

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
Tuesday, June 6, 2006
MINUTES**

Members Present: Bob Reid, Chairman, Tony Triolo, Mike Cooper, Mary DeVries, Gene Leone, Members.

Members Absent: Denise Roy-Palmer, David Tower, Members.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Reid opened the meeting at 8:34 am.

Consideration of Minutes
May 9, 2006

Chairman Reid requested a motion to table the May 9, 2006 EDC minutes.

It was moved by Tony Triolo and seconded by Gene Leone to table the May 9, 2006 Wolfeboro Economic Development Committee minutes until the July 11, 2006 EDC meeting. All members voted in favor.

Discussion Items

➤ **Master Plan update**

Bob Reid stated he was unable to attend the Economic Base Chapter subcommittee meeting last week and requested Tony Triolo to update the Committee regarding such.

Tony Triolo stated the subcommittee reviewed the Master Plan and concluded that there were a lot of issues that clouded where economic development should go. He stated the focus of the chapter subcommittee is the hiring / obtaining of an economic development staff person to head a department in Wolfeboro. He stated the position would be twofold; to encourage and seek out new business to come to Wolfeboro and help existing businesses.

Bob Reid stated the Master Plan is eloquent and full of statistics however, it did not funnel into a focus that somebody could be responsible to implement the program. He stated the chapter subcommittee will set forth ideas however, all of such would be predicated on an economic development person to help guide it. He stated that if said person is a staff person, they would report to the Town Manager and sit on the EDC. He stated the chapter update may be shorter in volume, by design, than other committees however, it would be focused.

Tony Triolo stated that if, in the event, the Town decides not to hire a staff person, a lot of the responsibilities and duties would fall on the Town Manager.

Gene Leone questioned whether there will be any economic development in Wolfeboro; referencing the development occurring in Alton and Ossipee.

Bob Reid stated box stores are not the goal of Wolfeboro.

Tony Triolo stated that it is not the plan of the subcommittee.

Bob Reid discussed the concept of box stores.

Gene Leone stated the neighbor towns appear to be more aggressive at developing business than Wolfeboro.

Tony Triolo stated the scope of the subcommittee has not considered box stores.

Referencing page 8, Final Version of Economic Base Chapter, 1996 Master Plan, Mary DeVries stated the document states that the Master Plan recommendations are based on the Board's visions of the future of Wolfeboro. She questioned the vision of the EDC.

Bob Reid stated the vision of the EDC will be discussed following the Master Plan discussion.

In regard to the discussion of a staff person for economic development, Mary DeVries questioned whether the person would seek out new business and questioned whether the chapter subcommittee is creating a job description. She stated that it is her understanding that most Towns where there is a staff position, that person is not seeking out new business rather; the person is working directly with departments, organizations and committees within the Town to create an atmosphere that invites new business and then being available for that potential new business (liaison).

Bob Reid commented on the difference between seeking out and inviting. He stated the EDC formed WEDCO in 1994 and one of its functions is to seek out new business for the Town. He stated Denise Roy-Palmer is working with the subcommittee to help describe the position and what it is going to be. He stated his vision is for an element of seeking out and an element of providing a way to get through the process; creating an atmosphere that is conducive to business that we, as a community and we, as a committee want for business and would support. He stated a draft has to be presented by 6/20/06.

Gene Leone stated it is going to be a tough task and commented that Wolfeboro has a regional school system, hospital, Brewster Academy; all of which are a base however, not a big tax pay and is landlocked. He questioned where new businesses would go and questioned the type of business Wolfeboro wants to attract.

Tony Triolo stated the reputation of Wolfeboro needs to be changed.

Gene Leone questioned the labor force.

Tony Triolo stated the labor force will come and is not concerned for such if the quality of life can be shown.

Mary DeVries stated that in regard to the labor force, it is an issue in and of itself because there is a difference between jobs that are available and the money staying in the Town / people not living in the Town.

Tony Triolo stated the atmosphere at the Town Hall is changing.

➤ **Goals & Objectives of EDC**

Bob Reid stated the Board of Selectmen has requested the EDC to develop a mission and goals of the EDC. He stated he endorses such.

Mike Cooper stated Wolfeboro has branded itself as the Oldest Summer Resort in America however; the type of economic development being discussed does not square with that brand. He questioned how the EDC would resolve the conflict that potentially exists.

Bob Reid stated the area is a resort area therefore the question is where is the Town going to have an expansion of resort businesses. He stated there is no place to expand due to capacity and zoning. He stated there are a lot of professional businesses downtown and as a result there are major parking problems. He stated that if a business park is developed and the professional businesses move to the park, such would free up areas for resort development and business and free up area near the lake.

Mike Cooper questioned the incentive for a business to move from downtown to a business park.

Bob Reid replied that parking would improve.

Mike Cooper questioned tax incentives (electric / power) and stated he isn't sure that parking would be an incentive.

Gene Leone stated that all the things that made the Town a resort area are disappearing; camps becoming condominiums, etc.

Bob Reid stated that Wolfeboro is noted as the #1 destination of the lake. He discussed TIF and the tax incentives associated with it.

Tony Triolo stated that WEDCO could supply community block grants with low interest rates.

Bob Reid questioned the mission focus and goals of the EDC for the next 1-2 years.

Gene Leone stated it would be wise to look at what is best for Wolfeboro.

Bob Reid stated Mr. Leone's comment could be a goal of the EDC in addition to stopping the drain of talented workforce from leaving Wolfeboro. He stated determination for high quality hospital care and school system.

Mike Cooper stated that having a strong regional vibrant hospital would attract resort people because they would know they would be safe when visiting. He stated that Brewster Academy pushes the location. He commented on the Town of Meredith.

Bob Reid stated he has reviewed Meredith and found that they hired a business oriented Town Manager.

Tony Triolo stated the accommodations in Wolfeboro are poor.

Mary DeVries stated the Town does not have the beds to have people stay.

Bob Reid stated the Committee is under vote by the Board of Selectmen to develop goals and a mission statement of the EDC. He stated he would write a mission statement and requested the Committee to construct a list of goals for adoption.

Mike Cooper stated the mission of the EDC would determine who to get for an economic development staff person.

Town of Wolfeboro EDC meeting scheduled for Tuesday, July 11, 2006 @ 8:30 am at the offices of Leone, McDonnell & Roberts.

It was moved by Tony Triolo and seconded by Gene Leone to adjourn the June 6, 2006 Economic Development Committee meeting. All members voted in favor.

There being no further business before the Committee, the meeting adjourned at 9:15 am.

Respectfully submitted,

Lee Ann Keathley
Secretary