

PARKING GARAGE BUILDING COMMITTEE

**1 JUNKINS AVENUE
PORTSMOUTH, NEW HAMPSHIRE
CONFERENCE ROOM "A"**

8:00 A.M.

June 14, 2016

MEMBERS PRESENT: Councilor Lown, Councilor Pearson, Mark McNabb, John O'Leary, Everett Eaton, Nancy Colbert Puff, Deputy City Manager

MEMBERS ABSENT: Councilor Spear

ALSO PRESENT: John P. Bohenko, City Manager, David Allen, Project Manager, Peter Rice, Director of Public Works, Eric Eby, Transportation Engineer, Joey Giordano, Parking Manager, Christopher Brennan, Walker Parking, Gary Glines, Walker Parking

1. COMMITTEE CHARGE

City Manager Bohenko opened this organizational meeting with a brief overview of the project status noting that the City was still in negotiations with Deer Street Associates for the purchase of the property. He also noted that the charge of the Committee was to deal with policy issues and provide recommendations to the City Council. Engineering issues would be dealt with through City Staff working with the consultant team.

a. Election of Chair

Motion was made by John O'Leary and seconded by Mark McNabb to nominate Councilor Lown as committee chair. Motion was approved by unanimous vote to elect Councilor Lown as Committee Chair

b. Meeting Schedule

A discussion of potential times for future meetings was discussed. It was decided that given the current status of the land transfer, meetings would be called on an as needed basis until such time as regular meetings would be required

2. PROJECT UPDATE

a. Property Acquisition

i. Purchase and Sale

The Committee members were given notebooks that contained the current version of the Purchase and Sale agreement that was presented to the City Council at the meeting of April 4th. It was noted that there are a number of schedules that continue to be the subject of negotiations between the Deer Street Associates and City's legal teams.

ii. Post Closing Obligation Agreement (PCOA)

A copy of the PCOA was included in the Committee's notebooks. Similar to the Purchase and Sale, the PCOA also has a number of schedules that are still in the process of being finalized.

b. Site

i. Environmental

David Allen gave a brief overview of the environmental conditions that have been discovered on the site as a result of the City's subsurface investigations. Those investigations have found contamination that exceeds the Department of Environmental Services standards. The City has been working with Deer Street associates to include an agreement in the PCOA that includes an escrow of \$500,000 to cover environmental clean-up costs that exceed costs of disposal above the costs of disposal of the materials as "urban fill".

ii. Garage and Road Layout

Chris Brennan provided an overview of a conceptual garage site plan including a proposed road layout as well as well as a set of conceptual garage layout plans.

Mark McNabb expressed concerns about several elements of the conceptual plan including:

- Disposition of the west end of the site (Rock Street area)
- Viability of the flex space area as retail space
- Layout of what was described as short-term parking area

John O'Leary expressed similar concerns including questions on the project goals such as the need to maximize the number of spaces versus the leasing of non-parking functions in the garage (business/retail space).

3. Councilor Pearson provided the Committee with an overview of the Public Art Ordinance which states that on City building projects, 1% of the construction cost up to a maximum of \$150,000 will go to public art and that the process is to be administered by Art Speak. Councilor Pearson indicated that she would be willing to do a presentation to the Committee of examples of public art in parking garages. It was agreed that the next meeting would include that presentation

The next meeting was scheduled for 8:00 am on Tuesday June 28, 2016 in Conference Room A