



Town of Barnstable
Growth Management Department
Economic Development Commission
www.town.barnstable.ma.us/economicdevelopmentcommission
EDC Meeting Minutes
March 7, 2017

Members Present: Chris Kehoe, Alan Feltham, Hartley Johnson, Hank Farnham, Michael Schulz, Tom Geiler
Absent: Ted Wurzburg
Also Present: Michael Trovato – Growth Management Department, Stacey Hurwitz - Administrative Assistant
Bronwen Howells Walsh – Barnstable Patriot

Chris Kehoe called the Economic Development Commission (EDC) meeting to order at 8:04 am.

Meg Mayo-Brown has been rescheduled to the May meeting. The Guest Speaker in April is Mark Milne.

Minutes: A motion was made by Hank Farnham, and seconded by Alan Feltham to accept the minutes from February 7, 2017 as amended. Aye: All. So voted unanimously.

New Business:

Guest Speakers: Johnson: Doesn't want a presentation from our guest speakers, he wants a face to face discussion - on how we look at Economic Development, where the speakers contribute & what the EDC can do to contribute. He would like to see more of an open discussion and have 2 invitees a month for that discussion.

Geiler believes that is what an Annual Report is for. It doesn't make sense to ask people about information that we may or may not already have but that is readily available to us. He would like the EDC to be more productive with an end result (accomplishing tasks), instead of just gathering information for our own use.

Johnson states he has gone through the High School website for hours and asks where are the business programs (business, accounting, finance) at the High School (BHS)? He couldn't find them on line. He wants to know why BHS does not have any finance or accounting classes.

Feltham: We have provided questions to the Superintendent. We should prepare the same for Mark Milne. It's better to have a focused 20 minute presentation and then have a round table discussion.

Kehoe: I don't see anything on the BHS website for entrepreneurship. A sizable chunk of the budget goes to the school department.

The EDC discusses having one guest speaker vs. two guest speakers at the same meeting. Chair Kehoe calls for a vote for one speaker per meeting: Aye: Kehoe, Farnham, Feltham, Schulz, Nay: Johnson & Abstain: Geiler. The EDC will have one speaker per meeting.

Feltham: If we were running a business, we would ask 'what is our return on our investment (ROI)?'

Schulz suggests the EDC stay focused on accomplishing tasks.

Farnham believes there is a lot of information out there. What we need to know is what the schools do to encourage life skills; business & life basics. Cape Cod Five was involved with a program that did that. Wants to know what kind of curriculum BHS has to support the businesses on Cape Cod?

BHS curriculum is discussed by the EDC, most members stated they didn't see anything regarding business, accounting or finance. They ask what is the possibility of getting a financial curriculum put into place?

Questions for Mark Milne:

- Possible Reasons why the tax base may deteriorate less over time (crime resulting in lower tourism)
- Review Room Taxes / Meal Taxes
- Increased Costs due to increased Social Costs (72 or more Social Services Agencies in town)
- Cost Containment or a method of Value Analysis?
- What is the cost of tourism? (Fire, Police) Room Tax and Meal Tax Revenue (local tax option)?
- What is the impact of the Tax Incentive Programs (TIF & STA)? Are the incentives beneficial / lucrative?
- Are real estate taxes a plus or minus for attracting Economic Development?

Johnson: Why is the budget process the way it is? It is flip flopped from private business. The town puts the budget together & compares it to the revenue, the rest falls on the taxpayer. In the private sector if you don't meet your financial goals expenses & salaries get cut. The taxpayers are the victim of the budget of the town.

Farnham: The major percentage of our assessment comes from residential tax base because we don't have an industrial tax base.

Kehoe: Every year they add the 2.5%. The last time I checked the tax base was about 92% (residential) to 8% (commercial). The commercial tax base is consistent (it hasn't shrunk & it hasn't grown).

Geiler: Thinks the members have an obligation to study the material that is already available and then use that to condense what questions to ask our speakers.

Some EDC members state they do not have the time to do that.

The Commission reviews their own progress as well as objectives for the future.

