



Economic Development Advisory Committee Meeting Minutes Wednesday, June 20, 2018

Charlie opened the meeting at 6:10 pm

Committee members in attendance:

Charlie Albano – Chair

Neil Nevins - Business Owner

Emma Bates - Resident

Absent: Nancy Martin, Will Minsinger, Joe Mendola, Bret Ingold

Clyde Carson - Selectman's Representative

Sarah Hansen - Agricultural

Peter Anderson - Planning Board

Others present: Neil Clark

1. Meeting Minutes

- A. Charlie made a correction to the May 16 minutes in #5, the Landuse Secretary is not a member of the Web Design Committee. A motion was made and seconded to approve meeting minutes dated May 16, 2018. All were in favor.
- B. Charlie said to the members that he is very happy with the work of the Committee.

2. Old Graded School

Peter said parking is a concern at the school 3 times each day.

3. EDAC Survey

The survey is out to the residents and now the Committee is waiting for feedback. The survey prior resulted in 180 responses. The Intertown Record did an article on the EDAC and Charlie asked Emma to have the article placed on the website. Neil said another source to get the word out is Yankee Cable, he could set up an interview.

4. Tourism Brochure

- A. Emma passed out a draft brochure for the Committee to look at. The Committee members offered ideas. Neil talked about the features of MainStreet Warner Stage at the Jim Mitchel Community Park, it is a destination for entertainment and arts that can be added to the 10 Things to do in Warner, for example a concert series. There will be an all day Bluegrass Festival in August that is intended to be an annual event. Neil noted that the park is totally disconnected from the bookstore.
- B. Peter said he attended a conference on May 23 in White River Junction called Come Back Communities. The communities involved were White River Junction, Vt, Rawling Vt, Franklin and Claremont NH. They all said the same things, know what message you're putting out, you need to decide what you want people to know about Warner, not what you already know about Warner. The speakers also said don't let local government get involved developing anything. Focus on the quality of life in your community to make it very high so others want to move to Warner.

5. Business Retention

- A. Neil said he went to Portland to meet with Stacey Mitchel, Senior Researcher for (not audible), is a group that works to support stronger local economies since the mid 70's. Stacey was in Warner before the design charette for Exit 9 and hasn't been back since, but, offered to talk to the sub-committee. Her focus is on how to ensure local businesses thrive. Stacey is hiring an intern to work and Neil would be happy to make that intern available for a resource.
- B. Central NH Regional Planning Commission will be attending a meeting to talk about tax incentives.

6. Web Design

Charlie passed out information regarding the website presentations which the Selectboard attended. Contracts from the 3 presenters were requested, at this time they have 1 contract and are waiting for the others. **7.07.7.**

7. Sports Complex

Peter said he had two conversations with the individual who is interested in building a sports complex. Peter provided three parcels of interest and has not heard back.

8. Mural

Charlie has obtained permission from the property owner to have a mural painted on the side of the building that houses The Local. A sub-committee will be generated. At the July meeting, more planning will be generated.

9. Bridge of Flowers

Charlie asked the Committee if they have seen the Bridge of Flowers in Shelburne Ma. Charlie recommended doing the same to the footbridge at Riverside Park as another attraction to the town.

10. Pay Property Taxes with a Credit Card

Emma researched using the Town of Hopkinton's site when you click through, it's a State website and there is a fee added to the tax payment to cover the credit card fee's. More follow up will be completed.

11. Tax Incentives

- A. Peter obtained information about TIF Districts (Tax Increment Financing). The baseline tax revenue coming in is established, then the town floats a bond to do what is needed in the district area. Then the increase in taxes in that district off-sets the bond. The main issue is the need for revenue in these districts. Charlie asked Peter to bring the information to the July meeting.
- B. Clyde spoke about how to attract people to move to Warner i.e. workforce housing, a workforce population, and daycare. From an EDAC perspective, he thinks pursuing things that would help develop the town and become attractive to people is a good direction to move in. Peter said he has read 6 books so far on economic development, and what is said often in these books is you have to raise the quality life to such a high level that you are attracting people. He said you're not going to get a company to move into a town like Warner. Exit 9 is a classic example, it's been empty for a number of years. Peter said his readings are totally different than the current approach. Peter agrees a brochure is needed, a survey is needed, a new website is needed. Spending time on tax credits, probably not so much. Should the EDAC spend time figuring out how to make Warner better to attract people, yes, people before business.

12. Chamber Sign

Clyde said he met with Evans and has agreed to have the sign, he contacted the Department of Transportation to meet with them. The idea is for it to be a current event sign with a fee structure.

13. Transportation Alternative Program Grant

Clyde will be sending a letter of intent for sidewalks from downtown to Exit 9 with a bike lane. Charlie said when McDonald's came in he worked to get the businesses to pitch in for a sidewalk and if a grant match is needed, he recommended asking the businesses.

14. Public Comment

Neil Clark is a new resident said what's needed in Warner is a hotel, a car parts store and a barber shop. He read in the Newsletter what a commercial property adds to the tax base. He asked what type of impact does the EDAC have on commercial development. Neil saw what happened to the gun range and commented that would have added \$42,000 a year. Neil said he likes Warner but it is expensive and feels the town is moving in the same direction as Hopkinton. If the town is not livable, you won't get a workforce. Charlie said the Committee was put together as the adviser's to the Selectboard to make recommendations. The EDAC survey will also provide some guidance. Neil said he watched what happened with the gun range and the message Warner is sending out is "we don't welcome your business".

15. Adjournment

Meeting adjourned at about 8:00 pm.

Recorder of the minutes: Mary Whalen