

## TOWN OF WASHINGTON

### Washington Economic Development Committee

Tuesday, April 25th, 2023 at 3:00 PM

Minutes are subject to approval of the Economic Development Committee

**Member Present:** Jim Brinton, Tony Bedini, Dan Sherr, Kristen Atlas, Robyn Gray, Wayne Hileman, Rudy Monteglas, Lisa Stein, Fran Keilty

**Public:** Liz Fenton, Joan Lodsins, Pels Matthews, Leslie Anderson,

**Staff:** Michelle Gorra- Economic and Community Development Coordinator

1. **Call to order:** Michelle Gorra called the meeting to order at 3:01pm
2. **Approval of Minutes of March 21, 2023-** Made by Dan Sherr seconded by Rudy M, all in favor.
3. **Report on activities of Economic and Community Development Coordinator**
  - a. **New Home Owner Mailings-** 3, has been trending down lately
  - b. **Newsletter-** Going out in June. We have had a space challenge, The letter has been 10 pages in the past Michelle has to usually cut it down to save some space.
  - c. **Welcome Center-** The art work is up and the labels are in process. Waiting on the brochure holder, if you haven't had a chance to stop by, make sure you go see it.
  - d. **Arts Council- Photo Contest-** They're going to run a logo contest. Also spoke with Victoria (the chair of the arts council) about possibly doing an art show with all the pictures we've been getting for the photo contest. Will be in the fall. Winners have not been announced for the winter yet .
  - e. **WBA Breakfast and Business-** May 15th they're all going well.
  - f. **Planning Commission & POCD-** EDC was on the last agenda last planning agenda, interesting conversation, a lot of that we've been talking about are things we'll be adding into the next POCD
  - g. **Block Party -** June 3rd, Co-sponsored by the WBA and Parks and Rec, historically had a table set up, collected emails for the selectmen's email blast, would like to do that again if we have enough volunteers to run a table.
4. **New Business**
  - a. **Real Estate Update Pels Matthews-** Active listings of homes in sale used to run close to 100 a year in 2019 now in 2023 and 2022 we're down to under 20 listings in the whole town. The average sale price 12 months prior in 2023 was \$1,736,004 and average list price 12 months prior is \$1,837,938. In Washington today, there are 2 properties under \$500,000. Over 50 percent of all the properties for sale now are over 3 million dollars. 6 out of the 21 active listings are all owned by the same person. The rental market, the rental inventory isn't down, but the price did double. The 2023 average listing price is \$11,174 – This number is skewed by our luxury vacation rental market. Michelle asked if there a benchmark for second homes that makes a resort or seasonal community? What is the equilibrium that is ideal for Washington? Neither Pels or Wayne were aware of a benchmark but Wayne felt that Salisbury has 40% of their homes as seasonal which we are getting close to.
5. **Report of WBA and Selectmen on items not on the agenda.** - none

5. Visitors- none
6. Adjournment- 4:27

Respectfully Submitted,  
Amanda Reale  
Selectman's Assistant

Recording:

<https://www.youtube.com/watch?v=0Q8i3coNTJ8>