

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

March 3, 1993

Page 1

MEMBERS PRESENT: Vice Chairman Barbara Jackson; Members Andy Milligan, Bob Grott, Mike Toomey, Paul Kimball, Bill Wiebe, Tony Triolo, Joan Lovering, Bob Garland; Amanda Simpson, ex officio

ABSENT: Shirley Ganem, Tim Sullivan, Eric Piper, Bob Murphy

Barbara Jackson called the meeting to order at 7:36 a.m. in the First NH Bank Conference Room, and called on Andy Milligan, who was listed first on the agenda to present a draft of the Wolfeboro Industrial Development Corporation By-laws.

Andy deviated from the schedule to describe a meeting he had with a businessman who was interested in land to move his business here. Andy reported that he showed him the 26-acre Town-owned site on 109A, and then spoke with the Town Manager about preparing this lot for industrial development. With careful siting, it might be possible to get three or four building sites there. The area has considerable wetlands, and needs a new access road, as the present one is on a curve with terrible site distance. A new loop road could be constructed continuing on from Wickers Drive.

B. Wiebe suggested that since this area adjoins the new C-3 zone there should be a total plan for the area so that developing this area wouldn't preclude future development of the rest.

J. Lovering wondered why this person had chosen Wolfeboro. Andy responded that he was born and raised in New Hampshire, though his business is in the Midwest. He likes the quality of life in Wolfeboro, preferring it to other areas in the State. However he is concerned about the cost of electricity, which is about twice what he is paying now. Wolfeboro's electricity costs about a penny less than anywhere else in NH. He's now paying about 5 cents per kilowatt hour, as compared to 10 cents in NH. He's a big electric user.

The Planner put up a map of the 26-acre Town property, showing the high intensity soil survey which was done for the Town. The areas with different soil types were colored to show which had most development potential. She pointed out where the power and water lines go. A civil engineer would be needed to suggest the route of a road, probably a loop road. There are great differences in elevation in the property, which could be a problem for a road. A number of State permits would be required. Simpson gave an estimated figure of \$2,500-3,000 as the cost for conceptual engineering plans to show what could be done. A Town Meeting would be required to transfer the property, or even to transfer it to an Industrial Development Authority.

PROPOSED BY-LAWS OF INDUSTRIAL DEVELOPMENT CORPORATION

Andy Milligan passed out copies, and one is attached as part of these minutes. They are modeled after the Milford corporation's by-laws. The

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

March 3, 1993

Page 2

proposal suggested that one of the members should be a member of the Planning Board, and B. Jackson moved that should be the Planner, not a member of the Board.

The question was asked if the prospective businessman would need the help of a block grant, and Milligan responded that he thought that would be needed. Andy is meeting with DRED on this and some other subjects in a few days. Another possible source of funding is the business finance authority. This man is an exporter, so that opens other funding possibilities.

Joan Lovering asked if this authority would replace the Economic Development Committee, and the response was no, the EDC would still be the marketing arm. This would be the financing arm. There was discussion of the name for this Corporation, and the decision was to call it a Business Development Corporation, rather than an Industrial Development Corporation.

Discussion went back to the composition of the Board of Directors, which listed one as a member of the Economic Development Committee. Simpson pointed out that the EDC is an ad hoc committee serving at the pleasure of the Selectmen. It needs formal recognition as a standing committee so it has status equal to the Chamber of Commerce or the Planning Board. Also the length of terms for EDC members needs to be set, and the way they are chosen.

On a motion by Bob Grott, seconded by Bob Garland the Board approved the Proposed By-laws of the Town of Wolfeboro Business Development Corporation as amended.

COMMUNITY RENAISSANCE PROGRAM REPORT

Bill Wiebe described a newspaper article he had read recently in which a millionaire businessman said New Hampshire still has some quality of life appeal. This is Wolfeboro's strong point, and we need to focus on this in developing a single strategic plan. Economics is the primary problem and quality of life is next in importance.

Bob Grott moved that the sub-committee (Grott, Wiebe & Lovering) should take Bruce Mayberry's report, outline a strategic plan from that, and present it to the rest of the Economic Development Committee. P. Kimball seconded the motion and it passed.

OTHER REPORTS

Paul Kimball reported that 3000 flyers had been mailed out on the C-3 proposal. There would also be a newspaper ad. He had other flyers to be handed out in Town, and there would be radio spots. They were making yellow smiling-faced signs to post around Town.

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
March 3, 1993

Page 3

B. Jackson said she had been reading in the 1980 Master Plan, which really described the C-3 proposal.

Abenaki Cross Country Ski Trails - It was reported that they were not being groomed, and were only used to get to the ski tow. Many people come into town to cross-country ski, and the trails are not available. If they can't ski here, they drive right on through Town. Barbara and Joan Lovering were going to work on this.

Business Visitation Program - A. Milligan complained that Laconia and Wakefield started this after Wolfeboro did, and they've already gotten their tabulation from the State. What's going on? Have Rosemary find out!

ANSWER: When Verne Crosier left DRED office, things got pretty messed up. We had gotten a letter about a month ago saying that Gretchen in the office had taken over and we'd be hearing from her in about a week. She then got bronchial pneumonia.

When I called on March 3 they were terribly apologetic and assured me that Gretchen would be back in the office today (Monday, March 8) and we would have our response by this afternoon. It's now 2:30 on Monday, and I just got a call that Gretchen was running a bit late, but the report would be faxed to me this afternoon. *Rosemary*

The next EDC meeting will be held on St. Patrick's Day, March 17, same time same place.

