

Economic Development Committee (EDC)
November 3, 2016
Town Hall Banquet Room

Present: Chairperson, Kevin McLaughlin, Vice Chairperson, Wayne Hayward, John Seed, Bill Roth and Mark Rees

Absent: Todd MacGregor and Daniel Freitas

1. There was a quorum of members met.

2. Minutes: July 21, 2016 – Bill Roth made a motion to approve minutes as written and was seconded by Wayne Hayward. Motion passed unanimously.

3. Meet with Donald Sullivan – SPREDD's Economic Development/Community Development Director

Mr. McLaughlin introduced Mr. Sullivan who gave an overview of what kind of services SPREDD can offer a Committee like this one. Mr. Sullivan explained that SRPEDD serves 27 cities and towns, Fairhaven being one of them. He said they can provide a host of services, such as data, transportation planning, economic development (grant writing under Federal); municipal & technical assistance.

Mr. Sullivan went over a 43D program that the Town may be interested in. It is a development incentive program that the Town identifies in certain areas in Town that allows the permit process to happen one way or the other within 180 days; there is funding available. He explained that the property owner needed to be involved as well. 43D properties allow for grant opportunities and free marketing to move vacant property.

Wayne Hayward said, "you can't have a one size fits all"; explaining every situation is different. He stated that Planning Board usually turns a permit around in 90 days with a 95% approval rate. But he does like the approach with tying in marketing with the 43D program.

It's an incentive, time frame & the marketing process, said Mr. Sullivan.

Mr. Hayward asked if the State does any prioritizing to different areas. Mr. Sullivan stated more so in the urban areas such as Boston or Springfield area.

Mark Rees asked about successful Towns that have done economic development. Mr. Sullivan said Raynham, North Attleboro, Taunton and Mansfield. Several of those Towns have Business Parks and the land area set aside for development.

Bill Roth explained that in Fairhaven sometimes the issue is finding sufficient acreage in the size that is needed. There are not large parcels.

Mr. Sullivan said they could look at redeveloping sites, like the Shaws Plaza to maybe mixed use. He said there was a community compact, planning to success grant application due November 15, 2016 and again in March. Mark Rees said that they would probably be ready to apply in March.

Kevin McLaughlin asked what was available for programs for supporting businesses in towns.

Mr. Sullivan said he would recommend going to the chamber. Small businesses is not something SPREDD gets involved in.

There was additional dialogue on what anchor stores brings in facilities. Also dialogue on how the EDC could assist a new property owner (say for Shaws building).

Wayne Hayward asked Mr. Sullivan's thoughts on what type of "person" should be on the EDC. Mr. Sullivan responded real estate person, banker, higher education person, business owner, perhaps utility.

Mr. Sullivan left the meeting at approximately 8:10p.m.

4. The committee further discussed their 4 Economic Categories that they came up with at the July meeting. Discussion on how they wanted to use this document ensued.

Mark Rees said to use as a reference document as it may change.

Wayne Hayward said that it should be the goals of the committee, and narrowly putting their fingers on specifics. He also asked what 'legal' opportunities there were that the Town could offer new developer/business owners to maintain in Fairhaven. (ie: TIF (tax incentive & Pilot programs)

William Roth suggested they do a GIS website that people could click on to see vacant land, what's available; the data resources behind the land. He said it was a project they could get technical assistance and some funding from SRPEDD to pursue.

William Roth will contact Don Sullivan to ask the approximate cost of something like they discussed with a GIS map of layers.

5. Discuss Development Guide Book

William Roth stated he put a draft together for their review. Wayne Hayward had already read through it and had some thoughts that Planning Board should have its own section, along with economic development. He stated he felt it was geared more for the local merchant and homeowner.

Mark Rees said he would put forth a memo together to have every department review their section and make any changes necessary. Mr. Rees also agreed it should be directed toward the lay person, resident, small business owner.

William Roth will review and send it to Mark Rees, who'll set forth the memo.

6. Next Meeting – Thursday, December 8th at 6:30p.m.

William Roth made a motion to adjourn and was seconded by Wayne Hayward. Meeting adjourned at 8:45p.m.

Respectively submitted,

Patricia A. Pacella
Recording Secretary