



MEETING MINUTES

BOARD/COMMITTEE NAME: Mendon Economic Development Committee

DATE OF MEETING: Monday, May 14, 2018

TIME OF MEETING: 5:30 P.M.

LOCATION OF MEETING: Mendon Town Hall

Members Present: Tom Merolli (Chair), Karen Wheet (Secretary), Anne Mazar, John Danielson, Jordan Berry

Non Member: N/A

Meeting called to order 5:38 by chair Tom Merolli

1. Questionnaire: reviewed and made some minor changes. Add name, business, contact info. Make it a Google doc, to be able to share with rest of committee. Wants to send out asap. Motion approved to accept changes above. Second/passed.
2. Hopkinton did not pass – waiting to see how other towns do (police drain, fire dept – very negative), Bellingham voted medical, not dispensaries. Not sure if Franklin passed dispensary.
3. Facebook – discussion
4. Town Meeting – long term goal 25% of tax base commercial, right now it's 12%. Are there commercial listings available that we could help promote via our facebook page/website. We need a realtor! Route 16 has a site on sale – talk to the broker, and that should open up some more info. 200 ft. zone – try to follow property line back – and that

would allow companies to expand back. Sewer is important to bring in on Route 16. There is a line in Uxbridge. Hopedale does not want to provide us with anything. Uxbridge might be willing as it would be a benefit to them as well. Selectman are all on board to get water/sewer on 16. Tom will find out if Uxbridge has both water and sewer. We would need a grant from the state in order to make that happen (Mass Works Grant).

5. Inman Hill lot for sale. Showing in 2 weeks. Deadline is 7/12 (bids). Select board will pick one. Put this on Facebook page. Anne will provide RFP, picture, description.
6. Focus next month on utilizing Facebook more. Add carnival info, etc.
7. Route 16 / North Avenue – Can't probably use a realtor, has to go thru the town process. Has to go out to bid. We need to define what we want. Conservation land concerns on 16. Fact sheet as a sales pitch. John has some demographic info to share. Tom will put together a google doc and we each can take a piece to get a fact sheet done. Could be a pdf or image on Facebook. Watch out for reputation when seeking a buyer, for follow thru. EDC could put together RFP, convert open space – present what we find out to Selectboard/town admin. for all approvals. RFP – open space on 200 ft. to make a swap, find out actual area that is available for sale, discuss mixed use, couple with a grant. State is pushing for house increase, lots of grants will be coming out. Town counsel can help with this too (written in a certain way). May want to hire someone to help EDC put together. Question is what can we do without water/sewer. Suggest a discussion with Fino's to see if they want to work with us on this. Front part mixed use business – behind that sports fields/park – leave it open.
8. CMRPC is coming next meeting to give an update on Master Plan. Find out if the Master Plan had already done anything that we can use. We should broach the subject to see what they suggest to help us work on Route 16 property. Should have some good ideas if there's any funding, what it would take.

Action Items:

- Create questionnaire for business mailer

Ongoing Action Items:

- TM to continue to reach out Agricultural committee to check on co-op idea.- no response. Try Peter Hawkes by phone. Anne will try to get # to Tom. Updated, Tom is waiting for a meeting to attend.
- Anne Mazar to look into MassWorks grants. Update, on backburner for now.
- John will run/review a consumer spending report and demographics.
- Karen to look at Mass Development and Mass Growth in more detail to see how to use for the EDC
- Tom to invite Franklin EDC to attend a future meeting to discuss Marijuana grow facility. And probably good idea to reach out to Milford – Brian Murray. Invite Uxbridge as well.
- Solicit business spotlight information from local businesses for Mendon EDC FB page.

Meeting Adjourned: 6:19

Next meeting: Monday, 7/4/18 7:00 p.m.

The Chair reserves the right to call items on the agenda out of order. The times that are listed for items are approximate times, and items may be reached earlier or later than the posted times. The listing of items is those reasonably anticipated by the Chair which may be discussed at the meeting at least forty-eight (48) hours prior to the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.