

MINUTES of the National Guard Building Reuse Commission
January 26, 2022 @ 4:00 p.m.

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| Committee Members present: | Councilor David A. Witham, Chairman Councilor Matt Gerding Councilor Richard R. Michaud |
| Staff Members present: | City Manager Bob Belmore Finance Director Scott Smith Planning Secretary Dana Crossley Director of Planning and Community Dev. Michelle Mears |
| Guests present via ZOOM | James Burdin, SRPC Tim Andrews, Nobis Engineering Mark Westa, Stevens & Associates Daniel Riddlehoover, M&S Development |

The meeting was called to order by Chairman Witham at 4:01 p.m.

APPROVAL OF PAST MINUTES, August 4, 2021

Councilor Michaud made a motion to approve the past minutes from August 4, 2021. The motion was seconded by Councilor Gerding and passed 3-0.

ZOOM CONFERENCE CALL WITH STRAFFORD REGIONAL PLANNING COMISSION & CONSULTANTS

Manager Belmore stated he appreciates SRPC's assistance to utilize their grant funds and thanked the consultants for the ideas brought forward for discussion on how to use this property. He stated staff reviewed 10 options presented by the consultant and have narrowed the ideas down to three. Stated the next step is to review those three options with this Commission.

The guest consultants introduced themselves and provided a brief background.

Andrews reviewed the environmental assessment stance of the site. He explained they started with a Phase 1 site assessment that was completed in the fall of 2021. Site conditions had been previously looked at by the State but re-evaluated some areas. There were 5 monitoring wells installed, collection of soil samples and groundwater samples. The results from this study were positive for the most part, no soil contamination. . This was only detected in one well and possibly a result from washing vehicles in this area. Will go back for confirmation but is not alarming and there are no concerns for groundwater contamination.

Councilor Witham inquired if there was soil sampling to look for any PFAS.

Andrew stated no soil samples but groundwater yes. He stated trace was found above reporting limits but below standard in one well but not the other. Not a contaminant concern; possibly a result from washing vehicles in this area There is no testing standard for soils at this time for PFAS.

Westa reviewed the project purpose and process. He stated when reviewing protentional concepts they have provided consideration to the following items:

- Initial cost to the City (market idea/land, legal, etc.)
- Initial income to the City (land sale)
- Overall cost of the project to Owner
- Zoning modifications required
- Impact to Property tax revenue
- Availability of Grants or Programs to support
- Ranking of complexity
- Expected timeline.

Westa stated after meeting with staff they narrowed down the potential ideas to the following:

1. Recreation/Community Center: Westa stated this idea suggests the City maintain ownership and would operate the facility. It would require some renovation but allow for good use of storage building, building of additional recreation features such as basketball courts, allows the Little League (LL) field to remain in operation and additional parking. Reviewed the summary of anticipated impact to the City for this project.

Councilor Witham noted when considering the overall cost to the City, for this purpose views it as an initial cost because there would be long term operational costs, such as staffing for a Community Center and operations of the facility.

There was a brief conversation regarding grant options for this use.

2. Brew Pub (or similar): Westa stated for this design a portion of the property would be sold for commercial use and consider a development that incorporates the existing LL field. Proposal includes upgrades to the existing building and infill structures, onsite parking and possible re-use of vehicle service building. Noted this design could provide a large parking area and reuse of existing structures. Reviewed the summary of anticipated impact for the City and potential developers.

Ridlehoover reviewed the types of grants and tax relief that would be possible for a commercial development.

Councilor Gerding inquired if there is money in the budget for marketing projects like this.

Manager Belmore stated no.

3. Housing: Westa reviewed the housing concept that would be for single family houses and townhouses being sold to a residential developer. Explained how Crest Drive could be extended to connect to this development. He stated this use would remove the existing buildings and little league field. Provide some on site and street parking. Reviewed the summary of anticipated impact for the City and potential developers.

Councilor Witham suggested flipping the orientation of the townhouses as the 'field area' behind this site is the City's superfund site that the City is actively seeking a solar development for.

Ridlehoover reviewed the potential grants that would be available for housing. Noted that working with the NH housing for this type of project could be beneficial by adjusting the plan to meet the needs to potentially receive more funds.

