



These are the minutes of the EDC meeting of 3/5/20, held in Room 9 of Acton Town Hall at 7 pm

Called to Order: 7:07 pm

Members Present: Mike Majors, Ann Chang, Josh Fischel, Larry Kenah,

Staff Present: Director of Economic Development Selby

Members Absent: David Foley, Peter Daniel, Derrick Chin, Shirley Ming, Jon Benson, Dave Didriksen

Visitors/Guests: Dan Malloy

## **I. Regular Business**

**1. Minutes:** The minutes from February 6th, 2020, are unanimously accepted with minor typographical errors.

**2. Public Participation:** Dan Malloy is back! He recently retired and has been building data analytics firms in and around Boston. We welcome him again.

## **II. New/Special Business:**

**3. Town Meeting Article—Land Acquisition for Kelley's Corner**

Larry walks us through the slides to preview what will be presented at Town Meeting, with regard to some modest land acquisitions Acton is planning to advocate for. We each point out our personal penchants. Ann Chang hopes that the major intersection will include a Barnes Dance: lights timed to allow pedestrians to pursue a diagonal path across the street.

Larry continues with the timeline thus far and shows an especially helpful picture that shows what acquisition responsibilities are the state's vs. the town's. Next comes the cost breakdown. Total: \$1.2 million, between takings, permanent and temporary easements, and contingencies—that last item means the total cost may ultimately be less than that. The state is on the hook for about 85% of the total investment. He concludes with the timeline to come and what to expect during construction.

Larry affirms with us that the EDC will support this during Town Meeting.

**4. EDIP Update**

Selby talks about the annual report of the Economic Development Incentive Program—how are the businesses that we gave tax incentives to doing with their hiring targets? AES is up to 98 employees; they've also invested more money than they said they would into the property.

The STA formula has changed, which allows flexibility.

Insulet was supposed to have 750 employees, and they now have 773, 10 of whom live in Acton. They'd expected to invest \$140 million and have, to date, invested \$331 million.

**5. AB Students and Future EDC Meeting**

Your humble clerk will invite them to our meeting on April 2nd and ask them to be prepared to discuss the content of their letters. We talk about how to make sure we're prepared for *them*.

### **III. More Regular Business**

#### Updates from Director of Economic Development

Selby has received one proposal as a result of the RFP on 3 School Street. The Board of Selectmen will discuss what to do with it at their next meeting.

Non-compete clauses make things a little tricky for new businesses in developing spaces: Stop & Shop won't allow any kind of groceries to be sold in any sort of establishment on that property.

The Assabet Valley Co-op has been looking at potential sites in Maynard and Acton. They want 10,000 square feet.

#### Updates from Members

Mike Majors' effort to rename Community Way 'Carroll Spinney Way' and to include a 'Carroll Spinney Park' where a small parcel currently exists on that road is underway—but he's also been gathering memorabilia and artifacts and stories in order to help promote the message of Spinney's characters: kindness and tolerance.

### **IX. Adjourn @ 8:30**

\*\*\*Members of the EDC may next convene at the Kelley's Corner Forum on March 19th, 2020.\*\*\*

#### Materials Reviewed During Meeting:

- Draft EDC Minutes from February 6th, 2020
- EDC Agenda for March 5th, 2020