



Rochester City Council

Community Development Committee

MEETING MINUTES

Donna Bogan, Chair
Daniel Fitzpatrick
Laura Hailey
Palana Hunt-Hawkins
T. J. Jean

Meeting Date:	Monday, October 18, 2021	
Members Present:	Donna Bogan Daniel Fitzpatrick Laura Hailey Palana Hunt-Hawkins	Members Absent: T.J. Jean
Guests/Staff:	Julian Long, Rochester Community Development Coordinator Jennifer March, Economic Development Assistant Director Greg Grant, Lilac City Development, LLC Christine Castaldo, Market Square Architects	

Councilor Bogan called the special meeting to order at 6:00 p.m. at 45 North Main Street.

SITE TOUR – 79E Applicant

Mr. Grant provided an overview of the proposed project, which would renovate the 45-55 N. Main St. to create a large ground floor commercial space and about 45 residential units on the upper floors. The residential units will be one-bedroom and two-bedroom apartments. Ms. Marsh added that the project developers also hope to use Opportunity Zone benefits for the project, as well.

Councilor Hailey asked about the building setback and planned renovation timeline. Mr. Grant stated that there will be a ten-foot setback and that the project will take about 18 months to build.

Motion was made by Councilor Bogan and seconded by Councilor Hunt-Hawkins to recommend that the City Council approve the 79E grant application for the requested period of seven years. The motion passed unanimously.

Councilor Bogan exited the meeting.

Councilor Hailey called the regular meeting to order at the City Hall Annex at 6:27 p.m. Councilor Fitzpatrick made a motion to approve the September 20, 2021 committee meeting minutes, and Councilor Hunt-Hawkins seconded the motion. The motion passed unanimously.

PUBLIC INPUT	There was no public input.
79E Application – 45-55 N. Main St., 8 Barker Ct.	This agenda item was discussed during the 79E application site tour.
PUBLIC FACILITIES NAMING POLICY - Draft	Mr. Long provided a brief overview of his research into other municipalities' public facilities naming policies and stated that the draft Rochester policy is in review with the city manager. The draft policy would have proposed names for public facilities be referred to the Public Works & Buildings Committee and/or the Recreation & Arena Advisory Commission, as appropriate. The draft policy, with any revisions or comments from the city manager, will be included on the Community Development Committee's November meeting agenda.
GREATER WAKEFIELD RESOURCE CENTER FUNDING REQUEST	Mr. Long presented the funding request letter that was submitted to the Rochester city manager by the Greater Wakefield Resource Center. The letter requests funding for the renovation of its facility located in Union, New Hampshire. Mr. Long suggested that the Greater Wakefield Resource Center could be provided with a copy of the current FY 23 Community Development Block Grant (CDBG) application, which requests detailed project information and number of Rochester residents to be served by the proposed project, and the committee agreed.
COMMUNITY DEVELOPMENT PROGRAM REPORT	Mr. Long provided brief overviews of the FY 21 Section 3 report submitted to the U.S. Department of Housing and Urban Development and the updated Language Access Plan for the CDBG program. Mr. Long also stated that the most recent analyses of the 2020 U.S. Census data indicate that there now exists a census block within the City of Rochester that is racially/ethnically concentrated. This area of racial/ethnic concentration will need to be addressed in the 2025 update to the city's Analysis of Fair Housing Impediments.
OTHER BUSINESS	Councilor Hailey requested updates on the Gafney Home and Easter Seals senior affordable housing project grant applications to the New Hampshire Community Development Finance Authority (CDFA). Mr. Long stated that the CDFA has required revisions to the Gafney Home grant application budget to remove CDBG-ineligible costs and that the final decision is anticipated in early to mid November. The Easter Seals grant application will be a discussion item at the October City Council workshop.

The meeting was adjourned at 6:38 p.m.

Next Meeting – Monday, November 15, 2021, at 6:00 p.m., Cocheco Conference Room, City Hall Annex, 33 Wakefield St.

Topics – Public Facilities Naming Policy, Community Development Program Report