Councilor Witham stated one initial cost to the City would be demo of the existing buildings and the cost to that. The baseball field would need to be relocated, easily could be done at Millennium Park which exists and is under utilized but there would be a cost to that as well.

Westa reviewed the evaluation matrix of the projects covering the overall project costs, net project income to City, economic impact to City and the project summary.

Councilor Gerding inquired if it is common practice for the City to complete the demo prior to sale or if it could be worked in to the sale of property.

Ridlehoover stated it could be sold as is, but ultimately either way.

Councilor Witham stated it often helps the marketability of the site when the City addressed any environmental issues, such as the Breton's Cleaner's lot and Old Police Station. Noted the grant process and clean up process can be timely though. He stated an additional item to consider is the public acceptance of the proposed project. The existing surrounding neighborhood is mostly residential. A brew pub might not be overly appealing to those who live across the street, community center has a wide public appeal but a bigger cost to the City to accomplish short and long term, wondered how much use it would get.

Westa inquired what the Commission would find helpful moving forward.

Burdin reviewed the initial goals of the process. Noted that if the community center was a choice project it would need to be added into the CIP. Suggested getting more details for alternative illustrations of uses.

Councilor Witham stated he would like more information for consideration of the community center regarding annual staffing requirements and operation costs. He would like to see the alternation discussed to the housing option.

Manager Belmore inquired if there was a consensus to narrow down the proposals from three to two.

Councilor Witham noted that the community center would not require re-zoning, housing proposal abuts existing residential zoning and would be an expansion of the adjacent zone. In regards to the zoning idea #2 the brew pub does not resonate as much.

Councilor Gerding noted a commercial use there could be a bridge to draw people to downtown and could be a benefit in that regard.

Councilor Michaud stated he would suggest bringing all three ideas to the full Council. Where he likes the brew pub idea, noted he would not be living adjacent to it and the abutting residential properties likely would not appreciate it.

Councilor Witham stated they would like to see the housing diagram modified and for City Staff to provide information on potential long term operational costs for the community center.

Ridlehoover reiterated that all three ideas are viable and there is a benefit to bring them to the full Council and that the general idea is that the use would be either housing, a commercial re-use of existing or a public (City owned) facility.

Manager Belmore noted it would be a big item for staff to handle, suggested it could be a hybrid model such as the McConnell center. He suggested they could reach out to the City of Dover to see how that site operates.

There was a brief discussion of possible uses that would have minimal impact to the neighborhood.

Councilor Gerding inquired about the Flannagan Center.

Council Witham added it would be good information to find out how that site is utilized.

Manager Belmore stated he would follow up with the Housing Authority in regards to that site.

LITTLE LEAGUE LEASE AND MAINTENANCE AGREEMENT DRAFT

Manager Belmore stated this item went before the Recreation Committee but wanted to bring the draft to this group as well. The Recreation Supervisor provided specific highlighted areas to be addressed during the Rec. Commission meeting those being, does the City need to approve any signage (advertising) and would the Little League have exclusive use. He noted the City has a park advertising administrative regulation that they would need to abide by. He explained the consensus from the Rec. Committee was to advocate the Little League could address their own signage and keep funds to support the program but the regulation would need to be updated to reflect that. It was also suggested that the signage would need to be approved by City staff prior to installation to ensure there was nothing inappropriate displayed.

Councilor Witham stated he agreed someone should view the advertisements prior to installation. He stated his main concern is ensuring maintenance of the field, even during off season, is upkept.

Manager Belmore noted the Rec. Committee was also comfortable with the Little League having exclusive use for the field. Inquired if Councilor Gerding and Councilor Witham also wanted to be supporters of the resolution, they agreed.

Councilor Witham inquired if they pay for the water.

Director Smith noted it was not brought up for discussion but believes they pay it now and would continue.

There was a brief discussion of if the site needed to be relocated, for example to Millennium Park.

ADJOURN

Councilor Michaud made a motion to adjourn. Councilor Gerding seconded the motion, the motion passed 3-0. The meeting adjourned at 5:15 p.m.

Respectfully submitted,
Dana Crossley, Planning Secretary