

MINUTES of the ECONOMIC DEVELOPMENT COMMITTEE  
May 26, 2022 @ 5:00 p.m.

Committee Members present: Councilor Martin Dumont, Chairman  
Councilor Richard R. Michaud  
Councilor Matt Gerding  
Temporary Alternate Member: Councilor Nancie Cameron

Absent: Councilor Donald Austin, Vice Chairman

Staff Members present: City Manager Bob Belmore  
Finance Director Scott Smith  
Deputy City Clerk Ammy Ramsey

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The meeting was called to order by Chairman Dumont at 5:00 p.m.

Mayor Hilliard appointed Councilor Cameron to take Councilor Austin's seat for this meeting.

APPROVE MINUTES OF FEBRUARY 16, 2022

***Councilor Michaud made a motion to accept the February 16, 2022 minutes as submitted. The motion was seconded by Councilor Gerding and passed 4-0.***

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE APPLICATION (CH.31)

***Councilor Gerding recused himself for this agenda item and took a seat in the audience.***

City Manager Belmore stated that this application is for 142-144 High Steet which is in the Downtown Historic District. This is a three residential unit that has fallen into disrepair over the years and is in need of extensive exterior and interior repair. Manager Belmore mentioned the revitalization will include weatherization, landscaping, repointing, and various other items. Manager Belmore informed the Committee that the renovation estimates from the property owner that was submitted included a project cost of \$147,000.000, some pictures, and sketches for review. The current assessed value of the building is \$174,500.00 and the assessed land value is 31,000.00.

Manager Belmore mentioned that some conditions to qualify for the Chapter 31 Community Revitalization Tax Relief are declaring the project will be a benefit to the public and encouraging growth in the downtown area. Manager Belmore also stated that a decision will need to be made for the term length the property will be able to receive the Community Revitalization Tax Relief Incentive.

Councilor Dumont inquired about the need for this application to be presented to any other Board or Committee before the Committee's recommendation goes to full Council. Councilor Gerding, from the audience, stated that this was on the Historic District Meeting Agenda for the May 25, 2022 Meeting.

There was some discussion pertaining to the amount submitted for the cost of repairs being enough to cover all the items listed. Manager Belmore mentioned that he believes the property owner is planning on doing the repairs himself according to his application. Councilor Cameron stated she believes that the property owner has intentions of doing the right thing.

***Councilor Michaud made a motion to support a recommendation to move the Community Revitalization Tax Relief Incentive Application to Full Council. The motion was seconded by Councilor Cameron and passed 3-0-1.***

Councilor Gerding recused himself from the discussion and the vote; he mentioned he was an abutter.

#### RE-ISSUE RFP FOR 1 WINTER STREET

Manager Belmore stated that the revised RFP for 1 Winter Street contains a few additions and changes including ground water testing needed and it being in a Groundwater Management Zone and additional City and property background. Manager Belmore also mentioned that the edits included the need to comply with City's Form Based Codes. and have at least 2-stories for mixed use development. There was also language regarding architecture preference and the development being harmonious with our City Master Plan.

***Councilor Gerding made a motion to accept the changes as drafted in the RFP for 1 Winter Street. The motion was seconded by Councilor Michaud and passed 4-0.***

#### PLAZA DEVELOPMENT

Manager Belmore recommended to redistribute the RFP for the Plaza Development should the Council want to continue with this possible project. Manager Belmore stated that the request for proposal did not change but is open for any suggestions the Committee may have.

Councilor Gerding suggested adding the need to comply with form based codes; Belmore suggested also adding similar language that was added to the 1 Winter Street RFP regarding the Master Plan goals. There was further discussion pertaining to making those revisions and to send the amended RFP to full Council.

***Councilor Michaud made a motion to support approving the changes and present the revised RFP to Council. The motion was seconded by Councilor Cameron and passed 4-0.***

#### MISCELLANEOUS

Finance Director Scott Smith mentioned that the City currently has six parcels in the Community Revitalization Tax Relief Incentive program and three properties have had their terms expire and are no longer receiving the incentive.

Councilor Michaud inquired about the former police station property. Director Smith stated they are waiting for the Governor and Executive Council's approval of additional Grant funds that were needed.

Manager Belmore asked the Committee if they would like to join other City Officials for a tour of the Aclara building and campus property on June 8, 2022 at 5:00 p.m. and the consensus of the Committee was that they would like to take the tour.

There was further discussions between Economic Development Director Robin Comstock, members of the Committee, and City Staff regarding updates on several businesses including Bad Labs, General Linen, Favorite Foods, Profile Bank, Dimensions & Games, the new Mediterranean Restaurant, and a new dental office.

#### ADJOURN

***Councilor Michaud made a motion to adjourn. The motion was seconded by Councilor Cameron and passed 4-0. Meeting adjourned at 6:00 p.m.***

Respectfully submitted,

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Ammy Ramsey, Deputy City Clerk