

Town of Yarmouth

Per M.G.L.: All town and school boards, committees, commissions, and authorities shall post a notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays, and legal holidays. Notice shall contain a listing of topics/agenda that the chair reasonably anticipates will be discussed at the meeting.

Notice of Meeting Agenda Revised 10/30/2019

| | |
|--------------------------------|---|
| Name of committee, board, etc: | Community & Economic Development Committee (CEDC) |
| Date of Meeting: | November 4, 2019 |
| Time: | 4:30 p.m. |
| Place: | Room B Yarmouth Town Hall 1146 Route 28 South Yarmouth, MA 02664 |

Agenda

1. *Solarize Mass Plus* Program Discussion and Possible Vote
2. Tourism Revenue Preservation Fund
 - o Budget Update/Possible Votes
 - o Physical Improvement Project Discussion
 - o Special Events Program Discussion
3. Possible Steps on Yarmouth Port Common – Discussion of interest by CEDC
4. Committee Member Updates
5. Staff Updates
6. Minutes for Review
 - o October 10, 2019
7. Upcoming Meetings
 - o November 12, 2019
 - o November 18, 2019
8. Adjourn

YARMOUTH TOWN CLERK

'19OCT30PM4:02 REC

| | |
|-------------------|----------------------|
| Posted By (Name): | Kyle Pedicini |
| Signature: | <i>Kyle Pedicini</i> |

Copies of documents and other exhibits listed here may be found in the Department of Community Development at Yarmouth Town Hall.

Pedicini, Kyle

From: Joyce Flynn <joyce.flynn@gmail.com>
Sent: Tuesday, October 22, 2019 7:27 PM
To: Pedicini, Kyle
Cc: Krintzman, Steven; mike duffyMikeDuffy
Subject: Letter to Chair of Community & Economic Development Committee

Dear Kyle,

Can you pass this to Peter Smith, adding the attachments I sent you and Mary last week, to whoever is putting together the November 4 agenda?

THANK YOU.
Joyce

Dear Peter Smith and CEDC Members,

I write to ask your support for a program initiative called Solarize Plus from the Commonwealth's Clean Energy Center. Solarize Plus in Yarmouth will be managed by two solar co-coaches: Energy Committee's Mike Duffy and Steve Krintzman.

The CEC's goal is to help community residents and businesses install solar photovoltaics to produce clean electricity that costs less. The Solarize program facilitates marketing and vendor selection to reduce the costs for solar installations during a community's Solarize project, which runs for one year.

The Solarize Plus project allows a community to add an additional technology to improve sustainability. We have chosen air source heat pumps as a heating/cooling technology to help Yarmouth residents who currently depend on propane, oil, or electric resistance heating.

We ask the Committee's support in this effort, in the form of a signed Community Partner Agreement (attached) for the application and collaboration in outreach for the program in spring 2020 should Yarmouth be chosen. (The CEC has announced that only 3 towns will receive 2020 grants, so funding is not assured.)

Can you please put Solarize Plus an item for your November 4 meeting? I'm happy to appear to describe the program and how we plan to shape it to Yarmouth's needs.

Thank you for your help.
Joyce Flynn
Chair, Yarmouth Energy Committee

On Tue, Oct 22, 2019 at 9:41 AM Pedicini, Kyle <KPedicini@yarmouth.ma.us> wrote:

No problem and sounds good!

Solarize Mass Plus Opportunity Summary

Solarize Mass Plus is a community-based clean energy solar outreach and education program that helps drive down the installation cost of small-scale solar PV installations and additional selected clean energy technologies within the participating communities through a group purchasing model. Solarize Mass Plus is modeled after the Solarize Massachusetts program which provided a group purchasing model for solar PV only and to date has successfully served 69 communities across the Commonwealth.

The Massachusetts Clean Energy Center (MassCEC) and the Department of Energy Resources (DOER) anticipate selecting up to three (3) communities (or groups of communities) to participate in the Program. Selected Communities may be eligible for up to \$13,000 in marketing funds. To meet threshold criteria, Communities must demonstrate that they have a clear and comprehensive outreach plan and program timeline, a committed volunteer team, an engaged municipality, and residents interested in participating in the program. A Community is not eligible to apply if it participated in the 2019 Solarize Mass program or is actively participating in MassCEC's HeatSmart Mass program. In addition to solar PV, the Yarmouth Solarize Plus program will also be offering air-source heat pumps to both residential and small-scale commercial customers.



