.H. Budgeted Expenditures (unspent) for Well (Capital project funded in 2013)	\$ 11,000
Town of E.H. Budgeted Expenditures (unspent) for Operating Costs (FY 2014-2015)	\$ 6,000

PROPOSED USE:

The above funds will complete:

1. A barn-style facility (approx. 2,060 sq. ft.) to house & equip a basic commercial kitchen, office, small community room, cold & dry storage. Including well, septic, parking & landscaping of outdoor areas.
2. A garden shed (approx. 200 sq. ft.) with secure storage, produce wash area, & basic restroom facilities.
3. Four fenced acres of land for garden plots and seven additional cleared acres for farming.
4. Start up operating costs and interim management.

STEAP GRANT MONEY SPENT ON THE CENTER FOR COMMUNITY AGRICULTURE

- Of the awarded STEAP Grant total (\$431,200), as of July 1, 2014 Total expenses = \$31,650

VISION FOR AGRICULTURAL ECONOMIC DEVELOPMENT

This project is a pro-active step toward improving the business climate in East Haddam. The commercial grand list is currently about 8% of the total, and it should be greater than 15%.

The STEAP Grant approved by the State Department of Economic & Community Development and The Town of East Haddam will create the infrastructure for the following activities:

1. Food production through organic farming operations, including garden plots, high tunnels, greenhouse, storage and farmland leases.
2. Farm incubator business program, including training and mentoring in sustainable organic farming, resource library, potential for group purchasing, shared equipment, and program to help farmers expand off-site.
3. Food processing of fruits/vegetables/baking operations (organic or non-organic), including a commercial kitchen outfitted with multi-use equipment available for short term operations, and refrigeration cold storage.

As the Center becomes established, the Town of East Haddam benefits from the growth of incubator businesses and support businesses servicing this “agricultural cluster.” The promotion of existing farms and the possible creation of new farms adds to a diverse local economy, provides locally grown and raised products, preserves open space and wildlife habitat, and retains a rural quality of life. As East Haddam and the surrounding area becomes more widely known as an agricultural region, this adds to the draw for similar businesses and visitors looking for products and an “agricultural experience.”

CCA STEAP GRANT APPLICATION GOALS & OBJECTIVES

See Handout

GRANT APPLICATIONS

The Town has submitted three grants for the Center for Community Agriculture project – 2012 Fencing Grant, 2012 STEAP Grant, 2014 Fencing Grant. In those applications, the management structure, intended uses, and programming for the CCA have evolved. An explanation some of the management differences follows:

Who is managing the project?

Bottom Line: the First Selectman is responsible for the project and managing the funding and activities. The First Selectman is the only Town office authorized by the Town's structure to apply for and administer funding provided to the Town for projects.

Over the project continuum, the Selectman's office has reviewed many management organization types for the project to include commissions, non-profits, authorities, and for-profit contractors. Organization types that conflicted with various Town requirements were dropped from consideration over time.

2012 Fencing application says E. Haddam Farmers' Cooperative (501(c)3) is running the project. At the time of the preparation of the grant application to the Connecticut Department of Agriculture, the intent was for the Farmer's Cooperative to manage the project. The Town is managing the cultivated land since the Cooperative was never established.

STEAP Grant says Selectman's Office & Ag Commission are running the project. At the time of the application, the Agriculture Commission was identified as the advisory organization; this Commission is not authorized to manage funds on behalf of the town.

HARRIS PROPERTY PURCHASE/CONTRACT

Upon the recommendation of the East Haddam Open Space Committee and through a referendum vote of the Town in March of 2011, the property was purchased from Daniel and Roberta Harris in August of 2012.

The purchase price was negotiated through the review of two appraisals. One appraisal was \$404,000 (Town's) and the other was \$775,000 (Harris'). The final agreed upon price was \$550,000.

The property was purchased with the following conditions:

From the Contract (a) pertains to the Open Space portion of the purchase.

- (a) Conservation Restriction, as that term is defined in Connecticut General Statutes Section 47-42a, et seq. for the purpose of retaining the land or any water areas conveyed predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use. This restriction pertains to the approximate 117 +/- acres to be purchased for open space preservation through the State of Connecticut, Department of Environmental Protection Open Space and Watershed Land Acquisition Grant Program.

