



City of Rochester, New Hampshire
Office of Economic & Community Development
33 Wakefield Street, Rochester, NH 03867
(603) 335-7522, www.rochesterredc.com

Rochester Economic Development Commission
Minutes – January 26, 2021
Rochester City Hall Annex – Online Teams Meeting
33 Wakefield Street, Rochester, NH

Members Present Remotely: Paul Giuliano, Whitney Belton, Janet Davis, Marsha Miller, Mark Hourihane, Kris Ebbeson

Members Absent Remotely: Jonathan Shapleigh, Kristen Bournival

Others Present: Mike Scala, Jenn Marsh, Mayor Caroline McCarley, Tracey Cutler

- A. B and C: Vice Chairperson Giuliano read the preamble and called the meeting to order at 8:05am.
- D. Roll Call attendance was taken.
Mike Scala and Jenn Marsh Introduced Tracey Cutler as new Secretary of REDC

Meeting Agenda

- A. Roll call attendance was taken as part D of the preamble.
- B. Marsha made a motion to approve the December minutes. Janet seconded the motion. Roll call was taken, all in favor.
- C. Mike introduced Tracey Cutler as the new Secretary of the Economic Development Department.
- D. Mike gave an update on the RLF committee created by REDC. He updated the board that he will be giving a budget presentation to City Council and will include a request for an additional sum from the Waste Management host fees to go toward the RLF funds. There are still some ED funds available through the yearly contribution of Waste Management host fees placed in the ED fund every year. The RLF committee is still on track to roll out the project in the Summer of 2021. The group discussed the loan and the committee will follow up at their next meeting.
- E. Jenn provided an update on the City Council Workshop. Chairperson Shapleigh presented at the City Council meeting in January, recounting what the REDC accomplished in 2020 and what the commission is looking forward to working on throughout 2021. The REDC plans on making this presentation a yearly occurrence. Mayor McCarley answered some questions the REDC had on the latest City Council meeting, specifically regarding the EPA and the health of Great Bay discussion that took place. The Mayor explained that the City is working on negotiating a permit about the limits of Nitrogen that leave the City through the waterways with the EPA to agree on the timing of changes that will be made.

F. Project Updates: Mike provided updates on current projects

Chinburg: Construction work continues, although not visible from street. Temporary lighting has been installed at the Salinger to aid in construction. The project is still on track for its October/November 2021 opening. Chinburg continues to speak of their positive experience working with the Rochester, as noted by Jeff Spitzer in a recent new article.

Prep Partners: They are continuing to prepare for site work through tree removals and a thorough cleaning of the site. The project has set a goal for opening in late summer/early fall.

LDI: Construction continues to move quickly and is remains on schedule for July/August opening. DPW will need to add a pump station to service the new development. An easement for new service lines to cross PDA land is under review by PDA, and will require final signoff from the FAA.

Sig Sauer: They have received approval to purchase the two lots in question. Sig has signed a P&S agreement, but the closing will not take place until after due diligence. Next steps are to continue working on the infrastructure improvements and for Sig to put their site plans together for review by the Planning Board. Sig will be meeting this week with DPW regarding sewer extension and intersection design.

Waterstone: They continue working on their augmented plan focusing on the three outparcels along route 11. The goal is to deliver parcels by end of year.

38 Hanson: A developer has expressed interest in this property and is waiting for an official proposal prior to presenting the project to council. If approved the project will require a P&S agreement to transfer the property to the developer.

13 Sawyer: A developer has expressed interest in this property located near the Care Pharmacy property. This is currently City owned land and is the location of a sewer pump station. This project has been presented to City Council but the interested developer is working on getting more detailed information about the land including surveys for a full proposal. Based on the current proposal the lot will need to be rezoned to Downtown Commercial for density reasons. Currently, the lot is adjacent to the existing Downtown Commercial district on two sides. Mike will be giving an official presentation and requested a letter of support from the REDC. Mark made a motion to allow the REDC to write a letter of support for the rezoning of the lot to support the density of the project. Kris seconded the motion. Roll call was taken – all in favor.

The Ridge: Mike updated the commission that he will be presenting to the finance committee on the 9th to request an edit to the TIF at the Ridge to allow for residential housing. Mike also requested a letter in support of amending the TIF for calculation purposes from the REDC.



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If the amendment were to be approved, the calculations will be used to present the project to the Planning Board to ask for a change in zoning at the property location to allow for residential. Marsha made a motion to allow the REDC to write a letter of support for amending the TIF. Mark seconded the motion. Roll call was taken - All in favor.

Housing Update: ED received an update on status of housing availability in Rochester from Sarah Wrightsman of the Seacoast Workforce Housing Coalition. While a healthy vacancy rate in the housing market is 5% to 6%, the current vacancy rate in Rochester is only 1.6%. This fact reiterates Rochester's need for more housing opportunities.

Union street parking: Lot renovations will be moving forward after the successful purchase of property adjacent to the parking lot.

- G. Ron Poulin has put in a statement of interest to re-join the REDC. This would fill the REDC membership seats. Ron is expected to be installed at the next City Council meeting.
- H. Other: Paul gave an update that the Planning Board has made the decision to not make any changes to the impact fees. The Planning Board also voted to approve the process of murals. Jenn said she will request the mural process and will forward along to the REDC members. Marsha asked the Mayor if there is a way to make landlords accountable for their buildings. No official movement has been made, however it is still a topic of conversation at Council.

Mark made a motion to adjourn the meeting at 9:02 am, Janet seconded the motion. Roll call was taken, all in favor.

The next meeting will be held via Microsoft Teams on February 23 at 8:00am.

Respectfully Submitted,
Whitney Belton