

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE MEETING  
May 18, 1994

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PRESENT: Chairman Shirley Ganem, Paul Kimball, Bob Garland, Andy Milligan, Barbara Jackson, and Bill Wiebe.

ABSENT: Tony Triolo, Bob Grott

Chairman Shirley Ganem called the meeting to order at about 7:40 a.m. in the Planning Office Conference Room. The group had hurriedly moved there after discovering that no one was going to show up to open the Bank conference room for the scheduled meeting. (We later learned that our host, Dick Gaudreau, had left First NH Bank).

Several announcements came first.

The EDC and Chamber of Commerce will hold a joint meeting Thursday evening, May 19 at 6 p.m. at the Wolfeboro Inn. The discussion will be on Strategic Planning--to get some input from them and give them some ownership of the concept.

On Friday, June 17 Councilman Ray Burton will host a meeting at the Wright Museum to introduce the EDC, BDC, Selectmen, Chamber of Commerce etc. to Commissioner Bill Bartlett, who is Green's replacement as head of the Department of Resources and Economic Development (DRED). The meeting will be from 2-3:30 p.m. Bill Wiebe will prepare some material on Wolfeboro's Economic Planning to give Burton and Bartlett.

The Chairman commented that their main push was Tourism, and she cautioned that Wolfeboro can't go back to the 2-month economy of old-style Tourism, but must expand to a diversified 12-month economy. This was discussed at the recent Planning Board Hearing on Wolfeboro's Economic Base. Bill added that he, Amanda Simpson and Andy Milligan have been participating with the Lakes Region Heritage Round Table, which is a part of Inherit New Hampshire Round Table.

There will be a Workshop on "The Bridge Between Planning, Zoning and Economic Development" sponsored by the UNH Office of Economic Initiatives and held at the Belknap Mill in Laconia on June 1 from 7-9 p.m. Principal speaker will be George Moulton, guiding light of the development of Charlestown NH. Paul Kimball, Bob Garland, Barbara Jackson and Bill Wiebe expressed interest in going, and the Chairman said she would sign them up.

On May 27 there will be an all-day program at Pease International Tradeport, given by the New Hampshire Association of Industrial Agents. One of the speakers will be Brian Hamill, Director of finance and marketing for Pease, and there will be a tour of the facility.

#### COMMITTEE REPORTS

Bob Grott's written report said that he had corresponded with all local realtors asking for their listing of commercial property, and had gotten only one response. The group discussed the inventory of vacant land, and said that apparently little commercial property is undeveloped and/or uncommitted.

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Paul Kimball said that he and his group are working on the "User Friendly" manual, and will have a draft ready for the next meeting (June 1). A flow chart of procedures will be one of its features. He plans to bring it to EDC first, and then will ask Town department heads to review it. A. Milligan has offered to write an introduction.

This got to the main business of the meeting, which was to build a BUSINESS PLAN, following the outline which Verne Crosier had supplied. Andy Milligan took over at the easel, and the rest of these minutes are his outline.

BUSINESS PLAN FOR ECONOMIC DEVELOPMENT

A. ORGANIZATION

1. Who Are We? Taxpayers and businesses of the Town of Wolfeboro
2. Government or private? A public committee formed by the Board of Selectmen (part of government)
3. Non-profit vs. for profit Non-profit
4. How structured? A chairman with representatives of the community
  - a. Committees and sub-committees for projects
  - b. Decisions by majority consensus and motions (parliamentary)
  - c. Everything is public information - Right to know laws
  - d. Decisions are recommendations to the Board of Selectmen.

B. MARKET

1. Customers Taxpayers, existing businesses, prospective businesses, visitors (both tourists and non-resident workers)
2. Our product
  - a. Quality of life (physical attributes)
  - b. Minimal inventory of land/buildings
  - c. Information about Town demographics
  - d. Regional Finance Center of Southern Carroll County