

**Essex Economic Development Commission (EDC)
Regular Meeting Minutes (Business Outreach)**

July 17th, 2025, 11:00AM

Meeting Held at Tree Farm Recreational Facility, 23 Old Chester Rd, Essex, VT 05452

Minutes Submitted by Clerk Keith Dunbar, July 20, 2025

Attendees

Commission Members:

Present: Ken Signorello, Vice Chair; Keith Dunbar, Clerk, Irene Wrenner

Remote: N/A

Absent: Igor Polenov, Chair

Staff: Jean O'Sullivan

Public: Jim Goudie, Tree Farm Management Group

Partners: N/A

1. Call to Order

- The meeting was called to order at 8:14 AM by **Vice Chair Signorello**.

2. Agenda Additions/Changes

- No changes to the agenda were made.

3. Public to be Heard

- There was no public comment at this time.

4. Approval of Minutes

- Approval of the Minutes from July 2nd, 2025
*Motion: **Signorello** made a motion to approve the minutes of the July 2nd, 2025, meeting, with minor amendments, seconded by **Wrenner**.*
Vote: Unanimous approval 3-0.

5. Business Items

- Tree Farm Recreational Facility
 - Discussion centered around the Tree Farm Recreational Facility's management and usage. The facility is jointly owned by the Town of Essex and the City of Essex Junction.
It was noted that the complex includes multiple sports fields used for local recreational activities and large tournaments, such as soccer and lacrosse, contributing to both local and regional economic impact.
The facility operates year-round, with peak usage during tournament seasons in

early summer and fall, drawing significant out-of-state participants, contributing to local business revenue.

- Information was provided on the Tree Farm Recreational Facility's ongoing operations, including seasonal changes and efforts to improve the facility, such as the addition of cross-country trails and the management of forestry areas.
- There was also a discussion regarding potential future development and enhancement projects, including the possibility of building an indoor sports facility (a "bubble") for year-round use. The proposal has been met with some opposition due to regulatory and logistical challenges.
- **Signorello** agreed to reach out to investment group to better understand the challenges they are facing including site location. The investment group was evaluating sites at both the Tree Farm location and Saxon Hollow.

6. Reading File

- N/A

7. Next Meeting

- The next meeting date has been confirmed for Wednesday, August 6, 2025, at 11:00 AM at the town offices.

8. Adjournment

- *Motion: **Signorello** made a motion to adjourn the meeting at 9:10 AM, seconded by **Wrenner**.*

Vote: Unanimous approval 3-0.