

**Middletown Economic Development Advisory Committee
Minutes of Wednesday, December 13, 2017, 4:30 pm
Middletown Town Hall, 2nd Floor Conference Room**

Members Present:

Robert Silva
Rita Lavoie
David Lepore
Dennis Turano
Joseph A. Cirillo
Barbara VonVillas
Tom Kowalczyk
John Bagwill
Liana Ferreira-Fenton

Members absent:

Erin Donovan-Boyle
Ronald Wolanski
Nicholas Coogan

The meeting was called to order by Mr. Silva at approximately 4:30pm

1. Approval of the minutes of the November 8, 2017 MEDAC meeting

Motion by Mr. Kowalczyk, seconded by Mr. Cirillo to approve the minutes of the November 8, 2017 MEDAC meeting. By consensus the motion was approved.

2. Update on status of investigation of potential TIF funding for improvements in the Atlantic Beach district.

Mr. Shawn Brown, Middletown Town Administrator, gave an overview of the Tax Increment Financing (TIF) proposal for the Atlantic Beach district and the study done by the consulting firm Municap on the viability of implementing a TIF.

Mr. George Durgin, Middletown Tax Assessor, was asked if he had any concerns with implementing a TIF. He indicated that he did not have any concerns.

There was discussion regarding:

- The accuracy of the Municap report and if undergrounding of utilities should be included or not
- That the report provides ballpark numbers, which is enough to move forward
- At what stage to include participation from local businesses
- Using photos, not just numbers to tell the Atlantic Beach District story

- The status of the roadway design
- That the Town Council would like Planning Board review of the renderings

Motion by Mr. Kowalczyk, seconded by Ms. Ferreira-Fenton to recommend to the Town Council that the town use TIFs for economic development. **Vote:** 9-0-0

Motion by Mr. Silva, seconded by Mr. Kowalczyk for staff to present to the Town Council a TIF for the Atlantic Beach District. **Vote:** 9-0-0

3. Discussion of benefits of undergrounding of utilities in the Atlantic Beach District (J. Bagwill)

Mr. Bagwill read a prepared statement to the committee regarding his desire for undergrounding utilities in the Atlantic Beach District and updating the draft report on the TIF.

There was discussion regarding parking, a walkway around Easton's Pond, and undergrounding of utilities.

4. Update on status of design of roadway improvements in the Atlantic Beach district.

It was noted that this item was discussed with the Atlantic Beach District and no further discussion was necessary.

5. Continued discussion of potential revisions to the town's economic development tax incentive ordinance.

By consensus the discussion on the tax incentive ordinance was continued to the January 10, 2018 regular MEDAC meeting.

6. Update on status of regional economic development efforts.

Mr. Brown told the committee that the Newport Chamber of Commerce will be working with a group called Fourth Economy on regional economic development efforts. Mr. Brown indicated that he will work with Ms. Donovan-Boyle to invite representatives from Fourth Economy to meet MEDAC members.

There was discussion regarding the State's support for regional economic development.

Mr. Brown notified the committee of the plan to close on the Navy Lodge property in January 2018; the upcoming defense economy meeting scheduled for December 14, 2017; and the Town's plans to bring fiber optic cables to Middletown businesses by Summer 2018.

7. Adjourn

By consensus the meeting was adjourned at 5:30pm

Respectfully submitted:

Rita Lavoie, Principal Planner