

CITY OF DOVER

COACHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE – MINUTES

Meeting Type: **Regular Meeting**
Meeting Location: **McConnell Center, Room 305, 61 Locust Street, Dover, NH**
Meeting Date: **Tuesday, May 2, 2023**
Meeting Time: **5:30 PM**

MEMBERS PRESENT: Norm Fracassa (Chair), Sean Fitzgerald (Vice Chair), Dane Drasher, Kyle Pimental, Otis Perry, Kim Schuman, Jack Mettee, Liz Goldman

MEMBERS EXCUSED ABSENT: Dana Lynch, Matt Cox, Dennis Ciotti, Steve Brown

EX-OFFICIO: Ryan Crosby (DHA)

STAFF: Steve Bird – Project Manager; Chris Parker, Deputy City Manager; Jamie Stevens, Waterfront Construction Manager; Josh Wyatt, City Attorney

OTHERS: George Maglaras

1. Call to Order and Roll Call at 5:30 pm

2. Approval of Minutes from February 21, 2023

Motion: Mette moved to approve the minutes of February 21, 2023. Fitzgerald seconded. Vote: U/A

3. Citizen's Forum:

George Maglaras, Chair of the Waterfront TIF Advisory Committee. The board met with City staff to discuss the present financing arrangement around the waterfront project. There has been concern in the community that property tax payers are subsidizing the project, which is not true. Cathartes has agreed to cover the City's bonding costs. The board voted unanimously in favor of the prospectus that was put together with City Administration working with Cathartes.

Chris Parker, Deputy City Manager thanked Steve Bird for his many years of service and informed the committee that this is probably his last meeting, as he will be stepping away.

Mette agreed and thanked Bird for all of his work and help with this project over many years.

4. Changes to the Agenda: None

5. Correspondence: None

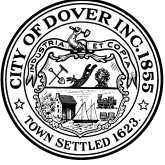
6. Old Business: None

7. New Business

A. Review and Potential Vote on Proposed Amendments to the Land Disposition and Development Agreement

Bird noted the committee approved the LDA in fall of 2019. He provided the original agreement along with the amendments and a summary prepared by the City Attorney. Two previous amendments were approved in January and September of 2020 which included minor changes to dates. If the committee approves this third amendment, it will then go to Dover Housing Authority and then City Council for approvals.

Parker walked the committee through the amendments proposed and the details of the financing and valuation phases of the project. Parker clarified additional information for the committee as follow up on his presentation.



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Motion: Perry moved to approve the amendments to the land disposition and development agreement as presented and forward to the Dover Housing Authority and City Council. Mette seconded. Vote: U/A

B. Other Updates

Fracassa noted:

- April 26 City Council approved the additional bonding for the project.
- April 26 City Council awarded the bid for the site work.
- April 5 the Park Subcommittee met with CJ Architects regarding the design of the community pavilion.
- May 3 will be the next meeting with Park Subcommittee and CJ Architects and they will present drawings based on last month's feedback.

Bird noted:

- Introduced Jamie Stevens, the new Waterfront Construction Manager who will be monitoring the construction of the project for the City.

8. Committee Member Comments:

None

9. Adjournment

Motion: Perry moved to adjourn at 6:00pm. Drasher seconded. Vote: U/A