The final A-2 Survey has 107.875 acres as preserved open space.

This is the portion of land that we received Open Space grant money.

(b) pertains to the "Future Municipal Use" portion.

- (b) If the Town purchases the Premises and constructs any parking areas or other public facilities (the "public facilities") on that portion of the land that runs along the eastern portion of the House Parcel, the Town agrees not to construct public facilities within an area approximately 200 feet by 200 feet at the north end of the House Parcel and approximately 100 feet by 200 feet running to the south end of the existing stonewall. This area will be shown on the A-2 survey to be prepared for the Town, designated as a buffer zone and recorded in the East Haddam Land Records. The Town shall be restricted from constructing any paved or unpaved parking areas, buildings and other structures, or play areas within the buffer zone and will plant trees and other vegetation along the residential property line at such time as the Town commences construction of the public facilities.

The final A-2 Survey has 20.421 acres labeled future municipal use. The 1.38 acre buffer zone is on the map final map.

The final A-2 Survey has these additional notes;

#6 Recreational Fields will be known as "Harris Recreational Complex" and one road in the complex to be named "Sol Harris Drive".

The property was purchased with no further conditions.

HARRIS PROPERTY OPEN SPACE VS. MUNICIPAL USE

The property set aside for “Future Municipal Use” (20.42 acres) was not purchased with Open Space funds. When presented to the public, the municipal uses that were listed were “possible fields, a small town fair site, future playing fields, and a fire house.” This was a short list made for the written application to DEEP, but the intent was not to list every possibility.

HARRIS PROPERTY PUBLIC FACILITIES ALLOWED USE IN RESIDENTIAL DISTRICT

East Haddam Zoning Regulations - Residential Districts 9.2.13. Public facilities and services.

Such use shall be subject to the approval of the Planning and Zoning Commission as a Special Exception.

The final site plan, architectural drawings, septic plans, stormwater management plan, traffic, and hours of operation would have to be reviewed by the Planning and Zoning Commission at a public hearing to see if the application complies with the regulations.

HARRIS PROPERTY COMMERCIAL/INCUBATOR KITCHEN ALLOWED “MUNICIPAL OR PUBLIC FACILITY”

Under the East Haddam Zoning Regulations Public Facilities and Services is defined as the following:

Public Facilities and Services: *Any activity or use, carried out by the Town of East Haddam or its duly authorized agents, such as public utilities, refuse disposal areas, schools, pollution control plants, highway garages, Town Halls, Town Office Buildings and other similar uses. 1/3/72a*

An incubator kitchen and agricultural education center owned by the Town would qualify as a public facility.

Requirements under the Connecticut General Statutes - Section 8-24 Municipal Improvements

CGS Sec. 8-24. Municipal improvements. *No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or (4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report.*

The report from the Planning and Zoning Commission, although not referred to in the statutes, depends on the Plan of Conservation and Development (*see municipal website online*) as the guidance document to determine if the proposed municipal improvement follows the accepted municipal Plan of Conservation and Development. The following is one of the many references to agricultural enterprises, rural history and architecture found in the current plan. *“Capitalize on existing economic resources - Support and encourage local agriculture entities (e.g., specialty farming, organic farms, equestrian, dairy, hay production, community supported agriculture, maple syrup production, farmers markets, honey, fruit, wine production, harvest of timber products, etc.)” p.42*

HARRIS PROPERTY ENVIRONMENTAL CONDITIONS

No environmental impact study has been conducted.

Chemicals such as DDT have been sprayed throughout the Town for not just agricultural use but for gypsy moth control through aerial applications. There may be trace amounts on any property, but in most cases the chemicals dissipate in 15 to 25 years. The farm was abandoned from farm use in the 1960's – fifty years ago. Since the soil has been abandoned from farming for decades, testing was not necessary.

