

Business Park Development Committee

Northfield MA

Meeting # 6

1. The meeting was held in the Town Hall on Wednesday May 15th 2019 at 5 pm as advertised.

Present : Barry A Bordner (Chair) ; S Seredynski; S Foster; J MacDougall. Town Administrator Andrea Llamas joined the meeting as an invitee – see items 4-7 below

2. Minutes of our Meeting #5 were read , proposed (SS) , seconded (SF) and approved for filing. So far no public comment on prior Minutes has been received formally. Informal polling by committee members has generally proved encouraging to date.

3. Chair Bordner submitted the two page Draft Compendium as recently updated . This is intended as a basis for our Committee's first feedback (to be pre-arranged at an upcoming Select Board meeting). The second bullet in the first section was discussed to provide more emphasis. This echoes comment by J Spanbauer in Meeting #5. --Barry to arrange.

4. Discussion with TA Andrea Llamas followed as a wide-ranging look down the road at how the Committee's efforts may proceed in coordination with seeking appropriate Select Board feedback and provision of their necessary authority.

5. Considering the sequencing of submittal of a CEDS application for inclusion in the next five year cycle (the 2015 – 2019 review is in its final stages presently), several points emerged from reading the evaluation criteria outlined in paragraph 3 of Working Doc #2.1 the 20210 CEDS Listing

They include:

- Project should be clearly defined
- It should create or retain jobs on completion
- It should have received open public discussion and approval
- It requires the support of municipal officials
- It should align with CEDS vision and goals
- It cannot benefit just one company or individual
- It should require some form of public funding.

From discussion the committee agreed that the identification of potential sites for a Business Park in Northfield will inevitably involve approaches to private owners. Whether informally or through an invitation to meet with the Committee, preparation for any and all discussion in these early stages seems prudent. TA Llamas supports the Committee in efforts to screen and identify potential site options.

6. Research into the comparative advantages or limits of establishing a Business Overlay designation on a part of an existing Residential/Agricultural zone as opposed to a full zoning reclassification is required. Shawn Foster agreed to lead this, and advise us.

7. Although there is no hard and fast legal structure required in Franklin County for the administration and operation of a Business Park, provision of MA Economic Development Administration (EDA) funds is susceptible to several well recognized Investment policy guidelines.

Understanding these guidelines can allow for much creativity in discussion of, and negotiation of the eventual ownership transitions from single private ownership to the eventual establishment of the controlling managing entity that operates the developed facilities.

Following a CEDS project submission and approval, an approach to MA EDA for grant funding on behalf of the Town could succeed in an award of significant EDA support dollars for assistance in site design, infrastructure evaluation and logistics specification required of the selected location.

Again, from experience of prior applications TA Llamas encourages this approach, stressing in particular the willingness of State authorities to recognize fresh initiative from communities ready to pony up some private resources in support of their application.

Chair Bordner asked Andrea Llamas to reach out to Jessica Atwood of FRCOG simply to keep her apprised of the developing situation under the new Select Board.

8. The date of the next Committee Meeting was agreed to be targeted for Wednesday June 12th at 5 pm

Minutes Proposed : JC MacD

Seconded + S.S.

Date 6 / 12 / 2019