MINUTES of the ECONOMIC DEVELOPMENT COMMITTEE

June 14, 2023 @ 5:15 p.m.

Committee Members present: Councilor Donald Austin, Chairman

Councilor Robert Gibson, Vice Chair

Councilor Richard R. Michaud

Councilor Matt Gerding

Staff Members present: City Manager Bob Belmore

Finance Director Scott Smith

Director of Planning & Community Development

Michelle Mears

Deputy City Clerk Ammy Ramsey

Others present: Heather Kretschmar of Bean Group

Paul Goodwin of Chinburg Builders

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The meeting was called to order by Chairman Austin at 5:17 p.m.

APPROVE MINUTES OF May 24, 2023

***Councilor Michaud made a motion to accept the May 24, 2023 minutes as submitted. The motion was seconded by Councilor Gibson and passed 4-0.***

FORMER POLICE STATION – SITE PURCHASE OFFERS

City Manager Belmore requested the Committee look at the map that was provided and mentioned that the former Police Station site includes the park area. Manager Belmore mentioned the possible subdivision of the property if the City would like to retain the park.

City Manager Belmore mentioned that 2 proposals were included in the Committee’s packet and another was just received and he presented copies to the Committee.

Heather Kretschmar stated that a proposal came in for $150,000 another for $160,000 and the one that was just received is for $205,000 cash, and would suggest the newest proposal be considered. Ms. Kretschmar stated she would suggest small counter offers such as doing a quick claim deed and not the warranty deed requested, title transfer sooner than July 26th, and the 7-day request to review documents could be done in 3 days. Ms. Kretschmar mentioned conveying the park with the property instead of having the property surveyed and subdivided to have the ability to close in a short time. There was some discussion pertaining to the City retaining the park and the possibilities for the open space if the park area is conveyed with the property.

Councilor Gerding stated he doesn’t have an issue with conveying the park area if it will remain a green space. Ms. Kretschmar mentioned that if the City would like to retain the park area it will take longer to close on the property. If the park area is conveyed with the property, it’s possible that the area will get some use from the activity from the building and the occupants. Ms. Kretschmar mentioned when she met with the potential buyers that they were interested in what the City would like to see there and believes the buyers would work with the City.

Councilor Gibson stated that he does not believe that the park area is a buildable space and feels that conveying the park with the property could be beneficial to the commercial development of the property. Councilor Gibson also stated that he would prefer not putting any conditions or restrictions on the sale, and feels the purchasers would enhance the property.

Councilor Gerding inquired about the other 2 proposals that were received and if they are going to retain the property or flip it. Ms. Kretschmar explained the other buyers would do a nice job but the difference is the amount offered is higher cash offer.

Councilor Michaud mentioned he is comfortable with Ms. Kretschmar suggestions and feels the park area will be taken care of.

Ms. Kretschmar stated that the interested parties would like to receive a conditional acceptance so that no other offers can be considered until the sale is complete.

City Manager Belmore explained that the recommendation from this Committee will go to full Council for a 1st read on Tuesday June 20, 2023 and a 2nd reading with approval can happen on July 10th with a potential closing date of July 11th. There was some further discussion pertaining to the options the Council will have to expedite the process if desired.

The consensus of the Committee is to proceed with the offer for $205,000.

***Councilor Gibson made a motion to sponsor a Resolution to full Council for the sale of the Former Police Station Site to include the park area in the amount of $205,000 to the Hawkins Family Revocable Trust and to authorize the City Manager to sign the necessary paperwork. The motion was seconded by Councilor Michaud.***

***Discussion:***

***Heather Kretschmar would like permission to submit a counter offer for a quick claim deed and sooner due diligence.***

***The motion passed 4-0***

CHINBURG PROPERTIES’ PROPOSAL FOR THE ACQUISITION & REDEVELOPMENT OF THE FORMER NATIONAL GUARD READINESS CENTER

City Manager Belmore stated that one proposal was received from Chinburg Properties’ and Mr. Paul Goodwin in present to address any questions or concerns. Manager Belmore also mentioned that the proposal includes requests for rezoning of the site to allow for a four-story building, and requesting property tax relief under the Community Revitalization Tax Relief Incentive Program. City Ordinance Ch. 31 (RSA 79-E). The proposal also requests a waiver for impact fees and requests help from City staff to apply for grants. The construction will start the end of 2024 and 40% of the buildings will be studio apartments, 40% of one-bedroom apartments, and 20% of multi bedroom apartments.

Councilor Gerding inquired about what the building may look like and Mr. Goodwin explained that a design is not complete yet but the proposal included pictures of several buildings that Chinburg Properties’ have developed.

Councilor Gibson inquired about the terms of the transfer and Manager Belmore stated that the property would sell for $200,000 with the agreement that City staff will help with grants for the removal of the existing building, no impact fees, and Tax Relief Incentive (79-E) consideration.

Councilor Gibson inquired about any monitoring wells on the property and Manager Belmore stated that there is a monitoring well and there was some discussion on how that can be addressed or better yet, relocated off the parcel.

There was some discussion pertaining to parking and the possibilities of how that can be addressed as well.

***Councilor Gibson made a motion to support a Resolution to full Council for a Purchase and Sales Agreement with Chinburg Builders for the former National Guard Readiness Center located on Blackwater Road. The motion was seconded by Councilor Gerding and passed 4-0***

ADJOURN

***Councilor Michaud made a motion to adjourn. The motion was seconded by Councilor Gibson and passed 4-0. Meeting adjourned at 5:58 p.m.***

Respectfully submitted,

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Ammy Ramsey, Deputy City Clerk