

MEDC BULLETIN

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JUNE 2007



"Serving Professional Massachusetts Economic Developers since 1963"

MEDC Summer Meeting Scheduled For Brockton

The MEDC Summer meeting will be held in Brockton at the Shaw's Center on July 11th. There will be a Business Meeting and a brief program beginning at 10:15 A.M. The featured speaker for the meeting will be Undersecretary Robert Coughlin of the Massachusetts Department of Housing and Community Development. Following the meeting and program Southeast Director Mary Waldron of the Brockton 21st Corporation will host the membership at a Brockton Rox baseball game against the North Shore Spirit. The game will begin at noon with food being served during the game. An added feature of this day's events is an opportunity to network with Massachusetts Mayors, who will also be in attendance at the game. The Massachusetts Mayors' Association is scheduled to meet at Campanelli Stadium, home of the Rox, on that day. Mark your calendar now for this meeting and event. Registration material will be sent to you electronically and by mail approximately three weeks prior to the date.

The Annual Meeting of the Council is scheduled for December 7, 2007. The meeting will be held in Boston and will be hosted by the Boston Redevelopment Authority. This meeting is of importance because the terms on the Board of Directors will become

staggered for the first time in accordance with the amendment to the Articles of Organization voted by the membership at the Annual Meeting of December 2, 2005.

"With the election of Directors for the year 2008; Directors representing the Pioneer Valley and Greater Boston regions, and two at-large Directors will be elected to a one-year term; Directors representing the Central, Southeast and Cape & Island regions, and two at-large Directors will be elected to two-year terms; and Directors representing the Northeast and Berkshire regions, and two at-large Directors will be elected to three year terms beginning on January 1st of the year following election. Thereafter, each Director's term of office shall be three years beginning on January 1st of the year following election. A Director shall not serve more than two consecutive three-year terms."

An Advanced Seminar is being planned for mid to late October. This Seminar is jointly sponsored with the Northeastern Economic Developers Association. The subject matter and location has yet to be determined, since the planning for this event has just begun. Watch the MEDC website for updated information on this Seminar.

Governor Taps Mayor Nunes To Head Municipal Affairs

Gov. Deval Patrick today announced the creation of a new director of municipal affairs position within the Executive Office for Administration and Finance and issued an Executive Order to establish a Municipal Affairs Coordinating Cabinet.

Taunton Mayor Robert Nunes was named director of municipal affairs, where he will serve as the main contact point between cities and towns and state government, according to a press statement from the governor's office.

Gov. Patrick said Nunes will focus on strengthening the partnership between state government and local communities.

"Mayor Nunes has the experience that it will take to rebuild our relationship with the Commonwealth's cities and towns," Patrick said. "He knows first-hand the challenges communities face and understands the need for honest and open communication between local government and the executive branch of government. I look forward to having him on our team."

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President's Message



I am excited; no, I am really excited about the next MEDC meeting on July 11th. Not only will we be seeing a game between the Brockton Rox and the North Shore Spirit in Campanelli Stadium, but Bob Coughlin, Undersecretary for Business Development in the Department of Business and Technology, will be joining us to discuss the Patrick administration's latest initiatives related to economic development. Thanks to Mary Waldron, Executive Director of Brockton 21st Century Economic Development Corporation, we will enjoy the spectacular views and great service provided in one of Campanelli Stadium's luxury suites. Opened in 2002, Campanelli Stadium is a great place to watch a baseball game, especially from a luxury suite!

On a less exciting but still important issue, I would like to extend my thanks to Ralph Carlson, Mary Waldron and Steve Winters for their examination of MEDC's options regarding filing for 501c3 or 501c6 Federal Tax Exempt Status. They submitted a report on February 13, 2007, that stated: "There are not sufficient advantages related to becoming a 501c3 or 501c6 that will accrue to an organization the size and scope of MEDC that would justify going through the time and expense required to secure such federal tax exempt status."

