

**FINAL**

**Economic-Vitality-Exchange Commission (EVEC)  
West Meeting Room, City Hall  
Wednesday, August 28, 2019  
4:00 PM**

**MEMBERS PRESENT:** Steve Whitman (Chair); Chip Brown; Bill Dunn; Jeff Goodrich; Clifton Below (Assistant Mayor/City Council); Kevin Purcell; Rich Wallace (Chamber of Commerce)

**MEMBERS ABSENT:** Dana Key, Dan Nash; Karen Liot Hill (City Council) and Timothy McNamara (Mayor/City Council)

**STAFF PRESENT:** Shaun Mulholland (City Manager); David Brooks (Director of Planning and Development)

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**1. CALL TO ORDER – Chair Whitman called the meeting to order at 4:10 PM.**

- The Commission welcomed Mr. Rich Wallace (non-voting member of the Chamber of Commerce), who will be replacing Mr. Rob Taylor.
- Chair Whitman noted that Mr. Dana Key will resigning but was uncertain if he has formal done so yet.

**2. ACCEPTANCE OF MINUTES – July 24, 2019:**

Amendments: Page 2, line 25 and Page 3, line 3: Replace “Goodwin” with “Goodrich.

***Mr. Jeff Goodrich MOVED to approve the July 24, 2019 Minutes as amended and presented in the August 28, 2019 agenda packet.***

***Seconded by Mr. Chip Brown.***

***\* The Vote on the MOTION was approved (5-0-1). Mr. Purcell abstained because he was not present at this meeting.***

**3. DISCUSSION ITEMS:**

**A. Finalize recommendations to the Council regarding the CIP.**

Mr. Brooks presented the redlined CIP projects as reviewed by the CIP Committee. Due to the detailed content of his report, the Commission was not prepared to give recommendations to the Council at this time. They held discussions on how to prioritize the CIP projects

- Prioritize the CIP projects to reflect those that will bring the City more tax dollars and make the City more efficient.
- Choose CIP projects that will bring a balance of a higher quality of life for Lebanon residents, which will encourage new residents to come to the City and, in turn, will bring more tax dollars to the City.

Mr. Brooks spoke about the Airport TIF District and how this proposed development would also be generating income for the City.

Since time is of the essence, Chair Whitman will be organizing an EVEC CIP Working Group to review the proposed CIP projects in more detail. The group will bring their findings back to the Commission for further review and comments before submitting recommendations to the City Council. Mr. Mulholland will work on setting up a meeting date for this EVEC CIP Working Group and suggested that they present their findings to the Council. A date has not yet been determined, but he will notify them when one has been set.

B. Discuss regulatory impacts on economic development.

Mr. Goodrich spoke about the Vital Communities Economic Development Organization and the work they do in the Upper Valley, noting that the Commission might want to consider their format in pursuing a thriving local economy when thinking about what the City has, how the City's regulations work, and in thinking about ideas. Things to also consider would be the roles City Staff play in economic development, City Regulations that are in place, and the role of City Boards; all of which are a subset that impacts economic development.

The Commission discussed the tenor of the Planning Board and feelings that they were not being accommodating towards economic development. Mr. Mulholland explained the process of nominating Board members and the training each Board member receives upon their appointment.

Mr. Goodrich will draft a White Paper regarding a conceptual review of Regulatory Impacts of Vitality for EVEC's review at the October 23, 2019 meeting.

C. Discuss downtown market status.

Mr. Mulholland read an email from Councilor Zook pertaining to her discussions with, and her support of, the CO-OP establishing a Lebanon Downtown Market.

Mr. Purcell said the CO-OP wants to do their own market analysis because they want to hear from community members, noting that the CO-OP wants to be wanted. He also noted that there are also other interested parties in doing a downtown market.

D. Presentation regarding River Valley Community College worker space. **No Report.**

E. Discuss grant for LCP feasibility study.

Assistant Mayor Below informed the Commission that the City of Lebanon has a \$75K tax credit grant from the Community Development Finance Authority (CDFA) that will help aid the development of Lebanon Community Power, which is a municipal aggregation program created by LEAC. Lebanon Community Power is a new way for procuring electricity that will help save money for the community by offering a renewable energy choice. He explained how the grant tax credits would work for City businesses and encouraged EVEC members to apply and notify other City businesses that this tax credit would be available. Mascoma Bank has already pledged.

**4. FUTURE AGENDA ITEMS:**

- **CIP Review Update.**
- **River Valley Community College Worker Space.**
- **Downtown Market Update.**
- **Regulatory Impact on Economic Development.**

**5. NEXT MEETING DATE:**

- Wednesday, September 25, 2019

**6. OTHER BUSINESS:**

Mr. Mulholland reminded Commission members to submit their Economic Development Commission (EDC) applications if they are interested in serving on this Commission.

**7. ADJOURNMENT:**

*A MOTION was made by Mr. Rich Goodrich to adjourn the meeting at 5:00 PM.*

*Seconded by Assistant Mayor Below.*

*\* The Vote on the Motion was approved unanimously (6-0).*

Respectfully submitted,  
Dona E. Gibson  
Recording Secretary