

Whitefield Economic Development Corporation

WEDC July Minutes

WEDC **meeting** was called to order at 6:30 PM on **July 18, 2018**. Present were the following members: Roxie Severance, Stan Holz, Rick Wright, Sandy Holz, Gerry Pons, Lisa DeAngelis, Beth Cape, Katy Kopp, Bob Stiles and Cory Pons. Guests present were Brian Bresnehan and Valerie Yelton.

June meeting minutes were reviewed and a motion to accept the minutes was made by Roxie and Stan seconded it. The motion passed.

Treasurer, Rick Wright reported the **account balance is \$4,801.92**. No deposits were received or checks written.

Timber management and cut update provided by Gerry. The Project Manager, Greg Ainsworth informed Gerry that cutting had not yet started due to a backlog in the mills. The price for the harvested lumber is guaranteed by contract and harvesting will commence when the mills need more product. Approximately twenty acres are being harvested and it is anticipated being completed by late September or into October.

Downtown Whitefield Buildings update – CEDC informed Gerry and WEDC that their efforts to secure properties in downtown Whitefield has been abandoned. The letter was provided to the entire Board outlining WEDC's reasons. In simple terms, lack of grants and funding and the inability to cash flow the project makes the project currently impossible. Cash flow cannot be sustained due to the low rents for commercial, retail and residential properties currently available in the North Country. The cost of property acquisition renovation and or new construction is higher than the cash flows can support. Gerry will continue to explore various options for funding the project. Rick Wright asked if CEDC would provide a presentation further developing the reasons for termination of efforts. Gerry agreed to make the presentation request to CEDC.

Town Parking Lot – Rick & Gerry are working on the project for the Town Parking Lot. Horizon Engineering, who is currently doing a similar project in Lancaster, has agreed to meet to discuss requirements for Request for Proposal (RFP) and budget pricing.

Fiske House – Site visit and walk-thru was held with the owner of the property and attended by Rick Wright, Stan Holz, Katy Kopp and Ed Betz. A preliminary assessment of the facility and improvements needed was made. Bob Stiles agreed to make a personal offer to purchase the property to the owner and after purchase, make some essential renovations. Bob asked for assistance from WEDC in preparing his offer letter. Katy, Roxie and Beth agreed to help in that process. Gerry and Rick are scheduled to meet on July 30 with Michelle Moren-Gray of North Country Council and

Andy Nadeau, President of Horizon Engineering to discuss the project, availability of funding and development of an RFP proposal and project cost information.

Railroad Property update – WEDC has been advised that a letter of interest for potential use for the property be postponed until the fourth quarter of this year.

Continuing By-Law discussion – relating to the current By Laws was held. Two revision drafts were presented and after pointed discussion Roxie made a motion to work off the first revision and the motion was seconded by Stan. After further discussion the motion was passed. Gerry asked that all Board members review and edit the first draft and forward to Katy Kopp.

Meeting was adjourned at 8:15 PM.

Respectfully submitted,

Cory Pons/Secretary