

MINUTES OF THE ECONOMIC DEVELOPMENT COMMISSION

October 3, 2014

City Hall Conference Room A

7:30 a.m.

Members Present: Everett Eaton, Chairman; Bob Marchewka, Vice-Chairman; Eric Spear, Stefany Shaheen, John Bosen, Philip Cohen, Eric Gregg, Ron Zolla, Josh Cyr, John Pratt

Excused: Dana Levenson

City Staff: City Manager John P. Bohenko, Public Works Director Peter Rice, Economic Development Program Manager Nancy Carmer, Principal Planner Nick Cracknell

Recognition of Eric Gregg for EDC service from 2010-2014

On behalf of the entire EDC, Chairman Eaton recognized and thanked Commissioner Gregg for his service on the EDC and presented him with a plaque expressing the EDC's appreciation for his contribution.

Approval of draft meeting minutes of September 5, 2014

After an edit offered by Commissioner Zolla, Commissioner Bosen moved and Commissioner Cohen seconded a motion to approve the draft meeting minutes of September 6, 2014 as amended. The motion carried unanimously.

Report on Economic Existing Conditions Section of Master Plan

As required by state law, the City is embarking on an update to the 2005 Master Plan and has started the analysis of existing conditions. The City hired the consultants Community Opportunities Group (COG) to analyze the current housing and economic conditions and a report for these two sections has been completed. In preparing the report, COG researched economic data from a multitude of data sources and met with City staff, Pease Development Authority Executive Director David Mullen, local business leaders, and real estate representatives. City Transportation Planner Juliet Walker and Economic Development Program Manager Nancy Carmer distributed copies and gave a power point presentation summarizing the data included in the Economic Development Existing Conditions report.

Other Business

Commercial Alley Request and Response

In response to the City Council referral on the request from Commercial Alley property owners and tenants for "coordinated lighting of the full length of Commercial Alley consistent with the historic nature of Portsmouth", City staff has considered the existing public and private lighting in the Alley and proposes to meet with the stakeholders and propose the following actions:

- At the Market Street end of the Alley where there is currently no wall-mounted lights, City proposes to enter into an agreement with the building owners of 41 Market St. (Kennedy Gallery) and 31 Market St. (I like That/Commercial Alley Brews) for City to run conduit on the edge of the buildings and purchase and install 2-3 small versions of the Portsmouth streetlight.
- Where there is existing private lighting infrastructure, enter into an agreement with the building owner for the City to buy and install LED light bulbs with the owners/tenants paying the ongoing electric costs.
- On the existing PSNH utility pole @ Cava restaurant, City will work with PSNH to purchase and install two smaller, historic, pedestrian-scale lights.

Frank Jones Center Redevelopment Update

The City Manager said that initially, the idea was to re-zone the area (which is currently zoned industrial)

to the new character-based district CD4; however, the Planning Board reviewed this area for CD4 zoning and determined it was not the best designation for the type of mixed use development desired. Discussions are ongoing with the owner and their counsel regarding creating an appropriate zone such as the Gateway District for this type of mixed use developments in the City. Mixed use/office is desirable with perhaps 10% workforce housing in the mixed use component. A discussion ensued in which Commissioners made the points that given the constraints for vacant land in Portsmouth, building vertically should be considered in the mixed use zoning.

Other Economic Development Commission initiatives

This agenda item was postponed to the November EDC meeting.

Public Comment

No members of the public were present for public comment.

Confirm Next Regular Meeting: The next EDC meeting will be Friday, November 7, 2014.

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

Commissioner Pratt moved to suspend the regular meeting in accordance with RSA 91-A:3,II(d) Consideration of Acquisition of Real Property, and go into nonpublic session. Motion seconded by City Councilor Stefany Shaheen. On a roll call vote the Commission unanimously approved the motion with Commissioner Marchewka abstaining and recusing himself from the vote and the nonpublic session since one of the property owners that the EDC Subcommittee have been working with is a business client. Mr. Marchewka left the meeting at this point.

Resume public meeting and adjourn

Following an action during nonpublic session to seal the minutes and resume the public meeting, Everett Eaton confirmed the next regular EDC meeting date of November 7, 2014 after which Commissioner Cyr moved and Commissioner Cohen seconded a motion to adjourn the public portion of the EDC meeting.

The meeting ended at 9:05 AM.

Respectfully submitted,
Nancy Carmer
Economic Development Program Manager