



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 – November 22, 2022
Rochester City Hall
33 Wakefield Street, Rochester, NH

Members Present: Whitney Apgar, Marsha Miller, Janet Davis, Ron Poulin, Kris Ebbeson, Jonathan Shapleigh

Members Present Remotely: n/a

Members Absent: Kristen Bournival, Tim Jones

Others Present: Jennifer Marsh, Mike Scala, Mayor Paul Callaghan, Barbara - Public

- A. B and C: Chairperson Shapleigh called the meeting to order at 4:06pm.
- D. Roll Call attendance was taken.

Meeting Agenda

- A. Roll call attendance was taken as part D of the preamble.
- B. Marsha made a motion to approve the October minutes. Kris seconded the motion. Roll call was taken, all in favor.
- C. Public Input
None
- D. Economic Development Master Plan
Mike provided an update based on conversations he has had with Blaine, the city manager. He will be applying for next years budget to revise the master plan. He noted it will have to be put out to bid or a special application waiver will be required to use the same company who did the last version. The Master Plan was last updated in 2018. A subgroup will be required of REDC members to review bids that come in.
Mayor Callaghan noted that federal funds are being worked on to develop childcare/daycare programs within the City. These funds would need to be committed by 2024 and used by 2026. The vision is to retain workers within the City.
- E. Economic Development Fund
Jonathan, Jenn, Mike and Ron will coordinate meeting times after Thanksgiving, but before Christmas.
- F. Project Updates
Zoning
Mike noted there are meetings set up to discuss more zoning changes that moving forward in favor of supplying housing to the City. Ron noted that REDC should create outreach to the public about defining Workforce Housing. Mike noted it is changing to be called "Obtainable" Housing. It is important to note that Rochester, in particular, is in need of housing of all levels.



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Jonathan asked if there are numbers that are easily accessible to show the public the need for housing. Marsha asked if there is a breakdown of what makes a project affordable from a marketable standpoint. This can be project specific and location specific based on developer preference and tax forms used. Some typical breakdowns include 80%, 60% and 50% of income. Marsha suggested including occupations affiliated with each income level bracket.

Project Updates

55 North Main

Foundations are going in and elevator shafts are going up. Steel expected shortly after the first of the year.

St. Elizabeth

Mike has no new updates. Conversations ongoing between diocese and developers.

Clear Choice MD

- Progress ongoing

Housing

- Several projects moving forward and in the pipeline.

The Ridge

- Road plans in progress
- Submission expected in February

Marsha asked about status of businesses in the downtown. No new business closures at this time. There is a possibility of a couple new businesses in the works. Kris noted she has seen more traffic downtown.

Jonathan asked if anything has come back from previous discussions with the YMCA. He also noted the possibility of the Y contributing childcare access.

G. Membership and December Meeting

2023 Membership

One spot needs to be filled from Paul's spot. There are some interested parties but there needs to be full support from the current REDC. Ron noted it is important to consider time availability of potential candidates, experience/profession, and place of residence. Jenn will send out notices to members who are expiring. From a verbal tally of members present, all whose membership set to expire with the new year agreed they would like to stay on. Jenn will send out paperwork for re-up.

December Meeting

Jenn asked if the REDC would like to host the holiday meeting time with invitations also to the City Council. Ron recommended Spaulding Steak & Ale. Dates suggested were the 8th or the 15th of December. Other options as venues were Porters and Mitchell Hill.

H. Other

Kris made a motion to adjourn at 5:02 pm, Marsha seconded. All in favor.

The next meeting will be the Holiday meeting on December 8 at 5pm.

Respectfully Submitted,
Whitney Apgar