

Minutes of 12.12.19 Maynard Economic Development Committee

Gianotis Room #201, Maynard Town Building, 8 am.

Meeting called to order at 8:05 am.

Members present: Jack MacKeen, Bill Nemser, Lynda Thayer, Dick Downey, Megan Zammuto, Rosalind Greenstein, Karen Freker, and Sarah Cressy. **Members absent:** Jami Eycleshymer, William Doyle, and Dave Krijger.

Others present: Armand Diarbekirian (BOS Liaison), Jerry Beck (ArtSpace), Zannah Noe (new resident/artist), Jared Glanz-Berger (Cannabis Industry), and Rebecca Caira-Davila (High Beams Botanicals). Also, from Lincoln Property Company—Paul Sullivan (Sr. Property Manager), Tim Latham (Sr. VP), Chris Devaux (VP), Carolyn Molloy (Sr. Associate), and James Tambone (Associate).

Minutes of 11.14.19 unanimously approved as amended—final line of “Greenstar” to read “*if GreenStar is amenable.*”

Master Plan Update. According to Nemser, the Town’s current master plan is from 1991. The Master Plan Steering Committee has been working on a new plan for the past 18 months, and is currently sending a “last call” copy to boards and committees for final comments. Materials are available on the Town’s website. New master plan should be ready for adoption in February 2020. Nemser expressed that priorities, goals, and objectives are crystal clear. The next step is to solidify the implementation process.

Economic Development Plan. Greenstein reported that the subcommittee has reviewed many documents, including the master plan and the Barringer Report, and have identified and prioritized goals and objectives. For each document, the review process encompasses the identification of the following—1) ownership, 2) stakeholders, 3) resources, and 4) implementer. According to Greenstein, the group will have a better sense of a completion date in January 2020.

EDC Admin. Hiring. Zammuto will focus on the job description in the New Year, however, it’s likely that this part time position’s responsibilities will be included in the new Department Assistant’s job description. Zammuto will forward the job description to the Committee. Position expected to be filled next quarter.

Cannabis Manufacturing in Maynard. The Committee welcomed Rebecca Caira-Davila from High Beams Botanicals to the meeting. Davila, and her business partner, are interested in starting a cannabis distillery, to make an “edible” that would be consumed “like a drink” or a “medicinal spirit.” Davila’s interested in locating the start-up at Mill & Main due to the proximity to her home and the capacity to create the model “and scale it.” Davila currently seeks a host agreement from Maynard so that she can obtain her final approval from the State.

Mill & Main New Leasing Agency. The Committee welcomed the following from Lincoln Property Company to the meeting—Paul Sullivan (Sr. Property Mgr.), Tim Latham (Sr. VP), Chris Devaux (VP), Carolyn Molloy (Sr. Associate), and James Tambone (Associate). Recently, Lincoln Property Company has become the new leasing agent for Mill & Main. The space is 50% occupied, so they have approximately 500K sf to rent. They welcome queries from any size tenant, and are offering incentives to both tenants and brokers—for example one rent-free year with signing of a seven year lease and gift cards. The group

distributed new Mill & Main Brochures. Greenstein suggested that they consider where they fit in the supply chain, which may lead them to a narrower but more productive tenant target.

Other:

- **Discover Maynard.** The group discussed whether or not Doyle has the time to complete this project, or if the group should resort back to the old site managed by Dave Griffin. The main concern is the calendar section. Should we even address the issue until we have someone in place to execute updates? What training will the new hire need to execute updates? MacKeen will discuss options with Griffin. He has also asked the leaders of MBA, ArtSpace and MCC to describe their needs/priorities for their own web presence.

- The Urban Land Institute Technical Assistance Panel on 12.11.19 was taped by WAVM. Nemser will circulate the presentation and arrange to post the other materials and the final report when it is done.

- If you wish to be re-appointed to the MEDC for 2020, please email MacKeen.

-Thayer reported that the Maynard Business Alliance has a new vice president, Rachael Bankey (Raspberry Beret), but still seeks a secretary.

Meeting adjourned at 9:40 am.

Proposed Minutes Submitted by Sarah Cressy on 12.12.19.