Additional Education Opportunities on Cape Cod:

Feltham: Believes education is critical to Economic Development on Cape Cod. Anna Maria College is thinking of re-starting criminal justice, fire & hazardous material training programs in Barnstable. Wentworth Institute is looking at a local regional technical school (because they have labs). Bridgewater State University in South Yarmouth offers mostly education courses but also will be offering business & social services courses at a future date. Anna Maria College & Wentworth Institute are doing market research right now (is it viable for them to be here). Johnson thinks the EDC should get involved with this, he believes the EDC needs to pitch Barnstable.

Johnson asked if the Town Manager knows about these educational opportunities? Feltham states it's not likely, as the colleges like to do their own thing they link themselves to existing entities here & are scouting it out now.

Old Business:

Marketing Plan Request for Proposal Update: (Business Retention and Expansion Plan)

The EDC is waiting to see what happens when the Assistant Town Manager comes on board in May. The EDC believes he will be in charge of Economic Development. The EDC corrects the name of the Marketing Plan to the Business Retention & Expansion Plan.

Hyannis Gateway Medical District Zoning Update:

The zoning density was discussed by the EDC. The zoning amendment is set to go in front of the Planning Board at their March 27th meeting. Trovato suggests the EDC members might want to attend that meeting.

Other Discussion:

Kehoe to schedule Bob Cody from the Cape Cod Community College to be at a future meeting for a discussion. Bob Cody is also a Hyannis Chamber of Commerce Board Member.

Trovato Growth Management Department Updates

- Growth Incentive Zone (GIZ) Re-authorization: the Cape Cod Commission (CCC) hosted a second round of stakeholder meetings in February. The CCC created infographic boards, they are taking a look at the GIZ Re-authorization & Rte. 132 Retail Corridor. (Exhibit B & C handouts)

- Nelson Nygaard Parking Final Draft due this month.
- Barnstable Innovative Center is the collaborative work space. They targeted a location however that location is no longer available. They are looking for a new site & are hoping to keep the grant, but if they don't they can re-apply through MA Development.
- Met with Airport staff to talk about building heights to find out what height restrictions are in the area. It varies greatly based on location and flight paths.

Regulatory Agreements (RA) are discussed including the Hyannis Harbor Hotel. Waivers can be sought for parking, height, density, etc. The RA process is detailed, it goes before the Planning Board & the Town Council.

Farnham: asks about formally commenting on Stuart Bornstein's Dockside Project. They are looking for a lot of waivers, the real issue likely, obtaining support from the Historic Commissions.

Feltham asks is this the best use of the land for the town? Johnson asks for numbers (revenue, tax dollars).

Trovato: Stuart Bornstein voluntarily went in front of Hyannis Historic Commission last week and they looked favorably on the project. There are 33 condo units. You are an advisory committee to the Town Council it would be in your purview to make recommendations on a Regulatory Agreement such as this project.

The EDC would like the most updated plans from Stuart Bornstein – Dockside Residential Condos.

Farnham: When you have 30 nice residential condos it attracts people, who spend money in the downtown area.

Kehoe is also in agreement that it would be beneficial for the downtown area.

Farnham: Hyannis Water District; At their last meeting the Town Council voted to appropriate 6.5 million to put in the water purification system at the well sights. A number of the Council wanted the entire tax burden fall on all of the residents of the town not just Hyannis water district. The reasoning is it services all of the commercial businesses in Hyannis. Is it appropriate to have all the taxpayers in the Town of Barnstable support the water purification system that is going in (including the businesses)? I don't know what the right answer is here.

Feltham leaves the meeting at 9:33 am.

Johnson: Will that expenditure be retrieved with the lawsuits? Farnham believes this is outside of the lawsuits. The lawsuits are for the clean up of the well. This is to clean up what we have. It is clarified that there is no purification system now. EDC discusses who should be paying for the tax assessment for the appropriation as well as possible water rate increases.

Having no further business the meeting is adjourned at 9:41 am.

Next BEDC meeting April 4, 2017 at 8:00am

List of Exhibits:

Exhibit A: Agenda Dated March 7, 2017

Exhibit B: Hyannis Growth Incentive Zone Handout from the CCC

Exhibit C: Hyannis Public Sector Investment Handout

Respectfully Submitted,
Stacey Hurwitz, Administrative Assistant

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 www.town.barnstable.ma.us **