

**MINUTES OF THE
ECONOMIC DEVELOPMENT COMMISSION**

June 5, 2015

Pease Development Authority Conference Room

7:30 a.m.

Members Present: Everett Eaton, Chairman; Bob Marchewka, Vice-Chairman; Stefany Shaheen, Philip Cohen, Dana Levenson, John Bosen, Jen Zorn, Josh Cyr, Ron Zolla, John Pratt

Excused: Eric Spear

City Staff: City Manager John P. Bohenko, Economic Development Program Manager Nancy Carmer

Approval of draft meeting minutes of April 3, 2015

Commissioner Bosen moved, and Commissioner Pratt seconded, a motion to approve the draft meeting minutes of May 1, 2015. The motion carried unanimously.

Update on activity at Pease International Tradeport

Pease Development Authority (PDA) Executive Director David Mullen provided an update on activity at the Pease International Tradeport. This year marks 25 years since the Tradeport was established following the closure of Pease Air Force Base. Mr. Mullen presented a recent report done by Applied Economic Research which summarizes progress at Pease since the base closure including the following:

- The Seacoast has added nearly 32,000 jobs since the base closure.
- The pace of job growth in Portsmouth (71%) since the closure has been double that of state.
- There are now just under 10,000 jobs at Pease supporting a regional job impact of over 14,000.
- Payroll from Pease Tradeport employers is estimated to be \$600 million.
- Indirect payroll impact from companies not located at Pease and supported by Pease business total over \$700 million.
- Annual estimated Business and Rooms and Meals tax generated by Pease-based businesses are \$16 million.
- Pease pays over \$6 million annually to the City under its municipal services agreement.
- Existing and approved building space at Pease is approaching 4.5 million square feet.

Current activity at the Tradeport includes planned expansion at Lonza on the 23 acre parcel adjacent to its existing facility, potential international passenger service at the airport and the expansion of Allegiant Airlines into other Florida cities. Chairman Eaton noted the importance of the Tradeport to Portsmouth's economic base and thanked Mr. Mullen for the update and

Old Business

Update on Downtown Parking Garage at 165 Deer St.

City Manager Bohenko said that at the May 4th City Council meeting the Council voted to approve a bond authorization of \$23.2 million for the purchase of land and construction of a 600 space municipal parking structure at 165 Deer St. The next steps in the project progression include completion of the Letter of Intent with Deer Street Associates (DSA) and a purchase and sale agreement (P&S) for the land. Prior to signing the P&S agreement, DSA must get subdivision approval to carve out the garage parcel. The City will then begin work on siting the new Street Deer Street Extension, designing and permitting the garage, and relocating the sewer beneath the new street. Prior to constructing the street, the City must purchase a 422 square foot parcel of property from owners of Redlon Johnson.

The Manager thanked the EDC subcommittee and the Commission for its work on the project and for supporting the effort. Chairman Eaton reiterated the Manager's gratitude to the EDC noting it as a highlight of

his tenure on the Commission. He was extremely impressed with the residents and businesses that attended the public hearing on the vote. Stefany Shaheen added her thanks and said the vote would not have been possible without the hard work of the EDC. She considers the approval of the bond resolution to be the highpoint of her City Council work to date.

Decision on UNH Extension Retention/Expansion Program

The EDC discussed the potential benefits of the program (connection to UNH, opportunity to interface with local companies, strategy for assisting companies going forward), the requisite work demand and cost (~\$2,500). Following the discussion, Commissioner Marchewka moved and Commissioner Pratt seconded, a motion to participate in the program and approved the required program fee. The motion carried unanimously.

Other business

Chairman Eaton inquired as to the status of the vacant Frank Jones Brewery buildings off of Islington Street that are owned by King Weinstein. City Manager Bohenko said that Chinburg Builders have an option on the property and is undertaking due diligence as to the permitted uses. Since the prior purchase of this property the land has been re-zoned to be included in the Historic District.

Commissioner Cohen noted that the HarborCorp/Whole Foods project is going before the Historic District Commission (HDC) next week and asked if it is appropriate for the EDC to write a letter in favor of the Conditional Use approval. Following a brief discussion of the request, it was decided that it is best for individuals who are in favor to speak to the issue as residents. This is in keeping with the precedence of EDC commenting only on development projects in which the City is a development partner so as not to conflict with land-use board recommendations.

Public Comment

David Choate spoke of the shortage in industrial sites required to meet demand in Portsmouth and the seacoast area. Despite this, he said that the commercial real estate market is active.

Confirm Next Regular Meeting: Friday, September 4, 2015, 7:30 AM

Adjournment: The regular meeting adjourned at 8:25 AM.

Adjourn for site visit of Teledyne DGO

The following members attended a tour of the Teledyne DGO facility at 162 Corporate Drive on Pease Tradeport: Everett Eaton, Dana Levenson, Josh Cyr, Bob Marchewka, Ron Zolla, John Bosen, John Pratt, Nancy Carmer. No EDC business was conducted and the tour ended at 9:25 AM.

Respectfully submitted,
Nancy Carmer, Economic Development Program Manager