Respectfully submitted,

Erik H. Arctander
Erik H. Arctander, Secretary

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PROPOSED BY-LAWS

OF

→ Business
TOWN OF WOLFEBORO INDUSTRIAL DEVELOPMENT CORPORATION

ARTICLE I - DIRECTORS

The initial governing body of this corporation shall consist of nine (9) people appointed by the Wolfeboro Board of Selectmen, as Directors. They shall serve in this capacity for the terms of office as noted in Article II below, the terms commencing on January 1 [fill in correct date]. After the initial year of incorporation, the Directors shall be nominated and elected by the Directors of the Town of Wolfeboro Industrial Development Corporation.

ARTICLE II - OFFICERS

→ The officers of the corporation shall be a President, Vice-President, Treasurer, Secretary, and a Board of Directors. The Directors shall consist of nine (9) persons at least one (1) of whom shall be a member of the Wolfeboro Board of Selectmen, one (1) of whom shall be a Wolfeboro member of the Wolfeboro Chamber of Commerce, one (1) of whom shall be a member of the Town of Wolfeboro Planning ^{Dept.} Board, and one (1) of whom shall be a member of the Wolfeboro Economic Development Committee, all four (4) individuals to be nominated and elected by the Directors of the Town of Wolfeboro Industrial Development Corporation as hereinafter provided for. The remaining Directors shall be members of the Wolfeboro community at large.

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8 The Directors shall be elected to terms of three (3) years except
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10 that three (3) of the original Directors shall serve a term of
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12 one (1) year, three (3) of the original Directors shall serve a
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14 term of two (2) years, and three (3) of the original Directors
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16 shall serve a term of three (3) years. No Director shall serve
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18 more than two (2) consecutive (3) year terms.
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22 At their first meeting after January 1 [fill in date] of each
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24 year, the Board of Directors shall elect, from among the
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26 membership of the Board, a President, Vice-President, Treasurer,
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28 and Secretary, each of whom shall hold office for one (1) year
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30 or until their successors are elected. Vacancies in the Board of
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32 Directors that may occur during the year shall be filled by
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34 nomination by the President of the Town of Wolfeboro Industrial
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36 Development Corporation and election by the Directors of the
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38 corporation. The person so elected to fill such vacancy shall
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40 hold office until the expiration of that term of office.
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42 Vacancies in any other office of the corporation shall be filled
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44 by election by the Directors and the person so elected to fill
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46 such vacancy shall hold office until the expiration of that term
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48 of office or until the successor is elected.
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51 52 ARTICLE III - DUTIES OF OFFICERS

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54 The Board of Directors shall have the general care, management,
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56 and control of the property of the corporation and its activities
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58 and affairs. The Board may appoint such committees and other
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6 officers as it may, from time to time, deem necessary. The
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8 President shall exercise general supervision and management of
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10 the affairs of the corporation, shall have all of the authority
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12 and powers assigned by the Board of Directors between meetings of
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14 the Board, shall preside at all meetings of the Board of
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16 Directors, and shall perform all of the duties of the office
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18 which may be prescribed by law or by vote of the Board of
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20 Directors.
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24 The Vice-President shall act as President in the absence of the
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26 President and shall perform such other duties as may be
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28 prescribed by vote of the Board of Directors. When acting as
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30 President, the Vice-President shall have all of the authority and
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32 powers of the President.
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36 The Treasurer shall keep such records and perform such duties in
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38 connection with the financial affairs of the corporation as the
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40 Board of Directors shall, from time to time, direct.
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44 The Secretary shall keep a record of all meetings of the Board of
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46 Directors and shall give notice of all such meetings and shall
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48 perform other duties as may be prescribed by law or by vote of
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50 the Board of Directors.
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54 The daily administrative operations of the corporation shall be
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56 managed by an Executive Director, appointed by the Directors, who
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6 shall carry out the usual duties associated with the position of
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8 Executive Director and as determined by the Directors.
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12 The corporation shall have an Executive Committee comprised of
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14 the four (4) elected officers and one (1) additional Director
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16 appointed by vote of the Directors. The Executive Committee
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18 shall have all the power and authority assigned by the Directors.
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20 All actions taken by the Executive Committee shall be submitted
21
22 to the Directors at their next regular meeting The Executive
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24 Committee shall act on business needing immediate attention when
25
26 it would be impractical or impossible to call a regular meeting
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28 with full notification. The President of the corporation shall
29
30 have the authority to determine when the Executive Committee
31
32 shall meet and to determine what subjects the Executive Committee
33
34 shall act upon.
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38 ARTICLE V - SEAL
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40 The corporate seal, if any, shall be in such form as shall be
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42 approved from time to time by the Board of Directors.
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46 ARTICLE VI - AMENDMENTS
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48 The corporation may change its name, merge with, or acquire any
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50 other corporation formed pursuant to this chapter, or amend its
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52 Articles of Agreement, by a majority vote of the corporation's
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54 Board of Directors, at a meeting duly called for that purpose and
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56 recording a certified copy of such vote in the office of the
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58 Secretary of State and in the office of the Clerk of the Town of
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6 Wolfeboro. The surviving corporation in a merger shall continue
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9 to have all the authority and powers vested in the merging
10 corporations, including any powers previously conferred upon them
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12 by the legislature.
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16 ARTICLE VII - CONFLICT OF INTEREST
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18 No Director shall vote on any issue before the Board of Directors
19 in which the Director may have a conflict of interest. Conflict
20 of interest shall include, but not be limited to, a financial
21 interest, membership on corporate Board of Directors, or
22 professional representation of the company or project being
23 considered.
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