



CITY OF DOVER

DOVER BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY - MINUTES

Meeting Type: Regular Meeting
Meeting Location: City Hall, 2nd Floor Conference Room
Meeting Date: Monday, June 5, 2017
Meeting Time: 4:00PM

Members Present: Tim Dargan (Chair), Scott Johnson (Vice-Chair), Maurice Olivier, Sam Haddadin, Matt Sylvia, Phil Rinaldi, Guy Eaton

Members Not Present: Jack Mettee, Edmund Chun Taite

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

Guest: Anthony I. Blenkinsop, City General Counsel

David Choate, Colliers International, was present for a portion of the non-public session.

1. The Chair called the meeting to order at 4:03 PM.

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

2. Review and Approval of the May 1, 2017 Meeting Minutes.

Motion: S.Johnson made a motion to approve the May 1, 2017 Board Meeting Minutes with proposed changes of the words "Chair" to "Vice-Chair". Seconded by P.Rinaldi. Vote: U/A.

3. Full Report and Discussion of Operational Effectiveness Project Findings: Moe Olivier

M.Joyal entered the meeting at 4:07 PM.

M.Olivier discussed the challenges and issues presented in the Operational Effectiveness Report. Conversation ensued concerning the next course of action the board should take and suggestions were made.

K.Weston left the room at 4:15 PM.

K.Weston re-entered the room at 4:18 PM.

It was recommended that the DBIDA Board be used in an advisory capacity. Discussion ensued regarding effective ways to target measures which influence economic development in the city.

4. Non-Public Session:

Enter non-public session pursuant to:

RSA 91-A:3 II (c): Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to



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any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

RSA 91-A:3 II (d): Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

RSA 91-A: 3 II (j): Consideration of confidential, commercial, or financial information that is exempt from public disclosure under RSA 91-A: 5, IV in an adjudicative proceeding pursuant to RSA 541 or RSA 541-A. Roll call vote, simple majority needed to pass.

Motion: S.Johnson requested a roll call vote to enter non-public session. Seconded by S.Haddadin. Vote: U/A.

5. Return to Public Session:

The Chair requested a motion to seal the non-public session meeting minutes pursuant to:

RSA 91-A: 3, III: "Divulgence would render the proposed action(s) ineffective"

"Divulgence of the information would affect adversely the reputation of a person other than a member of the body".

Two-thirds majority needed to pass.

Motion: M.Sylvia made a motion to seal the non-public session meeting minutes. Seconded by P.Rinaldi. Vote: U/A.

6. New Business:

- DBIDA Status Change Discussion: Mike Joyal/Tim Dargan
- Budget Proposal to the City Council Status
- Three Year Funding Agreement

The City Manager discussed his reasoning behind the request for a status change for DBIDA. He is recommending to the City Council that DBIDA be changed to include it as an organization within the City of Dover. He proposed that an employment agreement with the Director of Economic Development be established, then ratified by the City Council. Discussion ensued between the Board and A.Blenkinsop regarding the options for DBIDA to function as an independent organization.

M.Olivier left the meeting at 5:47 PM.

A.Blenkinsop left the meeting at 5:59 PM.

- Downtown Merchants Report: Reid Weston

R.Weston gave an update of the downtown merchants.

T.Dargan announced the resignation of David Peck.



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7. Financial Report: May 31, 2017 Month-End Report/Report vs. Budget

D.Barufaldi went over the financial report that was distributed.

Motion: G.Eaton made a motion to accept the May 31, 2017 Financial Report. Seconded by M.Sylvia. Vote: U/A.

8. Old Business:

- Conversion of Residential Properties to Commercial: Scott Johnson, Point Person. Sam Haddadin, Matt Sylvia. Jack Mettee, Dan Barufaldi re Planning Interface and Strategy Redevelopment and Kirt Schuman meeting.

A coalition for rezoning has been established.

9. Manager's Report: Economic Development Section: May 2017.

The manager's report is located in the packet for review.

10. Board Member Comments/Questions:

11. ADJOURN:

Motion: S.Haddadin made a motion to adjourn at 6:14 PM. Seconded by S.Johnson. Vote: U/A.