

## **EDC Meeting Minutes 03/19/2008-DRAFT**

Hopkinton Economic Development Committee

March 19, 2008

Draft Meeting Minutes

Members present: Judy Hampe (Chair), Susan Leadbeater, Bruce Ellsworth, Bob Houston, Scott Flood and Glen Ohlund. Also in attendance were Byron Carr and Stephen Heavener

Approval of January 16, 2008 Meeting Minutes approved as written

Stephen Heavener of the Capital Regional Development Council introduced himself and reiterated the organization's interest in working with the EDC. The CRDC has three primary areas of focus: 1) Financing Projects, 2) Real Estate Project Partnering, and 3) Project Based Consultancy with businesses and municipalities. Stephen is a Hopkinton resident.

### **Burnham Intervale Parcel**

Bruce Ellsworth shared his discussion with Terry Lorber regarding availability of data from an earlier Provan and Lorber study commissioned by the Town. The electronic version exists, but was not something included in the original contract. Mr. Lorber was unwilling to provide the data without at least some compensation as it would require staff time to produce in a useable format. It was suggested that Bruce might contact the Professional Engineers Association to determine typical protocol in obtaining work-related data

from this previous engagement. It was also suggested that Town Counsel research the original contract for details.

The goal is to obtain the modeling software used by Provan and Lorber that was used to create the cost scenarios for different access road options into the land on Burnham Intervale Road so that new options could be investigated and compared against the existing alternatives.

Stephen Heavener stated that David Provan was on the CRDC Board and he would talk with him about obtaining the data as well.

There was further discussion about desired uses for the parcel. DRED representatives had suggested a distribution center “type” user (single tenant) would meet the criteria of adding to the commercial tax base. Other possible users, possibly one tenant or multiple tenants hold potential to generate additional tax revenue due to the added cost of their building requirements. A medical campus was one such alternative use discussed. It would probably generate more individual traffic trips, but would not create the truck traffic that a distribution center would.

Part of a larger community input process might help to determine desirable uses and generate additional interest. It may evaluate: the potential for job creation; increased demand for town services; and infrastructure requirements, among other considerations.

### **Bio-Energy**

Scott Flood provided an update on Bio-Energy’s plans. Mark Dell’Orfano of XGenesys met with the Select Board and others regarding their plans to create a new \$60+

million, 32 WM Electric Generator at the property they own. It would rely strictly on raw forest products as opposed to a C&D wood chip mix. After a thorough presentation on the details of the project and community environmental concerns by Mr. Flood, the discussion returned to the tax and environmental implications. At full valuation, the project would generate \$1.1 Million annually for the Town. There has been some discussion and a request by Bio-Energy to do a Payment in Lieu of Taxes (PILOT) at a reduced amount. Anticipated Annual Gross Revenues are \$60 million. The issues of air quality and particulate monitoring are not adequately resolved yet for many in the community.

### **Gould Hill**

Sue Leadbeater reported on plans to package the Gould Hill Orchard by the local Rotary Club. They in turn would seek to identify an operator for the business and sell shares to interested parties. An appraisal and additional incorporation documents are being developed. Shares would likely sell for \$1000 each. Establishing the organization with a non-profit status will also provide potential public financing sources to help with the purchase price.

### **Nominations/Re-Appointments**

Cettie Connolly and Mark Bates have asked to be re-appointed to the Committee. Robert Guernsey, Martha McNeil, and Janet Ward have requested to become new EDC members. Committee members all agreed the additions will be beneficial. Ultimately appointments will be made by the Select Board.

Meeting Adjourned 8:30

**Next meeting April 16<sup>th</sup> 2008 at 7:00 at the Maple Street School**

Respectfully submitted,  
Glen Ohlund

*These minutes are unofficial until approved at the next EDC meeting*