

Approved August 22, 2011

Durham Economic Development Committee
Monday May 23, 2011
7 pm – Council Chambers

Members Present: Yusi Wang Turell, Jim Campbell, Jim Lawson, Tom Elliott, Ken Chadwick, Doug Clark, Ute Luxem

Members Not Present: Susan Fuller

Others Present: Matt Crape, Todd Selig, Jay Gooze, Tom Johnson

I. Call to Order

Chair Elliott called the meeting to order at 7:04 pm and noted that Susan Fuller has been reappointed as the representative from the Planning Board.

II. Approval of Agenda

Doug Clark MOVED to approve the agenda as written, this was SECONDED by Jim Lawson and APPROVED unanimously.

III. Public Comments

Chair Elliott reported that Matt Crape would be presenting information regarding his current project in Durham.

Mr. Crape said he is excited to bring a new mixed-use four-story building to the downtown. He said the Durham Town Council expended a great deal of effort to provide a landmark structure in the downtown and improve the aesthetic of the downtown. Mr. Crape said he anticipates the removal of the current structure on 9/11 Madbury Road to begin next week with the construction to continue through the fall, winter and spring with a target of spring/summer for completion.

Mr. Crape showed a depiction of the building, noting that the first floor has 7500 sq ft of commercial space, with a large outdoor patio area (café or restaurant). He said the fourth floor also has an outdoor patio and consists of 5500 sq ft of commercial space. Mr. Crape said he would be able to work with potential new tenants to provide a space that will fit their needs and business plans. He encouraged potential businesses to contact him (phone number: 203-339-0370).

Questions:

Ken Chadwick asked what the 2nd and 3rd floors will be used for. Mr. Crape responded that there would be eight apartments on the 2nd and 3rd floors (4 bedrooms per apartment for a total of 72 beds).

Mr. Crape said this project applied for the “79E” exemption from the Town.

Chair Elliott noted that the Town Council has provided through the “79E” program a three-year tax break on taxes for this property for the value created above and beyond the assessed value, which is estimated to be about \$80,000 per year. He said in exchange the Town received over three quarter of a million dollars in improvements to a highly visible downtown property. Chair Elliott asked Mr. Crape what uses he envisions for the first and fourth floor spaces.

Mr. Crape said he is open to what uses the market brings, but would very much like to see a cafe or restaurant utilize the first floor and outdoor space and for the fourth floor he thought an office with a rooftop patio would be ideal.

Jay Gooze inquired about parking availability at or near the building. Mr. Crape said they are hoping to discourage student tenants from having vehicles since they will be so close to the downtown and campus and therefore will not provide onsite parking for them. He said for customers and employees of the first and fourth floor space there are parking spaces on the street and in nearby parking lots.

Jim Lawson noted that the study of parking utilization downtown showed that there are parking opportunities along Madbury Road, the Store 24 parking lot, the 2 hour parking spots on Pettee Brook Lane and 2 hour and permit parking in the Pettee Brook Lot.

Doug Clark asked if the Pettee Brook renovation project would include a sidewalk on that side of the street. Mr. Crape responded that there would be a sidewalk installed on that side of the street. He said Mr. Crape’s building would have access to both parking lots without having to go through the side street

Ute Luxem asked when the building would be ready for tenants to move in. Mr. Crape said the target date is summer 2012.

Jim Lawson said he is pleased to see this depiction of the building. He noted it is what the Town Council had envisioned. Mr. Lawson said the Town Council felt focusing on the exterior character of the building was important since it is a gateway to the downtown. He noted this was the first 79E application to the Town Council for a building replacement; it therefore took a good deal of time and effort and thanked Mr. Crape for persisting throughout the process. Mr. Lawson said a few lessons were learned during the process and encouraged applicants to engage the Town as early as possible – perhaps even before discussions with the Planning Board and to provide as much details as possible.

Mr. Crape said he appreciated the collaborative efforts of the Town Council and suggested going before the Town Council prior to speaking with the Planning Board would be very helpful to get the sense of the Town Council.

Jim Lawson said the process that Mr. Crape went through would be helpful because it will set a clear expectation of what a successful application should consist of.

