

1 **Essex Economic Development Commission (EDC)**

2 **Business Outreach Meeting Minutes**

3 May 21st, 2026, 8:00AM

4 Meeting held at The Pop, 131 Red Pine Circle, Essex, VT 05452

5 Draft Minutes Submitted by Clerk Keith Dunbar, May 25, 2026

6
7 **Attendees**

8 *Commission Members:*

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

10 Remote:

11 Absent:

12 Staff: Tammy Getchell

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14 Public: Laney Bevill

15
16 Partners:

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18 **1. Call to Order**

19 The meeting was called to order at 8:07 AM by Chair Irene Wrenner

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21 **2. Agenda Additions/Changes**

- 22 • Commissioners discussed Item 4(b), "Discussion and potential action on memo to
23 Planning Commission on RPD-I use changes." It was noted that the related work had not
24 been completed. By consensus, Item 4(b) was removed from the agenda.
25

26 **3. Public to be Heard**

- 27 • No members of the public were present in person or online.
28

29 **4. Minutes to approve**

- 30 • Minutes will be approved during next business meeting
31

32 **5. Partner Updates – N/A**

33
34 **6. Business Items**

35 **a. Business Outreach Visit – The Pop VT**

36 Commission members toured The Pop VT facility and met with ownership to discuss business
37 operations, opportunities, and challenges associated with operating an indoor pickleball and
38 recreation facility in Essex.

39 Discussion topics included:

- 40 • Overview of the business model, including indoor pickleball leagues, open play,
41 tournaments, lessons, youth programming, and community events.
42 • The facility's role as a social and recreational gathering space for residents of Essex and
43 surrounding communities.

- Partnerships with local organizations including Parks and Recreation departments and community recreation programs.
- Use of the facility for team-building events, youth camps, senior activities, and community gatherings.
- Interest in expanding offerings through food service, food trucks, and potentially a snack bar or café component.
- Challenges associated with obtaining permits and approvals related to food service and liquor licensing within the RPD-I zoning district.
- Discussion regarding current Planning Commission review of permitted uses within the RPD-I district and the potential benefits of allowing additional complementary uses such as restaurants and food trucks.
- Concerns regarding proposed heavier industrial uses in the district and their compatibility with recreation-oriented businesses.
- Discussion of transportation, parking, traffic patterns, and recreational use of the surrounding trail network.
- The importance of ensuring businesses located in the Town of Essex are correctly identified for tax purposes as “Essex” rather than “Essex Junction,” particularly regarding local option tax implications.
- Opportunities for greater collaboration with:
 - Town Parks and Recreation programming,
 - senior programming,
 - community events,
 - library programming, and
 - local employers interested in employee wellness and recreational activities.

Commission members encouraged the business owner to participate in future Planning Commission meetings regarding RPD-I zoning discussions.

No formal action was taken.

7. Reading File

Board Member Comments

Commission members discussed:

- Interest in promoting recreation-oriented economic development opportunities within the RPD-I district.
- Opportunities to improve communication between the EDC and Planning Commission.
- Potential future collaboration opportunities between community organizations and businesses located within the district.

8. Next Meeting

- Thursday, June 4th, 2026, 8:00 am at the Essex Police Department Community Room

9. Adjournment

- **Motion** to adjourn at 9:11 am, (Miller / Signorello) passed 4-0

Meeting recording available here: No video available as this was a business outreach meeting