



Minutes of the Special
City Council Meeting
Thursday, November 09, 2023

ROLL CALL OF MEMBERS: The meeting was called to order at 5:30 p.m. by Mayor Hilliard and, upon roll call, the following Council members were present: Pepin, Vincent, Gibson, Austin, Michaud, Witham, Gerding, Cameron and Messier.

Others Present: City Manager Belmore, Finance Director/DCM Scott Smith, and City-hired Realtor Heather Kretschmar.

NONPUBLIC SESSION: Motion by Councilor Witham to enter into a nonpublic session per RSA 91-A:3 II (d) for the consideration of the sale of real or personal property; re: the Nation Guard Readiness Center; second by Councilor Cameron. Motion pass by roll call vote, 9-0.

Heather Kretschmar gave the Council a summary of her efforts to market this City-owned property. The Mayor and Councilors asked questions in regards to her marketing the property as well as her rationale in arriving at an asking price. Ms. Kretschmar provided the names and the selling price of the three offers received. She then brought in the three parties one at a time.

First: Mr. Sam Harake of Brava Business Services, LLC, of Hampton, NH, presented his background and his vision for developing the site at 5:45pm. Councilors asked specific questions about his development plan. Answers and clarification were provided and the discussion continued until 6:00pm. Mr. Harake left.

Second: Mr. Kenneth Scarpetti and Douglas Anderson of Hooksett, NH, provided their background and presented their proposal for development of the site at 6:05pm. The Mayor and Council engaged these developers with discussion and Q & A until 6:30pm. Mr. Scarpetti and Mr. Anderson left.

Third: Mr. Shawn Moody of Gorham, NH, presented his business background and his proposal in regards to the site's use and development at 6:30pm. He was accompanied by his wife. The Mayor and Council received clarification and answers from Mr. Moody about his approach to the site's use and development until 6:55pm. They both left.

The Council discussed all three proposals. The Council reached a consensus to have Realtor Kretschmar ask Mr. Scarpetti and Mr. Anderson to refine their proposal and provide it to the Council at a Public Meeting to allow for public input and full Council discussion and consideration.

Motion made by Councilor Witham to come out of nonpublic session at 7:15pm; second by Councilor Gibson. Motion passed by voice vote, 9-0

ADJOURNMENT: Councilor Vincent made a motion to adjourn the City Council meeting. The motion was seconded by Councilor Gibson and passed 9-0 by voice vote. The meeting adjourned at 7:25 p.m.

Respectfully Submitted,

Robert M. Belmore, City Manager