

MINUTES of the ECONOMIC DEVELOPMENT COMMITTEE  
May 24, 2023 @ 5:00 p.m.

Committee Members present:

Councilor Donald Austin, Chairman  
Councilor Robert Gibson, Vice Chair  
Councilor Richard R. Michaud  
Councilor Matt Gerding

Staff Members present:

City Manager Bob Belmore  
Director of Planning & Community Development  
Michelle Mears  
Deputy City Clerk Ammy Ramsey

---

The meeting was called to order by Chairman Austin at 5:11 p.m.

APPROVE MINUTES OF APRIL 12, 2023

***Councilor Michaud made a motion to accept the April 12, 2023 minutes as submitted. The motion was seconded by Councilor Gibson and passed 4-0.***

FORMER POLICE STATION SITE / REALTOR MARKETING PROPOSALS

City Manager Belmore explained that they received two proposals from Heather Kretschmar of the The Bean Group, and from Peter Russell and Associates.

Councilor Austin mentioned the proposal from Peter Russell and Associates did not give a positive view on the condition of the property and the flat fee of \$5,000.00 whether the property is sold or not. Councilor Gerding agreed with Councilor Austin and mentioned that The Bean Group proposal was more positive but it did not include the experience description that Peter Russell and Associates provided. There was further discussion pertaining to the previous real estate transactions that Mrs. Kretschmar has done for the City.

Councilor Austin inquired about the property condition and concerns Mr. Russell mentioned in the proposal. City Manager Belmore stated they are accurate and added that the asbestos is contained. Councilor Austin feels that if the property is marketed appropriately those concerns will be considered.

Councilor Gerding stated he prefers the percentage commission and did not like providing a flat fee whether there is a sale or not.

***Councilor Gibson made a motion to approve the Real Estate Proposal from Heather Kretschmar, The Bean Group for the Real Estate listing of the former Police Station. The motion was seconded by Councilor Michaud and passed 4-0.***

MISCELLANEOUS

Councilor Gerding mentioned that he noticed a couple trees along the Plaza parking lot that may not have survived the winter and requested someone take a look at them.

City Manager Belmore proposed hiring consultant team, perhaps engineering/architect team to design a construction plan for 1 Winter Street that can implement some parking, landscaping, and other options that will benefit the Community. There was continued discussion pertaining to the funding source and the Committee agreed that it would be a great start to implement something beneficial for the Community in that space.

Councilor Gibson mentioned considering an expansion to the Planning and Development Department that could help with these types of designs for the City. Councilor Austin stated that would be up to the City Manager with input from Department Heads. City Manager Belmore appreciated Councilor Gibson's suggestion and mentioned that many departments are sharing responsibilities to accomplish the work needed.

Councilor Austin mentioned that 396 High Street which was the former walk-in care center is looking like some maintenance should be done. Planning and Development Director Mears stated that the Code Officer has issued a violation and also mentioned that she is not aware of any interest in the building.

Councilor Austin mentioned that the new car wash is coming along nicely.

Councilor Michaud inquired about the Old Somersworth Hotel, and Planning and Development Director Mears stated there is a Purchase and Sales Agreement currently in place.

#### ADJOURN

***Councilor Michaud made a motion to adjourn. The motion was seconded by Councilor Gerding and passed 4-0. Meeting adjourned at 5:39 p.m.***

Respectfully submitted,

---

Ammy Ramsey, Deputy City Clerk