

TOWN OF NEWTON
ECONOMIC DEVELOPMENT COMMISSION
May 14, 2013
MINUTES

Chairwoman Joice called the meeting to order at 6:40 p.m. Mrs. Millikin called the roll: Mr. Prendergast, Dr. Clark, Mr. Levante and Chairwoman Joice were present. Mr. Hayek called ahead to be excused.

Chairwoman Joice stated the Open Public Meetings Act had been complied with.

Chairwoman Joice move the minutes from January 8, 2013 as presented, seconded by Mr. Prendergast. All were in favor. Minutes approved as presented.

Old Business

1. RPM Update – Mrs. Millikin advised the Commission that the RPM Project would be heard at a special Planning Board Meeting on Thursday, June 13th at 7:00 p.m. The hearing is being carried from a special meeting on June 6th. RPM is proposing a low to moderate income senior housing project. RPM would purchase the Parking Authority property know as Eastern Plaza for \$100,000 along with rent for 65 year in the amount of \$4,000 and provide 27 parking spaces. The Town Council approved the loan of \$45,000 for the project along with a PILOT for the project.
2. Shop Newton – this program had no interested so there is no more information at this time.
3. McGuire's – Mrs. Millikin advised that there is a letter of intent by a developer to purchase the McGuire parcel. The Town Council has approved a redevelopment investigation be completed by the Planning Board. More updates will be forthcoming as the developer advises of plans for the location.
4. Marketing Program – Mrs. Millikin advised that there was an ad campaign on Clear Channel for Newton Day. Currently a jingle is being made for Newton and will be heard in August to promote the Taste of Newton Event. Money was placed in this year's budget for a marketing program. Also on June 20th at 4:30 p.m. there will be a meeting to discuss the Tax Exemption Program as well as the updated Historic Ordinance. Letters were sent to all the property owners within the historic district. The commission members are welcome to attend as well. The final marketing event will be a dinner event in October where we will be having various retailers and business owners come and wine and dine them and sell the Town of Newton. North Branch Associates, LLC have been hired to conduct this event. Once the date is determined Mrs. Millikin will advise all the Commission Members and encourages their attendance.

5. Armory Update – At this time there is a great deal of clean up required on this site. The Town will be conducting a meeting with Ronetco on this project. As more updates are available Mrs. Millikin will advise the Commission.
6. Vision Plan Update – J. Caldwell and Associates completed the Vision Plan and the Market Study was completed by Millennium Strategies. The Market Study is providing the information on the necessary retailers and businesses Newton would like to attract and is the genesis of the list being created for the wine and dine event in October.
7. Bula – the property has sold but the construction is still pending at this time.
8. 124 Spring Street – this project is moving along and the stain glass windows have been placed back in the store front. A business is moving in very soon.
9. Commission Membership Vacancies – Chairwoman Joice advised that she is working on a potential member for the Commission.

New Business

1. Blue Iris Update – This build has been purchased by the store that is currently in the Spring Board Shoppes which is the perfume/lotion business. Currently the structure is under major renovations.
2. BID Analysis – The Town completed an RFP to hire a consultant to complete a BID Analysis on the Town. North Branch Associates were hired to complete this analysis and will begin working within the next couple of weeks on this project. A final presentation will most likely be made in November regarding their findings. Mike Pappas and Mary Moody will be coming into Town and meeting with various groups to discuss their thoughts on the Bid concept. They will recommend in their final presentation whether the Bid is feasible for Newton or not. BID is a Business Improvement District. The way funding is put into place for a BID is through an assessment on the parcels. Discussion ensued on this matter.

Discussion

Normally the Commission meets in July, but due everyone's vacation schedule Mrs. Millikin recommended that the July meeting be canceled and the next meeting be September 10th. The Commission agreed.

There being no other business to discuss Dr. Clark made a motion to adjourn and was seconded by Mr. Prendergast. The meeting adjourned at 7:30 p.m.

Respectfully Submitted,

Debra Millikin
Deputy Town Manager