Chair Elliott thanked Mr. Crape for the presentation and invited other businesses in town to come and present to the Committee. He also noted that Clementos Pizza has opened.

Other Public Comment:

Jay Gooze said speaking as a resident, rather than as a Councilor or Planning Board representative; it is important to the residents of neighborhoods adjacent to the downtown core for the Town to provide protection and a buffer from four-story buildings.

Chair Elliott noted that the members had just received the zoning documents and have not have the opportunity to review them, so will not be commenting on them this evening.

IV. Approval of Minutes of 4/11/2011

Jim Lawson MOVED to approve the minutes, this was SECONDED by Ute Luxem and APPROVED unanimously.

*Doug Clark abstained, as he was not a member of the board last month.

V. Election of Officers (Chair and Vice-Chair)

Chair Elliott reported that the Durham Economic Development Committee currently has two positions that are to be elected by the entire membership (Chair and Vice-Chair).

Ute Luxem MOVED to nominate Tom Elliott as Chair, this was SECONDED by Doug Clark and APPROVED unanimously.

Tom Elliott MOVED to nominate Ute Luxem as Vice-Chair, this was SECONDED by Jim Lawson and APPROVED unanimously.

Jim Campbell recommended that the Committee elect an official secretary to sign the approved minutes.

Ute Luxem MOVED to nominate Doug Clark as the Secretary to the Durham Economic Development Committee, this was SECONDED by Jim Lawson and APPROVED unanimously.

VI. Committee & Staff Roundtable

Chair Elliott asked for a Planning Board update from Jim Campbell to begin the roundtable.

Planning Board Update: Jim Campbell

Mr. Campbell reported the following:

The Planning Board met on April 27th and approved the Capstone application and will continue working with the applicant to fulfill the conditions of approval. He said the team is working with the Cemetery Committee, who has identified trees on their property to be cut at their request.

Other Applications – the addition of an apartment to a duplex located on property off of Mast Road extension and the addition of a garage on property located off of Cedar Point Road.

The June 22nd Planning Board meeting will be the quarterly planning meeting. He said he would notify boards and committees that that evening would be a good night to schedule items to discuss with the Planning Board.

The Planning Board meeting on Wednesday will be introducing and discussing the workforce housing ordinance amendments.

9/11 Madbury Road has demolition permits and will be moving forward with demolition.

The Grange project is moving along.

Clementos Pizza is open.

Lapazz has opened.

The Town has received another 79E application.

The Planning Board received three requests for technical review (technical review committee consists of myself, Tom Johnson, the Police Chief, Fire Chief and Mike Lynch).

A Mexican Restaurant will be moving into the former Hayden Sports location and will be mostly take-out and delivery; the kennel on Route 108 will be building a new building.

The property where the former Phillips 66 convenience store/gas station was located has requested removal of the trees (which have grown too large) and the replanting of smaller trees.

Capstone will be requesting a boundary line adjustment on June 8th – this will consist of property with 1500 sq ft frontage on the Oyster River to be placed into conservation.

Chair Elliot asked if the walk up food trailer to be located on the Pettee Brook parking lot would be moving forward. Jim Campbell noted that they have been approved, but due to the lateness of application will open for the fall.

Chair Elliott asked if Franz's would be moving forward with renovations. Jim Campbell said they spoke with Tom Johnson and indicated they are looking to enlarge their space and remain open for the summer.

Mr. Campbell noted the Master Plan Survey is available on the Town website and a hard copy is available at the Town Hall and Public Library. Jay Gooze suggested making the survey available in a form on the website that could be printed. Jim Campbell said a link to a PDF version would be made available on the website. Mr. Campbell noted the results would be tabulated as soon after the May 31 deadline as possible and distributed. Ute Luxem reminded residents that each resident may respond to the survey; not just one per household. Chair Elliott thanked Ute Luxem and Jim Lawson for serving on the Survey Subcommittee.

Mr. Campbell reported that a consultant has been hired to help complete design guidelines for the Town. He said they would be meeting with the Historic District Commission to look at the ordinance and to provide illustrations and photos that describe what is located in the district. Mr. Campbell said it is the hope to have design guidelines available to developers and other owners in the central core to provide an idea of what the Town would like buildings to look like. He said these would be guidelines not standards. Mr. Campbell said the guidelines should ease the

chore of navigating the Town process. He said they are hoping to have them completed by the end of the summer.

