



2021 Annual Report

Hamilton Development Corporation

Contents

Purpose.....	2
Public Input	2
Accomplishments	3
Potential Future Projects	3
Evaluation Criteria	3
Potential Projects Under Consideration	3

Purpose

The HDC was incorporated as public non-profit in 2012 by the Massachusetts state legislature who declared “that in the town of Hamilton, unused, underused or underdeveloped areas exist, including, but not limited to, the development zone; that each area requires assistance to maximize the sound growth of the town and the economic well-being of the commonwealth.” And further that:

- such areas discourage maximum economic benefit to the town which cannot be fully realized by the ordinary operations of private enterprise
- each area requires assistance to maximize the value of private investments and sources of public revenue; to retain existing enterprises, *attract new commercial, industrial or residential development*
- the disposition of property for redevelopment; rehabilitation or rebuilding of such unused, underused and undeveloped areas for commercial, industrial, residential, institutional and public facility purposes are *public benefits for which public funds may be expended for the good and welfare of the town and the commonwealth.*

Public Input

Public participation is strongly encouraged with the HDC holding open public meetings in Town Hall on the 1st Wednesday of every month. All agendas are posted in compliance with Open Meeting Laws. Meeting minutes are promptly reviewed/approved by the HDC and posted on the Town’s website. The HDC solicits inputs from the community and some members serve on other Town boards/committees to foster further communication and planning. The 2021 members of the HDC are Rick Mitchell, president; Brian Stein, vice-president; Anthony Nickas , treasurer, Angela Arvanites, member; Chad Smith, member; and, Anthony Passerretti, associate.

Accomplishments

The HDC has accomplished and/or aided the following since our last annual report:

- Market study: identified strong demand for market rate housing
- By-law combining residential & commercial uses: HDC sponsored and adopted by Town Meeting
- Willow Street Improvement: transformed 1 residence into an \$ 8 million investment comprised of 18 market rate and affordable residential rental units and 2,400 square feet of commercial space; with a resulting increase in tax revenue of more than \$50,000 annually
- Funded installation of Railroad Avenue benches and trash receptacles
- Funds seasonal flower baskets and wreaths throughout the business district
- Provided technical support downtown business owners
- Supported downtown holiday festival: fund insurance/administrative support for business owner's
- In partnership with town obtained and managed \$50,00 grant for 2021 fall festival
- Co-funded a comprehensive parking study to improve parking and signage
- For 9th consecutive year received Town Meeting approval for the Meals Tax to support the HDC
- Increased investment funds to \$649,000 from \$131,000

Potential Future Projects

Evaluation Criteria

Based upon these primary enabling legislation criteria for project selection the HDC seeks public input and support for future projects that include:

- Underused: unused, underused or underdeveloped areas. Acquisition, planning, clearance, development, rehabilitation or rebuilding. Improvement of sites for commercial, or residential uses, or for necessary public facilities. Retain existing enterprises, attract new commercial, industrial or residential development.
- Assistance: areas require assistance to maximize the sound growth of the town and the economic well-being of the commonwealth. Public uses and purposes for which public money may be expended.
- Leverage: maximize the value of private investments and sources of public revenue.
- Cost to HDC. All potential projects are in accordance with locally approved community and economic development, capital improvement, or other plans, including the town's master plan.

Potential Projects Under Consideration

- Hansberry's/Dodge Tree property reuse
- Downtown signage, parking, branding
- Welch Lampson property reuse
- Downtown businesses grants and assistance
- Winthrop School property reuse
- Obtain State & Federal grants
- Bay-Railroad Ave open space acquisition
- Railroad Ave/Bay Rd infrastructure traffic and pedestrian improvements