

Minutes

Economic Development Advisory Board

November 7, 2022 7:00PM

Held remotely via Zoom

Committee members in attendance (noted by Y/N):

Anne Meyers, Co-Chair	Y	Derrick Choi	Y	Carol Levin	N	Marilyn Newman	Y
Paul Saner, Co-Chair	Y	Alan Christ	Y	Ken Lewis	Y	Al Raine	Y
Cliff Brown*	Y	Sandi Silk	Y	Tom Nally	Y	Zeina Talje	Y

*Arrived late or left early

Staff & consultants present: Meredith Mooney, Victor Panak, Aaron Norris

Attendees included: Jonathan Klein, Amy Emmert, Katherine Florio, Perry Grossman, Wendy Machmuller

Meeting Materials: <https://www.brooklinema.gov/DocumentCenter/Index/2936>

- EDAB Linkage Presentation 11-7-22
- 10BP Community Workshop Event Summary
- DRAFT EDAB Minutes 10.3.22

Meeting Recording:

https://brooklinema.zoomgov.com/rec/share/Bdb6BKf3a0xZGB0yH0un2eoVeiUdxRSDXumGr2LfJ9GOfayrgrMq8QCmvkrG94NX.fo2EP_9tZrRjFKEC

Opening Remarks

Anne Meyers opened the meeting. Paul Saner reviewed the agenda items.

Presentation, discussion, and a possible vote on the exploration of a Linkage Fee Program

Mr. Saner discussed the genesis of discussions about the linkage fee program.

Victor Panak provided the Board with a presentation on a potential linkage fee program for the Town. The presentation touched on legal issues, reasons for supporting a linkage fee, and the process for adopting a linkage fee.

Board members discussed the linkage fee topic and touched on issues like: whether the Town has sufficient non-residential development potential to justify a linkage fee; the cost/feasibility dynamic on businesses and how a linkage fee may encourage certain uses over others; whether a linkage fee would apply to non-profit uses; how linkage fees might affect property valuations in situations where the fees effectively redirect funds away from on-site improvements; the likelihood of success for a Home Rule petition; contents of a Nexus Study; funding for the Nexus Study and outcomes if the Nexus Study is completed but a linkage fee isn't adopted; various possibilities for how the linkage fee funds would be allocated; what details a Home Rule petition needs to include; the uniqueness of Brookline that needs to be considered when crafting the methodology for a Nexus Study.

Public Comment

Jonathan Klein, HAB member, thanked the Board for taking up and discussing the topic. He indicated that he is supportive of linkage fees and any other programs that can benefit affordable housing needs.

Ms. Meyers moved that EDAB is supportive of undertaking a consultant "Nexus Study", to be coordinated by the Planning staff/EDAB/HAB working group as we've just heard described, for the purpose of evaluating a potential Town of Brookline linkage fee program.

Board members discussed a motion, especially a last clause about rezoning commercial corridors which was eliminated.

Mr. Brown seconded the motion. The Board voted 11-0 to support the motion:

Anne Meyers, Co-Chair	Y	Derrick Choi	Y	Carol Levin	n/a	Marilyn Newman	Y
Paul Saner, Co-Chair	Y	Alan Christ	Y	Ken Lewis	Y	Al Raine	Y
Cliff Brown*	Y	Sandi Silk	Y	Tom Nally	Y	Zeina Talje	Y

Y = Yes N = No A = Abstain n/a = Absent

The Board discussed which EDAB members should be included in the working group.

Staff & Committee Member Updates

ARPA-funded public art project

Aaron Norris provided the Board with a brief update on the ARPA-funded public art project and specifically the workshop that was held on November 3, 2022. He also discussed steps moving forward.

Economic Development/Long-Term Planning Division staffing

Meredith Mooney briefly reviewed the status of hiring for a third Economic Development/Long-Term Planner.

Coolidge Corner BID Exploratory Committee

Ms. Mooney discussed the status of the Coolidge Corner Business Improvement District, noting that a group of property owners had been formed and that they have started discussing the parameters of a BID, including the fee structure and initial efforts on placemaking.

Board Updates

Warrant Articles update

Mr. Saner discussed the status of some of the key warrant articles previously discussed by EDAB. He noted that the articles dealing with hotel sex trafficking, fossil-fuel free requirements, and marijuana licensing had been withdrawn. Mr. Saner summarized some of the changes that had been made to Warrant Article 13.

10 Brookline Place Committee

Alan Christ summarized the community workshop event held on October 19, 2022.

Boylston Street Study Committee

Thomas Nally discussed the recent discussions of the Boylston Street Study Committee, noting that the Committee will be looking at height and scale for some new sites not previously examined.

Planning Process Study Committee

Al Raine summarized the purpose of the Committee, its genesis, and the discussions of the first meeting of the Planning Process Study Committee.

Review and approve draft 10/3/2022 meeting minutes

Mr. Brown moved to approve the minutes. Mr. Lewis seconded the motion. The Board voted 11-0 to approve the minutes.

The meeting was adjourned.