

Approved January 9, 2004

MEETING MINUTES
PORTSMOUTH ECONOMIC DEVELOPMENT COMMISSION

December 5, 2003

Conference Room A

7:30 a.m.

Members Present: Tom Ferrini, Chairman; John Hynes, Scott Pafford, Edward Hayes (after elections), Cliff Taylor, Mark Simpson, Dana Levenson, Steve Alie, Everett Eaton, Paul Harvey Sr., John Bohenko, City Manager

Minutes of November 7, 2003

Commissioner Alie moved and Commissioner Taylor seconded the motion to approve the November 7, 2003 meeting minutes as written. The motion passed unanimously.

Election of New Officers

In deference to an EDC member who needed to leave early, Commissioner Hynes moved to suspend the rules to take up the election of officers so that particular member could vote. Mr. Pafford seconded the motion, which passed unanimously. Chairman Ferrini stated that because of his election to the City Council he would be stepping down as Chairman at the end of December. Therefore he asked for a motion to hold elections in December rather than January as outlined in the EDC Rules and Procedures. Commissioner Taylor made the motion requested which was seconded by Commissioner Harvey. The motion passed unanimously.

Chairman Ferrini said that a ballot vote had been requested so ballots were distributed and members voted for Chair and Vice-Chair positions. Commissioner Hynes requested that the election results proceed without offering tallies and that only the recipient of the majority of votes for each office be read aloud. The EDC concurred with this request. Dana Commissioner Levenson received the most votes for Chair of the Commission and Everett Eaton received the most votes for Vice-Chair.

Commissioner Taylor congratulated Chairman Ferrini on his successful bid for the City Council and thanked him for his service on the EDC. He presented the Chairman with an engraved plaque of appreciation for his EDC service from 1997 through 2003. Chairman Ferrini accepted the plaque and expressed his pleasure serving with Commissioner Taylor as Vice-Chairman and with the Commission as a whole.

2003 Activities and Budget Review/Discussion of Items for 2004 Action Plan

Copies of the FY 2003/2004 UDAG budget were distributed and Ms. Carmer provided comments on the status of each activity.

The Commission reviewed the 2003 Action Plan and made suggestions for the 2004 Action Plan. Commissioner Levenson requested that a goal related to workforce housing be included. A discussion of how the EDC might impact this complex issue ensued. It was decided that a broad goal would be included in the Draft 2004 Action Plan. Also, in an effort to be more knowledgeable on the subject, staff will provide additional information on the local housing situation at the January 2004 meeting.

Other Business

Perambulation Update

Ms. Carmer stated that the project is progressing as planned. All the boundaries except the marine and the Newington boundaries are now complete.

Parade Mall/Northern Tier

The City Manager said that the Parade Mall hotel project was first presented to staff in conceptual form ten days prior to the EDC meeting. The developers have prepared a ten-year master plan that includes a 108-room hotel, residential, commercial and retail uses. The hotel site will be subdivided from the balance of the parcel and brought through the permit process first. Current leases at the Parade Mall run through 2007, so that portion will be developed last. The developers plan to begin work sessions with the Historic District Commission immediately.

Commissioner Eaton asked if the plan includes enough on-site parking to satisfy zoning requirements. Mr. Bohenko replied that some parking would be provided for the hotel on site, but it is too early in the process to answer that question. He reminded the EDC that the Zoning Ordinance requires a \$500 per-space impact fee for each required parking space that is not included on-site.

Commissioner Alie speculated that there would not be enough on-site parking to meet zoning needs. He feels that this fact, combined with the displacement of parking where the hotel is proposed, makes the discussion of additional parking at the Worth Lot more urgent.

Set subcommittee meeting date for January 12th City Council Work Session on Worth Lot

Subcommittee members discussed meeting immediately following the January 9th EDC meeting to discuss the January 12th work session. Ms. Carmer will check with John Burke to see if he is available then.

Public Comment

City Councilor Whitehouse thanked Chairman Ferrini for his professional handling of EDC business during his role as Chairman.

Adjourn Meeting

Next Meeting – The next scheduled meeting is January 9, 2004.

With no other business, the meeting was adjourned at 8:45 AM.

Respectfully submitted,
Nancy M. Carmer
Community Development Program Manager