

Economic Development Council
Minutes
Meeting: August 9, 2006, 10:00 am
Judge Welsh Room

Present:
Members: Chairman Stephen Melamed, Henry Tuttle, Hunter O'Hanian, Gabrielle Hanna, Thanassi Kuliopulos, William Dougal, Todd Dever, Alix Ritchie, Astrid Berg
Staff: Acting Assistant Town Manager/Grant Administrator Michelle Jarusiewicz, Building Commissioner Douglas Taylor

The Chairman Steve Melamed called the meeting to order at 10 AM.

The minutes for July 26 were reviewed and approved.

An update was given on the Motion to the BOS regarding John Ryan's recommendation.

Michelle gives updates on Streetscape Project and Packaging sub-committee. Alix suggests the Tennessee Williams Festival be used as a draw to get people in Provincetown for September and handing out flyers during Carnival Parade.

Henry gives presentation and discusses the planning process framework (see attached charts).

[Phase I EDC Work Plan](#)

[Planning Process Framework Chart 1](#)

[Planning Process Framework Chart 2](#)

[Planning Chart](#)

[Planning Framework Chart](#)

[EDC FY07 Planning Chart](#)

Discussion as to how Alix's chart and Henry's charts mesh together. Alix recommends setting aside a time to deal with planning framework - a retreat to be facilitated by Katherine or Michelle.

Issues/Measures:

- I. 3000 - up 5% = 150 in year one.
- II. 350 - up 10% = 35 in year one.
- III. Housing = 35 +

Goal #1: Short-term Strategies for year-round economic development by sector

1. Education - public k-12, Adult
2. Arts & Culture - non profit, for profit
3. Healthcare - private, public, alternative
4. Tourism - environment
5. Waterfront - Pier & Harbor - recreational, professional
6. Real Estate - sales, rentals

Make affordable housing a Planning Assumption."

Strategy #2: Create tax incentives for year-round businesses and residents (tactic)

Define all potential incentives - license, fees, taxes, other

Define barrier to making changes in tax structure - legislature

Examine best practices: (federal government, state government, municipal government) benchmarks Cape & off Cape

Matrix upside and downside by industry sector - similarities/differences

Roll up recommendation to BOS

Strategy #3 & 4: Encourage town hall to facilitate year-round economic growth and development and Examine year-round and seasonal licenses become tactic of #2

Strategy #5: Encourage workforce housing assistance.

*Cross-cutting pressure on all sectors

1.0 Complete X amount of housing units (e.g. define barriers and limitations - land, budget, time)

2.0 Develop a master plan to allocate housing limits to residents

- a. define infrastructure
- b. income requirements
- c. unit breakdown
 - by number of rooms
 - by rentals
 - by homeownership
 - by number of mos./yrs. Occupied

Housing Strategies

- EDC
 - CPC
 - Housing partnership
 - Housing authority
 - BOS
 - Planning Board
 - New Entity - implement
- } who?
when?
RFP marketing

Recommend to BOS

To be continued at next meeting on August 23, 2006.

Meeting adjourned at 12:20