

DRAFT MINUTES

Exeter Economic Development Commission

April 25, 2017

Present: Lizabeth MacDonald-Chair, Don Clement-Selectman Rep, Darren Winham- Economic Development Director, Chris Surette, Madeline Hamel, John Mueller,

1. **Call to order:** The meeting was called to order at 7:08 by Lizabeth MacDonald.

2. **Approve Minutes** – March 28, 2017

MOTION: Ms. Hamel moved to approve the minutes as amended, Mr. Mueller seconded. The motion passed 3-1. Mr. Surette abstained.

3. **Update on the Master Plan Steering Committee Meeting of Marcy 9, 2017:**

Mr. Smith attended this meeting and he was not in attendance for tonight's meeting. Mr. Clement said they were talking about doing a meeting in June once they have had a chance to get everything put together.

4. **TIF Advisory Board & its vote regarding allowing a developer to front the "carry" on a TIF bond Payment:**

Mr. Shafmaster and Mr. Winham have been meeting to discuss this and they are working to negotiate the terms. This is at town counsel right now and being discussed. It will be sent to the Selectman after this for review and discussion. Ms. MacDonald asked if there was anything the EDC could do, and Mr. Winham said that individual members supported this they could attend the Selectman meeting in support. Ms. Hamel asked if this was setting precedence, and it was confirmed that it was not. This was more of a one off. There could be other opportunities for collaboration but this was a unique circumstance. Ms. Hamel felt this was a great example of a public and private partnership.

5. **Economic Development Project Updates:**

Mr. Winham said the C3I project is moving forward. There will still be access to the trail system through this property for those who are concerned about this. A property on Continental drive is up for sale, and they are hoping this moves forward and sells quickly. The Board of Selectman has approved a 9-year tax relief for the old Loaf and Ladle for Soaring Hawk, LLC. On Lincoln Street, they are moving forward in concept on a mixed use building that will fit nicely in this area. On Rt. 111 there is a project that is before the planning board now. This is for workforce housing in the front and single family housing in the back. Vapotherm finally completed their manufacturing facility. Next to Exeter Lumber a High-End Car wash is hoping to open, they will be before the Planning Board this week.

Ms. MacDonald asked about the money that was approved for interns, and how that was going. Mr. Winham said that this is going well and the interns have been great. Mr. Clement asked about 80 Epping Road, is the commercial activity moving forward? Mr. Winham said two interested parties looked at the property and changed their minds. This is still being marketed now.

6. Discussion: Workforce Attraction & Retention:

Ms. MacDonald explained that this was from the last meeting, and Mr. Smith and Gutstein were going to discuss this item and are not at this meeting. Ms. MacDonald wanted to discuss this a bit more tonight. She wanted the breadth of this to be as wide as they can make it, and not just have it be an incubator. Mr. Clement asked for a copy of the CEDS report. Ms. MacDonald asked if anyone present tonight had any experience with these or ideas. Ms. Hamel said that building an employee base workforce for the community they need to have people who can fill these positions. She was wondering if there would be ways of partnering with universities who may have connections. They could have employment fairs. Mr. Winham thought they could if given permission and propose the Board start working on outreach for business retention and expansion. They could then see what companies need specifically. Mr. Clement felt these were all good thought processes, do they need a bigger workforce to pluck from, do they need a skilled workforce, etc. Ms. Hamel said that when she worked on this a few years ago, the businesses appreciated the town's interest in this issue. But it is a slow process and they must be careful to do this uniformly. Mr. Clement said that they cannot make this too broad, they needed to pick an area to focus on. Mr. Winham would send out the materials he has on this and they would put it on the next agenda to keep this moving forward. Mr. Mueller said he was hearing a couple different ideas, one being research what they can do to help with retention and expansion and another being getting more businesses to move to town. He liked the idea of sending out a survey to the businesses in town and seeing the responses.

7. Updates on Related Items at:

Select Board: Mr. Clement said the Board is working to finalize the covenant for the Soaring Hawk, LLC. In principal, they are comfortable on signing off on the covenant. It is just a matter of some wording and they will bring back to the Board as quickly as possible.

Housing Committee: Mr. Mueller said they are working on the final draft of the document, they have been editing for months now. They are getting close, they are hoping it will be done by the upcoming meeting. They plan to make a presentation to the Selectboard by PowerPoint.

Ms. Hamel asked with all the projects coming forward, is there going to be some sort of festivity announcements. Mr. Winham said they had retooled the website, and they have all this information on this website. Ms. Hamel means physically, when something opens maybe we could have an event and make it well known and higher on people's radar that something has opened.

Next meeting: Tuesday, May 23, 2017

ADJOURNMENT: Mr. Mueller moved to adjourn at 7:57PM, Mr. Surette seconded. The motion passed unanimously.

Respectfully submitted,

Jennifer Dionne