

Call to Order

The meeting was called to order at 8:00 a.m. in the 3rd floor Conference Room at the Town Offices. Present were: Interim Chairman T. Bradley Duffin, Evan Belansky, Christopher Joel, Stan Limpert, Michael Morris Jr., and Gil Stevens; also present were: Planning Director Paul Materazzo, Director of Business, Arts and Culture Ann Ormond, and Selectman Alex Vispoli.

Minutes

On a motion by Mr. Limpert seconded by Mr. Morris Jr., the Council voted to approve the April 5th minutes by unanimous vote.

Review/Discussion of two business district maps

River Road and Shawsheen Village Business District maps along with Shawsheen Village business data sheet were distributed. Mr. Belansky led a discussion in an effort to better understand these areas in order to create a strategic plan. Some examples of additional useful information would include: better understanding of the zoning areas and knowing the density within each district, having a listing by category (example: size, zip code, etc) of all businesses in town, square footage, assessed value, and locations in town for potential development. Once data is collected then strategic information per district can be compiled to help EDC members make advisory suggestions for projects moving forward. Mr. Belansky and Mr. DeCourcy will meet with Ms. Ormond and Mr. Materazzo as a sub-committee to address these issues, and will report back to Council members, focusing first on River Road and then Shawsheen Village Business Districts.

Vicor TIF Agreement presentation

Mr. Materazzo showed the PowerPoint presentation that Vicor Corporation presented to the Board of Selectmen (BOS) in support of their application for a TIF (Tax Increment Financing) agreement for the proposed \$33M expansion to their 400 Federal Street manufacturing plant location which would create 75 new jobs. BOS voted unanimously along with the Planning Board and Finance Committee who voted in favor of a 6-year TIF which gives an agreed-upon incremental tax break reflecting a partnership between the business and Town by providing incentive to retain and expand their business in Andover. The specific tax break and economic value to the community over 10 years was explained including projected tax revenue, job creation and positive message for future potential business. Clawback Provision outlines a penalty if the company does not perform according to its projections. Previous TIF agreements for Schneider Electric and Pfizer Inc. proved to be successful and this will be the third company to apply in Andover.

A motion was made by Mr. Stevens seconded by Mr. Limpert for EDC to support a TIF agreement for Vicor Corporation. The motion passed by unanimous vote.

Mr. Morris Jr. (back-up Mr. Joel) will speak on behalf of EDC at Town Meeting in support of this TIF.

Other Business

Ms. Ormond will send Mr. Morris Jr.'s draft letter requesting a parking study for HMD to Council members to review prior to next EDC meeting. She will also send a list to members of businesses categorized by segment.

Other Business (cont'd)

New Town Yard/Maintenance Facility will hold an Open House on an upcoming Saturday. Once fully operational, EDC can tour the facility and have a meeting there.

Dascomb Road update: Planning Board identified a list of topics to address. There have been peer reviews on traffic and all is moving forward. The market has been analyzed and differs from Downtown so competition between these two areas is not anticipated.

Next Meeting

May 3, 2019; proposed agenda:

- Sub-committee report from River Road and Shawsheen Village Business map analyses
- Mr. DeCourcy to present Data Visualization Tool
- Review of Mr. Morris Jr.'s draft letter requesting a parking study for HMD
- Update from Town Meeting

Adjournment

On a motion by Mr. Morris Jr. seconded by Mr. Limpert, the meeting was adjourned at 9:05 a.m.

Documents: River Road Business District Map
Shawsheen Village Business District Map
Shawsheen Village Business Data