COMMUNITY PARTNER COMMITMENT

On behalf of _____,
(Name of organization)

I confirm our organization's commitment to support the Yarmouth Solarize Plus 2020 program. In fulfillment of that commitment, our organization will:

1. Incorporate information about the Solarize Yarmouth opportunity in our regular written or email communications with our members, customers, supporters, congregants or participants.
2. Invite representatives of the Solarize Yarmouth project to attend at least one regular meeting of our organization to present information about the Solarize Yarmouth opportunity.
3. Through our leadership, encourage our members, customers, supporters congregants or participants to explore the potential benefits of the Solarize Yarmouth opportunity.

(Signature) (Date)

(Title)

| Description | 2019 Revised Budget | 2019 Actual | 2019 Encumbrances | 2019 Available | 2020 Allocaton | 2020 Original Budget | FY20 Transfers | 2020 Revised Budget | 2020 Actual | 2020 Encumbrances | 2020 Available |
|------------------------------------|---------------------|-------------------|-------------------|-------------------|-------------------|----------------------|-------------------|---------------------|-------------------|-------------------|-------------------|
| UNALLOCATED FUNDING | 125,239.73 | 0.00 | 0.00 | 125,239.73 | 284,673.60 | 409,913.33 | -278,900.00 | 131,013.33 | 0.00 | 0.00 | 131,013.33 |
| PERSONAL SERVICES | 41,937.03 | 22,031.90 | 0.00 | 19,905.13 | 25,000.00 | 44,905.13 | | 44,905.13 | 7,611.57 | 0.00 | 37,293.56 |
| LEGAL ADS - TRPF | 296.10 | 199.53 | 0.00 | 96.57 | 100.00 | 196.57 | | 196.57 | 0.00 | 0.00 | 196.57 |
| SUPPLIES - TRPF | 1,091.88 | 769.26 | 0.00 | 322.62 | 500.00 | 822.62 | | 822.62 | 110.64 | 0.00 | 711.98 |
| MARKETING & PROMOTION | 150,253.93 | 120,648.04 | 0.00 | 29,605.89 | | 29,605.89 | 270,000.00 | 299,605.89 | 46,852.23 | 249,606.55 | 3,147.11 |
| PROJECTS & EVENTS | 137,761.60 | 127,464.83 | 0.00 | 10,296.77 | | 10,296.77 | | 10,296.77 | 10,296.77 | 0.00 | 0.00 |
| PUBLIC IMPROVEMENTS EXPENSE | 97,864.50 | 8,582.45 | 0.00 | 89,282.05 | 77,568.40 | 166,850.45 | -73,370.00 | 93,480.45 | 0.00 | 0.00 | 93,480.45 |
| PARKERS RIVER BRIDGE LIGHTS | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 55,000.00 | 55,000.00 | 0.00 | 55,000.00 | 0.00 |
| Gateway Signs | 27,675.00 | 0.00 | 0.00 | 27,675.00 | | 27,675.00 | | 27,675.00 | 0.00 | 0.00 | 27,675.00 |
| Fencing Improvement | 28,327.50 | 17,949.00 | 0.00 | 10,378.50 | | 10,378.50 | | 10,378.50 | 0.00 | 0.00 | 10,378.50 |
| PACKET LANDING CAP IMPROVE | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 10,370.00 | 10,370.00 | 0.00 | 0.00 | 10,370.00 |
| Beautification Team 2019 | 20,000.00 | 3,960.92 | 0.00 | 16,039.08 | | 16,039.08 | | 16,039.08 | 6,151.98 | 0.00 | 9,887.10 |
| Drive In Site - Site Improv | 42,000.00 | 32,700.00 | 0.00 | 9,300.00 | | 9,300.00 | | 9,300.00 | 0.00 | 0.00 | 9,300.00 |
| Packet Landing Maintenance | 4,400.00 | 0.00 | 0.00 | 4,400.00 | | 4,400.00 | | 4,400.00 | 0.00 | 0.00 | 4,400.00 |
| RT 6A FENCE PROJECT | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 9,000.00 | 9,000.00 | 9,000.00 | 0.00 | 0.00 |
| COMM INFO BOARD REP & MAINT | 20,250.00 | 0.00 | 0.00 | 20,250.00 | | 20,250.00 | | 20,250.00 | 20,250.00 | 0.00 | 0.00 |
| BROADBAND STUDY | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 8,900.00 | 8,900.00 | 8,900.00 | 0.00 | 0.00 |
| Phragmites Removal | 0.00 | 0.00 | 0.00 | 0.00 | | 0.00 | 4,000.00 | 4,000.00 | 0.00 | 4,000.00 | 0.00 |
| Total PI Expense | 240,517.00 | 63,192.37 | 0.00 | 177,324.63 | 77,568.40 | 254,893.03 | 13,900.00 | 268,793.03 | 44,301.98 | 59,000.00 | 165,491.05 |
| SEASIDE FEST | 25,000.00 | 0.00 | 0.00 | 25,000.00 | | 25,000.00 | | 25,000.00 | 0.00 | 25,000.00 | 0.00 |
| ST PATRICKS PARADE | 25,000.00 | 25,000.00 | 0.00 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 |
| CULT CTR MARKETING | 22,000.00 | 0.00 | 0.00 | 22,000.00 | | 22,000.00 | | 22,000.00 | 22,000.00 | 0.00 | 0.00 |
| RAGNAR RACE | 15,000.00 | 0.00 | 0.00 | 15,000.00 | | 15,000.00 | | 15,000.00 | 0.00 | 15,000.00 | 0.00 |
| SAND SCULPTURE TRAIL | 30,000.00 | 30,000.00 | 0.00 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 |
| IRISH MUSIC FEST | 5,000.00 | 5,000.00 | 0.00 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 |
| COUNTRY MUSIC FEST | 10,000.00 | 10,000.00 | 0.00 | 0.00 | | 0.00 | | 0.00 | 0.00 | 0.00 | 0.00 |
| CC CHAMBER ORCHESTRA | 1,500.00 | 0.00 | 0.00 | 1,500.00 | | 1,500.00 | | 1,500.00 | 1,500.00 | 0.00 | 0.00 |
| TBF SHEEP&FALL FEST | 4,500.00 | 0.00 | 0.00 | 4,500.00 | | 4,500.00 | | 4,500.00 | 4,500.00 | 0.00 | 0.00 |
| ANCIENT CEMEMETERY | 2,525.00 | 0.00 | 0.00 | 2,525.00 | | 2,525.00 | | 2,525.00 | 2,525.00 | 0.00 | 0.00 |
| HALLOWEEN HAUNT | 1,000.00 | 0.00 | 0.00 | 1,000.00 | | 1,000.00 | | 1,000.00 | 0.00 | 1,000.00 | 0.00 |
| Total | 697,097.27 | 334,305.93 | | 362,791.34 | 387,842.00 | 750,633.34 | 5,000.00 | 755,633.34 | 109,173.19 | 308,606.55 | 337,853.60 |

