



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 – May 26, 2022
Rochester City Hall Annex – Online Teams Meeting
33 Wakefield Street, Rochester, NH

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

Members Present Remotely: n/a

Members Absent: Janet Davis, Kristen Bournival, Jonathan Shapleigh, Tim Jones

Others Present: Jennifer Marsh, Mike Scala, Mark Sullivan, Mayor Paul Callaghan

- A. B and C: Chairperson Giuliano called the meeting to order at 4:03pm.
- 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 March/April minutes. Kris seconded the motion. Roll call was taken, all in favor.
- C. Economic Development Fund & June Council Workshop
Mark Sullivan provided an update on the economic development fund. At the last Finance Committee meeting, there were some suggested edits to the language which has created a very strict ordinance. Marsha asked for a sequence breakdown of how the new fund works with the ordinance and what the difference is from how the system is currently working. The main difference is there will no longer be a public hearing to remove money from the Economic Development Fund, once the funds are in there. The Council still has veto power over items that have already been approved by REDC vote. Mike noted that it is Council's main job to watch how funds are distributed within the city. Marsha and Ron commented that what was originally recommended by REDC is different in concept that what the Council modified and accepted. Paul noted concern about Council's decisions relating to the public's willingness to serve on local boards. Many members of the REDC voiced that Council seems to have made it clear they do not respect the decisions being made by members of the community they have appointed to boards throughout the city. Mike noted that the main point of the REDC bringing up the Economic Development Fund to Council was to create more efficiency. Paul asked Mark what the process would be if the REDC did not accept the Council's rewriting of the REDC's request.
Paul recommended that once the ordinance is through Council, that the REDC will review the final draft to determine if it is acceptable to the REDC. Ron noted that the money in the Economic Development fund was supposed to be there all along since Waste Management began their contract with the City. Mike noted that the existing balance plus the \$1million asked for was accepted. This gives the REDC more capacity than we've had, regardless that the outcome wasn't exactly as anticipated.



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D. Housing & Summer Meetings Discussion

Mike provided an update that the ED will be going to a Council workshop to present about the REDC. Reschedule June REDC meeting to the 21st at 5pm. Mike noted it would serve as an introduction of the REDC and its members to the Council before regularly appearing at Mike and Terrance are looking for ways to promote housing within the City and what REDC's role is related to housing. This would take place in July.

E. Project Updates & EDC Website Updates

Project updates

38 Hanson – Ongoing cleanup of the site and getting the metes and bounds of the site.

55 N. Main – first meeting took place today. The site logistics were discussed related to traffic and the crane. Project start is estimated end of July. A public meeting is being scheduled to discuss timeline and process.

The Ridge – 2nd reading on June 7th for the ordinance change. Mike estimates quick traction once approval is complete, especially on the Waterstone side.

Clear Choice MD – proposed for the old Friendly's location

A Wentworth Douglass Express is going into the Ridge

An Italian Restaurant was approved by Planning Board

Smuttynose Beer Garden is proposed for the Ridge

Paul noted he would like to see a brewery come to Rochester

EDC Website

Paul noted there is a page on the main Rochester site and a separate ED site. Jenn has updated the city page to reflect the current board. She is also working to update the ED site. Paul asked if the committee would like to be included on the REDC website. Ron noted that the stringency of the board member requires may limit the amount of future quality board members.

F. Other

Mayor Callaghan noted that REDC should look at expanding both manufacturing and housing. He noted he really would like to attract young professionals to the City. He suggested in regard to housing, to promote electronic car chargers and to work with the local and regional colleges to promote trade jobs.

Paul and others on the REDC noted that City Councilors do not attend REDC meetings.

Marsha brought up a time adjustment to the meeting REDC time.

Marsha brought up how REDC can play a role in pushing changes in education.

Ron made a motion to adjourn at 5:39 pm, John seconded. All in favor.

The next meeting will be held at the Cocheco Conference Room on June 21 at 4:00pm.

Respectfully Submitted,
Whitney Apgar