

CITY OF DOVER

DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY - MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall 2nd Floor Conference Room
Location: 288 Central Ave, Dover, NH 03820
Meeting Date: **Thursday, June 2, 2016**
Meeting Time: **4:00 PM**

Members Present: Tim Dargan (Chair), Phil Rinaldi, Matt Sylvia, Jack Mettee, Scott Johnson, Sam Haddadin, David Peck,

Members Not Present: Annette Studebaker (Vice Chair), Maurice Olivier, Steve Wyrsh, Peter Hamblett

Ex Officio Members Present: Dan Barufaldi, Economic Development Director, Karen Weston, Mayor, J. Michael Joyal, City Manager

Ex Officio Members Not Present:, Daniel Lynch, Finance Director/Treasurer

D. Choate, Colliers International, was present for roll call attendance, reading of the minutes from the previous meeting and a portion of the non-public session.

1. The **Chair** called the meeting to order at **4:09 p.m.**

The **Chair** called for a roll call attendance. A quorum was present.

2. Review and Approval of the May 5, 2016 Meeting Minutes.

Motion: Jack Mettee made a motion to approve the May 5, 2016 Board Meeting Minutes, Seconded by Matt Sylvia. Vote U/A

3. Non-Public Session:

- Entered non-public session pursuant to RSA 91-A for the purpose of the acquisition, sale, or lease of real or personal property and to discuss personnel issues. Roll call vote, simple majority needed to pass.

Motion: David Peck made a motion to enter non-public session. Seconded by Sam Haddadin. Vote: U/A

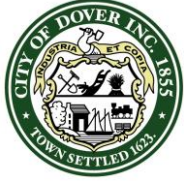
4. **Return to public session.** The Chair requested a motion to seal the minutes because divulgence would “render the proposed action(s) ineffective”.

Motion: Jack Mettee made a motion to seal the minutes. Seconded Sam Haddadin. Vote: U/A

NEW BUSINESS:

5. Financial Report: May, 2016 Month-End Report/ Report vs. Budget **VOTE**
D.Barufaldi gave an overview of the report that was distributed.

Motion: Matt Sylvia made a motion to accept the Financial Report. Seconded by David Peck. Vote Passed
U/A



CITY OF DOVER

DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY - MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall 2nd Floor Conference Room
Location: 288 Central Ave, Dover, NH 03820
Meeting Date: **Thursday, June 2, 2016**
Meeting Time: **4:00 PM**

- Waterfront Development status report, Jack Mettee

There is an amended contract on final design for dock area and a number of studies going on for natural resources as part of permitting process. There is a lot of discussion on what the actual docking will look like and it will primarily be on the knuckle area to facilitate small craft canoes, kayaks and transient vessels and larger vessels like the Leighton and for rowing coming from Durham. The meeting is held the third Tuesday in June and are looking to have a contract.

- CCRC Visit Report, Jack Mettee and Moe Olivier

Jack indicated that he and Moe met with Riverwoods, Steve Wyrsh was unable to attend last minute. Moe and Jack met Justina the CEO of Riverwoods, which is a continuing care retirement community. Jack Mettee gave an overview of the report that was distributed. Cost for a Studio at \$178,000 up front and monthly service fee of \$2,236 up to \$814,000 for the largest independent cottage with a monthly service fee of about \$6,500 with no increase in fees. If you move or pass away 90% of the initial entrance fee is returned. The wait time is 2 to 8 years as these properties are in high demand. Once you move in, the monthly fee does not increase as the resident requires a higher level of care. Economic impact would be 525 employees/ jobs created. It is nonprofit but they pay a real estate tax. Potential for Dover model in the downtown or near downtown area or a multi generational community was discussed indicating they are not stuck in one model. The next step is the CEO will review the opportunity to branch out to Dover in a board meeting later this month. They would be looking for 10 acres, Tim Dargan mentioned the waterfront could be a potential site. Jack Mettee indicated the CEO is sharp and she has a bigger vision. There is nothing needed from DBIDA at this time.

6. OLD BUSINESS:

Tabled for the next meeting.

7. Manager's Report, Economic Development Section, May, 2016.
8. Board Member comments/questions.
9. ADJOURN: VOTE

Motion: Matt Sylvia made a motion to adjourn at 6:04 p.m. Seconded by Sam Haddadin. Vote: U/A