



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, June 19, 2018**
Meeting Time: **5:30 pm**

PRESENT: Dana Lynch (Chair), Norm Fracassa (Vice Chair), Kim Schuman, Kyle Pimental, Samia Touma, Peg Purcell, Sean Fitzgerald, Dane Drasher, Dennis Ciotti

EX-OFFICIO: Karen Weston (Mayor), Michael Joyal (City Manager), Allan Krans (DHA Executive Director)

STAFF: Steve Bird – City Planner, Gary Bannon – Recreation Director, Dave White – City Engineer, Chris Parker – Assistant City Manager

OTHERS: Doug Steele, Kevin McEneaney, Jeff Johnston, Bob Berry, Chad Kageliery, Art Guadano, Liam Sullivan, George Maglaras, David Choate, Beth Fisher, Robbie Woodburn, others

1. Call to Order at 5:30 PM

2. Approval of Minutes from Previous Meetings

Motion: Ciotti made motion to approve minutes of 5/15/18, 6/6/18 and 6/6/18, Fitzgerald seconded. Vote: UA

3. Citizens Forum:

Steele: I have attended all the developer interviews. I support the Summit Development proposal. They showed courage in deviating from the concept plan. They have done great projects in Dover. They have a great team to move the project forward.

4. Changes to the Agenda: None

5. Correspondence: None

6. Old Business:

A. Report on Bluff Excavation Progress

Bird: I received a progress report from Tom Severino. The rock processing operation has ended until the blasting resumes in the fall. The pile of processed rock is being trucked off-site to their jobs.

B. Report on Bulkhead Assessment

Bird: I have received an update from Horsley Witten and GZA about the work they did on May 15th. GZA coordinated with a City backhoe operator to dig two test pits and they drilled two test borings to review the as-built conditions and evaluate subsurface conditions. Their findings indicate the wall system was generally installed as shown on the 2004 design plans, is functioning as intended, and is not in need of reinforcement or removal. One exception is that tie rods were not installed according to the plans, and one tie rod connection that was inspected was sheared and missing a nut – leading to believe that the method of tie rod connection may be inconsistent. GZA recommends exposing each tie rod connection (during construction of the park) to verify the connections are adequate and intact, and repaired if required. GZA does believe the tie rod system is functioning as intended. Based on the field assessment and the proposed park plans, GZA provided recommendations for support of the proposed plaza decking to Ironwood to incorporate into the decking design.

Horsley Witten and Ironwood are finalizing design and permit applications for DES submittal, including wetlands and AOT. We will submit to the City for internal review and approval before submitting to DES. I have no target date for submission yet.



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C. Report on Public Dock Status

Bannon: The dock opened as of June 1st. We will have an official opening soon. It has been used quite a bit. I am working on signage and parking. We are working on realigning the dock to move it 10 feet closer to the shore. Dock Doctors is working on new dock piece to install between fixed pier and gangway.

Lynch: Any plans for reflectors or lights to make sure boaters see the dock at night?

Bannon: Working on installing lighting from the shore. Will look at adding reflectors on dock.

Pimental: How long will it take to make the change to the dock?

Bannon: It can be done in 1 or 2 days if things go well.

7. New Business:

A. Report on Developer RFP Interviews Held on June 6, 2018

Lynch reviewed the process used during the RFP process over the last year. He reviewed dates for the RFQ process, interviews, RFP issuance, RFP submittals and RFP interviews. The RFP sub-committee met on 5/31 to review the submittals. Chinburg decided not to submit. On June 6th we had two interviews and then a non-public session to discuss the two developers.

B. Discussion and Vote on the Selection of Preferred Developer

Lynch: I would like to ask committee members to discuss their opinions on the two developers.

Fitzgerald: We have two strong developers that have local experience. What separated the two was the overall vision of Cathartes, especially the center of mixed uses just as you come over the bridge and hotel. I would like to see some additional commercial, mixed uses and more diversity in the design of the townhouses but I think their plan is one we can work with.

Drasher: Both developers are able to do the job. The Cathartes plan is consistent with the vision of CWDAC. They have done quality work and experience in public/private partnerships, and interest in working together. They are financially sound. I give them my whole hearted endorsement.

Schuman: I agree with what has been said. I appreciate their commitment and local knowledge, I was disappointed in the quality of the Summit proposal and was lacking compared with the Cathartes proposal, which had more background and support. Summit had a good plan but we were being asked to take a lot of it on faith. Cathartes had the stronger proposal.

Fracassa: I enjoyed the process even though it was tedious. I enjoyed both of the visions and concepts alternatives presented. One form's concepts were more fleshed out more thoroughly. I was impressed with the interview with Cathartes. I will be willing to move forward working with Cathartes.

Lynch: This was a well planned and executed process and I am proud of the committee's work. I was very impressed with the proposal from Cathartes, with its thoughtfulness and the way it generated a clear linkage to downtown. The way they employed the architecture and smart phasing plan was impressive. Summit has a good team and I have worked with many of them. The Summit proposal was creative and well-intended but it didn't meet the RFP criteria and address the community vision. There was a shortfall with financial information and other information that was plentiful in the Cathartes proposal.



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Motion: Fracassa made motion that CWDAC designate Cathartes as the Preferred Developer for the Cochecho Waterfront Development based on what was said here today and their proposal provides the best opportunity to meet our goals and I further move that CWDAC recommends and requests that the City enter into negotiations with Cathartes as contemplated in, and consistent with, section V.A)2 of the Request for Proposals, Purcell seconded. Vote: Unanimous

Weston left the meeting at 6:00.

C. Discussion on Term Sheet Negotiation Process

Lynch: I asked Chris Parker to attend to explain this process of entering into negotiations.

Parker: I have been involved in land development projects. The first step is for Cathartes to submit their deposit check as required to help cover costs. The negotiating team would be myself, Steve, the City Attorney and Mr. Krans to represent the DHA. Will work with the Chair to create a sub-committee to serve as a sounding group to bounce ideas off of. We would look to identify items to be included in the term sheet, using the previous waterfront term sheet and some recent ones. We would negotiate with Cathartes and come up with a term sheet to bring back to CWDAC and the DHA as required. We would then develop a land disposition agreement which is a more formal legal agreement. This project is unique. There will be phasing components, financial information, design review, and potential changes to the concept plan. We would come up with an agreement that is acceptable to CWDAC, DHA and City Council. If we can't come to an agreement then we could approach Summit to see if they are still interested.

Lynch: What is the timeframe?

Parker: I would say within this calendar year is realistic. It depends on the issues that come up. We have negotiated with both of the developers before.

Joyal: CWDAC members would give feedback but not sit at the table.

Lynch: I will talk to CWDAC members to see who might be interested.

D. Request for Letter of Support for NH Coastal Resilience Grant – Living Shoreline on Waterfront

Pimental recused himself because his employer might have a role.

Bird: The City is preparing an application for funding to assist in the construction of the living shoreline component of the shoreline stabilization plans. Applying for the maximum allowed which is \$100,000 and will provide more than that in local matching funds. There will be a public participation component that will be done with the Strafford Regional Planning Commission to include the use of public art to educate on climate adaptation. I am looking for support from CWDAC for the application.

Lynch reviewed the letter.

Motion: Drasher made motion to support the application, Schuman seconded. Vote: UA

Pimental rejoined the meeting.

8. Committee member comments:

Lynch: I am happy where we are at now. Thanks for the support and hard work of all members.

9. Adjournment:

Motion: Fracassa made motion to adjourn at 6:15 PM, Fitzgerald seconded. Vote: UA