

Approved

Minutes of 1.10.17 Maynard Economic Dev. Committee Meeting, 8 am.

Gianotis Conference Room, Maynard Town Building

Meeting called to order at 8:08 am.

Members present: Jerry Culbert, Chris Worthy, Ron Calabria, Lynda Thayer, Sarah Cressy, Jack MacKeen, Andrew Scribner-Maclean, Bill Nemser, and Karen Freker. **Members absent:** Paul Nickelsberg
Guests: Dick Downey (Business Meeting Facilitator), Richard Casner (Artemis Real Estate Partners), and Steve Fischer (Revolution Factory).

Minutes. 12.13.17 minutes unanimously approved.

Community Development Block Grant (CDBG) Update. Scribner-Maclean informed the group that the Town is working with Consultant Dan Cahill on its CDBG Application. Three areas have been designated as “slum and blight,” and the basin will be merged with one of these designated areas. Sidewalk improvements are within the scope of this project. The Planning Board hosts a CDBG Public Hearing on 1/25, and it is likely that Scribner-Maclean will ask the MEDC to review the community development strategy before the end of March. MacKeen commented that such activities clearly reflect the MEDC’s previously published “white paper.” Nemser suggested that we post the “white paper” on the MEDC’s homepage.

EDC Business Input Priorities. The Committee revisited priorities determined at their December Meeting. The spreadsheet was sent to all participants and approximately 30 additional business contacts. Defined priorities included:

- Marketing: Events
- Town Policy/Regulation: Allow More Outdoor Dining
- Parking: Study Paid Downtown Parking & Improve Signage
- Landlord/Business Efforts: Improve Downtown Appearance

For presentation’s sake, Scribner-Maclean recommended that the information be defined by the following categories, in the following order: 1. Signage/Wayfinding/Kiosks; 2. Traffic Flow/Parking; and 3. More Cohesive Marketing.

General conversation ensued. Concentrate on the macro projects that assist the total CBD community. Wrap ARRT signage into project, including kiosks. Create consistent parking policies (should we support 15 minute parking?). Concentrate on Basin traffic flow.

Scribner-Mclean informed the group that a parking study with MAPC is cued up for the spring. MacKeen asked if study parameters have been defined. Nemser responded that there is some “wiggle room,” and will distribute parking study info to MEDC members.

Members unanimously voted to support Scribner-Maclean's recommendation above. Scribner-Maclean will forward info to committee members, and ask for volunteers to serve on ad hoc committees to flush out descriptions to present to the BOS.

Guest Presenters: Steve Fischer (Revolution Factory) and Richard Casner (Artemis RE Partners)

Fischer and partner are creating Revolution Factory in Mill & Main. The mission of the Factory is to "help people build things that create impact," and to incubate and accelerate business. This co-work and makerspace is 9,000 sf, has 15 desks, and can fit up to 100 members. The makerspace will concentrate on 3D printing and fabrication. Fischer believes that Maynard is a perfect place to create a live-work-play ecosystem. They plan to do a soft opening in the beginning of March, and a formal opening at the end of March. They are loosely affiliated with Work Bar, a successful Boston area co-work organization. They would like the Town to introduce them to medium and large businesses that want to increase innovation, provide access to the BEEP, and introduce them to people that need to utilize co-work/makerspace.

Mill owner Artemis representative Casner voiced his support for the project. Additionally, Mill & Main should have additional artist space available before the end of 2017 and recognized the wait list at ArtSpace Maynard as an opportunity.

Meeting adjourned at 9:28 AM.