

WOLFEBORO ECONOMIC DEVELOPMENT COMMITTEE
January 12, 2010
MINUTES

Members Present: Frank Giebutowski, Acting Chairman, Gene Leone, Vice-Chairman, Mike Cooper, Tony Triolo, Mary DeVries, Denise Roy-Palmer, Members.

Members Absent: Kristi Ginter, Selectman's Representative, Bob Reid, Dave Tower, Members.

Staff Present: Robert Houseman, Director of Planning & Development.

Staff Absent: Lee Ann Keathley, Secretary.

Chairman Giebutowski opened the meeting at 8:00 AM.

Consideration of Minutes

December 8, 2009

Corrections:

Page 2, 1st paragraph; strike "therefore, it appears as though the request is being hidden within the budget"

It was moved by Tony Triolo and seconded by Mary DeVries to approve the December 8, 2009 Wolfeboro Economic Development Committee minutes as amended. All members voted in favor. The motion passed.

Discussion Items

➤ **Review Funding Status**

Frank Giebutowski stated funding for Phase I of the study is in the operating budget and will be presented at Deliberative Session; noting no further action is necessary unless discussion at the Deliberative Session impacts the funding. He requested Ms. Palmer to seek grant opportunities with the NH Charitable Foundation.

➤ **Guest; Rob Houseman**

Rob Houseman reviewed the following zoning ordinances relative to not more than 25% first floor non-retail that successfully encouraged retail growth; Portland, ME (Old Port), Camden, ME (Commercial Village) and Portsmouth, NH (Market Square).

The Committee discussed the historic change of development trends (1970's (UDAG funds) bulldoze on build mentality & 1980's restoration protection of historic community character) and the need to achieve critical mass to create year round sustainability (to become a destination for shopping and dining rather than an activity while vacationing in Wolfeboro). The Committee discussed the latter concept and how it works in other communities.

Mary DeVries questioned whether data is available that would show what the demand for retail looked like in those communities prior to changes in zoning and a timeline of what changes occurred after the zoning changes were implemented.

Rob Houseman stated the information is not available from those towns however, Hanover, NH and Durham, NH has similar zoning and although those communities are not necessarily comparable to Wolfeboro, their data is available on the internet for review.

The Committee agreed that the economic development study will be a valuable tool for Wolfeboro.

Referencing the 3 example towns, Mike Cooper asked whether incentives were offered that motivated new and expanding business.

Rob Houseman stated Wolfeboro does not meet the financial criteria for State incentives. He described how Tax Increment Finance Districts (TIF) can build reserves for public and private improvements; noting the creation of TIF would require a warrant article.

Mike Cooper commented on the Town's low debt services and such placing the Town in a good position for favorable interest rates for investing.

Rob Houseman to review experiences and transitions of other towns; noting the Committee is interested in knowing if any technical analysis exists to document the progression of changes. He noted that often the change / vision occurs over time and no formal analysis is completed.

EDC meeting scheduled for Tuesday, February 9, 2010.

There being no further business before the Committee, the meeting adjourned at 9:19 AM.

Respectfully Submitted,
Lee Ann Keathley
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