

**HYDE PARK ECONOMIC DEVELOPMENT BOARD**  
**MEETING MINUTES**  
**February 4, 2014**

*All minutes are draft until approved by the EDB;  
Please check future minutes for the approval of these minutes.*

Members Present: Greg Paus (GP); Charlie Aronovici (CA), Pete Couture (PC)  
Members Absent: None  
Staff: Ron Rodjenski, Town Administrator (RR); Carol Robertson (CR)  
Guests: None

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Started meeting at 5:00 p.m.

1. **Welcome and Public Comment** – No members of the public were present.

2. **Update on Tasks; New Items**

- Donna Berry from the Village office is directly coordinating a joint community event with the Town of Morristown – Adirondack chairs and Rocktoberfest, with some events in Hyde Park and jointly advertised. The Village ordered 10 chairs to be painted then placed around the Village for display before going to auction. PC supported this type of joint effort with surrounding towns. GP noted that he volunteers with the Father's Day Stowe Wine and Food Festival and they are focusing on local foods and possibly there could be a connection to Hyde Park vendors. The event is June 13-15 at Trapp Family Lodge – [www.stowewine.com](http://www.stowewine.com).
- The Board discussed the possibility of McMahon Chevrolet relocating from Morrisville to Hyde Park, near the easterly end of East Main Street at the former Siteworks Site on Route 15 East. Two initial concerns are zoning and brownfields. The facility could provide 30 to 40 jobs and the property could be assessed in the \$2.5 to 3.0 million range when completed. The JEDB supported the project and the next step is for the Village Trustees to work with the Planning Commission on a zoning change to allow Automobile Sales and Service. Dan Keene, Owner of McMahon Chevrolet, is prepared to do the soil testing to clear the risk of contamination from prior uses. Tomorrow's Planning Commission meeting will review the zoning amendment process and CR noted that the Trustees will be attending. RR notified the SB that Dan Keene and Landowner Dale Tatro are likely attending as well. PC stated that anything the town and village can do to increase the tax base will be good for residents.
- RR advised that Morrisville Water & Light is in the process of applying for recertification of their dam operations license at the Green River Reservoir. However, the Vermont Agency of Natural Resources is recommending to the Federal Energy Regulatory Commission (FERC) that the current operations be modified to allow more water to flow through the two dams (GRR and Cady's Falls) that are controlled by MW&L, possible increasing the chance that the dam operations would be financially unsustainable and their use be discontinued. The JEDB asked for staff to prepare a draft letter for the March JEDB meeting in support of MW&L's continued operations at a level which is profitable and supports MW&L request to FERC.

- CA reported that he contacted the Burlington Diocese regarding the lease or sale of St. Theresa's Parish Hall on West Main Street. They referred him to Father Prive in Morrisville and CA left a message with his office. The use of the Parish Hall would be a long-term lease to allow the Village to create an incubator space for food vendors that could allow the small businesses to grow and eventually seek a restaurant space. PC offered to meet with Fr. Prive.
3. **Minutes** – Motion by CA to approve the 01/07/2014 minutes, as written. Seconded by GP. Voting: 2 in favor, 0 against, 1 abstaining (PC as he was absent), motion passed.

#### 4. **Next Steps and Assignments**

- Before the March 11 meeting, CA and CR will seek advice from Carl Bohlen on available community development grants. CA noted that 0% loans could be granted to Hyde Park start-up businesses with loan payments to the municipality then re-loaned in the future. The possibility of funding a new 'Economic Development Fund' with the proceeds of the Ken Harvey's loan payments from the Sterling View Mobile Home Park loan was briefly discussed. This loan is planned to generate \$8,000 annually to the Town and the proceeds may be for any use the Selectboard determines appropriate. RR noted that the upcoming FY15 proceeds would be \$8,000 and the Selectboard has earmarked that amount for tax rate reduction. However, the use of FY16's payments could be discussed during the Selectboard's Fall 2014 budget discussions, starting this October. RR noted that if the refinancing of the current loan fails, then Ken Harvey would owe the Towns of Wolcott and Hyde Park about \$130,000 in a balloon payment due July 1, 2014 under the original note. Hyde Park receives 67% of all payments, and Wolcott received 33%. RR noted that Ken Harvey has a draft note for refinancing which has been approved by both Selectboards, but he has not signed the new note.
- PC will meet with Fr. Prive before the next meeting to discuss the potential lease of the parish hall on West Main St for use as a shared kitchen facility for small food businesses.
- GP will be working with the Planning Commission and Trustees on a zoning change to allow Automobile Sales and Service, most likely as an Interim Zoning Ordinance. The interim zoning bylaw option, done by the Village Trustees, is preferred as a quicker option compared to the current planning commission's process which is many months away from completion.

#### **From Prior Meetings:**

- RR and CR will draft a fact sheet about the village and town to use in future marketing efforts. Not completed.
- CR provided copies of food vending rules and license procedures which the Trustees could adopt to allow small companies to locate on local roads or private roads. Not completed.

5. **Adjourn** - The meeting adjourned at 6:10 p.m.

Respectfully submitted by Ron Rodjenski