

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE

June 21, 1995

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PRESENT: Chairman Shirley Ganem, Pam Berg, Andy Milligan, Bob Garland, Bill Wiebe, John Catalano, Dennis Plante; Planning Board Chairman David Booth, and Town Manager Paul J. Skowron

GUEST: Patrick McDermott, Community Development Manager, Public Service of New Hampshire

Chairman Shirley Ganem called the meeting to order at 7:30 a.m. in the First NH Bank conference room.

While waiting for the speaker to arrive, John Catalano volunteered that in his opinion a micro-brewery would not be a worthwhile business to encourage in Wolfeboro. He said that the brewery business had peaked and was going down, and most of the little breweries touted today are buying capacity from larger companies, and not making it themselves.

Patrick McDermott came in then, with the preliminary results of a study done with UNH. He began by describing the services which this branch of PSNH offers:

- * Strategic planning, both general and specific
- * Star Manual - 12 individual chapters of how-to information on such subject as business planning, establishing a business park, etc.
- * Community Renaissance
- * Business Visitation Program - they will even supply volunteers to assist with the interviewing
- * Main Street Program - they hope to get three New Hampshire communities working on the Main Street Program
- * Community Profiles
- * Grants to communities for specific projects - they prefer actual construction to revitalize specific buildings. They are helping Keene right now with a convention center etc.
- * Staff to help with projects like energy audits (done for Wolfeboro Town buildings several years ago),
- * Recruitment of companies to New Hampshire

Mr. McDermott then passed out copies of the Community Analysis done for Wolfeboro. (A copy is attached to these minutes.) He explained that this is the first time anyone has seen this preliminary information. The data,

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which came mostly from census and department of labor figures, is listed under standard government codes.

He explained that the location quotient column shows the percentage of Wolfeboro employment in that category divided by the national average. A figure of 1.00 would be average, so much more than that would be a community strength, and less would be a weakness. McDermott emphasized that these figures were an indication only!

A very lively discussion followed, along these lines:

* This is based on the people who work in Wolfeboro, not just those who live here. Some 800 Wolfeboro people go out of Town to work, while 1200 outsiders come in.

* Some of the categories, like mining, don't seem very appropriate.

* Many questioned including Bartlett, Conway, and Tamworth, which are very different from Wolfeboro, as part of our community group. The feeling seemed to be that Tuftonboro and Alton should be included, and parts of Belknap and Strafford Counties.

* Instead of comparing Wolfeboro with national employment, the comparison should be with State or New England employment. That would be much more meaningful.

McDermott said he could recalculate the analysis, incorporating these suggestions.

The question was asked if Wolfeboro could be one of the three New Hampshire communities selected to implement the Main Street program.

By this time it was 10 minutes before nine, and the Town Manager left. Discussion continued for a while longer.

RESPONSE TO NEWSPAPER STORY ABOUT ECONOMIC DEVELOPMENT - There had been no actual response to last week's article, but this week Shirley Ganem had received two letters. One suggested getting rid of the EDC and replacing it with a "Wolfeboro Improvement Committee." The second wanted a year-round assembly or manufacturing company. No other responses were received. After talking about how to proceed, Ganem and Catalano decided to sit down with Jeanne Tempest and see if she could write a story for the Granite State News that would arouse some response.

DAVID BOOTH had come to encourage some EDC input for the Planning Board's Downtown Chapter of the Master Plan. The chapter will be written by a consultant. Booth hopes EDC members can devote about 4 hours per month through September to assist with the work.

The Economic Development Committee will meet again next Wednesday morning.

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June 28 for a brainstorming session to prioritize big projects. John Catalano urged each member to come with suggestions for both long-term and short-term projects.

The meeting was adjourned at 9:05.

Respectfully submitted,

Rosmary Arcander

Secretary

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Community Meeting

Community Analysis

Community: **Wolfeboro**
 Population: **4,807**
 County: **Carroll**

Industry	Community Employment	National Employment	Location Quotient	Population/ Employment Ratio	Community Group Average ⁽¹⁾
Agriculture, Forestry, Fisheries	68	3,115,372	1.09	70.7	142.1
Mining	6	723,423	0.41*	801.2**	738.4
Construction	301	7,214,763	2.08	16.0	21.1
Non-durable Manufacturing	128	8,053,234	0.79	37.6	66.4
Durable Manufacturing	29	12,403,844	0.37*	51.7**	40.5
Transportation	40	5,108,003	0.39*	120.2**	82.1
Communications & Public Utilities	23	3,097,059	0.37*	209.0**	112.8
Wholesale Trade	30	5,071,026	0.29*	160.2**	109.3
Retail Trade	503	19,485,666	1.28	9.6**	8.5
Finance, Insurance, Real Estate	149	7,984,870	0.93	32.3	35.9
Business & Repair Services	69	5,577,462	0.62*	69.7**	64.1
Personal Services	90	3,668,696	1.22	53.4**	45.1
Entertainment & Recreational Svcs.	46	1,636,460	1.40	104.5**	36.6
Health Services	224	9,682,684	1.15	21.5	62.2
Educational Services	289	9,633,503	1.49	16.6	29.0
Other Professional Services	169	7,682,060	1.09	28.4	34.8
Public Administration	97	5,538,077	0.87	49.6	68.8
Totals	2,325	115,681,202			

⁽¹⁾ Includes Bartlett, Conway, Moultonboro, Ossipee, Tamworth, Wakefield and Wolfeboro
 * Location Quotient < 0.75
 ** Population/employment Ratio > Community Group Average