



**ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA  
DRUMMEY ROOM, NORWOOD TOWN HALL, 566 WASHINGTON STREET,  
NORWOOD, MA**

**FEBRUARY 15, 2023, 6:00 PM**

- I. CALL TO ORDER
- II. NEW BUSINESS
  - a. Welcome New Committee Member Erik Bodenhofer
- III. PRESENTATIONS
  - a. Chris Steele, [EBP](#)
  - b. Stephen Costello, Bank of Canton
- IV. MINUTES
  - a. Meeting on December 21, 2022
- V. DISCUSSION
- VI. REPORTS
  - a. Economic Development Director's Report – Joe Collins
- VII. OTHER BUSINESS
- VIII. ADJOURNMENT

*This listing of items are those reasonably anticipated by the Chair and may be discussed at the meeting. Not all matters may in fact be discussed and other items not listed may also brought up for discussion to the extent permitted by law.*



## **Economic Development Committee**

Meeting Minutes – December 21, 2022

**In person meeting, Norwood Town Hall, 566 Washington Street, Norwood, MA 02062**

### **Present:**

Stephen Costello, Chairman  
William Plasko, Vice Chairman  
Alan Slater  
Scott Murphy

### **Not Present:**

### **Other Attendees:**

Joe Collins, Economic Development Director/Key Accounts Manager  
Lou Cicchese, Associate Director - Capital Projects, Moderna  
W Jay Lee, Senior Counsel, Macchi & Macchi, LLC

### **Documents Reviewed:**

Minutes for September 29, 2022  
2021 Moderna/ARE TIF Staff Report  
Quarterly Economic Development Director Report

## **I. CALL TO ORDER**

Chairman Costello called the meeting to order at 6:02 PM.

## **II. NEW BUSINESS**

### **a. Moderna Expansion Plans – 2021 TIF**

Chairman Costello recused himself from the Moderna Expansion Plans – 2021 TIF discussion and left the meeting.

Vice Chairman Plasko took over as chair of the Committee in Chairman Costello's absence.

Members of the Economic Development Committee, Mr. Collins, Mr. Cicchese, and Mr. Lee discussed the report prepared by Mr. Collins.

The Committee deliberated making a recommendation to the Board of Selectmen to amend the most recent TIF agreement between the Town of Norwood, Alexandria Real Estate, and Moderna.

Vice Chairman Plasko, Mr. Murphy, and Mr. Slater came to a consensus that the Committee will not be making a recommendation to the Board of Selectmen to amend the 2021 TIF agreement between the Town of Norwood, Alexandria Real Estate, and Moderna.

Chairman Costello returned to the meeting and took over as chairman of the Committee.

### **III. MINUTES**

Mr. Murphy made a motion to approve the minutes for the meeting held on 09/29/2022, seconded by Mr. Slater. **Vote:** Passed with all 'ayes.'

### **IV. DISCUSSION**

#### **a. TIF District(s)**

Mr. Collins presented his idea for TIF District(s). The Committee came to a consensus not to pursue this idea further.

#### **b. Recruitment of New EDC Member**

The Committee discussed qualified individuals who may be interested in serving on the Committee.

### **V. REPORTS**

#### **a. Economic Development Director's Report**

Members of the Economic Development Committee and Mr. Collins discussed the most recent Quarterly Economic Development Report.

### **VI. OLD BUSINESS**

#### **a. TIF Reports Update, Applied Plastics and FM Global**

Mr. Collins updated the Committee on the missing TIF reports from Applied Plastics and FM Global. Mr. Collins explained that Applied Plastics and FM Global submitted the missing reports to the Commonwealth of Massachusetts and are now current on all required TIF reporting.

#### **b. 776-780 – Boston Providence Highway – Ryder Truck Rentals**

Mr. Collins provided a summary of the development activity taking place at 776-780 Boston Providence Highway. Vice Chairman Plasko added to Mr. Collins' summary.

