

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
REGULAR MEETING
Tuesday, July 10, 2007
MINUTES

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

Member Absent: Denise Roy-Palmer, Member.

Staff Present: Lee Ann Keathley, Secretary.

Chairman Reid opened the meeting at 8:00 AM.

Discussion Item

➤ **Site visit; Wickers property**

Bob Reid stated he scheduled the site visit to determine whether the EDC would be interested in pursuing a business park in said location, as recommended in the 2007 Master Plan.

Tony Triolo stated the building consists of the following; 23,000 SF, metal steel frame, brick & concrete building, one designated men's bathroom, 1 designated women's bathroom and an additional bathroom upstairs. He stated the building could be easily subdivided for different businesses.

Bob Reid questioned whether the building could accommodate different arenas of business.

Tony Triolo replied yes.

Mike Cooper questioned the selling price.

Tony Triolo replied 2 million. He stated the cost to replace the building at today's cost would be 4 million.

Dave Tower questioned parking.

Tony Triolo replied 75 -80 existing parking spaces however, such could be expanded.

Mike Cooper questioned the availability of funding.

Bob Reid stated Federal funding exists.

Tony Triolo replied Community Block Grants exist (Federal funding).

Gene Leone questioned the owner of the building and questioned why Wickers left.

Tony Triolo replied a private company owned by one family in NY is the owner of the building. He stated the owner left due to manufacturing costs. He suggested a use for the building could be as an incubator facility.

Dave Tower questioned the utilities that service the building.

Tony Triolo replied public water, private septic.

Bob Reid stated workforce housing would be located across the street.

Dave Tower questioned whether GI Plastek has a need to expand.

Tony Triolo replied yes, however, prior to the building being placed on the market GI Plastek had recently expanded.

Mike Cooper stated the building could be used as a call center for a business(s) and that higher tech has greater potential for the use of the building. He stated the issue with an incubator is that there are ideas but, little money. He discussed a partnership with UNH's Office of Institute Research.

Bob Reid stated the development of a business park and an Economic Development Director would drive the need for one another.

Dave Tower stated if the building is used for light manufacturing then access to main traffic corridors would be an issue.

Frank Giebutowski recommended attracting new business to Town rather than relocating existing businesses and questioned the potential for local nonprofit agencies to be located at the Wickers building.

Bob Reid stated he would contact Sununu's office regarding the project.

It was moved by Mike Cooper and seconded by Gene Leone to adjourn the July 10, 2007 Wolfboro Economic Development Committee meeting. All members voted in favor. The motion passes.

There being no further business before the Committee, the meeting adjourned at 8:43 AM.

Respectfully Submitted,

Lee Ann Keathley