

ECONOMIC DEVELOPMENT COMMITTEE MEETING  
MINUTES

**April 10, 2013**

**Present:** William Plasko, Alan Slater, Tom Wynne, Scott Murphy, Stephen P. Costello, Pam McCarthy- Community Development Program Coordinator

**Approval of Minutes**

**Motion** made by Alan Slater to approve minutes of February 20, 2013, seconded by Steve Costello.

**Vote Unanimous motion passed.**

**Request for Tax Increment Financing (TIF) for Applied Plastics Co., Inc.**

**Present: Hal Davis, Consultant**

Hal Davis began his presentation by reviewing the excel spreadsheet labeled “Applied Plastics-Building Expansion Analysis 2.” Bill Plasko questioned whether or not the numbers on the spreadsheet added up correctly. Hal Davis said that there might have been an issue with the spreadsheet formulas. He stated that he would double check the math and give a corrected version to Pam McCarthy to distribute to the Committee.

Scott Murphy stated that he thought that the percentages were too high. The Committee members agreed. After some discussion it was recommended by the Committee that Applied Plastics base its percentages on the numbers that were used by Absolute Metal. Hal Davis agreed to revise his numbers as suggested.

Hal Davis also stated that he has still not been able to get the base valuation from the Assessor due to the fact that he has been recovering from illness. Bill Plasko stated that the Assessor won’t necessarily accept what was paid for the property; he has to determine what it is worth. Part of the property may be worth less due to the fact that it is an unusable pond. It may not be a matter of just giving the same value to all of the acres.

Pam McCarthy stated that Steve Costello said that the Planning Board can quickly do a Form A Plan to subdivide the lot if necessary.

Hal Davis said that the only thing that is important to go before the Selectmen next week is the exemption formula. Bill Plasko said that the Selectmen will need the base valuation prior to Town Meeting. Mr. Davis will continue to try and get the information from the Assessor. Mr. Plasko said that if the Selectmen don’t get the number they can do an indefinite postponement.

**Motion** made by Steve Costello to recommend the approval of a Tax Increment Financing Agreement (TIF) for the Applied Plastics Company using the same percentages that were approved for the Absolute Metal Finishing TIF, seconded by Scott Murphy.

**Vote Unanimous motion passed**

## **Norwood Zoning Bylaw Amendments**

Pam McCarthy gave an overview of the Zoning Bylaw changes that the Planning Board is proposing be placed on the warrant for the Special Town Meeting on May 13, 2013. The purpose of the article is to implement zoning amendments recommended in the newly adopted “Vanderbilt Area Commercial District Strategic Plan”, which is the Town’s plan for improving the commercial vitality of this important business area.

Pam McCarthy stated that flex space is the sale, lease or rental of space within a structure or multiple structures that allow a combination of uses, where the uses within that Flex space meet certain criteria which include (1) all of the uses within the building area committed to Flex space must be allowed as-of-right within the LM and LMA district; (2) Changes in products, services and square footage of uses within a structure identified for Flex Space otherwise conform to the Bylaws; (3) The floor area committed to each use is unrestricted. Pam McCarthy said that flex space would be an allowed use in all LM and LMA areas in Town including the Vanderbilt Area, Norwood Park South, Upland Woods and the University Ave. area.

It was the consensus of the Committee that because they were familiar with the Vanderbilt Commercial Park study they felt comfortable recommending support of these Zoning Amendments to the Planning Board but felt that the Planning Board has the expertise to determine whether or not the zoning amendment change is suitable for the other LM and LMA districts in the Town of Norwood.

**Motion** made by Scott Murphy to support the implementation of the proposed Zoning Amendments for the LM zones in the Vanderbilt Commercial Park and Norwood Park South and recommend that the Planning Board use their expertise to determine whether or not this zoning amendment change is suitable for the other LM and LMA districts in the Town of Norwood, seconded by Alan Slater.

**Vote Unanimous motion passed**

## **Other Business**

Pam McCarthy informed the Committee that the TIF chart has been updated according to the reports that the TIF recipients had submitted to the State; however, several columns still need to be updated once Paul Wanecek returns to work. Jobs created, investment made, state tax credits taken and building permit fees collected are all up to date.

Mrs. McCarthy explained that she had spoken to Eileen Rogan in the State’s Mass Office of Business Development. Eileen explained that the reports were being reviewed. Once a company has had a TIF for a period of two years it is determined whether or not they are in compliance with the agreement. If they are not in compliance due to the fact that the investment and or job growth that was promised has not taken place the State Economic Assistance Coordinating Council (EACC) may recommend decertification. The company will then have a chance to

explain why they are not in compliance. If the State decides to go forward with the decertification the Town will be notified and the company will have the right to appeal.

Pam McCarthy informed Eileen Rogan that there was a concern with Home Market Foods due to the fact that they had promised to create 100 jobs and instead have had job losses totaling 71. None of the promised investment has been made at this point either.

Bill Plasko asked if the Town can petition the state for decertification. Pam McCarthy explained that decertification always begins with the State.

In other new business Pam McCarthy stated that she had met with the owners of New Horizon Health and Wellness. Mrs. McCarthy gave the Committee notes describing the company. She stated that they are in the position to expand due to new employer wellness tax credits that are due to go into effect as a result of "Obamacare". They are looking to expand their practice by making the 14 part time employees into full time employees. They had already looked to the State for assistance. Rob Anderson of the Mass Office of Business development contacted Pam McCarthy and said that the State can not be of any assistance at this time. They are not ready for a TIF agreement. He suggested that Mrs. McCarthy meet with the company to see if the Town could offer any assistance. Pam McCarthy informed the Committee that she had given the owners a copy of the Vanderbilt study which contains the names of the other businesses in the park. She suggested once the owners/tenants group starts up that was agreed to during the Vanderbilt study they should join. She also suggested that they contact the Neponset Valley Chamber of Commerce in order to network with local businesses. Pam McCarthy also told the owners to contact SEED to discuss possible financing for marketing.

The Economic Development Committee Adjourned.

Minutes submitted by,

Pamela McCarthy