



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

Rochester Economic Development Commission  
Minutes – February 22, 2021  
Rochester City Hall Annex – Online Teams Meeting  
33 Wakefield Street, Rochester, NH

**Members Present:** Whitney Apgar, Marsha Miller, Ron Poulin, Paul Giuliano, Kris Ebbeson, Jonathan Shapleigh

**Members Present Remotely:** n/a

**Members Absent:** Janet Davis, Kristen Bournival

**Others Present:** Jennifer Marsh, Mike Scala

- A. B and C: Chairperson Giuliano called the meeting to order at 8:05am.
- D. Roll Call attendance was taken.

**Meeting Agenda**

- A. Roll call attendance was taken as part D of the preamble.
- B. Ron made a motion to approve the December minutes. Kris seconded the motion. Roll call was taken, all in favor.
- C. Blank
- D. Economic Development Fund & March Council Workshop  
Mike provided an update about the finance committee discussions about the ED Fund since the last meeting. The proposal was met with unanimous support from the committee. Mike also noted it is hard to predict the potential tax revenue until a project is underway. Finance will provide a letter of support for the allocated host fees from Waste Management to be allocated to the ED Fund.  
The group discussed potential properties and future projects in the downtown area. Paul noted that the council workshop meeting will have public input. Mike noted that Mark had included a line in the proposal that guards where the money would be able to be used for from the ED Fund.  
Marsha asked about the former Friendly's property. Mike noted that the current owner is looking to lease the property because they couldn't get their proforma to work for redeveloping the property as residential.  
The REDC and Economic Development Department will provide a plan of how the money in the ED Fund will be used post council approval, but prior to use of any of the funds.  
John asked if Planning Board has some kind of guideline document in the works for building standards, similar to Point Place.
- E. Parking Committee Discussion  
Mike provided an update. The Committee had their first meeting last Thursday to set up the basics and provide introductions. Kris is REDC's representative on the committee. Jenn voiced concern that there should also be a downtown landowner on the committee.



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Jenn also reminded the group that there are links to City master plans and studies on the City's website.

Mike noted he would like to see a study on how to monetize parking in other ways besides a future garage. Marsha asked if there are designate parking areas for employees versus patrons. Paul asked about EV charging. Mike did note it will be implemented when the Union Street lot renovations take place.

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F. Meeting Times & Locations

This will be discussed further when more members are present. The group discussed moving the meeting time to 4pm.

Jenn and Paul suggested meeting at a business for a tour and meeting at least once a quarter.

G. Other

Whitney shared a precedent study of a waste management abandoned property that is proposed for redevelopment based on the discussions had at the last meeting.

Marsha shared some information about recycling prospects for repurposing, reusing and recycling unused objects.

Marsha made a motion to adjourn at 9:37 am, John seconded. All in favor.

The next meeting will be held at the Cocheco Conference Room on March 29 at 8:00am.

Respectfully Submitted,  
Whitney Apgar