

**ECONOMIC DEVELOPMENT COMMISSION  
NONPUBLIC MINUTES**

September 5, 2014

City Hall Conference Room A

8:00 a.m.

**Members Present:** Everett Eaton, Chairman; Eric Spear, Stefany Shaheen, John Bosen (left at 8:30 AM), Philip Cohen, Ron Zolla, Josh Cyr, John Pratt

**Excused:** Eric Gregg, Dana Levenson

**City Staff:** City Manager John P. Bohenko, Deputy City Manager David Allen, City Attorney Robert Sullivan, Public Works Director Peter Rice, Economic Development Program Manager Nancy Carmer, Planning Director Rick Taintor

**Consideration of Acquisition of Real Property, and vote to go into nonpublic session to discuss negotiations in accordance with RSA 91-A:3,II(d)**

A roll call vote was taken following a motion during regular meeting by Commissioner Bosen and a second by Commissioner Cyr, to suspend the regular meeting in accordance with RSA 91-A:3,II(d) Consideration of Acquisition of Real Property, and to go into nonpublic session. The Commission unanimously approved the motion. Commissioner Marchewka recused himself from the vote and the nonpublic session stating that one of the property owners that the EDC Subcommittee has been working with is a business client. Mr. Marchewka left the meeting prior to the nonpublic discussion. The following is a summary of what occurred during the nonpublic session:

1. City Manager Bohenko read the City Council charge to the EDC to “report back with a suitable location for a downtown parking garage that is not the Worth Lot or Parrot Ave. Lot.” Included in the charge was the consideration of privately held properties and municipal properties and/or a public-private partnership. Further, the City Manager was authorized “to initiate negotiations with private parties to achieve the same.”
2. The EDC Subcommittee’s draft report back to the City Council on a location for second downtown parking garage was distributed to, and reviewed by the EDC.
3. A summary of potential garage sites evaluated by the EDC Subcommittee was discussed.
4. The two short-listed sites for additional consideration: 1) 165 Deer Street (owned by Deer Street Associates [DSA]) and, 2) a combination of 299 and 225 Vaughan Street (owned by Cathartes Private Investments and Sanel Realty Company, Inc., respectively) were further discussed including ownership, potential number of parking spaces, estimated project costs, land use potential land transfers, and utility considerations and next steps.
5. Minor edits and clarifications to the EDC Subcommittee report were suggested by Commissioners to enhance the draft report and attachments. The City Manager said that if the EDC votes to accept the report and make a recommendation to the City Council, he would bring it to the Council in a nonpublic meeting on September 22<sup>nd</sup>.
6. Stefany Shaheen moved and Commissioner Pratt seconded a motion to accept the draft report as amended and to submit it to the City Council with the recommendation of 165 Deer Street as the most suitable site for a public private partnership for a second parking garage. The motion carried unanimously.
7. Following a motion by Commissioner Cyr and a second by Commissioner Cohen, the EDC voted unanimously to seal the nonpublic meeting minutes and resume the public meeting.

Respectfully submitted,

Nancy Carmer, Economic Development Program Manager