

MINUTES of the ECONOMIC DEVELOPMENT COMMITTEE
January 17, 2023 @ 4:45 p.m.

Committee Members present: Councilor Donald Austin, Chairman
Councilor Richard R. Michaud
Councilor Matt Gerding

Committee Members excused: Councilor Robert Gibson, Vice Chair

Staff Members present: City Manager Bob Belmore
Finance Director Scott Smith
Director of Planning & Community Development
Michelle Mears
Deputy City Clerk Ammy Ramsey

Public Present: Robert Previti
Jenny Holmes

The meeting was called to order by Chairman Austin at 4:45 p.m.

APPROVE MINUTES OF OCTOBER 17, 2022

Councilor Gerding made a motion to accept the October 17, 2022 minutes as submitted. The motion was seconded by Councilor Michaud and passed 3-0.

CHAPTER 31, COMMUNITY REVITIZATION TAX RELIEF INCENTIVE PROGRAM
APPLICATION FOR ELM STREET APARTMENT HOUSING PROJECT

City Manager Belmore stated that this project has not been approved by the Planning Board as of today. Manager Belmore informed the Committee that the application for tax relief is for 11 years, which includes 5 years for a qualifying structure, 2 years for new non-subsidized residential units, and 4 additional years for substantial rehabilitation of a qualifying structure that is listed or determined eligible for listing on the National Register of Historic Places. Manager Belmore also stated that a public hearing will need to be scheduled for discussion of the project and to determine if the project qualifies for the Community Revitalization Tax Incentive Program for full Council.

The Committee viewed the application and discussed the additional 4 years of tax relief and the consensus of the Committee was that it does not qualify for the additional 4 years.

Robert Previti mentioned that they believed since they were preserving the “Agents” house and with the adjustments to the design at the request of the Historic District Committee it would qualify for the additional 4 years.

City Manager Belmore mentioned that the project has to meet the criteria of the U.S. Secretary of Interior’s Standards for Rehabilitation for the additional 4 years, but believes that would only apply to the facility being renovated and not the rest of the project.

Councilor Gerding feels that the entire project does meet the qualifications for the 7 years of tax relief, and the Committee agreed. Discussion continued concerning the total budget for the project, and whether the 6 apartments in the mansion are new or being rehabbed and if they are subsidized or non-subsidized.

Councilor Austin inquired with the Committee concerning the qualifying factors to be able to bring this application to full Council for approval. It was the consensus of the Committee that some more information regarding the mansion, and the determination of separating the lot is needed before moving forward. Mr. Previti stated that he will discuss this with his partner and get back to the City.

REUSE OF CITY OWNED PROPERTIES FOR DEVELOPMENT

Councilor Austin mentioned that there are 3 properties that should be discussed during the goal setting. Those being the Bretton Cleaners, National Guard Building, and the old Police Station. Councilor Austin mentioned that these properties have various issues associated with them that would need to be addressed.

Councilor Gerding inquired about the difference between an RFP and an RFQ. City Manager Belmore stated that an RFP is a Request for Proposal and an RFQ is a Request for Qualification. An RFP the City would request what the City is looking for specifically and an RFQ the City would receive developer qualifications and it would be wide open for developers. Manager Belmore mentioned that the qualifications will give a visual of previous projects and the City will provide a direction for the project. Councilor Austin mentioned that the City's Master Plan will also give developers information if they do their homework.

The Committee discussed the 3 properties and their challenges and the possibilities for each property.

MISCELLANEOUS

City Manager Belmore mentioned some new businesses that have opened up recently in the City and some that are coming.

ADJOURN

Councilor Michaud made a motion to adjourn. The motion was seconded by Councilor Gerding and passed 3-0. Meeting adjourned at 6:02 p.m.

Respectfully submitted,

Ammy Ramsey, Deputy City Clerk