

**WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
Wednesday, December 5, 2007
MINUTES**

Members Present: Bob Reid, Chairman, Tony Triolo, Gene Leone, Dave Tower, Denise Roy-Palmer, Frank Giebutowski, Mary DeVries, Members.

Member Absent: Mike Cooper, Member.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Reid opened the meeting at 8:10 AM.

Consideration of Minutes

October 3, 2007

It was moved by Tony Triolo and seconded by Frank Giebutowski to approve the October 3, 2007 Economic Development Committee minutes as submitted. Tony Triolo, Mary DeVries, Frank Giebutowski, Gene Leone, Bob Reid voted in favor. Denise Roy-Palmer, Dave Tower abstained due to their absence at that meeting. The motion passed.

Discussion Items

➤ **Wickers property**

Denise Roy-Palmer stated the application for the feasibility study was submitted and is going before the Governor & Council on 12/20/07. She stated there were 3 grant applications submitted.

Bob Reid questioned when the money would be received if the grant was approved.

Denise Roy-Palmer replied end of January or early February 2008. She stated an RFP should be drafted for an appraiser for preliminary quotes. She stated the funding cannot be used for a market study.

Bob Reid questioned a needs assessment.

Denise Roy-Palmer stated the request for such was included in the grant. She stated a letter was submitted with the application regarding a potential tenant. She requested the Committee to inform her of other potential tenants.

Bob Reid questioned the type of work proposed by the tenant.

Tony Triolo replied light manufacturing.

The Committee discussed business programs and opportunities for existing small businesses.

Mary DeVries questioned the task of the Committee in regard to the grant, such as providing a list of resources.

Denise Roy-Palmer stated there is no need to do such rather, inform her of potential tenants. She stated it is easier to recruit from within the community.

Bob Reid stated there is a need for a blend of the expansion of local businesses with outside businesses for it to be successful.

Tony Triolo stated a need for advertising.

Denise Roy-Palmer stated the best use of the facility should be determined prior to such.

Bob Reid stated the Master Plan speaks to light industry and professional businesses rather than box stores and manufacturing.

Tony Triolo stated the feasibility study would determine the uses of the facility.

Denise Roy-Palmer stated the intent of the project is to allow for the expansion of existing businesses (incubator).

Bob Reid stated between 1995 & 2003 the Town of Wolfeboro had a net increase in business of 2.

Frank Geibutowski stated there are people in position that believe there is no problem with the Town's economic development.

Bob Reid stated the Town is at an apex in regard to its economic development

Gene Leone stated some people are satisfied that there is no economic development.

Tony Triolo informed the Committee the price of the Wickers property decreased to 1.7 million dollars.

➤ **Economic Development Director**

Bob Reid informed the Committee the BOS voted down the request for an Economic Development Director (vote 3-2) for the last quarter of 2008. He stated Suzanne Ryan, Sarah Silk and Linda Murray voted against the request; he and Dwight Devork voted in favor. He stated the Economic Base Chapter of the Master Plan recommended the following; the hiring of an Economic Development Director and the opportunity to develop a business park.

Frank Giebutowski stated the BOS are only relying on the summer residents as the base for the Town's economy. He stated there is an issue with fairness.

Dave Tower stated the key to success lies with recruiting families. He stated the retirement community votes down items that would enhance the Town's economy. He stated there is no opportunity for development or employment.

Mary DeVries noted the retirement people are not spending money in the Town.

Bob Reid noted the average age of a citizen of Wolfeboro is 59.

Dave Tower stated Wolfeboro is the 6th oldest state in the Union and its demographics are the same as Florida's population demographics. He stated there is a need to develop a talking plan that includes a strategic element.

Frank Giebutowski recommended the Committee develop an outline or conduct a market study to assess development opportunity.

Bob Reid questioned the source of funding for a market study.

Denise Roy-Palmer stated WEDCO could possibly attract funds through a grant to conduct a market study. He stated the Town has a very active Chamber of Commerce and noted that WEDCO could not exist if the community was against business development.

It was moved by Tony Triolo and seconded by Mary DeVries to adjourn the December 5, 2007 Economic Development Committee meeting. All members voted in favor.

EDC meeting scheduled for Wednesday, January 9, 2008 @ 8 AM at Leone, McDonnell & Roberts office.

There being no further business before the Committee, the meeting adjourned at 9:02 AM.

Respectfully Submitted,

Lee Ann Keathley