

**HYDE PARK
JOINT ECONOMIC DEVELOPMENT BOARD
MEETING MINUTES
December 18, 2017
Lunchroom, 344 Route 15 West**

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

Members Present: Greg Paus (Planning Commission Chair), Charlie Aronovici (Village Trustee) and Roger Audet (Selectboard member)
Members Absent: None
Staff: Ron Rodjenski, Town Administrator
Guests: None

GP opened the meeting at 4:37 p.m.

1. Welcome and Public Comment – None

2. ECM LLC – Tax Stabilization Application Submitted

- Greg disclosed for discussion the fact he had worked in the past for Mary Goderwis, owner of ECM LLC. As that work is complete, the Board did not object to Greg's participation on this application. The application was submitted on December 12, 2017 by Mary Goderwis and will need to be reviewed by the town listers, so they can be notified of interior building improvements likely to occur before April 1, 2018. No new structures are proposed. The board spoke with Mary by telephone and agreed that her two businesses, to operate from this building which will be owned by ECM LLC; Sutherland-Welles, LTD (tung oil producer) and Phoenix Finishing, LLC (furniture/wood finishing business), was impressive in both their clientele and in Mary's expertise in wood finishing methods and practices. Although the property investment amount appeared to be \$100,000, much less than the first Tax Stabilization Agreement with McMahan Chevrolet, it was a large number for this small business. Mary noted that most of the interior upgrades are in response to state electrical and fire codes. Mary stated that pursuing state permit approvals is something she can do, but the amount of work could be difficult for other small businesses. Mary noted that she appreciated working with Ron in the local and state permit process and would like to cooperatively work with the town on revitalization of North Hyde Park. Mary felt that a brewery or distillery would go far in making North Hyde Park a "maker's community" and spur additional development. Ron confirmed with Mary that the agreement would only impact the municipal tax portion of the property tax bill and not schools and Mary stated she understood. Roger will meet with Mary soon to inspect the building as he in his role volunteering for the North Hyde Park / Eden Fire Department.
- After the phone call with Mary, the JEDB discussed the proposal and asked Ron to prepare a six-year proposal with 0% of new municipal assessment value in year one (July 1, 2018 tax bill), then increasing by 20% annually to get to 100% of the new investment value posting in the 6th year.
- ECM, LLC will have the option of accepting the proposal, seeking a modification or rejecting the offer, before a formal agreement is executed and filed in the land records.

3. **Minutes** – Motion by Greg to approve the minutes of May 2, 2016, as written. Seconded by Charlie. Voting 3 in favor, 0 against, motion passed.
4. **Other Business** – Ron handed out a draft Mission Statement to expand the duties of the JEDB to include the possibility of administering a new economic development fund.
5. **Next meeting** – A meeting to make a final decision on the tax stabilization request will be made shortly after New Year's Day.
6. **Adjourn** - The meeting adjourned at 5:33 p.m.

Respectfully submitted by Ron Rodjenski