\$3400 in FY21; \$2400 in FY22, FY23, FY24

*If all unspent allocated PI Projects were turned back

Allocated PI Expense
2018 Special Events Program
\$5000 Donation from Rotary
- \$9000 Transfer For Route 6A Fencing
- \$55000 Transfer For Parkers River Lights
- \$10370 Transfer for Packet Landing Improvements
-\$4000 Phragmites Removal
= -\$73,370

2020 CEDC Physical Improvement Project Possibilities

November 2019

| Project | Estimated Cost |
|---|---|
| Banners | \$7,375.21 in Year 1 \$880.00 in Following Years |
| Beautification Team | \$20,000 |
| Route 6A Playground Fencing | \$30,000 |
| Signage (Entrance and Interpretive) – Beaches, Conservation, Historic | |
| Drive-In Site Improvements – water and electricity | |
| Water Filling Stations | |
| Utility Box Wraps | |
| Other Public Art | |
| Skating Rink at DIS | |

Proposed CEDC Schedule for the Remainder of 2019

| Date | Event | Location |
|---------------------|---|-----------------|
| Monday 11/4/19 | CEDC Meeting to Discuss Special Events Program | Room B |
| Tuesday 11/5/19 | Tourism Grant Program Announced | |
| Tuesday 11/12/19 | Tourism Grant Program Info Session | Hearing Room |
| Monday 11/18/19 | CEDC Meeting to Discuss Fiber Project Next Steps | Room A |
| Monday 11/25/19 | Tourism Grant Application Deadline | |
| Monday 12/2/19 | Tourism Grant Program Interviews | Room A |
| Monday 12/9/19 | Tourism Grant Program Interviews | Room A |
| Monday 12/16/19 | Tourism Grant Program Interviews | Room A |

(all start times are 4:30 PM)

On xx, on a motion by xx, seconded by xx, the committee voted xx to approve these minutes.

Town of Yarmouth

MINUTES OF THE COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE MEETING OF October 10, 2019

The Yarmouth Community & Economic Development Committee held a Business Meeting at 4:30 p.m. on Monday, October 10, 2019 at the Yarmouth Town Hall, Room A, located at 1146 Route 28, South Yarmouth, MA.

