

## Wednesday, May 27, 2015 Meeting Minutes

### Economic Development Committee – Joint Workgroup Meeting

**EDC Members Present:** Paul White, Ed Morrell, Lesia McKenzie, Steven Kyle Williams

**EDC Members Absent:** Jo Anne Wright, Barry Perry, Don Brown, Ginny Porter

**Staff Present:** Patrick Reidy, Allison Rice

**Guests:** Commissioner Gina Gray

=====

The meeting was called to order by Paul White at 5:30 pm.

Patrick Reidy discussed Item 5A – Review and Discussion of a Downtown Retail Overlay District. Mr. Reidy said they had addressed the EDC's concern about small vehicle repair uses in the old tables. Mr. White asked whether warehouses would be permitted. Mr. Reidy said the warehouses in the Overlay were all considered accessory use and were permitted. Mr. White asked about meeting spaces. Mr. Reidy said this list only applied to ground floor units – the upstairs spaces could be used as meeting spaces. Mr. Morrell asked how many businesses currently in existence would become noncompliant. The Board could think of three – any type of personal service would still be permitted.

Ms. McKenzie asked if medical services would be excluded. She said she thought practices like chiropractic and eye care should be allowed. Mr. Reidy said they would be considered medical and wouldn't be permitted in the Overlay. Mr. White said the line had to be drawn somewhere. Mr. Reidy said the EDC could ask the Planning Board to look into that and give their input.

Mr. Morrell asked if wording could be included to ensure that the business is open during the day. He said that was the main issue the Overlay was trying to address. Mr. Reidy said he and David Bergmark would draw up language and include it with what was presented to the Planning Board.

Mr. White made a motion to approve of the Overlay District additional language concerning hours of operation. Ms. McKenzie seconded the motion. It passed unanimously.

Ms. McKenzie made a motion to accept the minutes from the April 22, 2015 EDC Meeting. Mr. White seconded the motion. The motion passed unanimously.

Mr. Reidy discussed Item 5.B – Discussion of the Town's Electronic Message Board Use Policy. Mr. Reidy said the Town doesn't have any kind of use standards for the message board. He said it has been up to the Manager's discretion. He said planning staff had been asked to come up with language for a policy to present to the Town Board for approval, which was what they were showing to the EDC.

Mr. White asked, regarding nonprofits without fundraising, if the International Food Festival would apply. Mr. Reidy said it would be exempt.

Commissioner Gray asked what was wrong with fundraising events. Ms. McKenzie said that if the event was community-wide then it should be allowed. Commissioner Gray said they had to be careful not to

## Wednesday, May 27, 2015 Meeting Minutes

### Economic Development Committee – Joint Workgroup Meeting

allow every boy scout troop, etc. Mr. Williams suggested they base it on group size. Commissioner Gray said that if the event promoted the Town then it would be considered community-wide. Mr. Williams said business events could fall under those qualifications. Ms. McKenzie pointed out that events could be promoted without mentioning the fundraising part. Mr. Williams said that anything that would be posted on a community calendar should be promoted. Mr. White said the real problem was defining what was considered fundraising. Commissioner Gray said that churches should be able to post their events, except for things like Vacation Bible Schools since there were so many.

The EDC agreed to allow Mr. Reidy to send this recommendation to the Planning Board – with some tweaks. Mr. Morrell made the motion and Ms. McKenzie seconded it.

Mr. Reidy brought up the sponsorship program for the message board. He said the idea came from the EDC about a year and a half ago. Mr. Morrell said it was a bad idea. Ms. McKenzie and Mr. White agreed.

Ms. Rice discussed Item 5.C – Update on Vacant Downtown Property Window Displays. She said she had talked to the historical society about finding historic pictures of Downtown Wendell. Ms. Rice said there were already pictures from the 1930's available online, but she was looking for more because these pictures could be found almost everywhere in Town. She said she would like to find pictures of Downtown from different decades to show how the streetscape had changed. Commissioner Gray said she would go with Nora to look for historical pictures. Ms. Rice said that she would also go to the State Archives to scan in some historical pictures of Wendell.

Mr. Williams said that the Historical Society had sent Wells Fargo a file with a lot of digitized historical pictures. Commissioner Gray said that the Historical Society had a program a few weeks ago about businesses that built Wendell, and they had some large pictures on display. She said they would have the pictures on display again on July 4<sup>th</sup> in the Woman's Club building.

Mr. Morrell said this sounded like a good project, but one that was being drawn out too far. He said to take what the Town had on hand and get them up. Ms. McKenzie said pictures could be rotated out as they find more. Mr. Williams suggested that they could eventually get to the point where they were able to match pictures with existing buildings.

Mr. Morrell asked Mr. Reidy when they could realistically expect to see some pictures up. Mr. Reidy said it could probably take a couple of weeks. Mr. Morrell said that they should see the pictures up by next month's meeting.

Ms. McKenzie said that Nora had approached her about working with the Appearance Committee about a joint effort to help homeowners with their curb-appeal.

Ms. McKenzie asked about Citizen Board applications. Commissioner Gray said they would vote on that at the next meeting. She said a lot of people were interested in joining the EDC but that they still needed out of town members. She said she was thinking about asking the Board to increase EDC membership. Mr. Morrell said that the increase in membership interest may be because of postings on the message board sign.

**Wednesday, May 27, 2015 Meeting Minutes**

**Economic Development Committee – Joint Workgroup Meeting**

Commissioner Gray told the EDC about a quarterly magazine about Wendell that the Chamber of Commerce was going to start.

Mr. Morrell made a motion to adjourn. The motion passed.