

APPENDIX II

STAKEHOLDER SESSION 2: Economic Development and Industrial Corporation (EDIC)

DATE: June 21, 2023

TIME: 4-5:30 PM

LOCATION: Microsoft Teams

ADDITIONAL INFO: The [Montague EDIC](#) was certified by the Commonwealth of Massachusetts in 1984, in accordance with MGL Chapter 121C. The EDIC is a corporation established by the Town of Montague in order to implement economic development projects identified in the Economic Development Plan. The EDIC has the powers and duties imposed by Chapter 121C to undertake and carry out economic development projects. These powers include the ability to purchase, sell, and manage property and the ability to receive local, state, and federal grants, among others.

QUESTIONS

1. What challenges is Montague currently experiencing regarding economic development?
2. What are the EDIC's main priorities or focus areas? What initiatives? Programs?
3. Can you provide examples of successful economic development projects or initiatives that the corporation has undertaken in the past? Any lessons learned?
4. How does the corporation collaborate with local stakeholders, such as government agencies, community organizations, and businesses, to promote economic growth?
5. How is Montague doing regarding workforce development and talent attraction?
6. What strategies does the corporation employ to retain existing businesses and encourage their growth and sustainability?
7. What role should the reimagined Montague City play in the Town's economy?
8. What business types might be successful in Montague City?

ATTENDEES

VHB Luke Mitchell
Jennifer Nelson

Montague Walter Ramsey, Assistant Town Administrator & EDIC staff liaison
Maureen Pollock, Town Planner
James Mussoni, EDIC Vice chair
Ella Ingraham, EDIC member
Linda Ackerman, EDIC member
John Furbish, EDIC member
Rob Steinberg, EDIC member
Kimberly Williams, EDIC member

MEETING NOTES

Commercial Development

- Turners Falls retail currently struggling... and Deerfield is close by - could this development hurt these town centers?
- Commercial rents unaffordable at \$15 per square foot.
 - Not much vacancy on Avenue A
 - But commercial development (maybe a doctor's office) is needed in Montague City
- Tax rate is high compared to neighboring communities; higher than residential (split tax rate)
 - Could pose challenge to developer
 - Might be possible to do via Tax Increment Financing District (TIF District)??
- There is a need to provide more childcare services in town and in Franklin County

Residential Development

- Concerns
 - One concern is that greater density is correlated to more crime
 - Higher density could be a challenge to maintaining open space
- Housing typologies
 - Combine market rate and affordable, multi-generational / inter-generational
 - Montague needs market-rate senior housing
 - Rent or own?
 - Accessible dwelling unit (ADU)
- 3 Senior housing development currently in Montague
- Bella Dickerman (Montague Housing Authority Director) emphasized that there is **not** a high demand for senior housing
 - Sunrise Terrace (40 affordable units for seniors) -50 years old
 - Highland School (9 units)- 100 years old
 - Heath Apartments (31 units)- 100 years old

- Question is whether the supply actually meets the demand or if people just don't like the existing senior housing options in Montague
- Griswold Mill Site
 - Could open up housing in the future, but we need to make sure this development is still needed after that is completed
 - Walter: This project will likely be completed before Griswold is finished

Community Amenities

- What would entice /engage younger people?
 - Schools, playgrounds, rec facilities, daycare, placemaking, bike path, community center
 - No Montague City does not have parks or playgrounds
- What kind of senior housing are we talking about?
 - Co-housing, congregate house, etc.

Precedent Projects

- The Arbors in Greenfield