Doug Clark suggested including in the guidelines a discussion of the overall design guidelines for an area or neighborhood and not just individual buildings. Mr. Campbell said this is being discussed in conjunction with the zoning changes.

Zoning changes:

Mr. Campbell said he and the consultant are collecting comments from the Planning Board and incorporating the comments. He said these will be brought back to the Planning Board for additional comments and then another rewrite.

Chair Elliott said he would like the Economic Development Committee to have an opportunity to review the zoning changes and comment on them before they are presented to the Town Council. Mr. Campbell said the EDC would be given the opportunity for comment once another version has been written.

Town Administration: Todd Selig

Mr. Selig reported the following:

The Durham Public Library Board of Trustees is moving forward with the project. Mr. Selig said there are good visual images on their website of the new facility. He said Doug Banks provided a presentation to the Council outlining cost issues.

The Council has discussed the Grange Project with Peter Murphy. He said the project would entail the sale of the building to Mr. Murphy, who proposes to move the building forward to the sidewalk, so the new structure will be showcased. Mr. Selig said Mr. Murphy also proposes a new building to the rear of the property, which will provide student housing. He said this building would have a barn like appearance to fit in with the Grange appearance. Mr. Selig said the existing pedestrian pathway to the plaza would be enhanced and be maintained by Mr. Murphy but have a public right of way. Mr. Selig said Mr. Murphy envisions working with the plaza owner for the portion of the pathway property that they own. He said the Grange structure will provide three “workforce housing” units – with covenants in place to ensure they remain “workforce housing” units. Mr. Selig said the first floor, front portion of the Grange building will be a commercial/retail space. He said there will be a covenant on the structure to protect the historic look and the name will continue to include “Grange”. Mr. Selig said there was a Public Hearing held on the proposal, which garnered one positive comment. He said the Town Council has asked to move forward with the purchase and sale agreement. Mr. Selig said Mr. Murphy anticipates beginning construction by July/August.

The discussions between the Kane Company and property owners in town regarding the possibility of a Hotel have ended.

The company Sora Holdings Inc (Maryland) is expressing interest in a senior housing development in Durham.

The University of New Hampshire has expressed an interest in moving the Barnes and Noble bookstore to an area in the downtown.

The parcel next to the library site is owned by Barrett Bolotta and Partners. He said the Mr. Bolotta has expressed some interest in the Town acquiring the site. Mr. Selig said the owner of the Irving Station next to the Town Office is interested in that parcel for use as a pharmacy. He noted that Mr. Bolotta was in touch with the Irving site owner to discuss options regarding the two sites. Mr. Selig said it is feasible to have a town structure on the Bolotta side with minimal incursions into the wetlands.

Representatives from the Seacoast Jazz Association (Dr. Joe Miller) have expressed an interest in sponsoring jazz performances in the downtown. He said they would be contacting the Parks and Recreation Committee and the Durham Business Association to see if there is an interest.

The Town Council approved requiring meters for the Pettee Brook Lane parking spots. He said the cost will be \$1/hour for the 21 parking spaces. Mr. Selig said the type of metering system to be used still needs to be determined. He noted the long term goal is to change the free spaces on Main Street to metered spaces, but will be focusing on Pettee Brook Lane this summer.

The Energy Committee is working on a plan to make a portion of Madbury Road safer for bicycle and pedestrian traffic by adding a 4 ft bike lane on a portion of the right side. He said this would result in removing some parking spaces, but as noted, there is an underutilization of those spaces. Mr. Selig said if a new project creates a higher demand for spaces they can revisit the issue.

Jim Lawson noted that the spring data showed no cars parked along the right side of Madbury Road which is currently permitted spaces.

Doug Clark asked how many permits have been sold this year. Mr. Selig responded that the numbers are down, but 70 permits have been sold. Chair Elliott said many are unaware that an individual with a permit can park at the metered spaces across the street. He suggested that a map showing permit spaces be handed out when a permit is sold.

