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# MONTAGUE EDIC ECONOMIC DEVELOPMENT PLAN

October 2021 Update

# About the MEDIC

- Incorporated 1984
- Powers defined by State Law, Scope defined approved Plan, Officers appointed by Selectboard
- Major Projects:
  - *Great Falls Discovery Center*
  - *Canalside Bike Path*
  - *Airport Industrial Park*

# Why we need the Plan

- Plan shall be updated every 5 years per EDIC enabling legislation (MGL ch 121C)
  - *Last plan was approved in 2015*
- The EDIC has the powers and duties imposed by MGL 121C to undertake and carry out the economic projects covered by this plan.
  - *Ability to purchase, sell, and manage property*
  - *Ability to receive local, state and federal grants*
  - *Ability to acquire properties through eminent domain*

# Plan Approval Process

- Planning Board holds joint public hearing with EDIC
- 30 day public input period
- EDIC finalizes plan based on public/committee input
- Selectboard includes plan on Town Meeting Warrant
- Town Meeting approves plan
- Plan filed with MA Dept. of Housing and Community Development

# Vision Statement

- Gainful employment opportunities
  - High quality of life
  - Access to culture and education
  - Healthy environment
  - Sustainable future
- 
- Industrial heritage/architecture/creative+hardworking residents are the foundation

# Defining Industry

- Enabling legislation allows the municipality to define “industry”
- Industrial activity= job creation/retention + housing and infrastructure to support the workers
- In Montague Industry includes
  - *Agriculture*
  - *Renewable energy*
  - *Maker spaces+ workshops*
  - *People working from home/ telecommuters*
  - *Traditional industries that produce and distribute manufactured products*

# Planning Boundaries

- Areas currently zoned for industrial uses
- Industrial and Historic-Industrial Zoning Districts
- Other Districts that allow industrial uses:
  - *General Business, Central Business, Rural Business, Agriculture- Forestry*
- EDIC authority is limited to 4 Specific Planning Locations identified in this plan:
  - *Airport Industrial Park (Industrial)*
  - *Sandy Lane Industrial Area (Industrial)*
  - *Turners Falls Canal District (Historic Industrial)*
  - *Great Falls Discovery Center Area (Central Business)*

# Statement of Need

- limited population growth
- Montague has a median household income of \$54,430 with is 63.4% of the State MHHI
- 4 environmental justice block groups in Turners Falls based on income and minority criteria
- Struggle to maintain core municipal infrastructure
- Increasing education costs for declining enrollments
- Surplus of properties to repurpose (mills, churches, schools) and brownsfields issues
- Limited supply of development-ready land



# Municipal Econ Dev Capacity

- Town Administrator
- Planning Department
- MEDIC/MEDIC Coordinator
- RiverCulture Program for creative economy
- TIF Review Committee

# Montague's Strategic Advantage

- High quality of life, low cost of living
- Strong industrial/manufacturing base
- Access to educational institutions
- Outdoor recreation assets and natural resources
- Rising median household income
- A “Green Economy” bolstered by renewable energy industry
- A business-friendly town hall

# Last 5 years: Recent accomplishments and Setbacks

- AIP expansions at Ja'Duke, Atlantic Golf, Charter NEX, Hillside Plastics
- Adaptive re-use of all former Hallmark properties
- Airport Facility Improvements
- Shea Theater and downtown improvements
- Sandy Lane 8MW Solar Project
- Site Readiness project in the Canal District
- Constructed new Public Works Facility
- Farren closed (2021)
- Hallmark School Closed (2016)
- Southworth paper Closed (2016)
- List of closed/restricted bridges has grown
- Mounting physical building and sewer system repairs and upgrades

