

Waterfront Development Advisory Committee
Meeting Minutes
January 9, 2006

Member Present: Dana Lynch, Frank Torr, Steve Brewer, Norm Fracassa, Joyce El Kouarti, Earle Goodwin, Dean Trefethen, Pete Hamblett, Jack Mettee, Art Corte

Absent: Wendy Scribner

Others: Beth Thompson, Steve Stancel, Steve Bird, Mike Joyal, Scott Myers

The meeting was called to order at 5:03 pm

Item #1 Approval of the Minutes of November 28, 2005

Dean Trefethen made the motion to approve the minutes of November 28, 2005.

Earle Goodwin seconded the motion.

Vote U/A

Item #2 Discussion Relative to Meetings with Dickinson Development and LNR

Dana Lynch discussed with the Committee the meeting he had with the two Developers responding to the RFP. Also attending that meeting were Frank Torr, Art Corte, Earle Goodwin, Mike Joyal, Steve Stancel, Beth Thompson, and our consultant Barry Abramson.

He thanked Barry Abramson for attending and his ability to respond to the various questions as they related to the RFP clearly and succinctly. Dana Lynch felt there were two sets of questions presented. One set were simple and straightforward and were able to be answered at the meeting. The others required some investigations or thought. Because of this he wanted to go over the response drafted by Mr. Abramson for the committee's review and comment.

The committee commented on various wordings and suggested several changes which will be forwarded to Mr. Abramson for his insertion into the formal response.

The question relative to preferring public ownership is pretty strong. The committee is open to public/private ownership and maintenance most effective to achieve both parties' goals. Open to discuss maintenance.

On the question received regarding the percentage of the mix between commercial and residential uses, the committee wanted to be clearer about the expectations.

Dean Trefethen made the motion to word the response to the question about the commercial-residential mix by starting the response with the sentence that the committee prefers a strong commercial component.

Joyce El Kouarti seconded the motion.

Vote 9-1 Art Corte opposed

Regarding the parking question, based upon the development assumptions for the site it is clear that a parking facility of some sort will be required either on site or off. The suggestion was made that wording be inserted to make it clear that the committee would entertain opportunities to enter in a public/private partnership to this end.

Several of the questions regarded environmental issues. It was noted that further information would be coming from Dean Peschel, the City's Environmental Projects Manager.

It was also suggested that the developers have the opportunity to expand the scope of the dredging if they piggy back on the Army Corps of Engineers project. The developer would be responsible for the required permitting.

Staff has also sought legal counsel on the question of the confidentiality of some of the financial information asked for in the RFP. Is this material in fact protected by the provisions in RSA 91:A has been asked of Alan Krans.

Frank Torr made the motion that the response to the developers would become an official addendum to the RFP.

Steve Brewer seconded the motion.

Vote U/A

Item #3 Old/New Business

Mike Joyal reminded the committee that the City Council will be holding a workshop on January 25, 2006 with various City Boards and Commissions to learn of the activities and issues in the coming years. CWDAC is expected to make a presentation at this time.

Pete Hamblett made the motion to adjourn.

Steve Brewer seconded the motion.

Vote U/A

The meeting was adjourned at 6:25 pm