



Town of Barnstable  
Growth Management Department  
**Economic Development Commission**

[www.town.barnstable.ma.us/economicdevelopmentcommission](http://www.town.barnstable.ma.us/economicdevelopmentcommission)

BEDC Meeting Minutes - Approved  
JUNE 25, 2013

Chair  
Christopher Kehoe

Vice Chair  
Alan Feltham

Members  
Jeffrey Craddock  
Sara Cushing  
Hartley Johnson  
Jeannine Marshall  
James Poplasky  
Royden Richardson  
David Wood

Town Council Liaison  
Jennifer Cullum

Members present: Chris Kehoe, Jeff Craddock, Sara Cushing, Hartley Johnson, James Poplasky, Roy Richardson, David Wood  
Absent: Jeannine Marshall, Alan Feltham,  
Town Council Liaison: Jennifer Cullum  
Also in attendance: Paul Niedzwiecki, Executive Director, Cape Cod Commission

Meeting called to order at 8:15 am by Chair Chris Kehoe.

Presentation/Discussion with Paul Niedzwiecki

Mr. Niedzwiecki provided the BEDC an overview of some of the ways it – in addition to other organizations on the Cape tasked with growth development – can narrow its focus to get the work done. He shared his experience in developing the Growth Incentive Zone in Hyannis and the challenges the Cape faces in the Cape Cod Canal and bridge access/summer traffic. He suggested all organizations work toward ‘smarter economic development’ with a focus on fixing the ‘gray fields’ – areas of Cape towns that were once thriving businesses but are now empty buildings.

He suggested that real revitalization will take considerable capital – the aim should be for \$250M in investment in the Hyannis/Main Street/downtown areas. He suggested that Hyannis and the Town of Barnstable utilize its presence as a “regional hub”, particularly in its transportation capacity. He also suggested that the Town take the lead on the development of infrastructure in areas where the private sector won’t; for example, the airport rotary. He also suggested creation of “innovation districts”, particularly focusing investment in the Hyannis area.

Mr. Niedzwiecki also suggested that the many groups and organizations who are working to and can influence economic development (the Chambers, BEDC, the Cape Cod Commission, the Business Improvement District [BID], and the Town of Barnstable’s Growth Management Department [GMD]) define roles for each organization so that all might work in tandem. In terms of the BEDC, a starting point might be to evaluate the items that need to get in front of the Town Council. The next steps would include setting an agenda – on both macro and micro levels - followed by the GMD implementing the policy and work. All work must include measurable goals to evaluate performance and success.

Mr. Niedzwicki said that there are three important components to getting movement in developing a local economy: 1) the executive office of the Town is engaged; 2) there are public infrastructure funds available; and 3) there are private investors who have a personal and/or professional stake in the region who are willing to provide financial investment.

The conversation then segued to how best to utilize and/or redevelop vacant properties. The conversation included discussion about utilizing 'gray space' in the Hyannis for development of convention space to include a hotel and conference facility which should be connect to shopping space.

David Wood asked how the BEDC or other organizations could take town property and develop it, using Mashpee Commons as an example. Mr. Niedzwiecki suggested that this might be challenging in that it would require a significant financial investment, as well as the Town having to relinquish power of the property. Mr. Wood suggested that the BEDC invite Chad Do (SP?) to speak at a future meeting to discuss his work in investing in the Hyannis/Barnstable areas.

#### Change to 05/28/2013 meeting minutes

David Wood asked that a change be made to the June 2013 meeting minutes to reflect the following:

"Since the ordinance was passed, [*the Chief said*] the problem essentially went away."

David Wood made a motion to change the minutes. This was seconded by Chris Kehoe. Unanimously approved the minutes of 5/28/13 with changes noted.

#### Nomination and election of Chair/Vice Chair

Chris Kehoe nominated Alan Feltham, the current BEDC Vice Chair, to continue his role into the next term. This was seconded by Hartley Johnson. Unanimously approved.

Hartley Johnson nominated Chris Kehoe, the current BEDC Chair, to continue his role into the next term. Jeff Craddock seconded; all voted to approve. Unanimously approved.

#### Updates from members regarding attendance at board/committee/commission meetings:

- ◆ Hartley Johnson – Provided an update on the Airport Commission.
- ◆ David Wood – Provided an update on the Water Commission about their conversations re: town wells. Mr. Wood also provided an update on the Historical Commission. It was suggested that he find out the criteria used by the HC in approving/disproving development. Chris Kehoe suggested that the BEDC invite the chair of the Commission to discuss at a future meeting.
- ◆ Sara Cushing – No updates to report.
- ◆ Jeff Craddock – Provided an update on the Waterways Commission and their discussion related to dinghies. Roy Richardson added that there will be a meeting at Town Hall soon to review wastewater work. Mr. Richardson will circulate this information with the BEDC members.
- ◆ Hartley Johnson – No updates to report.

- ◆ James Poplasky – The Cape Cod Young Professionals was slated to meeting the following day (06/26/2013). An update will be provided at the next BEDC meeting.
- ◆ Chris Kehoe – The Hyannis Chamber sponsored a very successful car show on Father's Day. The BID continues to work on efforts related to parking and welcome signs in Hyannis. Mr. Kehoe also noted that the Hyannis Chamber recently completed the sale of the JFK Museum to the JFK Foundation.

Public Comment – None

David Wood asked that the BEDC work to improve public participation in meetings, as well as work to attract valuable candidates for future committee vacancies.

Meeting adjourned at 9:40 am.

Respectfully submitted,

Sara Cushing  
BEDC Member

Next BEDC meeting scheduled for July 23, 2013

*Public files are available for viewing during normal business hours in the Growth Management office located on the 3<sup>rd</sup> floor of Town Hall, 367 Main Street, Hyannis*

*\*\* Further detail may be obtained by viewing the video via Channel 18 on demand at <http://www.town.barnstable.ma.us> \*\**