# Airport Industrial Park



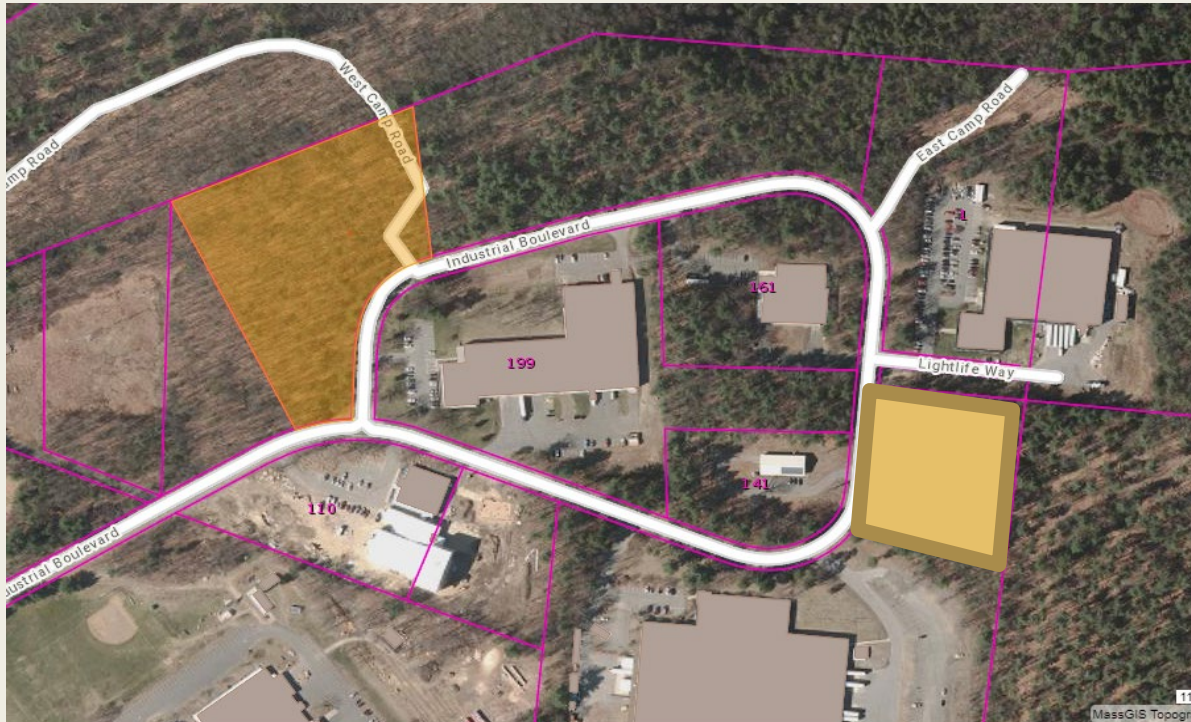
## ■ GOALS

- *To maintain the Airport Industrial Park as one of the primary employment centers in Franklin County*
- *To capitalize on the Airport as an asset to economic development*

## ■ Actions

- *Market and develop remaining industrial lots on Industrial Boulevard (Lots 13A and C)*
- *Enforce Industrial Park Covenants for current and new development*
- *Work with land use boards, Selectboard, and TIF committee to support expansion of existing businesses in the Park.*

# Industrial Blvd Lots 13A and 13C



- 2 Development-ready lots
- Water, sewer, cable
- Owned by Montague with EDIC authority to sell
- 13A=3.5 buildable acres
- 13C= 2.3 buildable acres

# Sandy Lane Industrial Area

## ■ GOALS

- *Increase the supply of industrial space and high quality employment opportunities in Montague*
- *Develop low-impact industrial development in a manner consistent with the nearby neighborhoods*
- *Retain expanding business and enhance the region's key market clusters*

## ■ Actions

- *-Sell map 21 Lot 50 (1.27 acres) to Judd Wire for parking expansion*
- *Ensure proper relocation/consolidation Highway Department uses at the site.*
- *Attract light-industrial tenants to develop the 18 acre area behind the transfer station.*

## ■ Planned Investments

- *Burn Dump Cap/ 8MW Solar, FRTA Bus Garage, Sandy Lane reconstruction*

# Sandy Lane Development Opportunity

- 15-18 developable acres off the end of Sandy Lane
- can accommodate a light manufacturing facility of up to 100,000 square feet in floor area.
- final development opportunity in the park/ only opportunity for large scale development in town.



# Canal District Revitalization

## ■ GOALS

- *Achieve adaptive and/ or productive re-use of the former mill sites*
- *-Improve the physical condition of historic-industrial buildings and the infrastructure around them*
- *-Remove barriers to private development including the remediation of environmental problems at these industrial sites, selective demolition, and solving infrastructure/access issues.*

## ■ Actions

- *-Identify end use and transfer municipal ownership of Strathmore Mill (20 Canal Rd) to a responsible developer.*
- *-Redevelop 11-15 Power Street/ Griswold Mill for housing and mixed use.*
- *-Develop river access and recreation at 8 Canal Road*
- *Support Bridge Replacement and utility upgrades to enable private investment*
- *Consider acquiring 20 Canal Road, 8 canal Road, and 11 Power Street to support Town's redevelopment goals*





# Great Falls Discovery Center Area

- Prime Downtown lot
- 0.35 acres
- Owned by EDIC
- Action: convey property for development into a multi-story commercial / mixed use building





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Comments to [Planner@montague-ma.gov](mailto:Planner@montague-ma.gov)

Plan available [here](#)

