

ROCHESTER ECONOMIC DEVELOPMENT COMMISSION
MINUTES – SEPTEMBER 20, 2018
CITY HALL ANNEX, COCHECO ROOM – SECOND FLOOR
4:00 PM TO 5:30 PM

MEMBERS PRESENT -

JONATHAN SHAPLEIGH, CO-CHAIRMAN
KRIS EBBESON
TROY DILLOW
JOHN LAROCHELLE
KAREN POLLARD, CEcD, EDP
JENNIFER MARSH - E.D. SPECIALIST
JANET DAVIS, SECRETARY

MEMBERS ABSENT –

SUSAN DEROY, CHAIRMAN
MARK HOURIHANE

A. CALL TO ORDER –

Meeting was called to order at 4:02 PM - Attendance was taken.

B. APPROVAL – REGULAR MINUTES FROM AUGUST 16, 2018

Motion made by John Larochelle, second by Troy Dillow to approve the regular Minutes of the August 16, 2018 meeting with a change to the spelling of Kris Ebbeson's name and to attach the 2018 Goals/Tasks/Projects. - Motion carried.

C. DISCUSSION -

UNDERUTILIZED PROPERTY UPDATE - –

Jenn Marsh updated commission members - The City is working on the list of Underutilized properties – Jenn is waiting for Code Compliance and Officer Danie to complete some work before scheduling an informational meeting that will benefit landlords. Discussion held.

OPPORTUNITY ZONE TRAINING AVAILABILITY –

A new set of tax rules for investors who would want to invest in properties throughout the state is being prepared. Training will be held in Concord on October 2nd. Jenn will be attending and Jonathan will join her.

D. ERZ EXPANSION - ROUTE 125 –

Renaissance is considering returning to Rochester. They would like REDC to request an extension of that zone. Motion made by John Larochelle, second by Troy Dillow to extend the zone. Motion carried.

E. GONIC BRICKYARD –

This property has 17+- acres, and a city sewer pipe is on that site. The area should be

considered as an industrial park which could generate 6+- lots. The City owns it and the property has been surveyed by Norway Plains. A subdivision plan is needed, and covenants and restrictions should be drawn. The site is cleaned up and the price of the lots should be attractive to businesses.

F. DISCUSSION - GRDD TIF DISTRICT PLAN –

Jenn updated all present on a recent meeting of the Granite Ridge TIF - Jonathan Shapleigh also attended. The committee reviewed finances. Recommendations were made – changes to the development plan would be necessary to accomplish this. Karen will work on a TIF Development Plan to make some changes to the zoning. She will bring her recommendations to the REDC for review and approval.

G. OTHER – None

H. ADJOURN –

Motion made at 5:14 PM by Troy Dillow, second by John Larochelle to adjourn. Motion carried.

NEXT MEETING TO BE HELD AT 4:00 PM ON OCTOBER 18, 2018 IN THE COCHECO CONFERENCE ROOM, SECOND FLOOR OF CITY HALL ANNEX – 31 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 Mfg 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, Tim