

CITY OF
DOVER

COCHECHO WATERFRONT DEVELOPMENT ADVISORY COMMITTEE - MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Cafeteria - 61 Locust Street, Dover, NH 03820
Meeting Date: Monday, April 2, 2007
Meeting Time: 5:30 PM

Present: Jack Mettee, Norm Fracassa, Joyce El Kouarti, Dean Trefethen, Earle Goodwin, Jim Schulte, Brian Gottlob, Wendy Scribner, Pete Hamblett, Steve Brewer

Absent: Frank Torr, Dave Bamford, Art Corte

Others: Jack Buckley, Scott Myers, Steve Bird, Mike Joyal, Allan Krans, Chris Wyskiel

1. Call to Order

The meeting was called to order at 5:35 pm.

2. Citizen's Forum

There were no speakers.

3. Approval of Minutes of February 5, 2007

El Kouarti made the motion to approve the minutes of 2/5/07. Hamblett seconded the motion.

VOTE U/A

4. Changes to Agenda

None

5. Correspondence

Mettee – 2 letters were submitted. The first was a March 19th letter from Chris Wyskiel requesting extension of designation. The second was an e-mail from Councilor Catherine Cheney stating that she doesn't want appraisal released until the City appraisal is completed.

6. Old Business

A. Extension for Designation for Dickinson Development

El Kouarti moved to extend the extension of the designation of Dickinson Development for 6 months to October 3, 2007.

Brewer seconded

Discussion: Schulte thought that was a good length of time.

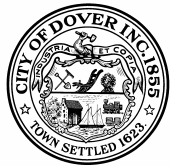
Vote u/a

B. Discussion of Term Sheet Conditions

Mettee wishes it had not taken so long but it is important to get it right.

Schulte presented a summary of the term sheet based on a handout (attached).

Developer will pay	\$4,617,000 total
	\$1,000,000 in cash
	\$2,117,000 for Public Park
	\$500,000 for environmental clean-up
	\$500,000 for pedestrian bridge re-location
	\$866,000 for supplemental public improvements



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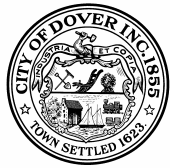
Benefits to City:

- long term property tax benefits
- Economic stimulus for surrounding properties
- Waterfront public improvements
- Environmental clean-up

Seven year time limit for waterfront park and retail buildings and a 10 year time limit for other parts of project.

Schulte asked for any questions.

- Scribner asked about the transfer of the property and if the City will retain ownership of the public park.
Schulte reviewed the specifics of the term sheet.
- Goodwin asked about negotiations with Dickinson.
Schulte indicated that extensive negotiations have taken place up to this point.
- Hamblett: what role has Dickinson had in the negotiations?
Schulte – He has been involved very closely; face to face and with his legal counsel
- Myers: Is seven years time limit from term sheet signing?
Schulte: No from deeding of land
- Meyers: Does “construct” mean beginning of ground breaking or completion of building.
Schulte: Park would be completed in first year once LDA has been signed; he will begin marketing
- Joyal: there are many safeguards and milestones built into the term sheet.
Dickinson will have to pay \$10,000 a month if no construction takes place.
- Brewer: Confirmed that the design standards will be included in the LDA, as will changes to design of the site plan caused by permitting considerations or other variables.
- Trefethen: what is the time frame for the public park beyond the pier and who pays?
Schulte: all parks are the responsibility of the developer – budget will be the limiting factor
- El Kouarti: asked about the median strip down the middle of the boulevard
Schulte: responsibility of the developer
- El Kouarti: asked about the use of the \$860,000
Schulte: first priority is environmental cleanup and then odor control
- Joyal: will need a person to oversee the development
Schulte: some of the funds will be used for Abramson contract and oversight of project; any cost savings will accrue to the City



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- Joyal: asked about grants
Schulte: if City secures the grant we get credit, if the developer gets the grant we will split the funds
- Mettee: if fundraising were to obtain funds for a task could it be used for a project
Schulte: yes
- Fracassa: asked about the moving of the pedestrian bridge
Joyal: will not have to be moved to install vehicular bridge
- El Kouarti: asked about the impact of the dredging schedule
Joyal: if dredging is not finished by 2009 it will not happen
- El Kouarti: asked about the basin dredging being done with funds
Schulte: not likely

Schulte: asked that the handout be put on the website

Mettee: if term sheet is available in 2 weeks we can schedule a public hearing on April 23rd.

Trefethen: caution members of public that the term sheet is a negotiated document

Myers: CWDAC should meet on April 16th to discuss the term sheet

Joyal: this committee was formed by the Council to provide a clear path. Dickinson has agreed to go back to Council to clarify the original resolution but that was not the original plan

Myers: original committee was appointed for 3, 4 and 5 year terms to ensure continuity.

Update on appraisal – Jack Buckley

Buckley: appraisal is not yet completed but maybe next week

Mettee: let's discuss the release of the appraisal; referenced the Cheney letter

Trefethen: should not be released until the CWDAC has had a chance to see it

Gottlob: doesn't want to affect the 2nd appraisal, but not to withhold it from the public

Myers: holding off on the release will remove any suspicion of collusion between the appraisers

7. New Business

8. Adjournment

Trefethen moved to adjourn at 6:55 pm

Brewer seconded.

Vote u/a