The term “organic farming” applies to the methods used today. Certified Organic farms require that the plots not have chemical applications over the past 36 months. Organic farming is the practice that uses natural methods for fertilization, pest and weed control. Certified Organic is a designation in compliance with the National Organic Program standards and certified by the USDA. The Center for Community Agriculture will follow the principles outlined by the CT Chapter of the Northeast Organic Farming Association (CT NOFA) in its Farmer’s Pledge. (This is a separate and distinct program from USDA’s Certified Organic.)

BUSINESS PLAN

A Business Plan is a guide; it documents decisions; and is updated on a regular basis to keep up with new trends, changes, etc. Business plans include income/expenses projections.

This project has a business plan. A Business Plan Summary was created by the East Haddam Economic Development Coordinator in Sept. 2013 (see *online copy*) at the request of the East Haddam Board of Finance after the STEAP Grant was awarded. The Summary is a basic outline about the overall concept with predictions about the market, demands, capabilities, and customers' needs. It was prepared using the data available at the time.

The Summary was partially revised by the CCA Project Assistant in June 2014. Garden plot financials were updated using the actual lease rate for the 2014 season, but the kitchen income estimates (based on Franklin County, MA) remained in place. As stated above, the Plan will be regularly updated to track operations, financials, market trends, etc. The Board of Selectmen policy statement of a net-zero operating budget requires that the plan be evaluated and adjusted if expectations do not match actual occurrences.

The June 2014 draft updated Business Plan Summary is known as the Stage I Business Plan Summary. It was reviewed by Mr. James Jackson, an advisor with the University of Connecticut, CT Small Business Development Center (School of Business). Mr. Jackson has over 30-years of experience in small business development. He agreed that the Summary Plan provided good direction for the pre-building stage of project development, and suggested some additional updates to improve the Plan. Further work on updating the plan is currently on hold.

Pending additions include:

1. Incorporation of testimony for House Bill #5516 CT Gen. Assembly and information from the Hartford Regional Market Expansion study April 2014 in support of culinary incubators
2. Include a detailed list of available kitchen equipment
3. Include a detailed description of culinary incubator business activities, i.e. types of food culinary activities supported
4. Update income estimates based on Working Group research from 4-5 similar kitchen operations and rate charges.

These updates would provide the basis for market evaluation and marketing outreach.

Thereafter, the stage II Business Plan would be prepared that would include:

1. A more detailed review of operations
2. Expanded marketing concepts, and
3. A more detailed income/expenses projections such as, construction to start up on Day 1; ongoing operating costs; income from users; and long term capital replacement estimates.

The September 2013 Business Plan Summary (see *online copy*) is the project's Business Plan until the Stage 1 updates are completed. Continued informational meetings were planned to update the public regarding the Plan's progression.

ADVISORS/TOWN ATTORNEY/BOND COUNSEL

Numerous professional advisors are assisting on this project. Acting upon the input of these advisors, including the Town Attorney and Bond Counsel, is part of the management responsibilities of the First Selectman.

What is the Bond Counsel Approval noted on the Business Plan? In general, because a project has been financed with tax-exempt bonds, the use of such project is limited to purposes that will allow the interest earned by the holders (investors) of the bonds to remain exempt from federal income taxation. The Town has covenanted in its financing contracts and documents to use the property for purposes allowed under the Internal Revenue Code and the Treasury Regulations.

MUNICIPAL COMMERCIAL KITCHEN/CULINARY INCUBATOR

As of August 6th, 2014, the commercial kitchen aspect of this project is on hold. However, a brief explanation of related questions is still valid.

Explain the commercial kitchen and its intended use.

As shown in the June Public Informational Forum online slides, the contracted architect, Fellner Associates Architects, has designed an approx. 2,060 sq. ft. barn-style facility. The building contained a culinary incubator kitchen of approx. 800 square feet. This facility provides shared-use approved commercial kitchen space and equipment to small, start-up, and expanding farms and food businesses. The remainder of the facility contained a small office, small community room, limited cold & dry storage. The project also included well, septic, parking and landscaping of outdoor areas.

How much is it going to cost to build the facility?

The facility and equipment costs were limited to the remaining STEAP Grant funding.

Fellner Associates Architects—for June 25, 2014

