

EDC Meeting of Sept 22, 2020
Called to order at 7:35 PM

Quorum Present: Rich Guzzardi, Mark White, Dawn Willis, Kristen Hilberg, Nate McKinley, John Neyland (arrived at 7:52)

Not present: Joe Ferguson

Also present: John Markiewicz (Select Board), Sue Schmit, (Depot Rd Resident) joined at 8:03, Becky Neville joined at 8:46.

Agenda

1. Meeting Minutes from Tuesday, August 25th, 2020. Nate McKinley motioned to approve. Kristen Hilberg seconded. Discussion to strike the words "short discussion on remap grant". Typos corrected - add "they" on second sentence regarding Beaver Brook property.

Roll call vote:

Aye: Mark White, Nate McKinley, Rich Guzzardi, Kristin Hilberg, Dawn Willis

Nay: None

Minutes approved as amended.

2. Correspondence and New Business

- Recent Developments Opportunities,

1414 development opportunities have arisen. We are on a short list for a possible new tenant, presented via a state placement program. They are looking for communities to consider a TIF or other incentives. The town provided a submission.

500 Beaver Brook Rd, has a possible new tenant, who reached out through a state placement program.

Any TIF / incentive would need to be approved at a Special Town Meeting.

- 629 Mass. Ave.

John Neyland discussed that the bank is looking to do some major renovations and expansions. The building owner is concerned the process might be challenging. They will stay in touch with John on what the process is like, pros/cons.

- Input on EDC Study

Discuss the correspondences from Mark Barbadoro on 9/17, 9/21. How can we address what Mark is pointing out. We need to address inaccuracies versus opinions. Rich forwarded Mr. Barbadoro's concerns to UMASS and the board decided to all take a look and make sure no other errors or discrepancies jump out.

-Microenterprise Grant Status

Great news arrived today Acton/Boxborough won the 1.6 mil State Microenterprise grant. RG will send us details on what it entails and who qualifies.

3. UMASS Study Update

- Community Feedback Sessions Preparation

Kristen Hilberg and Dawn Willis sent out a flyer via social media and local groups

- Session awareness & website

Great feedback. Positive response from people Kristin Hilberg and Dawn Willis reached out to multiple groups.

Rich Guzzardi discussed the agenda of the 1st session. In summary: Approx 2-2.5 hrs. Phase 1 baseline, surveys, present 4 scenarios. Market analysis. Attendees will be broken into discussion groups. Then wrap up session. Possibly adding some more break out special groups, Cisco, town center. Agrees to strategically place an EDC member in each group. Agenda for the second session will build on the first.

- Market Analysis

Went over the Market Analysis from Dr.Renski. For us to look at, but Dr. Renski will present the info on September 24th

4. Cisco Beaver Brook Campus Update

Scott Ross has made contact with possible commercial tenants. JLL looking to close on property in December.

5. Mass. Development Grant (Simon) - No update.

6. Action Items

A. Doing Business in Boxborough Guide (Simon/Nate)

No new info, Nate will reengage with Simon on it.

Rich Guzzardi mentioned positive feedback from Mark Barbadoro on the Guide and engagement being a valuable endeavor.

B. Business Engagements (John)

593 mass Ave, looks like 1 more space is leased

Discussed 629 Mass Ave above

C. Development Departments Meetings (Nate)

No update

Additional Discussion:

John Markiewicz mentioned that there are some early discussions about how to purchase and redevelop the Cisco property into a use for the town. Most input was dissenting. John Neyland and Kristin led a discussion about water resources. Rich suggested we talk more on Water

Resources as a future agenda item or have a joint meeting to help each other in any way we can.

7. Upcoming Meetings

- Sep 24th (UMASS Study), Oct 3rd (UMASS Study), Oct 22nd, Nov 5th, Nov 19th, Dec 3rd, Dec 17th

Motion to Adjourn made by Mark White at 9:02PM. John Neyland seconded.

Roll call vote:

Aye: Rich Guzzardi, Kristen Hilberg, Nate McKinley, Dawn Willis, John Neyland, Mark White

Nay: None