



2022 Annual Report

Hamilton Development Corporation

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Purpose

The Hamilton Development Corporation (HDC) was founded in 2012 when town meeting voted to petition the state legislature to create a public non-profit to promote economic development of the town’s commercial district. The state legislature supported the request and the enabling legislation gave the HDC specific authority to purchase, own, operate, lease property and expend funds within the commercial district to promote the economic vitality of the district. The legislative act empowers the HDC to:

- Maximize economic benefit to the town, which cannot be fully realized by the ordinary operations of private enterprise
- Leverage private investments and sources of public revenue; to retain existing enterprises, and *attract new commercial, industrial or residential development,*
- Redevelop, rehabilitate, or rebuild unused, underused and undeveloped areas for commercial, industrial, residential, institutional and public facility purposes *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 input from the community and some members serve on other Town boards/committees to foster further communication and planning. The 2022 members of the HDC are Rick Mitchell, chair; Brian Stein, vice-chair; Scott Maddern, treasurer, and board members Angela Arvanites, Chad Smith, and, Anthony, Passaretti associate.

Accomplishments

The HDC has accomplished the following since our last annual report:

- Created new strategic plan reserving funds for Commercial District Grants, Railroad Ave to Willow St. Improvements, and Asbury Street to Willow Street Improvements,
- Developed grant program for new & existing local merchants to promote their businesses,
- Funded the fall 2022 downtown festival promoting local businesses,
- Contributed funds for refurbishing the public space in front of the Community House,
- Continued funding seasonal flower baskets and holiday wreaths throughout the business district,
- For 10th consecutive year received Town Meeting approval for the Meals Tax to support the HDC.

Planned 2023 Projects

- Work with the Select Board, Town Manager, and DPW director and provide funding for engineering required to apply for MassWorks grant for roadway, sidewalk, and pedestrian safety improvements within the commercial district,
- Create plan for redevelopment of green space at the corner of Bay Road and Railroad Ave into public pocket park,
- Work with the town to improve signage and wayfinding in the commercial district,
- Assist town with implementing recommendations of downtown parking study.

Potential Projects Under Consideration

- Hansberry's/Dodge Tree property reuse
- Welch Lampson property reuse
- Winthrop School property reuse