



Medford Chamber of Commerce

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Dear Medford Community Development Board and City Council,

The Medford Chamber of Commerce is encouraged by the City Council's proposed zoning changes aimed at fostering commercial development and strengthening the Medford business community. We appreciate your commitment to making Medford a vibrant place to do business.

The proposed zoning, which mandates commercial use on the first floor, will indeed stimulate new investment allowing landlords to expand or sell their properties, and attract new enterprises. However, we must also recognize the impact on existing small businesses that currently rent these spaces. Many small businesses will face disruption during construction, potential displacement, higher rents that may be prohibitive to their operations and even lease termination or eviction.

It is essential that the City takes proactive steps to support these businesses and keep them in Medford. We request that the City strongly encourage tenant retention by offering incentives to commercial landlords. The incentives could include:

- Tax abatements for Landlord (if maintain affordable rents or retain current tenants for a set period)
- Relocation payments
- Discount on interim space rentals to help businesses stay operational during construction
- Local grants

The City should provide similar services and support for businesses whose use is no longer permitted under the new zoning.

Also, please advise what incentives are being offered to encourage new businesses to open in Medford in the newly created first floor commercial space.

Respectfully,

Andrew Mather

Andrew Mather, President, Medford Chamber of Commerce