

Town of Swanzey, New Hampshire
Economic Development Advisory Committee (EDAC)
Meeting Minutes – April 14, 2014

Note: Minutes are not final until reviewed and approved by the Committee. Review and approval of minutes generally takes place at the next regularly scheduled meeting of the Committee.

Call to Order:

The regular meeting of the Swanzey Economic Development Advisory Committee was called to order at 5:37 p.m. by Chairman Steven Bittel.

Committee Members Present: Chairman Steven Bittel, Don Skiba, Guy Pronesti, Arthur Boufford, Greg Johnson, and Alternate Bill Hutwelker.

Absent: Dave Cairns, Lynn Rust

Others Present: Director of Planning and Community Development Sara Carbonneau, Town Administrator Shane O'Keefe and Recording Secretary Beverly Bernard.

Approval of Prior Meeting Minutes: Minutes of February 12, 2014 were considered. Pronesti **moved** to accept the minutes, seconded by Skiba and all were in favor. ***Motion passed.***

2014 Organizational Actions:

- Election of Chair and Vice Chair – **Motion** by Skiba to re-elect Steven Bittel as Chair and David Cairns as Vice Chair. There was a second to the motion by Hutwelker and all were in favor. ***Motion passed.***

Review of current projects:

- **TIF District and Safford Drive extension development promotion:**
 - Report on Safford Drive construction. (O'Keefe) – O'Keefe reviewed the status of the project. He said request for bids went out and they are due back May 8, 2014. He also said purchase and sale agreements for the pertinent properties are being worked on. He noted that there will be a Public Hearing with the Board of Selectmen tomorrow (April 15, 2014), which will be the first of two. O'Keefe also informed the committee that the Planning Board has held the first of two hearings for the subdivision application.
 - Report on Safford Drive financing. (Bittel) – Bittel noted that construction timing apparently will stretch up to one year. The road will not be open until spring of next year. He noted this would delay getting development prospects into the area. Bittel also mentioned the complexity of the project, noting the need for a pumping station and an intersection with NH State Route 12 involving creation of new lanes.
 - Marketing – Arnett. Bittel provide a contract extension proposal to work with Arnett Development Group LLC for a marketing implementation plan which would include logo proposals, DRED interface and other related services. The proposal included a subcontract for the development of a logo for the SW New Hampshire Enterprise Zone

(SWNH-EZ) by the Glen Group that will be a visual representation of the Zone's brand. It was noted the project will take longer and therefore there will be more time to develop the marketing messages and the logo. Bittel asked the members to review the proposed services and discuss at the next meeting. Bittel asked for further questions and discussion. Boufford noted that he had worked with the Glen Group and held them in high regard. Other members agreed.

- Bittel discussed plans submitted for developing the former Keene landfill and he provided to the members a copy of a Keene Sentinel article printed on April 11, 2014. Carbonneau said that one of the buildings would be 100,000 square feet and not in competition with the SWNH-EZ district. Hutwelker said that development of the property will take years. It was noted that the proposed 35,000 square foot building would be in competition with the SWNH-EZ. Johnson said that they are two different worlds apart. Very complicated development because of the history of the area. A lot of the land is brown field (Keene former landfill). The piece carved out for development is supposedly clean. Johnson said the zoning is not correct for development.
- According to Johnson one lot of Collier land is under contract, subject to subdivision approval and financing. Discussion occurred regarding water pressure. Pressure at end of the existing line may become problematic as the property rises and usage increases. The pumping station on Safford Drive should enable improved water pressure for all businesses in the SWNH-EZ.
 - Johnson reported that the water flow test report done for Collier property did not identify any pressure problems. But as development expands, water pressure might become an issue. O'Keefe said the plan anticipates a water tower at some point in the future.

Overall Committee Goals

- Johnson would like each member of the committee to propose some ideas for goals for the committee going forward and establish priorities. Johnson mentioned that one of his concerns is the appearance of Swanzey's major corridors into town. He suggested Zoning or Planning need to review signs. Carbonneau said there is an ordinance covering signs but that a lot of what is seen on State Route 10 is grandfathered. Johnson mentioned banners and flags and he didn't think they were allowed in Town. O'Keefe mentioned that tightening regulations can be seen as anti-business.

Next Meeting Agenda Items

- Johnson said he was going to bring in a presentation for the Collier subdivision. Land planner would also be here (Christian Boysen).
- Bittel suggested next (May) meeting to hear about Collier and discuss the proposal from Arnett, and the June meeting to discuss goal setting.
- Carbonneau noted that she will not be at the May meeting.

New Market Tax Credits

- Discussion occurred regarding new market tax credits. Bittel said that new market credits are difficult to structure and they are very costly to execute. Generally they need a large project to become viable. Johnson wanted to know how these were developed, and Bittel said he would speak to Jack Donovan of NHBFA who manages new market credits for the state.

Next scheduled meeting: May 12, 2014

A **motion** to adjourn was made by Hutwelker with a second from Pronesti and all were in favor. Adjournment occurred at 6:11 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Beverly Bernard".

Beverly Bernard, Recording Secretary