The report concluded: "If however, in the future, the MEDC decides to substantially expand its mission and/or to solicit donations and grants, and/or grow aggressively, this 501c3 (501c6) decision should be revisited. For now, we see no need to spend the resources necessary to make such a change."

The MEDC Board of Directors voted unanimously at its meeting on April 25 to accept the report with thanks for a job well done and to table any further discussion about federal tax exempt status.

Speaking of the April 25 meeting, the presentations by Greg Bialecki and April Anderson were very informative and well received. April provided the group with an overview of M.G.L. Chapter 43D, Expedited Local Permitting and Greg talked about his role as State Permit Ombudsman and the work of the Interagency Permitting Board. I know that all MEDC members appreciate the Patrick administration's efforts to work with local and regional entities to facilitate better communication with state agencies.

If you haven't checked out www.metrobostondatacommon.org, take a few minutes and navigate around the site. It looks like a great online tool for providing data to a wide range of people including businesses and economic developers.

Sincerely,

Rob Hubbard

Expedited Local Permitting Topic of Spring Meeting

Greg Bialecki, State Permitting Ombudsman, and April Anderson, Deputy Director of the Massachusetts Permit Regulatory Office provided Spring meeting attendees with State policy and program profiles about the various development tools and permitting processes applicable to local economic development efforts.

The gathering of approximately 30 people took place at the auditorium of the 495/MetroWest Corridor Partnership in Westborough on April 25th. Rob Hubbard, MEDC President and Executive Director of the Gardner Redevelopment Authority, moderated the discussion and question and answer period.

Mr. Bialecki discussed the Patrick Administration's thrust to coordinate and simplify State programs and regulatory processes. His presentation included prospective changes to the DIF, TIF, More Jobs, Chapter 43D and other State programs. He said that the Administration and the re-established Development

Cabinet are focused on creating a working partnership with localities directed at pre-permitting development sites throughout the Commonwealth.

Ms. Anderson reviewed in detail the focus and operation of the Chapter 43D Program, a tool that offers communities the opportunity for targeted economic development. She said that localities that accept this program become eligible for a one-time grant to implement the requirements of the expedited permitting law. Up to \$150,000 is available to each recipient for staffing, local reorganization of their permitting process, and consulting services. April can be reached by telephone at 617-788-3667 or by email april.a.anderson@state.ma.us.

MEDC members directed many questions to Mr. Bialecki regarding the State's ability to facilitate the cumbersome and complex processes which exist at the State level of government. In general, the session was informative and productive for all in attendance.

Member News

The Board of Directors welcomes this economic development practitioner who has recently become an MEDC member:

Thomas Szocik, Executive Director, Fitchburg Redevelopment Authority

Member Information Changes:

Please let us know if your status or contact info changes; i.e. job change, telephone number or email address, etc. Send updated information to medc.execord@earthlink.net. Unless you take the responsibility to do so, we have no way of accurately knowing about any change in your status. Thank you for your attention to this request.

MEDC Website:

Stay up to date with MEDC events and important economic development information by visiting our website: www.massedc.org.



Member Profile

Michael R. Milanoski, CEcD, AICP

Michael R. Milanoski serves as Executive Director for the Attleboro Redevelopment Authority (ARA) an independent governmental development agency responsible for planning, designing, and implementing all major (re)development projects within the city as well as major transportation projects. In this role and on behalf of the ARA Board of Directors he is spearheading the complex revitalization process in Attleboro that is multi-faceted, and includes three major projects: the environmental remediation redevelopment of the Swank property, the development of the new 190 acre Attleboro Industrial Business Park, and the ambitious revitalization of the downtown and riverfront districts that combined total over \$75,000,000 in public investment.

