

Minutes of the Meeting of the Lakeshore Redevelopment Planning Commission

Date: Monday, June 29, 2020

By ZOOM and Conference Call Only (for Commissioners + General Public)

[Pursuant to RSA 91-A:2, III(b) the Commission Chair and its Presiding Officer have determined that due to the current coronavirus outbreak, the unavailability of our regular meeting space, the recent orders and guidance issued by NH State Government relative to social distancing during this health crisis, and the need to convene a Commission meeting prior to the end of the 2020 session of the General Court on June 30, 2020, an emergency exists. Consequently, this Commission meeting will not be held at a physical location, but will be conducted entirely by conference call and over the Internet via Zoom. All members of the public that wish to listen to the meeting will be able to call-in at the number below or join via Zoom using the link below. Specific instructions for the conduct of this meeting will be announced by the presiding officer at the beginning of the meeting. Thank you for your patience.]

Dial-in Number: 1-929-205-6099
Meeting ID: 916 2828 7266

Connection via ZOOM: <https://sheehan.zoom.us/j/93629818230>

Meeting ID: 936 2981 8230

Attendees/Location:

- George Bald, Chair, in conference room at Sheehan Phinney Concord office with Commissioner Cheney.
- Gino Baroni at home in Atkinson, NH, alone.
- Bob Cheney in conference room at Sheehan Phinney Concord office with Commissioner Bald.
- George Hurt was not available.
- Rusty McLear participating from Meredith, NH, alone.
- Chris Shumway was unavailable.
- Peter Spanos participating from home in Laconia, NH, alone.

Commissioner Bald called the meeting to order at approximately 9:05 AM.

Approval of Minutes

Commissioner McLear moved the adoption of the minutes for the meeting held on June 16, 2020. The motion was seconded by Commissioner Baroni. Commissioner Bald asked if there was any discussion of the minutes, and there was none.

Roll call vote:

George Bald __Yes__

Gino Baroni __Yes__

Bob Cheney __Yes__

George Hurt __not present__

Rusty McLear __Yes__

Chris Shumway __not present__

Peter Spanos __Yes__

The motion passed 5-0.

Discussion of historical resources Phase I-A survey

Commissioner Bald summarized a recent call with representatives of the NH Division of Historic Resources. Commissioners Bald and Cheney participated for the Commission. Mike Connor from NH Department of Administrative Services also participated in the call. Commissioner Bald described how the Division reviewed with Commission the scope and process for conducting a Phase IA archaeology sensitivity assessment. Commissioner Cheney described that process for the Commissioners and reviewed with the status of the Commission's Request for Proposal for a Phase IA archaeology sensitivity assessment and the proposed schedule for completion of that assessment as set out in the Commission's Request for Proposal. There were no questions from the Commissioners.

Update regarding Commission FY2022-FY2023 capital budget request

Commissioner Cheney reported on the general state capital budget process, noted the statutory requirement for the Commission to participate in that process (RSA 10:7, VII), and reviewed the timing and deadlines for development and submission of a capital budget request by the Commission. Commission Bald noted that the Commission understood the legislation to require that the Commission identify as part of this capital budget process all the infrastructure needs identified in the Commission's redevelopment master plan. Commissioner Bald said that, although the Commission identified in the Commission's capital budget request the full cost of the projected infrastructure redevelopment, the Commission did not expect to receive the full amount of the requested funds, but rather anticipated a wide-ranging search for grant funding from such sources as the Northern Borders Regional Commission, US Economic Development Administration, and other federal and state sources. He expressed confidence that the Commission's broad approach to funding opportunities was moving in the right direction.

Commissioner McLear commented on the need to guide and direct this redevelopment project, especially as to infrastructure redevelopment. He noted that this was not a project in a large community like Manchester or Nashua with more resources, and he did not think the project would necessarily attract a lot of large developers with deep financial resources. Even then, he noted that any developer with deduct from its proposed purchase offers the costs of basic infrastructure and for risks and uncertainties – the less infrastructure and the more uncertainty

and risk, the lower the proposed purchase price. He recommended further reducing currently known risks and uncertainties before moving to any sale scenarios.

Commissioner Baroni concurred emphatically that more uncertainty would generate a much lower price. Given the current status of the site infrastructure, he expected the purchase price offer, if one could be had, would be very low. Of equal concern, he pointed out, was the job creation that was a primary focus of the Redevelopment Master Plan. In his view, development must be undertaken in general accordance with what is proposed in the Redevelopment Master Plan in order for the redevelopment to create the projected jobs. Private development, on its own, would not generate the jobs projected in the Redevelopment Master Plan. In Commissioner Baroni's view the best approach for controlling redevelopment and getting the end uses and outcomes desired by city and state authorities would be to "pre-plan" the redevelopment by creating parcels within the site that address the desired uses and outcomes. Otherwise, he thought that it would be very difficult for a developer to obtain financing based on a more speculative, open-ended development. He also thought that at least some of the 28 buildings containing hazardous materials would have to be cleaned up to make the site attractive to site developers willing to implement the Redevelopment Master Plan. In general, he thought that the Commission was doing what had to be done to get the highest and best use and price for this property.

