

Town of Durham, Economic Development Commission

Minutes October 24, 2006 – 7PM

Members Present: Richard Hanley, Jerry Lipchus, Carlo Montagano (left before vote), Diana McCain, Gary Sheldon

Members absent: Peter Cascini

Audience attendees:

Historic District: Norman Jason, Duncan Milne

Planning & Zoning: Ralph W. Chase, Thomas Russell

Board of Selectman: James McLaughlin, Maryann P. Boord

Old Business:

1. Durham was solicited to participate in Brownfields.
2. Town clerk has asked for any E.D.C. website updates.
3. Main Street historic district map discussion is postponed until November
4. Members reached out to various towns re: their use experience with CERC.
 - Rick: Salem, CT: positive C.E.R.C. experience.
 - Diane: North Branford
 - Jerry: Connected with the Middlesex Chamber of Commerce
 - Carl: Berlin: positive C.E.R.C. experience.

New Business:

The rest of the evening was taken by Brian Miller, AICP, an Economic Development Consultant from the Connecticut Economic Resource Center, Inc.

Brian discussed the following:

- Economic Development as a strategy, not a plan. As a strategy, it has visions and actions. The town's P&Z currently has a plan of conservation and development.
- What is the town's vision?
- The process will include 4 meetings;
 - Define the vision of Durham. Also do some field work.
 - Perform a S.W.O.T. analysis. (Strengths/Weaknesses/Opportunities/Threats)
 - Present and refine preliminary recommendations.
 - Deliver final recommendations for endorsement of Strategy Committee.
(Additional interim meetings as needed)
- The process will take roughly 6 months.

Key Point: Taxes are the common denominator/driver of almost all towns' EDC. The single driver of taxes are most commonly newer single family homes, who expect a higher level of services than existing residents. More than 3/4 of the town budget typically goes to education.

Recommendation: The town's EDC should be the stewards of the EDC strategy.

Next Steps: Submit a formal request for funds; either this year, or for next year's budget.

Actions

A motion was moved by Gary Sheldon, seconded by Jerry Lipchus, to request a special appropriation from the Board of Selectmen of \$11,000 for development of Economic Development Assessment for Durham by CERC/Brian Miller – 4 yes, 0 no, 2 absent – motion passed. A letter to the Board of Selectmen transmitting this request will be drafted by Richard Hanley.

Meeting adjourned at 9 PM.

Respectfully submitted, this 25th day of October, 2006 by Carlo Montagano/Richard Hanley.