Mr. Selig said the Market Study and Downtown Business Visitation Program report were distributed through the "Friday Updates" and a direct mail effort.

Mr. Selig said the Town Council goals have been forwarded to all committees and suggested adding this as a future agenda item to discuss.

Mr. Selig said Revolution Energy is in the process of going through Town buildings to see what can be done with regard to measures to improve energy efficiency. He said they will be meeting in a couple of weeks to discuss suggestions.

Mr. Selig reported that the Spruce Forest Conservation Project (consisting of 100 acres of conservation land) has been ranked 12th in the Federal process. He noted the funding for such projects is enough to cover through the 11th ranked project. Mr. Selig said the Trust for Public Land is seeing if additional funds could be allocated or if one of the higher ranked projects will not come to fruition. He explained that TPL has also secured grant monies to supplement the project and has been waiting on federal funds.

Mr. Selig said the Durham Rental Housing Commission has been discussing the impact of student housing on residential areas and are instituting a few new programs; (1) Welcome to the Neighborhood sign. He said these signs will identify a dozen neighborhoods in time for the fall student move in; (2) evaluating a “Seal of Approval” for rental properties as a volunteer program. He explained that an owner may chose to have their property inspected and certified as of a certain date that it met basic health and safety requirements. Mr. Selig said the thought is to have UNH create a dedicated page on their website listing these “approved” properties with the thought that this would create demand for such properties. He explained the initial conversation about this program began last week and will continue.

Parking and Town Council Update: Jim Lawson

Mr. Lawson said Mr. Selig reported on the items involving Pettee Brook Lane.

He reported that the consultant hired to review uses of C Lot is writing an analysis and examples for the Fire Station as a stand-alone on Mill Road. Mr. Lawson said there will be a meeting the first week of June to discuss this. He said this thought came about after the public forum was held and a focus was placed on the question of how willing UNH would be to lose parking on C Lot for a stand-alone Fire Station. Mr. Lawson explained that this is a more economical design than having a Fire Station on Quad Way with parking located below.

Chair’s Report: Tom Elliott

Chair Elliott reported that the Durham Farmers Market will open on Monday June 6th.

Chair Elliott reported that he met with a representative of Unitil Corporation. He said they will report to this board on June 27th and present maps detailing where natural gas is available in Durham.

Mr. Lawson said they will be extending gas lines to the Capstone project area and to the Goss property.

Chair Elliott reported that he was invited to Goss for a tour of their windmill making facility. He said it was very impressive and said he would like to schedule another tour for the other members.

VII. Report and action Items related to the Strafford County Economic Development Strategy (CEDS) process/document

Chair Elliott said the Comprehensive Economic Development Strategy (CEDS) is an important document. He said it is a regional plan whose major benefit is that it opens up the door for funding from the EDA that was not available previously. Chair Elliott said he went to Portland Maine to meet with EDA representatives and learned that the EDA has historically focused on regions/towns that have clear economic distress and have demographics that support the need; however, in recent times they have shifted their attention to areas that have centers of innovation or entrepreneurship. He said this is a policy redirection by EDA. Chair Elliott said this is the fourth time that Strafford County has attempted to write a CEDS and get it approved. He said the document being written is important and noted that Durham has a boundary around its downtown that shows it as being one of the poorest census tracts in southern New Hampshire (because of student population). He said this shows an opportunity for EDA money. Chair

Elliott said the CEDS writing has been going on since early January and if approved in June would open the door for Durham and others to apply for rolling grants through EDA beginning in September. He said the plan is meant to surface projects that the region feels are important and valuable for EDA funding. Chair Elliott said just recently they have begun to understand how important it is to get some projects that could be included by the deadline to be developed and assessed at a later date. He said the four projects currently being discussed are: (1) a downtown parking structure for between 250 and 300 spaces for a price of between 7.5 - 10 million dollars (as much as half could come from federal funds); (2) an incubator spot on Depot Road lot; (3) support an existing incubator space with an eye toward making it a non-profit incubator for start ups and other tech businesses; and (4) the concept of a technology park (as outlined in the B. Denis report) in a mixed use building redeveloped in our downtown (part of the relocation of IOL or other University related technology buildings – co-located in downtown environment with other mixed uses that make it economically viable).

