

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: Wednesday, April 23, 2007
Meeting Time: 5:30 PM

Present: Jack Mettee, Norm Fracassa, Dean Trefethen, Earle Goodwin, Frank Torr, Jim Schulte, Brian Gottlob, Steve Brewer

Absent: Pete Hamblett, Wendy Scribner, Joyce El Kouarti, Dave Bamford, Art Corte

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

1. Call to Order

The meeting was called to order at 5:35 pm

2. Approval of Minutes

Trefethen made the motion to approve the minutes of April 2, 2007
Goodwin seconded.

VOTE: U/A

3. Changes to Agenda

Torr mentioned El Kouarti's e-mail and wanted it discussed.
Mettee said that he would do so later in the agenda.

4. Correspondence

Mettee said he received a letter from Tony McManus dated 4/4/07 containing questions about the term sheet.
Mettee also referred to the El Kouarti e-mail.

5. Old Business

A. Term Sheet

Schulte: Term sheet is becoming a binding document. He reviewed the Waterfront Fact Sheet dated April 18, 2007 in detail.

Torr: Asked about access to bluff and what happens if it is not developed.

Schulte: land would be returned to City at cost determined by the LDA. Big challenge after term sheet will be the land use and design standards.

Current City assessment of the parcel is at 2.1 million.

Torr: Will the land conveyed include the basin area?

Schulte: No it will not.

Schulte reviewed the financial components of the term sheet.

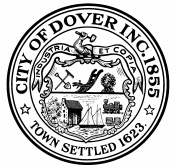
Goodwin: Are the costs based on realistic estimates?

Joyal: the cost estimates have been reviewed and we are comfortable with the numbers.

Schulte discussed the original City Council resolution.

Brewer: Is it possible to advance the survey and topo work before the LDA to answer some questions?

Schulte: Developer has 7 months to accomplish those items.



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Joyal: Work to be done has to happen for the LDA to be signed. Both parties have a vested interest in getting that done ASAP.

Brewer: Wants to make sure that the supplemental funds can not be used for off-site improvements such as traffic signals.

Joyal: Typically, only a portion of the off-site improvements are allocated to a developer based on their fair share.

Brewer: Will LDA contain design standards more detailed than we have now?

Schulte: Yes but design standards are mentioned in the term sheet also.

Brewer: What if the cost of the pedestrian Bridge exceeds estimates?

Schulte: Pedestrian bridge is the last priority and may not be done if cost is too high.

Goodwin: Will it have to go to Planning Board?

Schulte: Yes it has to go through the normal process, may have to go to Conservation Commission for environmental issues.

Torr: Kudos for Attorney Schulte and Attorney Krans for their work on the term sheet.

Mettee read from El Kouarti's e-mail and provided the answers that Joyal provided to her.

Mettee distributed a memo from Barry Abramson on the financial aspects and asked Brian Gottlob to provide his assessment of the results.

Gottlob: The assessment is very conservative. Project would be a financial positive for the City. Could have mentioned impact on public services, utilities and traffic impacts. He will be preparing some information on the enhancement benefits to surrounding property.

6. Citizens Forum

Mettee asked for any public comments on the term sheet

Karen Weston asked about what happens if the City has to buy back undeveloped land at market value.

Schulte: The LDA will specify the value. Developer will have added significant value to the land and the City may not want to buy the land back.

Karen Weston: Why is the public park land so much smaller? Was the value of the park decreased also?

Schulte: The park size and shape was in response to public comments received during the public hearing process held by J. El Kouarti's group.

Mettee: Some important elements are now included in the design such as the pier and walkway closer to the water.

Mettee: We should have a public hearing on April 30th at 7:00 in this room. Committee agreed.

Mettee discussed the appraisal in light of the term sheet. The committee previously discussed not releasing the appraisal. How does the committee want to handle the release of the appraisal?

Brewer: Concerned that the first appraisal would influence the second appraisal.

Torr: Appraisal should be kept under wraps until the second appraisal is completed.

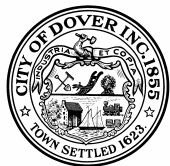
Trefethen: This committee only controls the first appraisal.

Gottlob: Motivation is not to hide the information, can not control other people's actions.

Torr: We need to try to work with City Council to arrange for a joint release of the appraisals.

Trefethen: Applaud the effort but reality has to be recognized.

Gottlob: Should still do things the right way.



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Schulte: Moved to not publicly disclose the contents of the appraisal until such time that the City council appraisal is released and that the release be coordinated with the City appraisal release.

Torr seconded.

Trefethen: Will the CWDAC see the appraisal first?

Others agreed that the committee needed to see the appraisal

Mettee asked Joyal if such action would conform to the right to know law.

Joyal: If the committee votes to not release the appraisal, the committee could go into a non-public session to review appraisal.

VOTE U/A

Trefethen moved, Brewster seconded to go into a non-public session per RSA91-A: 3II(d) to consider the sale of real property.

Roll Call vote was held

All yes

JACK METTEE – YES; NORM FRACASSA- YES; DEAN TREFETHEN – YES; EARLE GOODWIN – YES;
FRANK TORR – YES; JIM SCHULTE – YES; BRIAN GOTTLÖB – YES; STEVE BREWER – YES

6. Adjournment

Fracassa moved to adjourn the meeting at 6:50, Gottlob seconded.

VOTE U/A