

ECONOMIC DEVELOPMENT COMMITTEE MEETING

October 14, 1992

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PRESENT: Chairman Shirley Ganem, Joan Lovering, Barbara Jackson, Sharon Severy, Paul Kimball, Andy Milligan, Bill Wiebe, Bob Garland, Tony Triolo, Bob Murphy

ABSENT: Mike Toomey, Bruce Dreisbach, Tim Sullivan

The Chairman called the meeting to order at 7:30 a.m. in the First NH Bank Conference Room. The plan was to have a speaker about setting up an Industrial Authority, but Bill Ray from DRED can't come to Wolfeboro for a 7:30 a.m. meeting, and the expert from Conway couldn't make it for today. Tony Triolo said that Jim McSweeney had suggested someone from Milford who had been influential in setting up their Industrial Authority. Tony will talk with Jim and try to get him to come.

BUSINESS VISITATION PROGRAM

The Secretary reported that very few completed surveys had been returned to her. Andy Milligan had turned in 2, Amanda Simpson-2, Barbara Jackson-2, and Bill Wiebe was the star with 4 completed. Several visitors indicated that they finished some of their assignments and would be handing them in soon. Those who had recruited other visitors were encouraged to check and see how they were doing.

Murphy, Milligan, and Wiebe reported that they had encountered very positive responses from the business people they had surveyed. They agreed that the technique that solicited the most response was to probe beyond the first filled-in answers on the questionnaire. Most respondents like to talk and are really interested in seeing something positive happen in Town.

MASTER PLAN COMMITTEE WORK

Draft copies of the Economic Base Element chapter of the Master Plan had been handed out at the start of the meeting. Bruce Mayberry, Town consultant and its author, is coming to the Committee's next meeting on October 28, and it was suggested that members read the draft before then.

This led to a discussion of upcoming zoning amendments. Could a proposal for an Industrial Authority be ready for Town Meeting in March? And what about a Route 28 Committee proposal for Town Meeting?

Tony reminded the group that the Land Bank was having a meeting this evening at the Pinckney Boathouse. He said he had talked with Ed Sutherland of the Land Bank and they were interested in cooperating in setting up an Industrial Authority. If the Industrial Authority could be approved in March, and the Town's Filter Bed Road Property transferred to it, then the Town could have something to offer to prospective businesses.

What about the Route 28 Committee's proposal? Members expressed concern there would be another petitioned amendment for the sandpit, and with some good promotion it well might pass this year. Sharon Severy recommended

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that a zoning proposal for Route 28 should be made a priority for this year.

Shirley Ganem reported that there was no money in the Town contingency funds to find \$5,000 for Rick Chellman's work on this project. Planning Board funds are also tapped out. Amanda Simpson is drawing up a set of specifications for the assistance the Route 28 committee is seeking, and will talk with other qualified planners about how handle it and what they would charge.

Barbara Jackson, and Triolo, Kimball and Wiebe who are also on the Route 28 Committee, discussed some of the Committee's thinking. They would plan for mixed-use areas--big properties off the highway, well buffered so they wouldn't change the view. They want to protect these large properties for industrial use, so they are not gobbled up for a few residences. In response to a statement that growth of retail business out on #28 should be encouraged, Triolo pointed out that retail business just provides entry-level jobs, and what Wolfeboro needed was some manufacturing and industrial jobs that paid enough to support a family. But retail businesses could grow around the industrial locations.

This led to a discussion of Walt, and Jackson showed an article in the Smithsonian Magazine which the secretary offered to copy and include with the minutes of this meeting.

Bob Garland reported that moving his company out on Route 28 had been great for his business. In contrast, Andy Milligan said that moving Hampshire Pewter into Town had increased its business four times.

All agreed that the Route 28 Committee should forge ahead and try to get a proposal ready for March. They asked Jackson to bring into the next meeting a map of Route 28 with their ideas overlaid on it.

INDUSTRIAL AUTHORITY SUBCOMMITTEE

The Committee (Mike, Tony, Andy and Bob Garland) had met and agreed that setting up an Industrial Authority was the way to go. It should be incorporated as a private non-profit corporation. The Town would appoint the board of directors. The next question was whether this should be a separate group, or should the EDC be the authority. It was agreed that this entity should be the Town of Wolfeboro Economic Development Corporation. The airport could be included under this umbrella too.

BUDGET

Shirley Ganem reminded that group that it was time to plan the budget for Economic Development. This should also include money for the Chamber of Commerce and the Information Booth. Murphy, Kimball, and Ganem agreed to serve on the budget committee. It was recommended that Mike Toomey and Amanda Simpson be invited to join them.

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CHAMBER OF COMMERCE BUSINESS SEMINARS

Sharon Severy reported that the Chamber of Commerce had paid the incidental costs of the first one--\$90--and asked if the EDC would pick up the bill for the next one. This is mostly the cost of mailing and promotion. This was approved.

The next seminar on October 20 will be a two-session on one on developing a business plan. The seminar on November 9 will be on Customer Service. Shirley Ganem had asked a state expert to recommend a speaker, and they had suggested Walmart. Walmart is willing and she'll have more details soon.

It was almost 9 a.m. and committee members were started to steal away, so the meeting was adjourned.

Respectfully submitted,

Rosemary Arctander
Secretary