Chair Elliott said they welcome feedback on the ideas or suggestions for another project.

Mr. Lawson asked if this is awarded who approves the projects. Chair Elliott said the EDA would approve the projects. He explained however that the plan is meant to be a living document that reflects the best opportunities in the county right now, however, it will not control what occurs and something that is not in the plan can still occur.

Ms. Turell asked if the projects need to be only publically funded. Chair Elliott said each project can be created differently and can be done with private partners, with some rules in effect.

Mr. Clark asked why structured parking wouldn't be one of the most important projects. Ms. Luxem said there are certain goals being set within the area and it is best to have different bases covered with types of projects. Mr. Clark said Durham needs an anchor downtown and that won't happen the way the downtown is currently laid out. He said profitable office space is needed in Durham. Chair Elliott said when providing space for new businesses the EDA is interested in subsidizing that. Mr. Clark said he believes more street frontage is needed. Chair Elliott said the proposal asks for that, but also leaves it open. He said he believes the CEDS system will assist with this.

Mr. Lawson said he understands how the CEDS program can help with the parking garage and infrastructure, but does not understand how public money can be used and applied to a commercial research park and develop mixed use downtown. Chair Elliott said EDA as an agency is trying to get out of being exclusively a brick and mortar agency. He said they are interested in providing seed funding, mentoring, and helping incubators. Mr. Lawson said that will not lead to a change of the downtown. Chair Elliott said EDA is interested in funding both kinds of projects and the proposal will have projects that offer both.

Ms. Luxem said in some instances the money would go to the business, not to the Town. She said the business would need a business plan and need to be convincing. Ms. Luxem said the benefit is that the money supports financing and does not go directly to the towns/municipalities. She said they want the people doing the projects to be fully invested.

Mr. Clark asked if the buildings need to be publicly owned. Chair Elliott said no, but a non-profit or municipality needs to be attached to the project.

Mr. Clark suggested that he could envision the Churchill area living up to vision of the Master Plan. He said incentives to convince landlords that the area could be mixed use (offices with rentals above) would be helpful.

Ms. Luxem said it is important to get multiple projects into the CEDS.

Mr. Clark asked if this source of funds could it be an opportunity for the Mill Plaza redevelopment. Ms. Turell said it is a process of prioritizing and securing the money – she said if a project has both compelling and practical outcomes, but is also strategic and moving Durham forward – it would be more competitive.

Ms. Luxem said the program is also looking at the regional impact and with UNH, Durham has an advantage if a project can be tied into UNH which makes it a regional project.

Chair Elliott said there is a prioritization process but the reality is that almost all of the projects are municipality related. He said once the CEDS is created a grant can be applied for from the EDA.

Chair Elliott said Rockingham County has a CEDS accepted by EDA. He explained it is much more flexible once you have one.

Mr. Selig said the CEDS is the gateway you walk through to access EDA funding.

Chair Elliott noted there are several things the EDA looks for and you want to touch on as many of them as you can.

Ms. Turell said she does not have a sense for what the probabilities are for getting funding. She said if we have a chance to do something ambitious, it would seem worthwhile to include. Ms. Turell suggested including major projects.

Chair Elliott said not all CEDS projects have to spring from the town. He said a business or non-profit can put a project forward.

Mr. Selig said this has been a learning process for everyone involved and we are all learning what a CEDS is and how it functions.

Mr. Clark said it can be looked at as another potential funding source and potentially a task for our economic development director to help coordinate and manage.

VIII. Continued discussion of a potential TIF district for the Central Business District

Chair Elliott said there has not been a consensus on this committee regarding the type of TIF to proceed with; a defined or undefined project. He said in the absence of that consensus he is unsure how to proceed.

Jim Lawson said he is a proponent of the Peterborough style TIF. He said for the Committee to identify and define a project for a TIF which would be months and months in the future, would be difficult at best and may prove questionable if it is the correct project. Mr. Lawson suggested getting a TIF in place and then begin the process of looking for good projects to use the TIF

funds. He said he believes that would be good payoff with limited risk and may be the fastest way to get a TIF in place, with a lot of flexibility.

