

Meeting Minutes
Dover Business and Industrial Development Authority
May 6, 2006

Members Present: Tim Dargan, Jon McCallion, Mark Geuther, Bob Paolini, Chris Veziris, Scott Myers, Beth Thompson, Bruce McEldowney, Mike Joyal

Members Absent: Pete Hamblett, Phil Rinaldi, George Maglaras

Others: Dana Lynch, Phil Reid, Bill Colbath

The meeting was called to order at 4:35 pm

1. Approval of Minutes May 4, 2006

Jon McCallion made the motion to approve the minutes of May 4, 2006
Mark Geuther seconded the motion.
Vote **U/A**

2. DBIDA By-Laws

The Board discussed the latest version of the by-laws that City Attorney Allan Krans had revised based on comments made at the May meeting.

Bruce McEldowney discussed whether there was a clause relative to unexcused absences. This would give us a back door out should we have members who were consistently absent.

There was discussion about the wording about the quorum. There were some requirements by state law but it need to be in language easier to read and understand.

Tim Dargan asked that the bullet giving DBIDA to hire an executive director be removed from the document as requested at the last meeting. This is not their mission to hire and oversee a staff person and it would change what their direction would be.

3. Enterprise Park Covenants

The Board did not discuss this item.

4. Enterprise Park Project Updates

a. Quality Way Subdivision and Project #1004-82

The major subdivision for Quality Way was approved at the Planning Board and signed by all the DBIDA Chairman and Mr. Bob Foster. Since it was important to finalize the deed for the lot on Quality Way, Mr. Foster agreed to sign this plan with the understanding that the necessary revision to make the land swap equal in size would occur on the Heine subdivision plan.

b. Heine USA #0795-69

Dana Lynch explained the subdivision and pointed out the changes that make the land swap between DBIDA and Foster's even in acreage. He also showed where the new road will be. Heine has agreed to pay for building this road but would be reimbursed for half the cost from future land sales off that road.

The Heine site plan was also presented to the Board for their action in finding the site plan does indeed meet the requirements of the Park.

Bob Paolini discussed the method established for paying Heine for the cost of the road. Scott Myers said that we need to set a time table to do the formula for the road. Don't do it after.

Mark Geuther asked what if the other land never sells.

Chris Veziris made the motion to accept the site plan as presented as meeting the requirements as stated in the Protective Covenants for Enterprise Park.

Jon McCallion seconded the motion.

Vote **U/A**

Bob Paolini made the motion to ask staff to draw up a cost sharing formula arrangement based on upland acres left to develop on the other side of the road next to the Heine USA project and to bring this formula to the board for review and approval.

Bruce McEldowney seconded the motion.

Vote **U/A**

5. Marketing/Land Sale Activity

The Board discussed the offer they had received from a company they had worked with in the past for land on Quality Way. They asked that financial information be submitted so they could make an informed decision as to the viability of this client.

6. Crosby Road Industrial Park Update

Bill Colbath, owner of a business at Crosby Road Industrial Park explained that he is interested in acquiring the Hansen Way property that DBIDA owns next to his property in the Park. When he had purchased his land originally, he had negotiated with the then DIDA to buy the Hansen Way land as well. For whatever reason, the deed did not reflect this. He now wants to expand his building and needs the property to get the density needed for the expansion.

Mr. Colbath had an appraisal done of the Hansen Way land as requested by the Board at the last meeting.

When asked the time frame for the expansion, Mr. Colbath said he has been thinking about expanding for a while so it is not critical to finalize this. Mr. Colbath would need it for density for the proposed expansion, however.

Scott Myers asked that the Board check with City Attorney Allan Krans to make sure the DBIDA in fact owns this land. While working on the Class VI roads, the City has discovered there are very specific rules for abandoning public streets and subsequently selling them. The Board would like to be assured that this transaction of the City deeding this portion of Hansen Way was, in fact, done correctly.

It was suggested that the Board could sell Mr. Colbath 50% of the road and sell the other 50% to Mr. Riley, the abutter on the other side. Bruce McEldowney felt that Mr. Riley should be informed as to the intent to sell this to Mr. Colbath. Chris Veziris and Tim Dargan said they would prefer to sell it to Mr. Colbath as there has been no communication with Mr. Riley over the years and his property on the other side of the road is wet and unbuildable and consequently of no viable economic use. Also, abutters at other parks are not asked of their interest in buying any property the Board is interested in selling.

Tim Dargan recommended selling the property at full market price. He feels Mr. Colbath, however, would be buying property he thought he had already bought at one time and it may have been included in that selling price.

Scott Myers left the meeting at 5:25.

Chris Veziris left the meeting at 5:30.

7. Southeastern Industrial Park Update

There were no updates.

8. Knox Marsh Road Industrial Park Update

There were no updates.

9. Other Development Activity

Beth Thompson handed out a list of act activities for the past month. She updated the Board on what the Cochecho Waterfront Development Advisory Committee (CWDAC) was doing regarding the Request for Proposals (RFP) for developing the property. The CWDAC had a meeting scheduled at the same time as this meeting to discuss that issue and determine the next steps.

Beth Thompson also informed the Board about the Walgreen's pharmacy that has been working with the City relative to a new facility on property owned by eCoast Sales. There are also 2 hotels currently working with the City to locate in Dover. One would be next to Northeast Credit Union off Indian Brook Drive and the other would be next to the Comfort Inn at the Week's Crossing. Hannaford's grocery store has also committed to locating a store on the project F Moran is proposing on Route 155/Mast Road.

10. DBIDA Matters of Interest

There were no items discussed.

11. Non Public Session As Per RSA 91-A:3 (d) Acquisition, Sale or Lease of Property

The Board did not go into non-Public session.

Jon McCallion made the motion to adjourn.
Mark Geuther seconded the motion.
Vote **U/A**

The meeting was adjourned at 6:00 pm.