

CITY OF DOVER

DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY - MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Manager's Office - 288 Central Avenue, Dover, NH 03820
Meeting Date: Thursday, January 11, 2007
Meeting Time: 4:30 pm

Members Present: Tim Dargan, Mark Geuther, Bruce McEldowney, Phil Rinaldi, George Maglaras, Jon McCallion, Pete Hamblett, Bob Paolini

Ad hoc members: Scott Myers, Mike Joyal, Beth Thompson

Members Absent: None

The meeting was called to order at 4:30 pm

1) Approval of Minutes of December 14, 2006

Phil Rinaldi made the motion to approve the minutes of December 14, 2006.

Jon McCallion seconded the motion.

Vote **U/A**

2) Non-Public Session as per RSA 91-A:3 (d) Acquisition, Sale or Lease of Property

Bruce McEldowney made the motion to go into non-public session as per RSA 91-A:3 (d) Acquisition, Sale or Lease of Property.

Phil Rinaldi seconded the motion.

Vote **U/A**

Bob Paolini made the motion to have the executive committee negotiate a deal with Summit Land Development to purchase wetland at Enterprise Park to be used as receiving area for project in the B-4 zone land of Indian Brook Drive for an office project.

Pete Hamblett seconded the motion.

Vote **U/A**

George Maglaras made the motion to add a section to the purchase and sales agreement with 2-Way Communication that would state that should 2-Way receives approvals for the new building but chooses not to proceed that the deposit would be non-refundable less any direct costs DBIDA had incurred.

Jon McCallion seconded the motion.

Vote **U/A**.

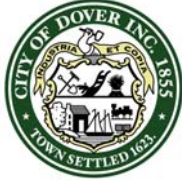
George Maglaras made the motion to suppress the minutes from the non-public session.

Bruce McEldowney seconded the motion.

Vote **U/A**

George Maglaras made the motion to come out of non-public session, Bob Paolini seconded the motion.

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



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3) Strategic Planning Session

Discussion on what roles DBIDA should take in the community.

Tim Dargan explained that since adopting the new state statutes, DBIDA has **the** authority to focus on economic development issues wider than Enterprise Park.

Mike Joyal said it might be time for DBIDA to refocus their energies and perhaps play a larger role in issues such as the waterfront and downtown. DBIDA could spend their energies advocating for the downtown. They also have tools available to do some financing.

It might be a good idea to put together a written plan on some strategies for the next three to five years.

George Maglaras brought up the idea of creating two subcommittees. One could work on studying whether another industrial park is feasible. The other could work with the parking garage consultant as the City works on managing parking for the downtown over the long term. That committee would also be able to advocate for the re-use of the existing surface parking lots.

He proposed an idea that DBIDA could put out an RFP to the private sector asking them to come up with a plan for reuse that would include retaining the number of spaces that exist on those lots today. The new use could put the parking underground or incorporate it into the proposed use. The new use would obviously have more parking spaces than are there today as the new use would have its own parking needs. George Maglaras felt this is a way to put land back on the tax rolls. He understands there would be some hurdles to this but also feels those are not insurmountable.

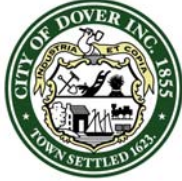
Tim Dargan envisions a marketing subcommittee that would attend public meetings and advocate for economic development.

The idea was proposed to give the marketing of Enterprise Park to a real estate agent and have them act as the seller's advocate.

Jon McCallion feels the community should look for conference space to answer Dover's need for this and make Dover a draw for events.

Mike Joyal felt that the conversation boiled down to a few areas the Board could concentrate on in coming years.

- Get an inventory of available City land that would be good for economic development and get the development rights to that land.
- Parking and infill



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- Giving the existing inventory of properties to a realtor.
- Exploration of a new industrial park
- Expand the members of DBIDA to help with the various Board efforts

4) Other Business

There was no other business to discuss.

5) Future meeting schedule for 2007

The first Thursday of the month at 4:30 pm was determined to be a good time for meetings.

Jon McCallion made the motion to adjourn.

Phil Rinaldi seconded the motion.

Vote **U/A**

The meeting was adjourned at 6:10 pm.