Doug Clark said he agreed and suggested that the time it would require to decide on a project and move forward with Council approval would be many months from now. He said the TIF process can proceed by making it flexible and use as matching funds for CEDS.

Yusi Turell asked if there are any concerns about not getting the TIF passed if there is no specific project attached to it. Doug Clark said yes there is and that is why the EDC has been considering doing it with a specific project.

Chair Elliott asked which projects were being discussed at the last meeting. Ken Chadwick responded that the parking structure and a second access to the Mill Plaza by means of a side road and the redevelopment of the Store 24 parking lot were all discussed.

Ms. Turell said it could be presented that these are some of the projects that have strong consideration, but proceeding with flexibility will allow us a look at these and other possible needs.

Jim Lawson said he believes the Peterborough style TIF; with flexibility and oversight and engaging large groups is the better type of TIF for Durham. He said he also like it because it negates financial risk.

Chair Elliott asked Mr. Selig when the Town expects to hear from the consultant about a possible TIF size and value. Mr. Selig said he expects to receive information by the end of June.

Chair Elliott asked how to proceed regarding this topic. Mr. Selig said he can ask the consultant to draft a Peterborough Model TIF with Durham in mind and report on this at the June meeting.

Ute Luxem asked to receive a report in writing before the June meeting so members would have the opportunity to review it before the meeting.

Jim Lawson volunteered to send members links regarding TIFs.

IX. Committee discussion on market study results and next steps for integrating findings into 2011 work plan

Chair Elliott asked the members how they felt we should move forward given the results of the market study.

Ken Chadwick suggested hiring an individual or company to help facilitate the development of the economic development strategy.

Yusi Turell said in the past she has spoken about the challenges involved in finding a part-time Economic Development Director with the skill set of both a business recruiter and having more of a land use role. She said a third major skill is strategic development and it will be hard to find someone with all three skill sets. Ms. Turell said relying on this group to develop a comprehensive economic development strategy would take a long time.

Jim Lawson said the Market Study identifies different types of opportunities; (1) opportunities likely to happen because market drives them; (2) opportunities that can be influenced -- need to determine which ones the Town can influence and drive. He suggested the Town and the EDC need to determine tangible and tactile plans.

The members discussed how the Master Plan planning process dovetails with this topic. Mr. Lawson said the Master Plan process will drive land use policies and what the Town is able to do in the commercial district now and in the future. Chair Elliott suggested that there are similarities between the Tax Stabilization chapter and the Economic Development Plan. Ms. Luxem suggested dedicating a special meeting to just the topic of the Economic Development Plan. She said this topic alone could be discussed for 2 to 3 hours and deserves a discussion with fresh minds. Ms. Luxem suggested utilizing the Master Plan Survey results to guide the discussion on how the residents would like to develop the town. She said the more people take the survey, the less impact the extreme views will have and we will be able to get a true idea of what the residents want in town. Doug Clark said we have a lot of quantifiable data, it is up to us to help drive an overall vision that connects that. He said it is unrealistic that volunteers will have the time to do this without the assistance of an expert. Mr. Clark said the Town needs to hire an Economic Development Director to connect all the pieces. He said he hears the opinion that it will be difficult to get someone who will be broad enough to do all of this, but he feels the town needs someone who can drive the plan from the ground up and be more effective than a volunteer group. Mr. Clark suggested letting the person who fills the position drive this process, he said he does not think it is the best use of our time. He suggested hiring someone to coordinate this that does this for a living.

Chair Elliott asked Mr. Clark if felt he could write a job description for this position. Mr. Clark said he feels he could.

Chair Elliott asked Mr. Selig about the budget perspective. Mr. Selig responded that he feels to be effective in moving forward there needs to be a focus on land use changes, resources; including creating incentives, a direct investment by the Town, brokering partnerships; hire an Economic Development Director or have a company like DCI take this to the next phase. He said there is good information from the report. Mr. Selig there is \$30,000 budgeted which is intended for economic development. He said he wants to ensure that the Town gets something worthwhile for that money.

Chair Elliott reminded the members that the Town Council needs to approve the expenditure of these funds and noted that some are not in favor of this.