## **VII. OTHER BUSINESS**

### **a. EDC Meeting Schedule**

The Committee discussed implementing a set schedule for the Economic Development Committee. The Committee reached a consensus to hold quarterly meetings on the 2nd week of each quarter. The Committee also came to a consensus to be flexible with these dates as needed by the Committee members and to hold additional meetings as required.

## **VIII. ADJOURNMENT**

Mr. Slater made a motion to adjourn the meeting, seconded by Mr. Murphy **Vote:** Passed with all 'ayes.' The meeting was adjourned at 6:47 PM.



## TOWN OF NORWOOD

## STAFF REPORT

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**To:** Economic Development Committee

**CC:** General Manager Tony Mazzucco, Assistant Light Superintendent Jason Haber

**From:** Economic Development Director/Key Accounts Manager Joseph Collins

**Date:** February 15, 2023

**RE:** Economic Development Director Quarterly Report

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### Background

Per the [IEDC Code of Ethics](#), I am required to keep applicable boards, elected officials, and key stakeholders informed about the progress of the Town's economic development efforts. These quarterly reports will be the primary method I will use to inform the Economic Development Committee about the progress of the Town's economic development efforts.

### Business Retention and Expansion (BR&E)

#### Site Visits

What is a "Site Visit?" Watch these videos from the [University of Minnesota](#) to better understand what happens during a site visit and why they are helpful to our economic development efforts.

- [3DEO](#), January 2023
- [Cohu](#) (Formerly Xcerra), January 2023
- [Castle Island Brewing Company](#), January 2023
- [Irish Brewing Boston](#), January 2023
- [Advanced Instruments](#), February 2023
- [Lenox-Martell](#), March 2023

#### Other BR&E Related Meetings, Contacts, or News

- [Workspaces Norwood](#)
  - A representative from the FONC and I met with the owners in January.
- Moderna
  - Coordinating with all parties involved
  - Biobank plans approved - moving towards construction
    - Site Plan Approval, Planning Board
    - Notice of Intent, Conservation Commission
- Addie's Grocery Ribbon Cutting
- Norwood Financial Center Ribbon Cutting – Moved to Bigger Office in Norwood.

## **Entrepreneurship, News Businesses, and Small Business Development**

### Small Business Development

- Nothing to report his quarter.

### Policy Recommendations

- Nothing to report his quarter.

### New Business(es)

- [Gentex](#), 320 Norwood Park South
- [MedMinder](#), 320 Norwood Park South
- [Eurofins](#), 349 Lenox Street
- [Modern Eyes](#), 696 Washington Street
- Prieto Empanadas II, 111 Lenox Street
- [Lenox-Martell](#), 51 Morgan Drive
- [WorkSpaces Norwood](#), 66 Winter Street

### **Marketing/Attraction**

- [Updated Webpage is Now Publicly Accessible](#)
- MassEcon Leads
  - “MassEcon and partners are working with a Chicago based consultant representing a conglomerate company that will be creating a new business unit HQ focused on water quality. The new company will lease 25,000 SF in the Boston area and create 110 new high wage jobs. Metro Boston is competing with Denver, Chicago, and Northern VA. Status: Active”
  - “MassEcon and partners are assisting a Chicago based consultant representing a clean technology company considering a new manufacturing facility. A 250,000 SF building is being evaluated by the consultant. The company would employ 60 new people. Other in-state and out of state locations are being considered. Status: Active”

### **Workforce Development**

- Workforce Report (Attachment A)

### **Real Estate/Sites**

- Quarterly Commercial/Industrial Building Permit Report
- 100 Morse Street

### **Key Accounts Management**

- [Updated Lighting, New Heat Pump, & New Refrigeration Commercial/Industrial Retrofit Rebate Program](#)



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**Date:** February 15, 2023  
**RE:** Economic Development Director Quarterly Report – ATTACHMENT A