The first project he is responsible for is the redevelopment of the former Swank manufacturing plant that includes the acquisition, assessment, remediation, and disposition of the former 200,000 square foot manufacturing facility to Cookson Precious Metals who will add 500 manufacturing jobs in the downtown to their existing 800 highly skilled employees. Michael has secured with the ARA partners over six million dollars in grants and other public assistance to implement this project. Currently over a million dollars of private funding has been invested in the facility and several dozen employees are already working in the facility.

While solving a regional transportation issue, Michael has created a new 190 acre Pre-Permitted Industrial Business Park abutting Interstate I-95 with expedited permitting that included a 21 day permitting process reviewed and approved by the ARA. The project will include all utilities and stormwater capacity that will be pre-built for approximately a million square feet of development. He has secured with the ARA partners over thirteen million dollars in grants to implement this project that began construction in early 2007.

All of these revitalization efforts have culminated with the recent approval of the Urban Renewal Plan for the Attleboro Downtown Mixed-Use Development Plan. That includes the Redevelopment a 26 acre site into a Transit Orientated Smart Growth Brownfield Development that will consist of 300 units of mixed income housing, increasing commuter parking capacity by 1.5 to 1,050 stalls in a three story intermodal parking garage with abutting 35,000 square feet of commercial space and reclaiming the Ten Mile River and develop / connect to a riverfront park. Michael has secured with the ARA partners over twelve of the sixty million dollars in grants to implement this project, including a contribution from the City of two and a half million dollars.

Michael's efforts have established a broad vision for the downtown, built around an enriched pedestrian-oriented public realm, expanded housing and commercial development, improved traffic circulation and development of an intermodal transportation center to include commuter parking, a bus operations facility and a public gathering venue. Attleboro is viewed as having truly innovative public development projects: the redevelopment of over 26 acres that will renew the downtown, open up the riverfront, and create hundreds of new housing and job opportunities in the City.

Other professional experience includes extensive work with complex redevelopment projects including redevelopment of a former 1,500 acres South Weymouth Naval Air Station located in the Towns of Abington, Rockland, and Weymouth. Accomplishments included developing the framework for the revised development plan currently being implemented by Lennar Corporation (LNR) and the national solicitation process / package use by the SSTDC that partnered with LNR as the master developer.

Having an INTP profile as defined by Myers Briggs Type Indicator Michael continues to seek creative system solutions for complex development problems and other forms of progress.

Michael holds two national certifications including from the International Economic Development Council's (IEDC) Certified Economic Developer (CEcD), and also a Certified Professional Planner of the American Institute of Certified Planner (AICP). In addition, he holds a Masters Degree in Regional Planning with concentration in Economic Development and his Bachelors Degree is in Architectural and Environmental Planning / Design from the University of Massachusetts at Amherst. Michael serves on multiple local and regional organizations and has spoken nationally on economic development and brownfields redevelopment work.

Michael and his wife Jenni are currently restoring their 1790's home in Cohasset and are proud parents of their two children Michael Robert Jr. age 6 and their three year old daughter Madeline Belle.

NEDA Scholarship?

NEDA is all about promoting continual improvement through on-going professional education. And that costs money. Obviously, solid training is an investment in your future and an investment in the economic development capacity of your community, and every ED organization should feel obliged to budget for this capacity-building task. But we also know about fiscal reality.

NEDA awards scholarships of up to \$500 on a matching basis, to defray the registration expenses associated with professional education. For eligibility requirements and to download an application, go to: <http://www.nedaonline.org/Documents/NEDAScholarshipApp.pdf>.

*Governor taps Mayor Nunes to head municipal affairs
(Continued from page 1)*

Nunes will run the Division of Local Services within the Department of Revenue, beginning March 12th.

The Municipal Affairs Coordinating Cabinet will coordinate the ways in which state government can provide additional services and assistance to cities and towns.

The cabinet will coordinate the implementation of municipal impact statements on legislation and executive orders, and it will provide analysis of home rule legislation to determine if the particular provision should be applied broadly to all cities and towns, thereby providing permanent local authority.

