



**Town of Barnstable
Planning & Development Department
Economic Development Commission**

www.town.barnstable.ma.us/economicdevelopmentcommission

EDC Meeting Minutes

March 6, 2018

Members Present: Hank Farnham, Alan Feltham, Joyce Flavin, Hartley Johnson, Chris Kehoe

Absent: Tom Geiler

Also Present: Mike Trovato – Economic Development Specialist, Stacey Hurwitz - Administrative Assistant

Chair Alan Feltham called the Economic Development Commission (EDC) meeting to order at 8:05 am.

Minutes: Motion made by Johnson, seconded by Farnham to accept the February 6, 2018 minutes as written. Vote: All, Aye.

Trovato: Planning & Development updates:

- New housing development: Williams Company at 720 Main Street. They are looking to put 40 Market Rate Housing units in, it would still be subject to inclusionary zoning (10% affordable units).
- Transformative Development Initiative (TDI): We are waiting on the decision. We are one town out of 15 gateway cities that applied for the 4 TDI designations.
- Housing Development Incentive Program (HDIP) for market rate housing. It is like a Tax Increment Finance (TIF) incentive program but to encourage developers to create market rate housing. Town Council (TC) has approved a plan for us which has been sent to the state for their approval. It would give local and state tax credits for eligible housing projects.
- Close to having a Request for Proposal ready for the Capetown Plaza. The land lease between the Airport & WS Development expires in 2024. The Regulatory Agreement map was amended to include this parcel, it opens the door to more creative options for the property. *Brief discussion on the Capetown Plaza RFP.*
- Town Council & Planning Board approved the 2018 Growth Incentive Zone Re-authorization Application which has been sent to the Cape Cod Commission for their approval.
- New Business: Hyannis Inn is changing hands (High School Rd & Main St), Kelly's on Main is going through a name change to Murphy's, New Sea Street Inn has changed hands & been totally renovated it was formerly the Green Mountain Inn.
- One Financial place is turning into Cape Cod Healthcare offices for about 200 employees.
- The Pleasant Street project (Sea Captains Row) has received its Regulatory Agreement and is moving forward. School Street project (Dockside Condominiums) is still at the Planning Board level – no updates.

Discussion: Feltham suggested the EDC get an update from Elizabeth Wurfain of the Hyannis Main Street Business Improvement District (The BID) on the new kiosks on Main St for wayfinding.

Johnson asks for statistics on nonprofits, it is clarified there are reports out there that quantify statistics for non-profits. The group discusses the amount of nonprofits and the fact that they don't pay taxes.

Farnham served on the PILOT program Payment In Lieu Of Tax analysis committee. In the end we made some suggestions for the TC ie. 'voluntary contributions'. The Non-profits said it would hurt their services & the Town Council dismissed the suggestions. The Commonwealth is supposed to Pay us in Lieu Of Taxes for the Cape Cod Community College (CCCC) but most of the time they don't.

Johnson speaks to Housing vs. Income; the cost of housing vs. the income to afford housing.

Administrative Items: EDC decides to keep the first Tuesday as their meeting day. Membership: There are 2 new applicants for the BEDC in front of the Town Council for 1st & 2nd read in March. Tom Geiler will be back. John Curtis, a stockbroker in town, may be interested in joining. It was suggested to have Cape Cod Commission (CCC) Director, Kristy Senatori, in to give an overview to the group.

Presentation: Johnson – Marine Businesses for the Town of Barnstable. *Marine / Blue Economy handouts (Exhibit B)*. Johnson states he turned some of this information over to the CCCC & the Town Manager. He has not received feedback on it yet. Johnson states there are 4 elements to the initiative: product development, promotional avenues, target audience & messengers. Flavin adds a 5th element: the goal, what is your outcome?

Cape-Fear Community College programs of study are reviewed it is one of the largest Blue Economy programs out there. UMass Dartmouth has several Marine Technology programs, this might be a place to start. Flavin suggests giving the information to the High School.

Johnson highlights various Blue Economy entities. Marine Technology Society: Put out publications, holds meetings / tradeshow, activities to bring together experts in the field. Marine Technology companies were listed. Johnson believes the EDC needs to know about these companies so we can talk to them about what we have to offer. National Marine Manufacturer's Association: tradeshow/meetings, memberships in marine biology & technology.

Feltham clarifies the EDC is a think tank (advisory), he states the EDC should be recommending the town look into this but not how the town should do it. We are not the implementer. Johnson believes the EDC needs to strong arm the implementer to make sure it happens. Flavin states he gave this to the Town Manager. Flavin asks if this fits for us?

Trovato: The Blue Economy Initiative is working to get a Marine Technology school on Cape Cod. An Innovative Center based on coastal resiliency. Others are in the works but some entities don't want ideas to be revealed, until they are ready.

Kehoe: We have a 5013c right here at the Cape Cod Maritime Museum with deep water access which offers boat building courses. One of the top reasons big companies aren't coming here is that we don't have a highly educated workforce that the high-tech companies are looking for. Ironically we have the largest amount of retired PhDs.

Trovato states there is a 42 million dollar science building being proposed at CCCC. There are opportunities with education, wastewater & Marine Robotics. That is how WHOI started with emerging technologies. Water is the most valuable resource in the world (drinking, ground & waste water). Emerging technologies will be the ones that will solve water issues & are achievable for us. We also need solutions for Coastal Resiliency too, look at recent storms.

