

Mendon Economic Development Committee (MEDC)

August 22, 2018 meeting at Mendon Town Office at 5:30pm

Attendees- Richard Wilcox, Sara Tully, Brittany Charles, Mark Latzky, Cort Jones

Agenda- The subject of organization of committee will be tabled until the next meeting.

Minutes of the last meeting, July 17, 2018, were distributed and approved.

1. **MEDC Business Survey-** The Committee reviewed responses of 4 surveys. It was encouraged to push to get more responses back with a goal of also have a conversation with each business to gain as much input as possible.
2. **Tax Stabilization-** R. Wilcox completed detailed research of a dozen rural towns that have Tax Stabilization Policies. R. Wilcox and S. Tully have been collaborating with the Rutland Economic Development Corp and have met with the Town of Proctor that voted to authorize tax stabilization in March of this year. The voters must authorize the Selectboard in accordance with 24 VSA §2741 (b)(1) to enter into Tax Stabilization Contracts. If approved, the Selectboard will be able to enter into agreements with property owners to encourage investment, development or redevelopment of commercial properties in exchange for the resulting increase of municipal taxes to be phased in over time.

Key Points

- Tax Stabilization can only be applied to Municipal Taxes not Education Taxes.
- Applies only to the Mendon Village and Commercial Zoning Districts to promote economic development.
- Helps Mendon to be competitive and provide a tool to attract business or investment in our properties.
- Help stabilize or increase the Grand List and therefore reducing tax burdens of all Mendon properties.
- All projects would have to be in full compliance with Town Plan and Zoning Regulations. Tax Stabilization is not changing any of our already approved regulations and permitted uses.
- The authorization to allow the Selectboard to enter into these contracts is reversible if the town doesn't like it. The voters can reverse this vote to do away with the program.
- The program will not cost the existing tax payers over the long term. Tax Stabilization will only benefit the tax base.

The Committee agreed to recommend the Selectboard present tax stabilization to the voters for approval.

3. **MEDC Funding - In order for MEDC to achieve its mission of** “promote economic stability and growth in the town of Mendon through the retention of existing business, recruitment of new business and industry, promotion of residential property value and to provide the resources that advance the general well-being of the community” MEDC needs access to some financial support. MEDC will ask the Selectboard to create a Mendon Economic Development Reserve Fund to provide financial support to promote business development in Mendon specifically along Route 4. Examples of support would include, but are not limited to, networking with area organizations and marketing efforts like Rutland Region Chamber of Commerce, Rutland Economic Development Corp, Killington Valley, feasibility and scoping studies, or matching grant funds for identified projects. MEDC will request the Selectboard ask the town to transfer the balance of the Contingency Reserve Fund (\$17K) to a Mendon Economic Development Fund. The town has not used any funds in the Contingency Fund in over 18 years even after a major disaster like Tropical Storm Irene. The transfer of these funds will provide a small investment in economic development without having to raise these funds through property taxes.

4. **Proposed Mountain Bike Trail-** The Committee has not received an update on whether there has been continued organization of this concept.

Next MEDC meeting set for Tuesday, September 18th at 5:30pm at the Town Office.