

Hanover Advisory Committee
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, May 24, 2017 – 6:16 pm
First Floor Hearing Room
Hanover Town Hall

Joint Meeting with the Hanover Board of Selectmen and Planning Board

Opening:

The meeting was opened at 6:16 pm by Brian Barthelmes, Chairman of the Board of Selectmen

Attendees:

Brian Barthelmes, Board of Selectmen
John Tuzik, Board of Selectmen
Jocelyn Keegan, Board of Selectmen
David Delaney, Board of Selectmen
Emmanuel Dockter, Board of Selectmen
Troy Clarkson, Town Manager
Ann Lee, BOS Selectmen Administrator
Edward Hickey, Advisory Committee
Wayne Moores, Advisory Committee
Angela Blanchard, Advisory Committee
Jerry O'Hearn, Advisory Committee
Gavin Little-Gill, Advisory Committee
Joan Port-Farwell, Advisory Committee
Brandon Freeman, Advisory Committee
Sandra Hayes, Advisory Committee
Richard Deluca, Planning Board
Maryann Brugnoli, Planning Board
Bernie Campbell, Planning Board
Kenneth Blanchard, Planning Board

Other Attendees:

Anthony Marino, Assistant Town Manager
Lloyd Sova, PREP
Ed Callahan, Hanover Mall
Mike Hoban, Hanover Mall

Discussion Regarding Proposed Tax Increment Financing Agreement for the Hanover Mall

Hanover Mall spoke about their continued work with scheduling, designs for façade, meeting with Planning Board, and with PREP with intent to remain in a strong relationship with the town. Presented a thought of changing the Hanover Mall name to Hanover Crossing.

Advisory Committee member Jerry O'Hearn inquired what will attract new tenants to the Mall. Hanover Mall responded that this proposed project will attract tenants due to the demographics, location, and the traffic counts. Mr. O'Hearn asked why the Hanover mall is considered a class B mall and not a class A mall. Response from the Hanover Mall was the economics of it with sales per square foot, and the ability to lease.

Town Manager Troy Clarkson spoke on new figures prepared in a handout based upon the newest agreement. These documents were developed by the finance team and created by Bob Cole the Town Assessor. Mr. Clarkson stated that this long term commitment will be a positive for the Town of Hanover.

Advisory Committee Chairman Edward Hickey spoke about previous TIF meetings held on 4/26/17, 5/11/17 and 5/17/17 to answer questions on this proposed TIF agreement as this is new to the town and new to the advisors. Tax increment would not happen without the Hanover Mall's commitment to invest in the Town of Hanover and this is what we should focus our energies and attention on. Mr. Clarkson commented on a meeting he had with Tony Marino and the new owner of the Burger King property stating that after discussing the Hanover Mall's vision that the new owner has changed his visions to a higher valued property for tenants. Hanover Mall owners commented again that this proposed project will attract tenants due to the demographics, location, and the traffic counts.

Adjournment

The Advisory Committee adjourned and departed the joint meeting at 6:45pm.