



**CITY OF DOVER**

## CITY COUNCIL - MINUTES

Meeting Type: **Workshop Session**  
Meeting Location: **Media Access Center, McConnell Center**  
Meeting Date: **Wednesday, July 17, 2013**  
Meeting Time: **7:00 pm**

### 1. CALL TO ORDER

### 2. MOMENT OF SILENCE

### 3. PLEDGE OF ALLEGIANCE

Councilor Garrison led the Pledge of Allegiance.

### 4. ROLL CALL ATTENDANCE

**Present:** Mayor Trefethen, Deputy Mayor Carrier, Councilor Cheney, Councilor Crago, Councilor Garrison, Councilor Spuler, and Councilor Weston. Councilor Hooper arrived at 7:10pm. Councilor Weeden arrived at 8:15pm.

**Also Present:** City Manager Joyal and City Clerk Lavertu.

### 5. DISCUSSIONS

#### A. DOWNTOWN INFILL DEVELOPMENT PROPOSAL

City Manager Joyal gave an overview of the Land Development Agreement (LDA) between the City and the First Street at Garrison LLC. He said this project will generate new tax dollars that will be available for additional parking needs. He said this will be brought to the Council for a vote at the July 24, 2013 City Council meeting. He asked Chris Parker to give an overview of the major points of the LDA.

Planning Director Parker gave an overview of the Summary of Land Development Agreement between the City of Dover and First Street at Garrison, LLC.

The Council discussed several areas of concerns: the sewer line, parking, and tax revenue being put aside for parking improvements in the City.

Mr. Kevin McEneaney, Developer, gave a presentation regarding the proposed development. Mayor Trefethen urged the Council to read the LDA, get questions answered by the City Manager or Planning Director, and be ready for the resolution vote next week.

### 6. CITIZEN'S FORUM

*Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.*

**Human, 55 Union Street:** He spoke against a Tax Increment Financing (TIF). He said this project is not a TIF, but has elements of a TIF. He spoke about the sales price of the First Street Parking Lot being \$800,000 less than the assessed value.

Mayor Trefethen said Human's figures were way off.

Mayor Trefethen, seeing no one else wishing to speak, closed the Citizen's Forum.



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### 7. ADJOURNMENT

Deputy Mayor Carrier moved to adjourn, seconded by Councilor Weston.  
Vote: 9/0.

The following handouts have been archived with the Minutes:

- Summary of Land Development Agreement between the City of Dover and First Street at Garrison, LLC
- Development Agreement by and between City of Dover, NH and First Street at Garrison, LLC
- Two pages of site plans.