

Town of Waterboro

Economic Development Committee

Minutes

August 13, 2014

Call to Order: 5:11 PM, by Chairman Leo Binette. Present: Don Holden and John Wade members. Also present: Sel. Dave Woodsome, Sel. Dennis Abbott, Town Planner Tom Ursia, 20/20 Chm. Bob Powers, and guests: Frank Allen and Sharon Abbott. Absent: Deb Harding and Jason Straetz, members.

Agenda Review and Acceptance: Don made the motion to accept the agenda as written. John seconded. Voted, passed.

Minutes: Don Holden made the motion to approve the minutes of the June 11, 2014 meeting as written. John seconded. Voted, passed.

Correspondence: None

Announcements: Leo announced that on August 27th. there will be a meeting in regards to mountain biking that include discussion of having a trail from Mt. Agametigus in southern York County to the Nature Conservancy land in Waterboro/Shapleigh. Also, discussion needs to be done in regards to McLucas Road Extension access. Also, there is a need to have some cutting done on the top of Ossipee Mountain to open up the view as it is basically gone.

Old Business:

2014-15 Budget Request Update: Leo reported that \$5,000. was appropriated at the Annual Town Meeting for EDC for the 2014-15 fiscal year. At a workshop meeting held to discuss the EDC's budget, the Town Administrator stated that it might be possible to get money for the hospitality marketing study at a Special Town Meeting. Tom said that the Committee would need to know the timeframe and date for the anticipated Town Meeting, if not, the game plan and work plan changes. Dave doesn't get a sense of there being an upcoming Special Town Meeting. John asked what will EDC do without more money. Tom stated that the June game plan is not achievable due the budget. There is not enough money to work with thereforth, work plan has to be realigned to coincide with the budget. The facilitated group effort could be done, but not the hospitality piece. He stated that hospitality businesses will look in areas where a study has been completed. Private sectors perhaps can help. Dennis feels that the first step is a true facilitated conversation with the business community. Tom said, with full respect for Dennis, he would hope the Town would be an aggressive competitor. Waterboro is at a critical corner and need to be focused for the path to take. The hospitality marketing study will determine if the community is market ready, which he doesn't feel we are as yet. A

facilitated conversion would be a good logical start, but will generate generalities. A market study would be more focused. Daily, there is more commercial interest in the Town. Bob Powers spoke on his frustration with the budgeting process. He thought that the monies not used by the 20/20 in FYE 6/30/14 could be used to help cover the cost of the EDC's two projects. He stated that several months have been lost, after working on a project for four years. The budget process didn't go the way he was told it would, and if there is not going to be a Special Town Meeting, he is not happy. Leo stated his disappointment also. Dennis stated that there is no proposed Special Town Meeting scheduled. There is no reason that the monies from FYE 6/30/14 from the 20/20 can't be carried forward for the EDC work. As of 6/30/14, this unused money rolled into unappropriated surplus. Dave stated that the EDC's work is critical to the Town. Leo feels that the Town is not putting any money forward for the EDC's work. Noted that Tom has scope of services done for the marketing study, which was shared with Leo, 20/20 Committee and Town Administrator. Don shared his frustration that no one, other than the members, attended the EDC meetings after the 20/20 ED Chapter was completed. Dennis said that figures are needed for the specific projects. At the end of FYE 13-14, 20/20 had approximately \$4,000. and EDC had approximately \$700. He suggested a sit-down with Town Adm., himself, Dave, EDC and 20/20 to pull that money from unappropriated surplus at a Special Town Meeting.

Discussion of other projects for the EDC. Tom feels that the town is ready for a part time or full time Chamber of Commerce, and, a marketing plan to help existing business that need support. Dave said that he thinks there are other things besides hospitality that needs to be done. Tom suggested taking the two higher priorities – facilitated workshops and Chamber. Dennis questioned why the Town would be doing a market study for hospitality and why the hospitality industry isn't doing their own. WAB needs to make the decision on a Chamber. We do need to talk to WAB to find out their future plans. Leo said that WAB has a hard time getting business owners to attend meetings, only five or six members attend their regular business meetings.

Dave asked if anyone is opposed to the facilitated workshop project. Dennis stated that the EDC needs to know what the business community thinks and what they want. Tom suggests doing the facilitated conversation workshop which should drive where the work plan should be for the EDC. Then, the EDC will create their work plan and take it to the Town Adm. and Board of Selectmen. There's money in the budget to cover the cost of the workshop. If the committee wants to still work with the same facilitator, he'll contact him to get updated information. Bob suggested going with the facilitated workshop. Two by-products of the workshop would hopefully be to energize WAB and it would help the EDC with the frontend of the EDC Chapter for the Comprehensive Plan. Leo stated that he hopes it will get people involved in economic development for the town. Bob said if everyone at tonight's meeting could get five people involved, that would make 50 people attending. Tom stated that the preliminary plans was to use the Grange Hall and have food catered by local businesses. Bob stated there is plenty of room at several of the school settings. Don said to get economic development off the ground

and moving in Town, the right people have to make up the team, such as Public Works, Board of Selectmen, Recreation Director, Planning Board Chairman, etc. John agreed that input from that group would be helpful. Tom said the concept is good, but business people need to be part of it too. The model of a Chamber is to build a big team of members with leaders and followers. You need ambassadors that spread the good work about our town. Dennis said that everyone mentioned should be invited to the facilitated workshop. Dennis suggested a meeting on August 19th, late afternoon, for the EDC, Tom, Dave, Dennis and Gary Lamb, Town Adm. to meet for a strategy session on how to proceed in regards to obtaining monies for the EDC. Dave will set up the meeting.

Economic Development Chapter for the Comprehensive Plan Draft Update & Facilitated/Strategic Focused Conversation with Business Community, etc.: Discussion of when the facilitated meeting should be held – morning vs. night. Tom will move forward to see what the timeframe and cost will be to set up a facilitated workshop and do some research e-mailing the information out to everyone.

State – Business Friendly designation: Remove from agenda.

Committee Work Plan for 2014: Tabled.

New Business:

Current Economic Development Update: Tom reported that Dollar General saw the Patco acquisition on Rte 5, across from the Jellerson Road as a potential site, but in the long run found another site they liked better at the corner of Rte 5 and Chadbourne Ridge Rd. No plans have been submitted to the Town as yet.

The old Heath's store location, next to NAPA has had seven interested parties. Currently it is under contract for an Aroma Joe's drive thru. Patco has a clause that whoever leases the site is responsible for any environment issues, including the gas tanks in the ground. The existing building will be demolished. No plans have been submitted to the Town as yet.

Funeral homes are scoping out the Town.

The East Waterboro Church land next to Blast from the Past has had three different interested parties, but at this point, the Church wants to retain the land.

The Little Ossipee Lake Campground is expanding with an additional 48 lots with ingress and egress on Rte 5. The informational meeting they held with the Planning Board and other Town Officials produced a lot of good questions and the owner has reacted to that. On August 20th, they will go before the Planning Board.

The Waterboro Water District got a matching grant through the State Development Capacity Grant. They have targeted three projects and hope to pick one by the last of August.

General Discussion: Tom requested that the EDC change their meeting night as his schedule has changed and he does not work on Wednesday. Discussion. John made the motion to change the EDC meeting date to the 1st. Tuesday of each month. Don seconded. Voted, passed.

Adjourn: Don made the motion to adjourn at 7:15 PM. John seconded. Voted, passed.

Respectfully submitted,

Dianne Holden
Committee Secretary

Approved: September 10, 2014