



**Economic Development Committee  
Meeting Minutes  
Monday, June 19, 2017**

Committee members in attendance:

Charlie Albano – Chair

Michael Amaral - Conservation Commission Rep.

Joe Mendola – Business Owner

Peter Anderson – Planning Board Member

Christine Frost – Citizen at Large

Ginger Marsh - Sugar River Bank/Business Rep.

Daryl Parker – Business Owner

Others Present: Mike Tardiff – Central NH Regional Planning Commission, Jim Bingham – Town Administrator

**1. Central NH Regional Planning Commission**

- A. Mike Tardiff, from CNHRPC is working with the Town of Epsom to form their EDC. Mike said forming Economic Revitalization Zone that is supported by DRED seems to be a good process when towns are starting their EDC. Mike said CNHRPC is in the middle of forming ERZ's in a number of communities.
- B. Mike talked about Tax Increment Financing Districts, a zone is identified where you would like to see commercial development but there's a needed investment such as water/sewer, or a roundabout, a big cost that requires a bond. The bond will be paid off from the difference between the assessment before development and the assessment after development.
- C. Mike said there are some tools available from the state for economic development, but it's the advocacy from EDC's that actually do the work and keep discussions moving forward.
- D. Mike explained a 79-E, Tax Revitalization Credit, if your focusing growth in a downtown area with an improvement that has a public benefit a 79-E District can be established.
- E. Mike said some towns are promoting their multi-use trails, it's those things that set the town apart from others.
- F. Mike said part of what CNHRPC has been doing is looking at Site-Plan Review Regulations with regards to esthetics and talking a lot about confidence, the town's to ask for a little bit more in their regulations.
- G. Mike talked about setting up a gateway into the town.
- H. Charlie asked Mike if he's seen a focus on tourism as an economic driver. Mike said the Commission focuses on the community develop side. Christine asked Mike how he see's Warner as a component of the region and what strength Warner brings to the bigger regions. Mike said he would look at Warner as the big fish in the Sunapee Gateway. There could be some opportunity to share a website with 3 or 4 communities.
- I. Charlie asked about branding. Mike said branding has been discussed, but no one has moved forward on it, he said the Chambers of Commerce use branding. Mike said branding is a good idea, it takes work, he recommends combining with 3 or more towns.
- J. Michael Amaral asked how do you track the kinds of businesses that a community would want, to improve the quality of life. Mike said your zoning is your zoning, you can offer business tax break, make sure your community has a well documented economic revitalization zone. Advertise the sites as much as possible. Site selectors constantly use websites to search for properties.
- K. Christine asked Mike to talk about the potential benefit of broadband and what some of the other municipalities experience. Mike said there has been a fiber roll out in this corridor which sets the town apart from those communities that do not.
- L. Charlie asked Mike if CNHRPC assists in survey's. Mike said yes they do.

- M. Mike Tardiff left at this time and the members sat around and talked about branding and regional branding.
- O. Charlie will be meeting with Amy Basset from DRED at the Schoolhouse Cafe, Thursday morning at 8:00 am, members were invited.

## **2. Meeting Minutes**

A motion was made and seconded to approve meeting minutes dated May 25, motion passed unanimously.

## **3. Meeting Schedule**

The next meeting is scheduled for July 11 at 5:30 pm

## **4. Membership**

Charlie said to Clyde that he sent him via email the criteria for the membership. Charlie asked when will the Selectmen advertise and how should recommendations be handled. Clyde said he will bring this up at the next Selectboard meeting. Daryl said he has secured applications for 3 people so far. Charlie would like to meet with them before presenting them to the Selectmen.

## **5. Sub-Committee Priorities**

- A. It was agreed at the last meeting that the Sub-Committee Chairs would begin prioritizing the four components that they have.
- B. At the next meeting Charlie would like to review a 6 month calendar and identify deliverables. Charlie wants something completed in 6 months, a brochure, tourism etc. Charlie explained what he has done on tourism so far.
- C. Organizational Education: Christine is the Chair along with Michael and explained the priorities which is getting the word out and listening to people. She recommends an article in the town's Newsletter every quarter and available for the next meeting will be talking points about what they are doing, why, what they have included and how the Master Plan and the survey have been incorporated. Supporting the website and how the GIS could be used by residents and businesses. Updating the survey which may take 2-3 months. Inviting businesses to hear their story. Charlie said when the Committee meets with the businesses there should be 5 structured questions. Christine will create the questions.

Business Retention & Expansion: Daryl is the Chair along with Ginger. Daryl completed an inventory of businesses. He received a copy of the Parking Study, the idea is to create a plan in an identified area. And to get the GIS on the website

Business Development – Joe is the Chair along with Peter. Joe said he and Peter completed an inventory of vacant commercial land. Joe talked to a representative at Concord Hospital about potential development interest in the Exit 9 area, Joe will follow-up.

Tourism – Charlie will be meeting with DRED regarding tourism.

- D. Charlie said at the end of the next meeting, they will choose 3 items from the sub-committee's that the EDC would like to accomplish in the next 6 months.

## **6. Currier & Ives Byway**

Clyde informed the members that the Byway now comes up through the village up to Kearsarge Mtn. Road.

## **7. Adjournment**

Meeting adjourned around 7:45 pm.

Recorder of the minutes: Mary Whalen