The Commission's economic consultant, Russ Thibeault, commented and concurred with the statements of Commissioner's McLear and Baroni. Otherwise, he said, the State would be asking a lot for a single site developer to be doing what the Commission is doing to prepare this site for redevelopment.

Update regarding Commission FY 2020 operating budget

Commissioner Cheney reviewed various changes to the Commission's proposed operating budget since the last meeting.

Commissioner McLear moved that the Commission adopt as its operating budget for FY2021 the proposed categories and levels of expenditure as set forth in BUDGET FY2020/FY2021 dated June 29, 2020.

The motion was seconded by Commissioner Spanos.

Roll call vote:

George Bald __Yes__

Rusty McLear __Yes__

Gino Baroni __Yes__

Chris Shumway __not present__

Bob Cheney __Yes__

Peter Spanos __Yes__

George Hurt __not present__

The motion passed 5-0.

Legislative update

Commissioner Cheney introduced this topic by updating the Commissioners on the status of HB 1234 and generally explaining the legislative process for finalizing and enrolling legislation that

passes the NH House and Senate. Commissioner Spanos noted that HB 1234 would pass the House on June 30, 2020, when the House concurs with the amended version of HB 1234 as passed by the Senate. He noted that there is uncertainty after that regarding the passage of HB 1234 as that bill, in its amended version, is an “omnibus bill” containing what previously were several separate pieces of legislation. Commissioner noted that the Commission has done a lot of work and is still in business as the legislative process is not finished and the final status of HB 1234, as amended, is yet to be determined. Commissioner McLear asked Commissioner Spanos about the status of the Commission’s remaining appropriation. Commissioner Spanos replied that it remains in place for the time being. Commissioner Spanos thought it would be September, at least, and possibly after the November elections before the Governor and the Legislature made any adjustments to existing appropriations.

Report to the Legislature

Commissioner Bald noted that the Commission would start working in July to assemble the Legislative Report. It would include all the various reports generated by Commission consultants. He noted that several new reports were expected over the summer and into early fall.

New business

Commissioner Bald expressed his congratulations and thanks to the Commissioners and their team of consultants for the great amount of work and progress over the last 12 months and the busy summer and fall that lay ahead.

Comments from public

Mayor Hosmer expressed his thanks on behalf of the City of Laconia to the Commissioners and their team for all the work and efforts to date to make redevelopment of the former Laconia State School property a success for the City, the Lakes Region and the State.

Major General (ret.) Ken Clark, a 1964 Laconia High School graduate who was deeply involved from the beginning in the redevelopment of Pease Air Force Base, also thanked the Commission and its team for their hard work on behalf of the citizens of Laconia and the Lakes Region.

Non-public session

Motion for Non-Public Session –

Commissioner Bald moved pursuant to RSA 91-A:3, II(c), (d) and (j) that the Commission go into non-public session for the purpose of discussing a confidential business inquiry received by the Commission.

The motion was seconded by Commissioner Baroni.

Roll call vote:

George Bald __Yes__
Gino Baroni __Yes__
Bob Cheney __Yes__
Peter Spanos __not present at vote/returned during non-public session__

Rusty McLear __Yes__
Chris Shumway __not present__
George Hurt __not present__

The motion passed 4-0.

In public session – Motion to keep minutes confidential (2/3 vote required)

Commissioner Cheney moved pursuant to RSA 91-A:3, III that the Commission keep the minutes of this non-public session confidential as disclosure would render the proposed action related to the discussions in non-public session ineffective.

The motion was seconded by Commissioner Baroni.

Roll call vote:

George Bald __Yes__
Gino Baroni __Yes__
Bob Cheney __Yes__
George Hurt __not present__

Rusty McLear __lost connection at end of non-public session__
Chris Shumway __not present__
Peter Spanos __Yes__

The motion passed 4-0.

Upon returning from non-public session there was no further discussion of Commission business and no additional votes were taken.

Adjournment

Commissioner Spanos moved to adjourn the meeting. Commissioner Baroni seconded the motion.

Roll call vote:

George Bald __Yes__
Gino Baroni __Yes__
Bob Cheney __Yes__
George Hurt __Not Present__
Rusty McLear __Not Present__
Chris Shumway __Not Present__
Peter Spanos __Yes__

The motion passed 4-0.

The meeting adjourned at approximately 10:10 AM.