Jim Campbell said the RFP for the market study included three stages, but it was decided to only proceed with the first phase. He said the second phase is the commercial development plan and the funds for this phase are in the budget (\$15,000). Chair Elliott asked if these funds could be combined with the allocated \$30,000 for a salary of \$45,000 for an Economic Development Director with the set of skills the Town is looking for. Mr. Campbell said that would be possible, but there would be no guarantee of funding for the next year.

Yusi Turell asked if there would need to be consensus building for Phase Two. Ms. Luxem said there is no single answer, but many shades of gray. She said she is concerned about the time line required if another consultant is hired. Ms. Luxem noted the Town needs to make a decision regarding a direction and proceed from there.

Doug Clark said he understands Mr. Campbell's point of view, but feels hiring someone to fill the position will give that person more ownership of the process. He said there is more data that has been available than in the past, the conclusions are consistent with previous plans, so he does not feel there will be a "buy-in" problem as long as nothing extreme or very, very expensive is done. He said he feels the conclusion will be the easy part, but the difficult part will be getting things implemented and getting funding.

Chair Elliott said he is not convinced that our town is in a good position to spend the \$30,000. He said he has concerns about the effectiveness of spending the money and would feel better if there was a multi-year plan for continuous staffing that would give the individual a longer term of hire. Chair Elliott also raised the topic of an Economic Development Director being employed by a community development corporation rather than a town government. He said he believes that many of the economic development activities are not best done by a town government, but believes a third party economic development corporation has more agility and freedom. Chair Elliott said he believes the best thing for Durham would be a serious effort to form a community development corporation model used in surrounding towns to move many of these things forward. He said this would be an entity that is much more agile and does not operate with the constraints of a local government.

Jim Lawson said this is an idea that needs to be looked at. He said he believes Durham is different from other towns. Mr. Lawson said there are many communities that have town staff Economic Development directors that are successful.

Doug Clark said he does not see how it works unless the town has the strategic vision articulated and documented. He said a private group would be tactical (getting things to happen), but the town still needs to know what it wants. Mr. Clark said he feels the most important thing is for someone to put everything together into a long-range plan. He said the Town has many pieces that need to come together and he does not see a private economic development corporation turning those pieces into a vision.

Jim Lawson asked if the plan that is developed is the most critical or is it the plan coupled with the relationships they develop. He said he believes the relationships are important and the direction we should be taking.

Mr. Selig said the right person could take the DCI report and use it to drive the direction if they have the relationships to move forward.

Ms. Turell said there are benefits of having a more nimble entity, but overall she agrees that the Town needs a plan. She said she feels it is interesting to consider how the Director of an Economic Development Corporation could work together with the Town to develop that plan. Ms. Turell suggested that it would be best to decide what the next step is to create that plan.

Chair Elliott said he is hearing conflict regarding the next course of action to take.

Ken Chadwick said he is hearing that it is not that we do not know what we want, we do, but is sensing what is needed is a way to consolidate that quickly in a way that tells the story. He said the plan may not be perfect, but should be representative of where the people want to go.

Ms. Luxem said a lot depends on the planning side; such as zoning, form based code, what areas are to be concentrated on, the general idea of what we can do in the town so the Economic Development Director can go out and sell what we have to sell. She asked if this is something we decide or does it come from the Master Plan.

Mr. Selig said he would translate the summary points into overt goals and bring them back to the Commission to see how those goals resonate with this board.

Mr. Campbell said he would forward the scope of services for Phase II. He said the first thing to do was the goals and objectives.

Mr. Clark suggested it would be best to keep strategic, create a vision for the Town, backed up with data to show where there are service gaps, and then proceed to a discussion of the need for specific businesses/industries.

The members discussed the need and possibility of holding a special morning meeting to discuss this topic. Chair Elliott said he would poll the members early next week to see what days/times would make sense.

X. Next Agenda and Assignments

Next regular meeting date is set for Monday June 27th.

Doug Clark MOVED to adjourn at 10:07 pm. This was SECONDED by Ute Luxem and APPROVED unanimously.

Respectfully submitted by,

Sue Lucius, Secretary to the Durham Economic Development Committee