



CITY OF DOVER

**COCHECHO WATERFRONT DEVELOPMENT ADVISORY
COMMITTEE - MINUTES**

Meeting Type: Regular Meeting
Meeting Location: McConnell Center Room 305, 61 Locust Street, Dover, NH
Meeting Date: **Tuesday, March 31, 2015**
Meeting Time: **5:00 pm**

PRESENT: Jack Mettee (Chair), Dana Lynch, Kim Schuman, Sean Fitzgerald, Dennis Ciotti, Norm Fracassa, Jack Buckley (by telephone)

EXOFFICIO MEMBERS: Mayor Karen Weston, Michael Joyal, Allan Krans

STAFF: Gary Bannon – Recreation Director, Steve Bird – City Planner

OTHERS: Councilor Anthony McManus, Councilor John O’Connor, Tim Paiva, Mike Garrepy, Beth Fischer, Dean Peschel, Liz Goldman, others

1. Meeting was called to order at 5:25 pm.

Mettee explained that Buckley was participating by telephone and he could not attend because he was in Florida. Mettee confirmed that Buckley could hear the conversation and that he was alone in his location. All votes during the meeting would be done by roll call vote.

2. Minutes of March 3, 2015

Motion: Buckley made the motion to approve the minutes of 3/3/15, Fitzgerald seconded. Vote by roll call: Lynch – Yes, Schuman – Yes, Fitzgerald – Yes, Ciotti – Yes, Fracassa- Yes, Buckley – Yes, Mettee – Yes. Motion passes 7-0.

3. Citizens Forum: None

4. Changes to the Agenda:

Mettee: I would like to welcome our new members - Dennis Ciotti and Norm Fracassa.

5. Correspondence

Bird: I wanted to report that the City Council, on March 25th, adopted a resolution that reaffirmed the status quo for the relationship between the city, DHA and CWDAC. Any Term Sheet for development of the waterfront shall be approved by the City Council and CWDAC will provide updates to the City Council.

6. Old Business:

A. Review of CWDAC Work Plan

Mettee: The work plan was distributed at the last meeting and it maps out then next steps.

B. Acceptance of Final Cochecho Waterfront Market and Development Analysis Report

Mettee: The final report has been distributed in two versions, one with track changes and one with the changes included. We need to discuss and accept the final report. The two areas that were mostly

changed were in the economic data section, where Abramson added in new data from Brian Gottlob, and in the fiscal impact section, where more of an explanation was added.

Motion: Lynch made the motion to accept the final Abramson report as presented, Buckley seconded. Vote by roll call: Lynch – Yes, Schuman – Yes, Fitzgerald – Yes, Ciotti – Yes, Fracassa- Yes, Buckley – Yes, Mettee – Yes. Motion passes 7-0.

7. New Business

A. Presentation on Aquatics Center Proposal

Tim Paiva gave a Powerpoint presentation. Paiva explained how the Jenny Thomson Aquatics Center will be a state of the art center and reviewed the goals of the center. The facility is for all residents. Feasibility study was conducted. Did site visits to Richmond and Tupelo. Proposed site is in Maglaras Park so there will be great synergy with the waterfront. Building is 46,200 square feet, with a cost of \$14 million. There will be seating for 950 spectators. Paiva discussed programming, events and annual spending and economic impacts. Annual operating costs will be \$1 million and annual revenue will be \$1.3 million. The center will be managed by a 501c3 entity. This is public private partnership. Looking to the City for a land lease agreement and access to financing. Test borings were conducted and there were no show stoppers in the findings. The existing pools would not be needed and would be closed and repurposed.

Liz Goldman: Are you taking energy efficiency into account in your design?

Paiva: Our architects are taking that into account.

Fitzgerald: What is the timeline and how can we help?

Paiva: I would like to open in less than 4 years, depending on fundraising success. I would appreciate your support and keep us in mind as you do your planning. I would love to see a hotel or two on the waterfront for the users of the aquatics center to use.

Krans: How were the Tupelo and Richmond projects funded?

Paiva: Tupelo was city funded and Richmond was a combination.

Peschel: How much funding is needed?

Paiva: About \$8-9 million is needed.

Weston: What are you looking for from the City?

Paiva: Cooperation in the form of programming and funding would be nice.

Joyal: The City Council supported the project in the form of a resolution. Funding used for the swimming programs now would be directed to the new pool. The existing pools would be repurposed and there is a savings in operation costs.

Lynch: Since the City would not have to fund future pool improvements, would that money be used to support the project?

Joyal: Nothing firm on that yet, but it could be discussed.

Mettee: Thanks for the excellent presentation.

B. Presentation on LWCF Grant Project

Bannon: This is a chance to have an active, accessible waterfront. We have been working with Great Bay Rowing and UNH Crew on this project. The dredging was done for a reason and now is the time to use it. The butler building has been turned into a rowing building. The Land & Water Conservation Fund grant was obtained to put in a temporary dock system so that crew boats can be placed in the river without having to cross the mud flats. We want to work with the waterfront development.

Joyal: The City has leased the butler building on a one year lease. This will feed into a boathouse facility in the waterfront park planning.

Weston: Will this conflict with the riverbank stabilization?

Bannon: We want to have the dock taken into account when designing the riverbank. The dock could be moved if necessary. The dock would be compatible with the riverbank work.

Mettee: Could the dock system be reused if moved?

Bannon: Yes all the parts can be reused.

Mettee: What is the grant timetable?

Bannon: The City has to provide \$150,000 of in-kind match. We will find out if we get the grant in 3 to 6 months.

Fracassa: What kind of partnership do you see?

Bannon: The partnership now is with UNH Crew and the Great Bay Rowing club and we are looking to establish more. If the boathouse is built, there will be lots of public space, with meeting rooms and bathrooms.

C. Update on RFQ for Design Team

Mettee: We decided to go with the RFQ first, prior to doing an RFP. Several members sent in comments and I would like to review the proposed changes and have Bird make the changes as discussed and send out a revised version to members for comments to be sent back to Bird.

Mettee briefly reviewed some the comments received.

Lynch: We should make the RFQ as user friendly as possible.

Mettee asked Peschel if he had any comments on the RFQ.

Peschel: The city already has a contract with a firm to close the dredge cell so that can be removed. If the concept is to remove the bluff, it may take 4-5 years to remove and market all the material. That will be a conflict with the desire to start building.

Krans confirmed that the time estimate was based on the time needed to sell the material.

Peschel: There will be a conflict between the time needed to remove the bluff and the desire to start development. It may be in the best interests of the City to use an existing company that has identified the contaminated soils to do the remediation of the soils.

Fracassa: Are we going to change the bluff item to be a feasibility study?

Lynch: There could be changes to the work plan based on the RFP.

Mettee: I would like to work with Bird and get the RFQ back out to the committee.

Motion: Lynch made the motion to endorse the procedure as presented by the Chair, Buckley seconded. Vote by roll call: Lynch – Yes, Schuman – Yes, Fitzgerald – Yes, Ciotti – Yes, Fracassa-Yes, Buckley – Yes, Mettee – Yes. Motion passes 7-0.

Mettee: I have talked to a few members about serving on the sub-committee to review the responses, interview the firms and select the firms to submit the RFP. Lynch, Goodknight and Fracassa will serve on the sub-committee along with Bird and the Purchasing Agent.

8. Committee member comments:

Mettee distributed a letter from Councilor McManus.

Mettee stated that the next meeting may not be for a month to give the RFQ process some time.

9. Adjournment

Mettee declared the meeting adjourned at 6:55 PM.