

ROCHESTER ECONOMIC DEVELOPMENT COMMISSION
MINUTES - August 16, 2018
ROCHESTER CITY HALL – CITY COUNCIL CONFERENCE ROOM
33 WAKEFIELD STREET, ROCHESTER, NH

MEMBERS PRESENT –

Susan DeRoy, Chairperson
Jonathan Shapleigh, Vice Chairperson
Kris Ebbeson
John Larochelle
Jennifer Marsh, E.D. Specialist
Karen Pollard, CEcD, EDP

MEMBERS ABSENT -

Mark Hourihane
Troy Dillow
Janet Davis, Secretary

OTHERS ALSO IN ATTENDANCE - Blaine Cox, City Manager; Joe Devine, Compliance Officer; Angela Mills, Main Street Director

- A. CALL TO ORDER – The meeting was called to order at 4:01 PM
Attendance was taken –
- B. APPROVAL – July 19, 2018 Regular Meeting Minutes –
Motion made by Jon, seconded by Kris to approve the regular minutes of the July 19, 2018 meeting as written. Motion carried.
- C. DISCUSSION – Underutilized properties
Jenn introduced Joe Devine the City of Rochester's Code Compliance Officer. Joe was invited today to talk to the REDC about a partnership in holding a meeting for the owners of some of the city's underutilized properties. Joe discussed that he had started issuing violations for general property maintenance. After having conversations with some of the owners, Joe thought it would be appropriate to set up a meeting to discuss incentives and market value with the owners in the hopes they reinvest in their properties. Karen discussed the new Opportunity Zones in the City and will do more research on how to utilize this incentive in Rochester. Joe thought having a panel of experts at the meeting would be the best way to present the information. The group discussed having an assessor, CPA to talk about 1031 exchanges, a local successful developer, real estate professional and banker to be on the panel. The meeting is scheduled on September 27 at 6pm in the large Frisbie conference room.
- D. DISCUSSION - Review of goals and opportunities
1. Zoning recommendations- Bendan Adams will be presenting their findings at the next City Council meeting on downtown design and density.
Gonic zoning never went anywhere.
Golf course zoning had action taken by the property owners.
Route 125- REDC had made no recommendations on north or south.
 2. Master Plan for the Rochester Fairgrounds-The latest information the REDC had was that of a recent article in Foster's stating that the City Council and City Manager where discussing

prepayment of safety services. The City Manager said he was reviewing some financials requested and would report back to the City Council. There was no more to report at this time.

3. Support of the ROH-nothing to report at this time.
4. Repositioning of underutilized properties- discussion in agenda item C.
5. Educational task force- Karen gave updated on the GBCC as she sits on the board. Jenn gave updates on the strategic partnership group that she and the Mayor are members. It was discussed that we should market our schools better because they are achieving so many goals and doing great things.
6. Invest in neighborhoods- there is a workforce housing charrette taking place on September 26 and 28. Jenn will forward the press release, which is expected to be completed shortly.
7. Business retention ambassadors- Susan mentioned she would like to start holding meetings at area businesses again.
8. Maximize the impact of Skyhaven Airport- Mark was not present to give an update as an advisory member of Skyhaven. Jenn mentioned the Seacoast Manufacturing Exchange will be held at Skyhaven on 9/12 and Planesense will be their guest speaker.
9. Spaulding Turnpike extension and Exit 10- there is no data to report. It is expected to see the Rochester portion of Route 16 reviewed in 2021 and Karen urged the committee to attend DOT meetings when they occur and Rochester is on the agenda.
10. Tax base analysis- nothing to report at this time.

*the goals and priorities spreadsheet attached is the new order of priorities with one being the highest and 10 the lowest.

E. DISCUSSION - RFP undate on 10-14 No Main Street

There were no other recommendations from the members. Karen is working on the studies that will be included in the RFP and will most likely need to write a new RFP for the historical review as bids did not include that information.

F. OTHER –

Karen mentioned she will be reporting to City Council at both the public and non-public sessions of the City Council meeting quarterly.

There was a discussion on food trucks and that REDC should look at a few ordinance or zoning changes regarding a food truck at Skyhaven airport and the possibility of permitting food trucks in the downtown.

- G. ADJOURN - Motion made by Kris at 5:25 PM to adjourn – second
By Jon. Motion carried.

NEXT MEETING TO BE HELD AT 4:00 PM ON SEPTEMBER 20, 2018 IN THE
COCHeco CONFERENCE ROOM, SECOND FLOOR OF THE ANNEX –
33 WAKEFIELD STREET, ROCHESTER, NH

Rochester Economic Development Commission

For 2018 Goals/Tasks/Projects:

Rank	Task/Project	Involvement	Description	Status	Point Person
1	Reposition Underperforming Properties	REDC, ED Staff	Leverage funds and incentives to encourage rehabilitations, investments. Opportunity Zones, ERZ zones, 79e	Opportunity Zone mtg Oct 2	Karen, Troy
2	Invest in Neighborhoods	REDC, DPW, Planning, CDBG, RFD, RPD, Mayor, CC	Focus on physical improvements in Downtown neighborhoods, water, sewer, sidewalks, streetscapes, community policing and safety.	Workforce Housing Charette Sept 26 & 28	Jenn, Julian
3	Business Retention & Expansion	REDC, Mayor & CM, ED staff	Staff schedules regular visits to business and industry. Survey business needs. Schedule REDC meetings at business locations.	RP Abrasives Oct	Jenn, Jen, Karen
4	Educational Task Force	Tech Center, GBCC, ED staff	Promote training and educational opportunities to small businesses. Encourage internships, job shadowing, business participation on advisory boards.	Jenn- Creteau, Karen- GBCC	Karen, Jenn
5	Maximize the Economic Impact of Skyhaven Airport	SAOC	Consult with PDA for current & future plans.	Seacoast Mtg Exchange held there in Spet 2018	Mark
6	Zoning Recommendations	REDC, ED staff Planning, BZLS	Support changes to density and parking requirements for Downtown - Bendon Adams Report	Michelle Mears attended REDC in Sept	Michelle
7	Support the Opera House Board of Directors	REDC, Opera House Board	Work with Opera House on alliances to other performing arts venues. Support Performance & Arts Center	HOLD	Susan, Kris
8	Exit 10 & Spaulding Turnpike	ED staff, DPW, Mayor & CM	Exit 10 is supported by SRPC, will need regional support. Assistance by Albany & Safran, others.	TIP Ten Year Plan has a study planned FY2020	Karen, Peter
9	Master Plan for Rochester Fairgrounds	Susan DeRoy	Work with RAMA on expanding entertainment options and potential development of the Fairgrounds property.	HOLD	Jon, Susan, Mark
10	Tax Base Analysis	Jon Rice, CM	Maximize the fiscal benefits of tax base investments and stabilize the property tax rate - get Concord example from RKG	HOLD	
	Expand Industrial Parks, Develop & Enhance Parks	ED staff, CM	GSBP expansion continuing, follow zoning discussions & advocate for industrial, plan for new parks and utilities	Gonic Brickard subdivision plan & covenants and restrictions	Karen
	Downtown Building Owners Association	ED Staff, BZLS, RFD	Support a grass-roots organization where building owners can network and improve Downtown maintenance standards	Landlord Meeting Oct 2018	Jenn, Joe