

Business Park Development Committee

Northfield MA

Meeting # 10

1. The meeting was held as advertised in the Town Hall on Monday November 25th, 2019 at 4 PM

Attending were: Barry A Bordner (Chair) ; J Spanbauer ; S Seredynski; J MacDougall.

Also Present as invitees: Town Administrator Andrea Llamas; Jessica Atwood (FRCOG)

2. SEE ITEM BELOW, EXTRACTED FROM MEETING # 6 MINUTES (held May 15th 2019)

" 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.

Item is outstanding

3. SEE ALSO THE FOLLOWING EXTRACT FROM MEETING # 6

" 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 invite Jessica Atwood of FRCOG to join our meeting today to bring us up to date with current status of county wide proposals, and on upcoming deadlines to be aware of.

4. The resulting discussion was lively and wide ranging. Having begun discussion with the Browning Family (Meeting # 9), they notified Chair Bordner of their interest in being kept abreast of developments.

Before engaging other potential landowners Jack Spanbauer suggested that a degree of official commitment perhaps should be sought from the Selectboard, allowing for the eventual involvement in selection and comparative evaluation of site options by professional services.

With input from both TA Llamas and Ms Atwood, the committee resolved to adopt a two pronged approach.

Firstly financially

- Request an authorization for a seed money allocation at the January Select Board meeting as a first verbal report is submitted (Max \$\$ expected = \$5,000, perhaps for a few years)
- Ensure that a CEDS application is prepared for inclusion in the next five year plan to identify and reserve our intention for MassDevelopment (max \$\$ expected ~ \$ 50,000 one time, perhaps to be drawn down in a series of phases until exhausted) Timing to be Determined.

Secondly procedurally

- Approach several key landowners to engage and solicit reactions
- Rank the responses as inputs to the eventual evaluation process

5. The date of the next Committee Meeting was agreed to be targeted for Wednesday December 18th at 5 pm.

Minutes Proposed : *dg* Seconded : *S.S.*

Date *1* / *15* / *2019/20*