

These are the minutes of the EDC meeting of 2/1/18, held in Room 9 of Acton Town Hall.

Called to Order: 7:32 pm

Present: Mike Majors, Derrick Chin, Josh Fischel, Ann Chang, Larry Kenah, Shirley Ming, Selby

Absent: David Foley, Selby, Chingsung Chang, Peter Daniel, Dave Didriksen

**I. Public Participation:** Nope.

**II. Approve Minutes from 12/7/17 and 1/18/18:** The minutes pass unanimously. Huzzah.

**III. Brief Membership Update:** Chingsung has made a suggestion to update the membership of our fair committee: Josh Fischel and Ann Chang become full members, the Board liaison (in this case, Chingsung Chang) becomes a full member; Shirley Ming and Mike Majors become associate members. Some of us need to be sworn in.

**IV. Business Guide:** Selby was approached by a woman from a Chinese law firm and she wanted to know all the permits and licenses she would need to open a Japanese restaurant in Nagog Park. It made him realize that this is the sort of thing that it would be great to compile and be able to hand it to someone instead of doing it anew each time a new restaurant (or other type of business) comes calling. Selby has an outline which has been reviewed by Larry Kenah. We will apply steady and firm pressure on Selby—like a cloth on an open wound—to start writing the guide.

**V. Tax Incentive Policy:** Selby asks for feedback about what we learned from Insulet in order to craft a policy we can apply for other incoming businesses in the future. We learned not to do any more STAs. Is there a minimum amount of growth—a number of jobs, square footage, revenue—that would trigger a certain amount of a tax break? Larry is opposed to a rigid structure; we should allow Selby (and Selbies of the Future) the flexibility to do his work. He suggests guidelines instead of hard and fast rules. We like TIFs, as long as we have a minimum number of jobs and square footage. Selby could put down some initial numbers and ideas for us to bat around.

**VI. Business Census:** Larry remains in the winter doldrums about the census. He'll start back up with it...soon.

**VII. Kelley's Corner Update:** There will be a presentation to the Board by Winstanley Associates on Monday, 2/5/18. Is this the time to put in our oar as the EDC to ask for much more commercial than we've seen in plans so far? The presenters are going to ask for a fall Town Meeting to change the zoning at Kelley's Corner to allow for residential. If you're a super-fan of EDC minutes, you'll know that, during our 1/18/18 meeting, several of our members wondered aloud why we would give up the leverage of our commercial-only zoning on this large plot of developable commercial land. Adam Winstanley is scheduled to meet with the Kelley's Corner Planning Committee on 2/13/18 at 7:30 am.

Selby shares a sobering insight: the money to be made today, from a developer's perspective, is in housing.

**VIII. Fun Fact of the Day:** The clerk's wife is pregnant, due at the beginning of April, so he might shed his secretarial responsibilities for a couple meetings. I didn't say this at the last meeting; I just want to test how closely you're reading.

**IX. Updates from Members:** We've got nothing.

**X. Update from Selby:** Housing and economic development are uttered in the same sentence more and more. An RFP is going out next week from the planners to look at a housing and economic development implementation plan. The idea is to change the nature of the discussion to answer anti-housing development folks.

53 River Street, acquired for the town—we got a Conway School of Landscape Design Project for that, which means we have students to do design work for us on that. It's not free, but it's significantly cheaper than hiring a professional. It's mainly about ecological restoration, but there could be an affordable housing aspect to it.

Adjourned at 9:12 pm.