

MEETING MINUTES OF THE PORTSMOUTH ECONOMIC DEVELOPMENT COMMISSION

June 10, 2016

City Hall, Conference Room A

7:30 a.m.

Members Present: Bob Marchewka, Vice-Chairman; John Bosen, Eric Spear, Ron Zolla, Dana Levenson, John Pratt, Josh Cyr, Stefany Shaheen

Excused: Everett Eaton, Chairman; Jen Zorn, Philip Cohen,

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

Vice-Chairman Marchewka opened the meeting at 7:35 a.m.

Approval of draft meeting minutes of May 6, 2016

Commissioner Pratt moved, and Commissioner Shaheen seconded a motion to approve the draft meeting minutes of May 6, 2016. The motion carried unanimously.

Update on activity at Pease International Tradeport

PDA Director David Mullen provided each EDC member with a report on Pease activity during the past year. It included a presentation entitled: "From Ghost Town to Economic Engine, Pease Air Force Base 25 Years After its Closing," by Applied Economic Research.

Mr. Mullen told the EDC that currently Pease has 4.4 million square feet of commercial/industrial space and over 250 companies employing 10,000 people. There are another 4,000 people employed as indirect hires serving Pease-based companies. Total annual wage base from direct and indirect employment is \$700 million. The restaurants and hotels at Pease Tradeport contribute \$16 million to the State and, the Pease Development Authority contributes \$6 million to the City under the municipal services agreement for police and fire protection, utilities and road maintenance.

On the real estate side, the vacancy rate has been declining and is currently 6%. There are three new buildings proposed with a total square footage of 130,000. Developable land on the non-airport side of the Tradeport is becoming limited. There are 219 acres of developable parcels remaining at the Tradeport. 72.5 acres of this is commercial/industrial land of which 68% (49 acres) is under option for five building sites. There are 147 acres of land on the airport side of the Tradeport available for aviation-related development of which 4.5% (6.6 acres) is currently optioned.

There are infrastructure needs to be addressed including traffic intersections and drinking water upgrades. The intersections improvements have been designed and \$8.3 million is being bonded through the State for construction of the improvements. Bond repayments will be paid through operations. The wells and subsurface aquifer are being treated and the water is being filtered to remove any contaminants present.

The airport is faring well with the commercial passenger service provided by Allegiant Airlines and significant activity from the military enplanements of over 35,000 service members annually. There are terminal improvements planned including \$450,000 in roof work and bathroom upgrades. The airport is working with Allegiant Airlines to promote northbound passenger traffic from Florida including launching a new marketing slogan.

Vice-Chairman Marchewka thanked Mr. Mullen for the report and adjourned the meeting at 8:05 AM.

Other Business

No other business was brought forward.

Public Comment

No members of the public were present to make public comment.

Confirm Next Regular Meeting: By consensus, the Commission agreed to change the next regular meeting from Friday, September 2, 2016, to September 9th at 7:30 AM.

Lonza site visit

Several EDC members walked to Lonza and were given an overview of the Swiss-owned pharmaceutical contract manufacturer and a tour of new plant expansion. The tour ended at 9:30 AM.

Respectfully submitted,
Nancy Carmer
Economic Development Program Manager