



Town of Barnstable

Barnstable Economic Development Commission

www.town.barnstable.ma.us/growthmanagement



Jo Anne Miller Buntich
Director

MINUTES

A meeting of the Barnstable Economic Development Commission was held on Tuesday, December 14, 2010, in the Steamship Authority Conference Room located at 141 School Street, Hyannis, MA

In attendance: Lois Andre, Amanda Converse, Jeff Craddock, Hartley Johnson, Chris Kehoe, Jeannine Marshall and Roy Richardson, Town Council Liaison Hank Farnham

Staff: Jo Anne Miller Buntich, Director Growth Management
John O'Brien, Economic Development Coordinator
Mike Trovato, Economic Development Specialist
Marjorie Watson, GMD Administrative Assistant

Meeting called to order at 8:10am

Motion duly made by Lois Andre, seconded by Chris Kehoe to approve the minutes of August 24, 2010 as amended
VOTE: So voted unanimously

Motion duly made by Lois Andre, seconded by Chris Kehoe to approve the minutes of October 29, 2010 as submitted
VOTE: So voted unanimously

2011 schedule

Motion duly made by Lois Andre, seconded by Chris Kehoe to approve the 2011 Barnstable Economic Development Commission (BEDC) schedule as submitted
VOTE: So voted unanimously

BEDC workshop facilitated by Consultecon

Facilitators introduced: Mr. Robert Brais and Mr. James Stevens

- Mr. Bray provided a review of discussion and focus of the October 29, 2010 strategy / visioning session; roles and responsibilities and review of the draft summary of economic development strategy handout
- Identify the steps required to implement the strategies
- Strategy (1): Position Hyannis as a unique gateway destination by revitalizing the village into a vibrant, mixed-use community, with local, regional and national appeal
 - * Financial solutions
 - * Parking: identify and implement off-site parking; shuttle transport for workers and visitors; target market need to be identified; parking plan to encourage 'walking; bottom line – parking needs to be improved; municipal parking lot survey completed in the past; need to get Main St. employees to not park on Main St.; parking included in the Comprehensive Plan which can be found on the TOB website at <http://www.town.barnstable.ma.us/GrowthManagement/ComprehensivePlanning/LCP/CompPlan08/LCP.asp>
 - * Parking signage: gateway issue, needs work; signage and way finding plan – aiming for installation by summer of 2011; traffic patterns need signage improvement; traffic congestion needs to be addressed; structured parking lots / parking garage; parking map, also available on the website; look at parking as a source of revenue for the town; parking meters
 - * Mixed use development: waterfront dining and accommodations on or near the harbor; partnering with larger entities on development issues
 - * Maintain preservation of natural resources

- Strategy (2): Sustain the Regional Commercial Center's function as a regional resource for jobs, revenue and commerce – both to the general public and for business to business activity
 - * Permitting – process has improved
 - * Roadway infrastructure improvement – ongoing
 - * Workforce housing: issue of affordability and summer increase
- Links:
 - Housing Production Plan
<http://www.town.barnstable.ma.us/GrowthManagement/CommunityDevelopment/AffordableHousing/default.asp>
 - Housing Needs Assessment
<http://www.town.barnstable.ma.us/GrowthManagement/CommunityDevelopment/HSNGNDS.pdf>
 - * Increase year round housing and residents within walking distance to down town
 - * Sustainable businesses; level demand
 - * Increase education to the public
- Strategy (3): Initiate legislation for a Barnstable Economic Development Authority which would have authority to buy, sell, lease, and support development in the Growth Incentive Zone, Regional Commercial Center and the gateway roadways
 - * Eminent domain used sparingly if at all
 - * Legislation would only cover specific area
- Strategy (4): Establish and support direct assistance to retain existing small businesses, foster small business expansion and new business development
 - * Add small business lending
 - * Distinction needs to be made to establish where it will be coming out of (town/grants/relationships with entities / etc.)

Discussion

- Increase knowledge of the functions of the Growth Management Department to the BEDC – January agenda; Economic Development for the TOB is
- Role of BEDC – an advisory committee to the Town Council; to advocate with larger context of how things are getting done; reinforce the importance of economic development strategy being implemented; BEDC is not a regulatory committee; request for BEDC members to be included in the agenda mailings for both the Planning Board, Site Plan Review, Hyannis Historic and the Zoning Board of Appeals (agendas can also be found under boards / committees on the TOB website)
- Continue collaboration with the Workforce Investment Board
- Members to review the duties in the Administrative Code
- BEDC also charged with reviewing projects; GMD available for guidance;
- Members discussed future potential of increasing meetings to twice per month when the demands exist
- Members to be tasked with reviewing one project from the GMD to become more educated about the regulatory review process
- GMD asked to provide a status report on economic development activities and outreach, confirmed with the exception of proprietary information; similar to the outreach provided to the Town Council during the budget process; members advised to review the DRI process of the Cape Cod Commission
- Members encouraged to improve education to the public on available resources; outreach; communication; would like to know what resources the public is aware of; suggest making a presentation to the Town Council bi-annually
- Economic Development website – in process; huge resource component in conjunction with the Chamber of Commerce; ongoing project; BEDC would like to have input on the website; dissemination of information – BEDC could create and GMD could distribute
- Incentives for new and existing businesses; i.e. increase height opportunities on Main Street; partner with the redevelopment authority
- Working with the local Chamber of Commerce in marketing; having a rationale for this and using that info to implement something to respond to the initiative
- Suggest the BEDC identify a liaison to track initiatives through the GMD; expand their presence; increase member involvement
- Locate past parking analysis reports if possible

- Funding received by the GMD for an analysis use of the Armory building (multi-use cultural center, chamber music, opera, etc., the grant will investigate these possibilities); large expense to retrofit for commercial use; incorporate job creation; historic status; need to identify highest and best use
- Waterfront dining with a year-round appeal
- Increase shoulder season and expand to annual visitors
- Learn about the Davenport project currently with the Cape Cod Commission; approach and increase incentive opportunities
- Increase re-investment on existing properties; identify capacity for new investment not in need of CCC review
- Permitting process becoming more streamlined on a continuous basis
- Alter ranking of strategies to 3-4-1-2
- Economic Development Authority has been researched and is now under review with the TOB Legal Department, then will move to the Town Council; timing is appropriate; advocacy and support from BEDC is needed
- Consultecon will provide a summary and minutes in addition to what is provided by the GMD

Motion duly made by Jeff Craddock, seconded by Lois Andre to adjourn
Meeting adjourned at 11:18am

Next BEDC meeting scheduled for January 25, 2010

Public files are available for viewing during normal business hours in the Growth Management 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 <http://www.town.barnstable.ma.us> **

Respectfully submitted
Theresa Santos, Growth Management Department