Johnson continues presenting his research: National Marine Manufacturer's Association, a trade association. MA Marine Technology Directory lists companies in the industry. Marine & Oceanography Network (based in D.C.) national network. Johnson names our competitors in this field as Woods Hole & New Bedford. New Bedford is tied into UMass Dartmouth. He suggests we train people in marine technology & wind turbine alternative energy water based turbines. The Wind Power Consortium has a 2 million dollar grant to train people in wind power technology.

EDC members question if anyone in the town has looked into this grant. Specifically they ask if the Town Manager knows about it and is working on it?

Johnson says there has been talk about bringing the cables ashore (in Yarmouth), he states the grant probably doesn't come without some strings attached, give and take. We might want to get on board with this.

Flavin suggests we submit a question to Elizabeth Jenkins in Planning & Development about this.

Johnson asks the BEDC to specifically read the last page of the handout which is a letter to the editor 'Ozark Views'.

Workshop: BEDC Objectives for 2018:

Feltham would like to submit a document to the Town Manager & Town Council; something like 'the BEDC to date have accomplished the following; 1) the Information that Johnson just presented on Blue Economy.

Flavin asks Trovato if he knows what the TM & TC need from the BEDC. Trovato: All I know is what I see them tell you. Feltham states, which is vague - we have no assignments.

Johnson: What are the Town Council's expectations regarding Economic Development? Is the Town Manager tasked to carry out these expectations? And are they capable to do so? Are the expectations consistent with our expectations? And should we task ourselves with the implementation of these expectations? Feltham asks for feedback from the BEDC to include in the document: 'We are willing, we don't have clearly defined directives. What should our focus be? Flavin: What can we support them in every time we ask if we can help they say, no we have people that are working on that. Feltham asks for input from the BEDC members. He asks for electronic feedback

from the group so he can cut and paste it into the document. Feltham will put it together & present it to the Town Council. Kehoe suggests: How can we help streamline the permitting process?

The BEDC members again state they hear again & again how difficult it is to do Business in the Town.

Trovato asks the BEDC to share specifics on complaints about doing business in Barnstable. He asks the BEDC to be the town's ears & eyes - get specifics & bring those to us so we can address the issues. Is it old information? We need the situation, not necessarily names so we can see if these are new complaints & address them.

Kehoe believes there is a generality about the town now. He is at the Hyannis Chamber & he believes people with gripes are sometimes trying to usurp the process. Kehoe states Site Plan Review is very helpful because it tells people what they need to do. E-permitting has been partially started (not fully implemented) which is also helpful.

Farnham: Is an 'at large member' of the TC subcommittee for Zoning & Regulatory. We invite businesses to share their stories. One business owner explained all of the issues from start to finish. Farnham got the feeling there is no sense of urgency from staff, no appreciation of the time & cost factor & the human toll it takes. The manager was going to follow up in high priority on making improvements on how the town conducts permitting/regulatory business. He has heard a ton of horror stories about one regulatory officer that operates like Attila the Hun. It is a common story around town. To me, you hear that story for a few months you do something about it, it is affecting our business people. Our business people are not without fault - they need to be checked every once in a while.

Trovato states he cannot address personnel but he can speak to process. He has seen incredible strides with direct contact available at 200 Main Street. Direct input/contact is helping address regulatory process issues immensely.

BEDC speaks about zoning. Trovato states we are currently working on the zoning for Rte. 132. The BEDC believes Zoning is a huge topic the BEDC could help with. Farnham & Geiler to continue with the zoning effort.

Farnham asks BEDC members to read the Strategic Plan & the Local Comprehensive Plan (LCP). You need to read this because it tells a lot in those documents of what the town should be doing.

The group asks if the 2010 LCP is being updated as it is 8 years old at this point. They believe the plan is supposed to be updated every 5 years. Feltham states Mark Ells asked us to look at the Strategic Plan and the LCP.

Trovato refers to an internal economic; objectives of development document that is being worked on. The BEDC is asks for a copy of it. Trovato states that right now it is a work in progress, an internal document at this point.

Topics for the BEDC to work on: Marine Ocean Tech / Blue Economy, Regulatory Services, Zoning Initiatives, LCP & Strategic Plan with regards to Economic Development (BEDC to update), Communication.

Feltham to draft up a plan, send it for edits & then bring it to the Town Manager & Town Council. Farnham reiterates the importance of reading the Local Comprehensive Plan & Strategic Plans. Johnson states nothing in the plans have been done because there are no specifics in the plans. Johnson asks how do we get action?

BEDC is asking again, what can they do to help? BEDC roles/functions and goals are discussed.

Farnham states the communication is lacking between the Town (Manager & Council) & the BEDC. Farnham requests BEDC meeting minutes to be sent to every Town Council member, every month.

The group asks about the Economic Development Coordinator. It is stated the Economic Development Coordinator has been hired & starts at the end of the month. Feltham states he sat on the hiring committee for this position but is unaware that someone was hired for the position.

April Meeting: Draft what the EDC is going to bring to the Town Manager & Town Council. Flavin suggests Feltham give the group two weeks to submit initial feedback & then use the feedback as the basis for the next agenda.

Meeting is adjourned at 9:26 am

Next regular scheduled BEDC meeting April 3, 2018 at 8:00am

List of documents / exhibits:

Exhibit A: Agenda dated March 6, 2018, Exhibit B: Marine / Blue Economy handouts

Respectfully Submitted, Stacey Hurwitz, Administrative Assistant

Public files are available for viewing in the Planning & Development office located on the 3rd floor of Town Hall, 367 Main Street, Hyannis. *Further detail may be obtained by viewing the video via Channel 18 on demand at www.town.barnstable.ma.us *