

February 5, 2013 EDSC Minutes

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Economic Development and Sustainability Committee

Minutes for Meeting on February 5, 2013

Present: Al Ahlers, Bill and Sarah Hopkins, Katie Murphy, Andy Walsh, Dave Perkins, and Gwen Hilton

Al opened the meeting at 5:05 pm.

The agenda was as follows:

- Select a landscape architect to prepare a schematic town center plan and budget estimate for June town meeting
- RFP for Developer Interest in Memorial School Site (if it becomes available to the town)
- Other – Town Annual Report, ordinance changes

Selection of Landscape Architect

After considerable discussion, the Committee agreed to select Pat Carroll (Carroll Associates) to develop materials for the upcoming town meeting in June. Everyone agreed that both Pat Carroll and Terry DeWann were very well-qualified, but the feeling was that Pat would be a better fit for North Yarmouth. The Committee was impressed with his schematic that demonstrated his understanding of the project along with a few new suggestions, such as the Memorial Highway town center streetscape concept. It was noted that while DeWann might be better at the visioning and the public process, Carroll would be better at the details of implementing the project. The Committee felt that they already had the vision, and would be responsible for selling the proposals to the citizens.

Andy noted that the gully may be crossable. Also, that selling the plan will be paramount given fiscal constraints. He had heard that \$100,000 may be tops from a budgetary standpoint.

Katie noted that she liked DeWann's suggestion that NY maintain the signage theme – iconic use of granite. She also wondered if we needed the help of a marketing firm. Need to point out that this is just an initial investment that will reap economic benefits with future development.

Next Steps:

- Bill will contact Pat to work out the details; will provide a list of stakeholders (groups -Recreation, Trails, Veteran Park trustees, Bike Committee, Business Association, Historical Society, neighbors, etc.) Pat will be asked to develop a budget for the town meeting warrant by the end of February.
- Al will check with the Selectmen to determine how much money is available to contract with Pat Carroll for the preparation of materials for the town meeting.
- Al/Katie will also talk to Brian Sites about a marketing plan
- Andy will ask Nancy Grant about grants/funding for the sidewalk

- Katie and the Historical Society will continue to consider the possibility of moving the old Town House to the town center

RFP for Developer Interest in Memorial School Site

The Committee reviewed Dave's draft RFP. The following was suggested:

- Add mixed use elderly housing to list of potential uses
- TIF as a consideration was to be left in, even though there were differences of opinion, – because developers will be asking about it
- Provide a copy of the map of town center properties
- Provide a copy of the powerpoint
- Provide a copy of the evaluation of the school building
- Add text to make the RFP more attractive to potential developers (see Gwen's suggestions)
- Add consideration for Cassidy pit and other possibilities, but indicate that the school should be the primary focus
- Send RFP to many developers, the local newspapers, trade groups, personal contacts, Steve Blatt, etc.; Include on Town WEB page
- Include deadline for response (30 days)
- Developers to contact members of the Committee, then we invite them to come talk to us

Next Steps:

- Dave will follow-up in drafting and distributing the RFP; Bill will assist in distribution and calls to development types; Gwen will assist as needed
- The RFP packet should be provided to Barb Skelton, particularly because she may be getting calls. Gwen will talk to her.
- It was agreed that the future site of a new school should be included in town center planning.

Other:

- Gwen and Katie will develop report for annual Town Report – March
- The Committee agreed that it was premature to work on changes to the land use ordinances until we had a better idea what would be proposed.

Meeting adjourned at 6:15