

Economic Development Committee
Meeting Minutes
APPROVED- January 16, 2018

Members or alternates present: Vice chair Cindy Patten, Dr. Craig Gemmell, Jim O'Donnell, BOS liaison alternate Linda Murray, Alan Harding, Kathy Tetrault, Kathy Tetreault, Steve Durgan and Peter Cooke.

Members or alternates absent: Chairman Kathy Eaton, Bill Petersen, Denise Roy-Palmer, and BOS liaison Dave Bowers

Staff present: Town Manager David Owen, Director of Planning and Development Matt Sullivan and Recording Secretary Amelia Capone Muccio

Guests: N/A

1. **Call to order:** Vice-Chairman Patten called the meeting to order at 8:01AM. Noted a quorum was present. She appointed alternates to sit for absent members.

2. Consideration of Minutes: 12/19/17

C Patten suggested amending page six, the second paragraph under the Town Manager's report after Bay Street, amend the language to "improve the walkability for the community, noting at least twenty businesses in that area".

It was moved by Linda Murray and seconded by Peter Cooke to approve the minutes of December 19, 2017 as amended. Members voted all others in favor, the motion passed.

3. New Business

a. Work Plan for 2018

M Sullivan stated he put this on the Agenda for more discussion and noted many other town boards set a work plan at the beginning of the year. He thought that this may be a good idea for the EDC to keep track of items they want to work on such as the Mission Statement, etc.

L Murray agreed such is a good idea and suggested getting a draft together in February to review in March, noting many Boards change membership in March.

*Secretaries note: Mary DeVries arrived at the meeting at 8:10AM.

C Patten suggested looking at past agenda's to get an idea of what topics they should have on the work plan for 2018 and having such plan is a good idea to prioritize what items they want to work on.

C Gemmell stated he likes the idea of a plan and it would be helpful to review the past agendas to see what they aspired to do, but did not get done. He noted that the Mission Statement should establish the Committee's charge and allow them to prioritize from there.

C Patten summarized the discussion and that Committee agrees to review past topics from last year to set new goals for 2018 as well as the roles they have with other Boards.

b. Tax Increment Financing (TIF) Districts

M Sullivan gave a brief overview of how TIF districts work and referred to the handouts provided. He noted that this came up at a discussion at their last meeting and noted it is not a zoning tool, but is typically more successful in larger towns and cities.

L Murray noted this would also need to be discussed further at the Board of Selectmen level and questioned how it would work with enterprise funds.

S Durgan stated that he feels this idea would not get a lot of public support because he feels it would be a complicated topic to explain to the voters.

D Owen replied overall this would not have a lot of applicability for Wolfeboro, the only instance he could see it working in is the water/sewer line extension out on Center street with a partnership with a hotel corporation for upgrades to the Allen "A", or other similar development proposal, other than that it would have very limited use in Wolfeboro.

C Patten stated that she believes that the information is more for informational purposes.

M Sullivan agreed this is for information purposes, they have had limited success and the ones that have are in larger communities.

S Durgan stated that this idea could work for a hotel upgrade, but the community needs to first agree on the hotel direction they want to go in.

c. Arrange to tour PSI Molded Plastics Facility

D Owen stated that GI Plasteks is now known as PSI Molded Plastics and questioned if the Committee wished to tour the recently upgraded facility.

M DeVries questioned what the goal of the tour would be for the Committee.

C Patten suggested tabling this discussion until Kathy Eaton returns to the meeting next month.

*Secretaries note: Craig Gemmell excused himself from the meeting at 8:55AM.

4. Old Business

a. Warrant Article Update

D Owen stated the Warrant Articles have been reviewed by both the Board of Selectmen and the Budget Committee and are ready to be reviewed at the Deliberative Session on Feb. 6th, 2018.. He stated the Budget Committee supported all but the Bay Street Sidewalk. They were more supportive of the dockside repairs vs. the expansion as the articles were split in two, but they did support both articles.

L Murray provided a summary of the Budget Committee's support on the articles and noted that the cost to support all the proposed Warrant Articles would increase the tax rate two cents per thousand. She

stated since 2005, the Board and worked hard to address the infrastructure and work on a CIP to repair and maintain the infrastructure of the Town with a plan to make improvements.

b. Mission Statement

C Patten stated they should table that discussion to the next meeting.

c. BR & E Report Card

Tabled to the next meeting.

5. Other Business

A Harding noted the article in the Sunday News regarding the Cooke's project and lack of tax credit funding towards historic preservation improvements and questioned if there is an appeal process.

P Cooke replied that there is, but provided a brief overview of the legislation and such is advisory. He noted that although it is a project they planned to do anyway, he noted that there are other projects that this will affect those on the 7 to save lists.

6. Town Manager's Report

Mr. Owen reported the Board of Selectmen have advertised the position for replacing him as the Town Manager and plan for the resume collection and interview schedule to commence over the next few months.

L Murray stated they will conduct interviews with a three panels and hope to have a decision in March with hopes of having a new Town Manager on board by May.

M Sullivan stated that Jan. 18th at 6:30 PM is the public forum on the Rt. 28 Corridor project. He stated there will be a rotation review of the five designs proposed. He also noted the Master Plan forum will be 6:30 PM on January 23, 2018.

Being no further business before the Committee, Vice-Chairman Patton asked for a motion to adjourn.

It was moved by L Murray and seconded by A Harding to adjourn.

The meeting adjourned at 9:15AM.

Respectfully submitted,
Amelia Capone Muccio