

MINUTES of the ECONOMIC DEVELOPMENT COMMITTEE  
April 12, 2023 @ 5:00 p.m.

Committee Members present:                      Councilor Donald Austin, Chairman  
   Councilor Robert Gibson, Vice Chair (arrived at 5:20p.m.)  
   Councilor Richard R. Michaud  
   Councilor Matt Gerding

Staff Members present:                              City Manager Bob Belmore  
   Director of Planning & Community Development  
   Michelle Mears  
   Public Works Director Michael Bobinsky  
   Deputy City Clerk Ammy Ramsey

Others present:                                        Robert Previti

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The meeting was called to order by Chairman Austin at 5:06 p.m.

APPROVE MINUTES OF MARCH 6, 2023

***Councilor Michaud made a motion to accept the March 6, 2023 minutes as submitted. The motion was seconded by Councilor Gerding and passed 3-0.***

ON-STREET PARKING LICENSE/LEASE FOR ELM STREET DEVELOPMENT

City Manager Belmore introduced Mr. Previti who is representing the developer of the Elm Street project. Manager Belmore informed the Committee that they have been working together with City staff to come up with the agreement language and has also consulted with the City Attorney. Manager Belmore further explained some changes that will make the lease agreement agreeable to both parties. Manager Belmore presented a map with the parking detailed in the area and described some changes that would need to be addressed with the Zoning Ordinance. Manager Belmore added that the developer will be responsible for signage, maintenance, and policing of the spaces.

Councilor Austin feels the language of the lease allows for some flexibility for both parties for small changes over the time of the lease.

Councilor Michaud expressed some concern pertaining to some possible times that museum patrons may park in those designated spots for a short period of time. There was some discussion pertaining to some signage that will be posted that may help and it was suggested that the museum could put a sign to notify their patrons. Mr. Previti stated that if it does become an issue, we can always address it at that time. Manager Belmore mentioned adding the elections to the City use section of the lease.

Councilor Gibson arrived at 5:20 p.m.

***Councilor Gerding made a motion to sponsor a Resolution for a 20 Year Lease Agreement with 85 Elm Street Somersworth, LLC for 44 parking spaces on Main Street. The motion was seconded by Councilor Michaud and passed 4-0.***

***Councilor Gerding made a motion to sponsor an Ordinance to amend Police Offenses Chapter 13. The motion was seconded by Councilor Gibson and passed 4-0***

**CITY OWNED PROPERTIES:**

a) Former Police Station Site – Main Street

Councilor Austin stated he was disappointed that no bids were received and wonders if the amount was too high. City Manager Belmore stated that he spoke to a developer and they stated the renovation for the building would be in the range of \$500,000 to \$750,000 so lowering the price could bring in some interest. Manager Belmore also mentioned using a corporate or residential broker to sell the site.

Councilor Gibson stated that he feels going with a broker could be beneficial because they would come up with a price that the property could sell for or hiring an assessor to give the City an idea of what the property is valued at. Councilor Gibson also stated that he does not like the idea of a no cost sale.

Councilor Gerding inquired about the assessed value the City has for the property and was informed that the assessed value is \$150,500.

Discussion continued pertaining to using a realtor or lowering the minimum bid amount. The consensus of the Committee is to request this subject to be put on the next Council Agenda under Other to get some further guidance from the full City Council.

Director of Planning & Community Development Michelle Mears mentioned putting a stipulation in the RFP for the buyer to cover the Realtor cost.

b) 1 Winter Street, former Breton's Cleaners site

Councilor Austin mentioned that at this time the City has decided to hold on to this property with the possibility of using the property for public use of some kind. There was some discussion about what type of use this property could be used for and what it could potentially look like. The consensus of the Committee was to have a map to look at for the next meeting to discuss the options the City has.

c) Plaza Parking Lot

Councilor Austin informed the Committee that this will remain on the agenda to discuss at a later meeting.

**PEDESTRIAN WAYFINDING SIGNAGE**

Councilor Austin described the documents that the Committee received to show the different options available and pricing.

Councilor Gerding mentioned the top places he would like to have the signs located which consisted of

- Citizens Place
- City Hall
- High St. and Washington St.
- USS Somersworth

- Main St. and Market St.

The Committee had discussions regarding the cost of items and the budgeted amount of \$15,000 and how many signs we could do for that amount. Manager Belmore suggested gathering more information on the pricing and what that includes in order to determine the quantity and locations.

#### MISCELLANEOUS

There were no miscellaneous items to discuss.

#### ADJOURN

***Councilor Gerding made a motion to adjourn. The motion was seconded by Councilor Michaud and passed 4-0. Meeting adjourned at 6:04 p.m.***

Respectfully submitted,

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Ammy Ramsey, Deputy City Clerk