Committee Members Present: Peter Smith, Mary Vilbon, Jack McCormack, Ken Smith, Stephen O'Neil

Staff: Karen Greene, Director of Community Development; Kyle Pedicini, Economic Development Coordinator

Guests: Michael Kelley, Parkview Investments; Chris Bailey, Commercial Realty Advisors; Lou Nickinello, Bass River Sports World

The meeting was opened by Ken Smith at 4:35pm

1. Opportunity Zone Visioning Workshop Review

Michael Kelley, Parkview Investments, gave the committee an update on opportunity zones in Massachusetts. Mr. Kelley stated that currently most Opportunity Funds in Massachusetts are being directed to projects in Somerville and Cambridge, as opposed to Cape Cod. He explained that Yarmouth's Opportunity Zone does have an interesting growth story to sell to prospective investors if Yarmouth can arrive at a wastewater solution. He suggested that Yarmouth's Opportunity Zone needs to identify capital from investors who care about the Yarmouth area and have a vested interest in seeing the community improve. A regional Cape Cod Opportunity Fund was suggested, as local corporations/banks could invest in the fund to help their tax returns and community image.

Mr. Kelley explained that the Opportunity Zone program doesn't just work with acquiring real estate assets, as it can also work well with relocating businesses and redistributing capital gains from art sales. Redevelopment authority programs also work well with Opportunity Zone investments, as together they help build a capital stack that makes economic sense to investors. With the 7-year benefit of the OZ program set to expire at the end of 2019, Mr. Kelley suggested thinking more in terms of relocating businesses, as they will still be able to realize most of the benefits of the program. It was also noted that another update on Opportunity Zone regulations is expected to be released in two months.

On xx, on a motion by xx, seconded by xx, the committee voted xx to approve these minutes.

Chris Bailey, Commercial Realty Advisors, and Lou Nickinello, Bass River Sports World, presented the District Improvement Financing (DIF) proposal that will be voted on at the upcoming Town Meeting. Mr. Bailey explained that the DIF program is a state program for tax investment forgiveness which would help the Town develop funding mechanisms for sewer installation. It was explained that this DIF proposal could act as a backup plan to the Town's current proposed wastewater plan, which would allow the Town to install sewers in at least one commercial section of town if the grander wastewater plans fail to gain approval. The DIF proposal would also allow the Town to start collecting real data on additional tax revenue that could be produced after sewer installation/property redevelopment. The Board of Selectmen recently voted 5-0 to place this article on the Town Meeting Warrant which, if approved, would create a DIF map and allow the Town to start securing commitments from property owners for re-investments in their property if sewers became a reality. CEDC members agreed to send a letter of support for the DIF proposal to the Board of Selectmen/Town Administration.

Vote: On a motion from Stephen O'Neil, seconded by Ken Smith, the Committee voted to write a memo of support to the Board of Selectmen/Town Administrator regarding the proposed DIF article on the upcoming Town Meeting Warrant, by a vote of 5-0.

2. Staff Updates

Kyle Pedicini updated the Committee on upcoming CEDC meetings. He explained that the next CEDC meeting will discuss the 2020 Special Events Program. Committee members agreed to hold the meeting on November 4th, 2019. Mr. Pedicini also explained that many of the CEDC members were up for re-appointment and the potential re-appointments will be on the upcoming 10/22 Selectmen agenda. It was also noted that while some CEDC members had their terms expire, they were still eligible to vote on items because committee members serve on boards/committees in Yarmouth until they are replaced or re-appointed. Committee members also discussed the recent departure of Norm Weare, and agreed to send him a thank you note thanking him for his service on the CEDC.

3. Minutes for Review

The Committee reviewed draft minutes from their meeting on October 7, 2019.

Vote: On a motion from Jack McCormack, seconded by Ken Smith, the Committee approved the minutes for October 7, 2019 by a vote of 5-0.

4. Upcoming Meetings

The next CEDC meeting will take place on Monday, November 4th, and the committee will be discussing the Special Events Program.

On xx, on a motion by xx, seconded by xx, the committee voted xx to approve these minutes.

5. Adjourn

On a motion from Mary Vilbon, seconded by Jack McCormack, the Committee voted 5-0 to adjourn at 6:06 pm.

6. Documents provided:

- a. Agenda for the meeting
- b. Opportunity Zone Information
- c. Draft Minutes from CEDC meeting on October 7, 2019

Respectfully Submitted,
Kyle Pedicini, Community Development Office

DRAFT