

MINUTES OF ECONOMIC DEVELOPMENT COMMITTEE
EXECUTIVE CONFERENCE ROOM
February 1, 2016 – 10:00 A.M.

Committee Members Present: Councilor Jonathan McCallion, Chair
 Councilor Martin Dumont, Vice-Chair
 Councilor David Witham
 Councilor Dale Sprague

Administration/Staff Present: City Manager, Bob Belmore
 Director of Planning and Economic Development Dave
 Sharples
 Economic Development Manager, Christine Souter
 Deputy City Clerk, Elise Brelis

Councilor McCallion called the meeting to order at 10:20 a.m.

APPROVE MEETING MINUTES.

Councilor Dumont moved to approve the minutes of the January 26, 2016 meeting. The motion was seconded by Councilor Witham and passed, 4-0.

DISCUSS PROPOSALS ON LEASE PURCHASE OF FORMER POLICE STATION SITE AT
5 MAIN STREET

City Manager Belmore spoke of various easements and deed restrictions listed in the Lease/Purchase Agreement for 5 Main Street, Somersworth, NH. Economic Development Manager Christine Souter said that she forwarded copies to the prospective buyers. Councilor McCallion wondered if the lot could be sub-divided. Councilor Witham wondered about the gas lines and made the point of *not* tearing up the sidewalks. Councilor Sprague worried about #18: Purchase of Premises, sections i and ii: the word “City” in the Leas/Purchase Agreement. CM Belmore agreed that it could be more defined. The Committee agreed to replace the words “City” with “Economic Development Committee” in #18 i and #18 ii.

The Committee discussed the process by which the City arrived at this juncture; Councilor Witham wishes that they had used a more formal process. Councilor Sprague just wants the work to get done. Councilor McCallion said that however we got to this point, we have two

parties willing to make the investment and they either need to figure this out in Committee or debate it in Council. Councilor Dumont agreed that they need to choose.

Councilor Dumont, seconded by Councilor Sprague made a motion to increase the amount in the Lease/Purchase Agreement, #2 - Subsequent Lease Rates from \$5,000 to \$10,000. The motion passed, 4-0.

Councilor Witham made a motion to put this project out to RFP again, using this lease agreement as guidance. There was no second.

Councilor Sprague made a motion to forward a resolution to council to award the lease to Arthur Gagnon of Diversified Builders. The motion was seconded by Councilor McCallion.

Councilor Witham, seconded by Councilor Dumont, made a motion to go into non-public session in accordance with RSA 91A:3 (d) to discuss the lease/sale of city owned property. The motion passed, 4-0, on a roll call vote and the meeting went into non-public session at 10:57 a.m.

City Manager Belmore submitted the following minutes:

City Manager Belmore and Councilors McCallion, Dumont, Witham and Sprague were present for the non-public session.

Councilors discussed the two proposals and associated materials submitted by the two different parties regarding the lease-purchase of the former police station building and site.

Councilor Voted 4-0 to come out of non-public session at 11:05

The regular meeting resumed at 11:05 a.m. A vote was taken on the previous motion, made by Councilor Sprague and seconded by Councilor McCallion, that a resolution to award the lease to Arthur Gagnon be forward to Council. The motion passed unanimously, 4-0.

MISCELLANEOUS

Concerns regarding the Somersworth Plaza were discussed.

ADJOURNMENT.

Councilor Dumont moved to adjourn. The motion was seconded by Councilor Witham and passed, 4-0. The meeting adjourned at 11:22 a.m.

Respectfully submitted,

Elise Brelis, Deputy City Clerk