

REDEVELOPMENT COMMISSION MEETING

DRAFT MINUTES, January 16, 2024

Came to order at 4:30pm

Stewart, Ball, Keown, Stillwell, Loderick

Minutes were reviewed and approved unanimously. Add attachment to minutes.

Mayor Phillips spoke to the group to discuss goals for the upcoming year. He asked them to consider 5 priorities, whether it be areas or things to do. He could take those priorities to the Council to formalize their approval and provide focus moving forward.

Goals for 2024, Stillwell has a question about large parcels, and what to do with them. Maybe have them come back and update us on where they were in the process. Stewart thought we could reintroduce them to the tools that are now available (overlay, sewer, etc).

Would the town waive permit fees? Tax incentives? However, place time limits on when they could partake of the incentives.

The overlay has the incentive of the old tree ordinance, waiting on standing up the new planning commission to vet. The planning commission could evaluate in March/April. We could move the first reading in April to Council.

Stewart had a handout for potential priorities. See attachment. It was specific to properties.

Discussed challenges of some of the properties.

Each of the potential projects could create energy in the district. A brief discussion on the VA Hospital ensued.

Hofford Property – Commercial 13 cottages on Richmond/Commercial development included. Krepps provided an updated development report.

Some concern about the apartment development and its potential traffic impact.

There were 4 items.

Loderick – thoughts about ACE Hotel and its location. Does the timing matter, what sort of hotel? Concerned about the transitioning of the area. Possibly a limited-service restaurant property, major flag attached.

Naval Hospital – should it be a priority? Sea Island Apartments and the VA property, should it be a priority. Possibly major install of sewer.

How does Chavous fit in the equation? Should we do what we can to discourage storage as a use?

If the Gateway improves, it can address the reuse issue, making redevelopment of undesirable uses more feasible.

Naval Hospital – there will be an eventual redevelopment plan under an 8-10 timeframe.

Safe Harbor – ongoing negotiations could impact adjacent development. Should we extend the MCIP to the Gateway as suggested in the Arnett Muldrow study.

How will the potential referendum impact the Gateway? Could sewer be contemplated? What do we need to do to begin a sewer plan?

Ball – likes Stewart’s project list. Need to loosen tree ordinance and be able to provide incentives.

Stewart made a motion to approve the four items on his priority list (attached) and a sewer plan for the Gateway for the Redevelopment Commissions top 5 goals. Keown seconded the motion. The motion passed all in favor.

An economic incentive study could help create a plan to entice commercial.

Next month, the commission would like to invite John O’Toole or Charlie Stone from the Economic Development Corporation.

Adjourned at 5:40PM.