

**Meeting Minutes**  
**Dover Business and Industrial Development Authority**  
*February 9, 2006*

**Members Present:** Tim Dargan, Dana Lynch, Scott Myers, Chris Veziris, Mark Geuther, Bob Paolini, George Maglaras, Jon McCallion

**Members Absent:** Pete Hamblett

**Others:** Mike Joyal, Scott Myers, Beth Thompson, David Choate, Ben St. Jean

The meeting was called to order at 4:30 pm

**Item #1 Approval of Minutes of April 26, 2005 and September 6, 2005**

Dana Lynch made the motion to approve the minutes of April 26, 2005 and September 6, 2005.

Jon McCallion seconded the motion.

Vote U/A

**Item #2 Discussion with Heine USA Regarding Subdivision**

Dana Lynch recused himself from this item as he is representing Heine in his professional job. Dana Lynch presented a revised plan for Heine next to the CPW building. The Board had originally seen a plan that was a bit different but upon further review it was determined that this revision was a better plan.

The plan presented showed a rear access for truck parking similar to the design of CPW which would be accessed via a drive off of Quality Way. Employee and guest parking for 39 vehicles would be accessed from another drive off of the Fosters' driveway.

Bob Foster has been apprised of this plan and approves of it. The access of his driveway is directly across the one that was built for Bean Engineering. It would not impact the existing light pole. Mr. Foster also showed Mr. Lynch trees he wanted to save and those he didn't mind if they had to be cut down.

This particular plan allows for 2 or 4 other smaller users to gain access to the rear of the large parcel.

Planning Director Steve Stancel is also aware of this plan and the potential for a roadway network behind the buildings. He approves of it in theory until he sees the final plan. His preference is that this would be a private road which raises some questions as to who would own it and how would maintenance be arranged.

Ben St. Jean from Heine discussed his building plans and passed out a potential rendering of the building. The building would be LEEDS certified. LEEDS stands for Leadership in Energy and Environmental Design. It is a voluntary, consensus-based national standard for developing high-performance, sustainable buildings. It tries to develop strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. Heine has made a commitment to be corporately responsible and to do their part for our environment.

Mr. St. Jean reviewed the proposed interior of the building with a 10,000 sf finished office area with 8,000 sf of that being AAA space and the rest AA or A. The rear of the building would be clean warehousing. It would need to be very clean due to the medical testing products that would be stored there.

The Board will work to make sure that this project is a priority so that Heine can start construction this year.

Dana Lynch left the meeting at 5:45 pm.

### **Item #3      Non-Public Session to Discuss Business Negotiations**

George Maglaras made the motion to go into non-public session under the provisions of RSA 91-A:3 to discuss the sale of property at Enterprise Park.

Bob Paolini seconded the motion.

Vote **U/A** by roll call vote.

The Board agreed that they have already committed to sell enough land at Enterprise Park to Heine USA to construct a 20,000 sf building with expansion capacity of another 10,000sf for \$42,500 per acre.

If Heine builds an access road to their site from the rear for delivery and this road would potentially be shared with other users, DBIDA will apply the cost of road construction to the price they would pay for the wetlands needed to make use of the TDR overlay district.

Bob Paolini made the motion that George Maglaras and Jon McCallion would be the negotiating party

Mark Geuther seconded the motion.  
Vote **U/A**

George Maglaras made the motion that Chairman Tim Dargan be the authorized signatory for the subdivision.  
Jon McCallion seconded the motion.  
Vote **U/A**

George Maglaras made the motion to extend the Purchase and Sales Agreement with Dennis Cioti.  
Jon McCallion seconded the motion.  
Vote **U/A**

George Maglaras made the motion that Chairman Tim Dargan be the authorized signatory for the Purchase and Sales Agreement extension.  
Jon McCallion seconded the motion.  
Vote **U/A**

George Maglaras made the motion to come out of executive session.  
Jon McCallion seconded the motion.  
Vote **U/A** by roll call vote

George Maglaras made the motion to suppress the minutes of the non-public session.  
Bob Paolini seconded the motion.  
Vote **U/A** by roll call vote

**Item #4 CPW Building Project**

Christine Veziris made the motion to authorize Chairman Tim Dargan and Bob Paolini authorized to sign the closing documents with the Business Finance Authority including the promissory note, security instruments, and other closing documents pursuant to RSA 162-G:7a  
Jon McCallion seconded the motion.  
Vote **U/A**

Christine Veziris made the motion that the Board made a factual finding that the lease is not for less than the value of the property pursuant to RSA 162-G:4  
Jon McCallion seconded the motion.  
Vote **U/A**

Jon McCallion made the motion that the Authority's factual findings are based on its opinion as to its value for such purpose furnished by a qualified, independent real estate appraiser certified under RSA 310-B  
Christine Veziris seconded the motion.  
Vote **U/A**

Bob Paolini made the motion to enter into a lease with Certified Parts Warehouse for the property at One Quality Way in Dover.  
Jon McCallion seconded the motion.  
Vote **U/A**

**Item #5      Update on Subdivision on Quality Way**

McEneaney Survey Associates is preparing the subdivision of the 3 lots to the left side of Quality Way. They are also prepared to do the Heine subdivision. To save money the Board could wait and do one application and accomplish the 4 lots.

Because the final determination of the Heine lot, it was decided to move ahead with the 3 lot subdivision first.

**Item #6      Planning for Council Workshop**

Jon McCallion will make the presentation to the City Council on February 15, 2006 giving an overview of DBIDA, what it has done and what they are looking at in the future.

**Item #7      Old Business**

On January 30, 2006 Mayor Myers, Mike Joyal, Steve Stancel and Beth Thompson attended the open house for Measured Progress. It was a great event where we learned about the various divisions the company has as well as plans for future growth in Dover.

**Item #8      New Business**

Beth Thompson updated the Board that the Cochecho Waterfront Development Advisory Committee will be receiving the final RFPs for the redevelopment of the City parcel on Friday, March 17, 2006.

She also told the Board that there is a company interested in Dover's Enterprise Park for a building in the vicinity of 50,000 sf. She is providing maps and some other information to them.

Christine Veziris made the motion to adjourn.  
Jon McCallion seconded the motion.  
Vote **U/A**

The meeting was adjourned at 6:35 pm