



CITY OF DOVER

DOVER BUSINESS & INDUSTRIAL DEVELOPMENT AUTHORITY - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: Thursday, July 9, 2009
Meeting Time: 4:30 pm

MEMBERS PRESENT: Tim Dargan, Phil Rinalidi, Marc Weinstein, Peter Hamblett

EX OFFICIO MEMBERS: Michael Joyal, City Manager, Dan Barufaldi, Economic Development Director,
Mayor Scott Myers

OTHERS PRESENT: David Choate, Grubb & Ellis Coldstream Real Estate, Allison Rendaro

MEMBERS ABSENT: George Maglaras, Brian Gottlob, Robert Paolini, Marc Geuther, Michelle Sawyer, Steve Wyrsh

Meeting called to order.

1. Approval of Minutes of June 4, 2009

Motion:

2. Old Business

A. Enterprise Park Report (Coldstream Realtors)

David Choate, Grubb & Ellis Coldstream Real Estate, stated that there has been a lot of good activity within Enterprise Park. The discussion was continued in a non-public session.

B. Business and Events Contacts

Barufaldi stated that he and the City Manager had met with George Bald of the NH DRED Commission. There was discussion regarding a call center. Mike Provost, of the Dover Main St, is leaving and will be going to Rochester. There may be an impact to the train station as a result of him leaving.

3. New Business

A. Enterprise Park

i. Landscape Maintenance and Signage

The landscape maintenance has started and is already improving in the public areas and around the signage. Regarding the signage, Barufaldi met with Mike Leary of Sundance Signs. There will be one refurbished sign, one replacement sign and one directory sign. Enterprise Park will receive one sign per week for the next three weeks, according to Mike Leary.

ii. Park Association/Covenants

The Park Association By-Laws draft was put together by City Attorney, Allan Krans. The language is being reviewed by Staff currently. Each company will be asked to take responsibility for the public landscape maintenance adjoining their property.

iii. New Activity

Microtel was put up for auction last week. Interest was expressed by Lodestar Management Company. Their parent company is based out of London. Barufaldi went over a list of companies, from New York that would be de-certified in the Empire zones. As New York ended the program they will be contacted as relocation candidates.

B. Downtown Parking Facility

Barufaldi and Sawyer have put a list together consisting of individual they would like to see on the Parking Commission. The Commission now has 5 members.

C. ERZ Approvals

i. Forum with DRED

The ERZ districts have been approved at the State level.



CITY OF DOVER

DOVER BUSINESS & INDUSTRIAL DEVELOPMENT AUTHORITY - MINUTES

Meeting Type: Regular Meeting
Meeting Location: Council Chambers – 288 Central Avenue, Dover, NH 03820
Meeting Date: Thursday, July 9, 2009
Meeting Time: 4:30 pm

Nine companies attended the forum. Barufaldi believes that a lot of the companies will be taking advantage of the tax exemptions.

ii. ARC Loan Program

The program has been presented to several downtown companies who have expressed some stress where credit and cash flow is concerned.

D. Tourism Project/Volunteer Intern

The tourism project is moving along. The intern, Devin Merullo, has completed all of the PERT charts. An Ambassador Program and Stakeholders Breakfast is being planned for the fall.

E. RFP's: Economic Development Resource Guide, Discount Coupon Book

The purchase order has been completed for the Dover Discount Coupon Book. It is a coupon book with Dover area coupons as well as some advertising in it. It's to give a discount for people outside of Dover coming in. It will be distributed to Welcome Centers on the Downeaster and at .

The Economic Development Resource Guide is very important in talking to any company looking at coming to Dover. There will be no advertising in it, it will be strictly for business and is currently being designed.

4. Manager's Report: June 2009

A. Waterfront Redevelopment

There was a recent meeting with Dickinson Developers for a Washington St extension.

B. Economic Statistics

Barufaldi went over the latest unemployment report. He explained that Dover is currently in good shape in comparison with other areas at 5.6% unemployment.

5. Monthly Financial Report to DBIDA Board Approved

A. Month End Report (City Format)

B. YTD Report (current) from City Finance Department

Barufaldi went over the year end performance vs. budget and the Enterprise Park Debt Analysis report. Handouts indicated very positive results for both.

6. Adjourn

Motion: Hamblett made the motion to adjourn, Rinaldi seconded. Vote: U/A