

**MEETING MINUTES OF THE PORTSMOUTH  
ECONOMIC DEVELOPMENT COMMISSION**

May10, 2019

Pease Development Authority, 55 International Dr.

7:30 a.m.

**Members Present:** Bob Marchewka, Chairman; Vice Chair; Assistant Mayor Cliff Lazenby, Everett Eaton, Nancy Pearson, Sarah Lachance, Tom Watson, Alan Gold, Katelyn Kwoka, Philip Cohen, Ron Zolla, and Dana Levenson

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

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

**Approval of draft meeting minutes of April 5, 2019**

Commissioner Gold moved and Commissioner Zolla seconded a motion to approve the draft meeting minutes of April 5, 2019. The motion carried unanimously.

**Other Business/Project Updates**

- *May 1<sup>st</sup> Testimony on HB641* -Assistant City Attorney Ferrini and Assistant Mayor attended the hearing and testified in favor of the bill on behalf of the Mayor. They also submitted written testimony in favor of the bill from the Chamber Collaborative of Greater Portsmouth. Other communities testifying in favor of the bill included Lebanon, Hampton and representatives of the NH Municipal Association. Consensus was the testimony was well received. Following the hearing the Assistant mayor and Assistant Attorney were interviewed by Mew Hampshire Public Radio on the bill.
- *City Council Response to Report on Land Use Permitting Process* – City Manager Bohenko said that Councilor Perkins has asked for a report back on the plan for implementation of the report recommendations. He has asked Deputy City Manager Nancy Colbert Puff and Planning Director Juliet Walker to respond to the Councilor’s request. The EDC will be copied.
- *Discussion on Microtransit Service* – The City Manager reported that a Request for Proposals (RFP) was issued for an on-demand microtransit pilot project and he would like the EDC to weigh in on the proposal from the preferred consultant as it is an expensive service and the City will be seeking feedback and support from members of the business community that will most likely take advantage of the service for their employees and customers. There was a discussion around whether there has been a study or survey of potential users has been conducted (there has not) and whether this would be an appropriate topic for presentation/discussion at the June 7<sup>th</sup> EDC retreat. The consensus is that it should be added to the retreat agenda. There was a request to have information on microtransit sent to members ahead of the retreat for review.
- *EDC Retreat Planning* - Alan Gold said that the agenda is being developed and since the key topics suggested focus on how EDC activities can best serve City leadership and citizens, it is unlikely that there will not be speaker.
- *Other business* – Commissioner Levenson asked for an update on the Parking Principles. City Manager Bohenko said that the Planning Department will be sending out the revised Principles based on feedback at the work session with the land use boards and the EDC. Assistant Mayor Lazenby said that one addition to the principles is that the business community has a responsibility to participate in the parking program.

**Update on activity at Pease International Tradeport** PDA Director David Mullen and Paul Brean, Airport Director, presented an overview of recent development at the Tradeport and the status of air service at the airport. Highlights included the following:

- There is 4.86 million square feet of commercial/industrial space developed at Pease to date.

- 250+ companies now employ over 10,500 direct hires with another 5,125 indirect hires employed by from vendors/contractors to Pease-based companies.
- Annual wages are estimated at \$700 million.
- Meals and rooms taxes are estimated at \$16 million.
- Municipal services fees paid to the City are \$6.6 million annually.
- Inventory of developable land is shrinking with 3 parcels under option totaling 20 acres and 5.6 un-optioned acres currently available.
- On the airport side of the Tradeport there are 120 acres available for aviation-related use.
- Total new construction underway is 205,000 square feet.
- Current vacancy rate is 2.3%.
- The largest planned development in the works is the expansion of Lonza. They will expand over the long term from 17 acres to a 54 acre campus eventually employing over 2,200 workers. They now employ about 1,100.

Mr. Brean spoke about airport activity and its diversity of operations such as the NHANG 15<sup>th</sup> Refueling Division of the National Guard, the commercial air services, corporate aviation technical services and the unique cargo capacity provided the facility. The Air National Guard is a critical component of the facility and the twelve new KC-46A refuelers will be a great addition to the base and to the local economy with the new hires and the visiting pilots scheduled to train on the new plane simulators.

Air passenger service at the terminal has grown with Allegiant and Frontier flights. The passenger goal for 2019 is 100,000 enplanements. Parking revenues at the terminal is a new revenue source and will add an important funding source for terminal maintenance and upgrades. Fuel flowage revenues will also add to this fund. The \$19 million terminal expansion project will create add capacity for 12,000 additional passengers and will include an additional gate and jet bridge, two lane security checkpoint and better baggage screening. The \$24 runway reconstruction project will have a 20 year lifespan and be cost shared with the Airforce, FAA and NHDOT.

Going forward, strategic goals for the airport include:

- Establishing a regional connection to a hub network for increased demand.
- Establishing an international low cost carrier route.
- Increasing corporate air activity and air cargo logistics distribution centers

**Public Comment** – No members of the public were present to provide public comment.

**Confirm Next Regular Meeting:** June 7, 2019 (Retreat -1:30PM)

**Adjourn for Airport Tour** Following a motion by Commissioner Eaton, seconded by Commissioner Watson, the EDC unanimously voted to adjourn to the airport tour.

Respectfully submitted,  
 Nancy Carmer  
 Economic Development Program Manager