The cabinet will be chaired by Nunes and will include the state purchasing agent, the chief information officer, the commissioner of capital asset management and maintenance, the executive director of the Group Insurance Commission, the personnel administrator, the chair of the Civil Service Commission, and any other person whom the secretary of Administration and Finance may designate.

The cabinet will also work to implement and analyze recommendations from the Local Government Advisory Commission, which meets regularly with the administration.

Nunes has 25 years of local and state government experience and is the longest-serving mayor in Taunton's history, currently serving his sixth term. He managed the city out of fiscal crises in 1992 and 2004 and built four new schools in 10 years without a debt exclusion.

"I am excited about this opportunity and look forward to working with Governor Patrick and Lieutenant Governor Murray to identify new and creative ways to strengthen the relationship between municipalities and the state," Nunes said. "Working collaboratively, we can make the Commonwealth's 351 cities and towns flourish once again."

Nunes is a past president of the Massachusetts Mayors' Association and a former member of the MMA Board of Directors and the Local Government Advisory Commission.

MMA Executive Director Geoff Beckwith said, "The Massachusetts Municipal Association and local officials across the Commonwealth applaud Gov. Deval Patrick for his appointment of Mayor Robert Nunes of Taunton as the state's new Director of Municipal Affairs, and for issuing a new Executive Order creating a coordinated municipal cabinet structure to ensure that all state agencies share resources and a common vision to build a strong partnership with cities and towns throughout Massachusetts."

• *Press statement: MMA applauds Gov. Patrick's appointment of Mayor Robert Nunes as Director of Municipal Affairs*



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 (413) 534-3773

Kathleen McCabe

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 McCabe Enterprises, President
 (617) 247-7800

MEDC BOARD OF DIRECTORS

In addition to the Officers, the following individuals are members of the

Board of Directors:

- Bob Bateman**, Executive Director
- Vacant**, Northeast
- Ralph Carlson**, Pioneer Valley
- Dan Curley**, Central
- Tyler Fairbank**, Berkshire
- Jeffrey Hayden**, Chairman, Council of Past Presidents
- Thomas Miller**, Greater Boston
- Leslie Richardson**, Cape & Islands
- Mary Waldron**, Southeast
- Steven Winter**, At-Large

ASK A FRIEND TO JOIN MEDC TODAY!

MEMBERSHIP APPLICATION

MEDC Membership (individual) -	\$75.00
MEDC Membership (second or more from same organization)	\$60.00
Joint MEDC/NEDA Membership - (new membership to both organizations rate)	\$150.00

Name _____

Title/Organization _____

Address _____

City/State/Zip Code _____

Phone _____ Fax _____

E-Mail Address _____

Website **Send your application form and check, payable to MEDC, to:**
 Rob Hubbard, MEDC President
 Executive Director, Gardner Redevelopment Authority
 115 Pleasant St., Rm. 201
 Gardner, MA 01440



DATES TO SAVE

July 11, 2007

MEDC Summer Meeting
 Shaw's Center, Brockton, Massachusetts
 Info: <http://www.masseduc.org> or (508)-360-5414

September 30 – October 2, 2007

NEDA Annual Conference,
 Sheraton Atlantic City, NJ
 Info: www.nedaonline.org or (401) 295-9215

October 18, 2007

NEDA/MEDC Advanced Seminar
 Location to be determined
 Info: <http://www.masseduc.org>

December 7, 2007

MEDC Annual Meeting
 Boston, Massachusetts
 Info: <http://www.masseduc.org> or (508)-360-5414

If you have an idea for a future MEDC event in your area, please contact MEDC President Rob Hubbard at (978) 630-4014

e-mail: RHUBBARD@GARDNER-MA.GOV

or MEDC Executive Director Bob Bateman at (508) 487-7254

email MEDC.EXECORD@EARTHLINK.NET

WWW.MASSEDC.ORG