

Economic Development Committee

January 7, 2021 - Final

Present: Ron Rzasa (Chair), Julianna Dodson, John Pieper, Robert Korb, Judy Idelkope (Advisor)

Absent: Fran Shippee (BOS Representative), Faith Mba

Guests: Jeff Scott, Keith Thibault – SWCS, John Koopman, Kate Chase, Barbara Gris

Meeting called to order: 5:05 PM via Zoom

COVID-19/Coronavirus crisis and in accordance with Governor Sununu's Emergency Order #12 pursuant to Executive Order 2020-04, this Board is authorized to meet electronically, etc.

Presiding: Ron Rzasa

Secretary Report:

Dec. 17, 2020 Minutes

Julianna 1, Rob 2nd: Unanimously accepted as written

Old Business

1. **Senior Housing:** Keith Thibault SWC, returned to clarify some requirements and answered questions
 - a. Income requirements for Senior Housing: There are minimum and maximum income qualifications. This is not subsidized housing so the renters must be able to afford the rent without it making them destitute. If there are 24 units:
 - i. 12 Units would be rented to a person whose income is under \$30,000 per year or \$2,500 per month
 - ii. 12 Unites would be rented to a person making \$36,000 or \$3,000 per month
 - iii. If the units are rented to 2 person households the income at both levels would increase by \$4,000
 - iv. Eligibility is determined by monthly income like social security, pension, and any interest earned from assets but not the assets themselves. For example, what dividends earned from stocks would be counted but not the actual value of the stock. If a house had been sold, the income would be determined by monthly interest earned on the sell not the total selling price.
 - v. Renters go through a yearly recertification process. During it allowances are made for unexpected expenses or one-time purchases i.e., car, etc.
 - b. Timing: The SWC is currently has other projects in the pipeline. Every effort is made to accommodate all requests. As stated at the last meeting, this can be a lengthy process. The preconstruction phase takes the longest. It could take several years from when the MOU (Memoranda of Understanding) is agreed on.
 - i. A sample MOU has been forwarded to the BOS. The SWC is aware that there will be a BOS change. It would be advantageous for the current board to give a nod for the project to the future board.
 - ii. Initially there must be a meeting with the BOS and a discussion with the landowner.
 - c. The preapplication process will include a professional market survey to determine if there is a need in the area. The results will determine if the project goes forward.
 - d. John Pieper asked how the SWC works with the property owner to secure rights to the property over the 2-3 years it may take for the project.
 - i. Negotiations are determined individually. It usually includes fair market price, and covers the costs of expenses i.e., insurance and taxes that the property owner will incur during the

waiting period. Inflation may be taken into consideration. SWC will be asking the property owner to put it on hold for possibly years so they will be compensated within reason. It is important for the contractor to know that the site is secure during predevelopment. Once funded, the property will be purchased within 6 months.

- e. Jeff Scott asked what Chesterfield could do in the meanwhile:
 - i. Once outside of Keene, transportation is always an issue. Working with the Connecticut Valley Transportation (CVT) would be helpful. They are always looking for volunteer drivers. Establishing a local network is a plus.
 - ii. Discover what the community needs to be included in the project helps with its design.
 - iii. Vetting local organizations to see how this project could help them or vice versa. For example, should a community meeting room be included? These projects are about more than housing but meeting community needs.
 - iv. Are there specific town ordinances that should be considered?
 - v. What architectural design and features would fit the area?
 - vi. What site elements could be worked into the design – walking trails etc.?
2. **Welcome Letter Distribution:** All letters have gone out for the 3rd quarter. However due to the town's computer software changes, there will be a delay on the 4th quarter.
3. **Business Data on Website:** It has become difficult to integration of business excel spread sheet into the website. Julianna and Antje have worked on it and Julianna is looking into different systems for doing it. Todd Horner was contacted for ideas.
4. **Signage Petition:** It has been amended and approved by the BOS. Thanks to Gary Winn for the rewrite. It is moved onto the Planning Board for their approval. Chairman Jim Corliss has read it and approved it. So presumably it is getting closure to being approved by the Jan 18th deadline for Town Meeting.
5. **Business to Business Virtual Meeting:** Kate Chase sent out 165 postcards before New Year and has gotten some responses. Now that the zoom link is established, she will contact businesses again and she plans on sending out reminders as the event approaches.
 - a. Agenda: Julianna ran some ideas past Todd Horner, and she will be sending him a tentative agenda. How the event is planned is determined by the number of RSVPs received. If there is a large number, breakout rooms could be used. If small, there will be enough time for folks to introduce themselves and describe their businesses in one group. Either way, it will begin with a brief get-together, then Julianna will give a short presentation on the EDC and the resources available to local businesses. If lucky, we may find members to join the committee or at least share their skill sets occasionally.
 - b. Marketing: Hopefully, it will be in Chesterfield Happenings. It has been posted on our web site. Kate sent it to the Chesterfield Facebook page. Committee members are encouraged to find it there, comment, and "like" it. If during the interviews with businesses, members found they developed a small relationship, it would be good to call those owners and give them a personal invitation. Putting it on the Facebook Event's page would be helpful.
 - c. Depending on the response, EDC members may assist in distribution of the goodie bags.
6. **Letter to other Boards:** There has been no response

7. **Marsh House:** There is concern about competing with Chesterfield Historical Society (CHS) about fundraising drives this spring. The Chesterfield Preservation Group will look into contacting CHS to discuss it. While meeting with Todd Horner and Hannah Grimes, Julianna and Ron will bring it up.

New Business:

1. **Holiday Theme Event:** After Covid has been neutralized, it would be nice to catch up on some holidays that were missed in a community event. Some ideas were:
 - a. Have individual businesses put on a “party” with the theme of one of the holidays missed. In the past Copper Cannon, Chesterfield Inn and People’s Bank have expressed interest in hosting an event.
 - b. There is no desire to compete with Old Home Days. However, maybe each vender could pick a holiday and feature it in their booth.
2. **Next Meeting:** EDC Committee Elections

Next Meeting
Thursday, January 21, 2021
5Pm
Via Zoom

Meeting Adjourned at 6:20PM
Respectfully Submitted by,
Donna Roscoe, Secretary
January 7, 2021