

MINUTES OF ECONOMIC DEVELOPMENT COMMITTEE MEETING  
EXECUTIVE CONFERENCE ROOM  
August 7, 2018 4:00pm.

Committee Members present: Councilor Martin Dumont, Chairman  
Councilor Jonathan McCallion, Vice Chairman  
Councilor Dale R. Sprague  
Councilor Richard Michaud

Administration/Staff present: Bob Belmore, City Manager  
Trish Harris, City Clerk  
Shanna Saunders, Director of Planning & Dev. Services  
Robin Comstock, Community Development Manager

Others: Sara Nadeau, Hall at Great Falls, Owner  
William Berndtson, Great Falls Owner  
Richard Brooks, HDC Member  
David H. M. Baker, Developer  
Councilor Martin Pepin

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Chairman Dumont called the meeting to order at 4:00 pm.

APPROVE MINUTES FROM MAY 15, 2018 MEETING

***Motion made by Councilor McCallion, seconded by Councilor Michaud to accept the minutes of the previous meeting of as presented, Motion passed 4-0.***

THE HALL AT GREAT FALLS, 49 MARKET STREET - COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE APPLICATION

City Manager Belmore explained that the Hall at Great Falls has submitted a Community Revitalization Tax Relief Incentive Application per City Ordinance which was included in the last City Council meeting packet. Generally, EDC reviews the recommendation to determine if the property qualifies for tax relief under the Ordinance.

There was lengthy discussion regarding the parking near the Hall with additional parking along Main Street. Committee consensus was that certain conditions should be added to the agreement.

***Councilor Sprague, seconded by Councilor McCallion made a motion to accept the application, and to submit to full council for consideration with the Planning Board condition of approval regarding parking. The motion passed, 4-0.***

FORMER POLICE STATION PROPOSAL

There was brief discussion about the cost of demolishing the building, and other options. David Baker entered at 4:36.

Mr. Baker explained that he needs financing, and he has several other projects in the works at this time, and will be looking at beginning this project in the Spring of 2020.

His proposal outlined 5 residential units upstairs; 4 studio apartments, and a 2 bedroom apartment. The lower level will be commercial space. He stated that he is trying to bring young people into the downtown area, to increase activity and lifestyle, and to increase the tax base.

***Councilor Sprague, seconded by Councilor McCallion, made a motion to take no action on the proposal submitted by Baker. Motion passed 4-0.***

Belmore asked for clarification and he indicated that he would make mention that the proposal was placed on hold for the time being.

#### MARKETING PROPOSALS

City Manager Belmore stated that they City received several proposals for a City Marketing Plan. Belmore stated that a review committee that included FD/Deputy City Manager Scott Smith, Director Saunders, EDM Comstock interviewed four (4) consultant firms and their recommendation to EDC, Finance Committee, and full Council, would be to move forward with Open the Door, at a cost of \$19,500. There was a lengthy discussion regarding the scope of work and value to the City.

***Councilor McCallion, seconded by Councilor Michaud, made a motion to sponsor a Resolution to full Council for consideration to accept the proposal by Open the Door. The motion passed, 4-0.***

#### FORM BASED CODES PROPOSAL

City Manager Belmore referred to a previous June memo from Director Saunders. He stated that there is currently no funds budgeted for this project.

There was brief discussion about funding concerns as well as the need to move forward with the project now or down the line. The Committee consensus was to move forward sooner than later. City Manager was directed to get a firm proposal.

#### PLAZA UPDATE

City Manager Belmore gave an update that an RPF was sent out, and is due by August 30, 2018. There is an informational meeting scheduled for August 15 at 3pm for potential interested bidders.

#### HDC

City Manager Belmore stated that the HDC will be making a presentation to full Council during a workshop at 6:00pm on September 17, 2018, prior to the City Council Meeting. Date is tentative.

#### MISCELLANEOUS

Councilor Dumont stated that he would like to invite George Bald to a future meeting, to brainstorm development strategies.

Councilor Dumont would like an update on the Hilltop School Property. It needs to be maintained.

#### ADJOURNMENT

***Motion made by Councilor Michaud, seconded by Councilor McCallion, to adjourn the meeting. Motion carried with a vote of 3-1, with Councilor Sprague opposed. The meeting adjourned at 5:20p.m. Councilor Sprague opposed***

Respectfully submitted,

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Trish Harris, City Clerk