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SEIC Meeting Minutes

Jan. 30th, 2017

In attendance: Dick Johnson, Charlie Ritch, Ed Brabazan, Mike Miller, Hank Tuohy, Doug Cabral, Jay Pateakos, Matt Schimmel, Nannette Perkins and Associate member Bob Prohl.

Guests: Blair Haney, Nancy Crossman, Daryl Crossman, Mark Wisentaner, Tao Wolfe and Sue James.

5:30 p.m. the meeting was called to order by Dick Johnson

The December 19th meeting minutes were approved by the Board.

Treasurer Charlie Ritch financial report reflected a total of \$1,390.59 in the SEIC bank account with a net income at zero and no activity to report on. His financial report was accepted.

The Marketing Committee provided an update on their work to update the Town Crier signs around town. Matt reported that he will have woodcarver Paul White look at the signs to see if he could repair them. The possibility of art shanties being located somewhere in town was also brought up. Citing the success of the public Hyannis art shanties and the private ones in Orleans, the group discussed the possibility of these shanties in town. The biggest questions were location and management. The Hyannis shanties had a great location and were owned and operated by the town. Who would operate them here? Where would be the best location? Were questions brought up. Most believed somewhere at the Marina was the best place though most of the land was owned by NRG or the Army Corp and the land the town owned was where boats were usually parked and had a dozen trees blocking its view. More would come at a future meeting including a look at the private Orleans Shanty project.

During the Chamber update, Jay reported that the new Visitor's Center was moving along with hopes to be open in a few months. He also reported the work on the new 2017 Sandwich Guidebook and Walking Guide Map were underway.

Under new Business, John Markovitz of Massachusetts Development discussed funding for infrastructure in town, namely wastewater systems. Markovitz went through what MassDevelopment does, why infrastructure financing is important, what infrastructure needs are in the state and more. He also discussed DIF's, which are District Improvement Financing, which uses future, incremental property tax revenues collected to pay for infrastructure project costs and how DIF's differ from TIF's-Tax Increment Financing-that relates to tax break given to businesses that build. DIF, Markovitz noted, was up front financing and gave examples of projects in cities like Brockton that they used to stimulate development. Markovitz said Bourne was looking at a DIF for downtown wastewater but it's been a political tough sell so far. DIF's entail having a municipality create a district in town, hold public meetings and obtain local approvals before needing approval through town meeting vote. Markovitz stressed DIF wasn't a new tax or tax break and not a reduction in the amount of future taxes paid. Its objective is to stimulate more private investment and generate more local revenues. He said if it was a public/private partnership for wastewater, the private company would build the wastewater plant and the town would own the collection system. DIF project examples included the city of Worcester to revitalize its downtown and Taunton to demolish an old state hospital and convert into an extension of the industrial park. He pointed to wastewater funding available through MassWorks grants and the Commonwealth Clean Water Revolving Fund at zero percent interest with new legislation soon coming that may aid towns in their fight to improve wastewater issues. 23L's were also addressed, where



property owners can finance public infrastructure improvements through tax-exempt bonds or credit on bonds based on property owner and/or credit enhancements.

Developer Mark Wisentaner asked Markovitz if MassDevelopment could help the town put ideas together and provide a financial model to follow for them. Markovitz said MD could help, but wouldn't be able to be a full consultant.

Johnson also discussed a Housing Proposal through Housing Authority with a 24 to 30 unit project that's been out to bid four times, the last round securing only one bidder and a meeting with that company was coming up. The development would be ear marked for families with annually incomes at 60% of the average medium income for the area.

Johnson noted the next meeting was scheduled for Feb. 20th, which was Presidents Day, so he said he would have to look into hosting the meeting on the 27th and if the current room would be available.

The meeting was adjourned at 6:28 p.m.

Approved
Richard Johnson
President - SEIC