

Berlin Industrial Development & Park Authority Board Meeting, April 11, 2012

Members Present: Chair Caron, Dick Eastman, Dave Poirier, Jerry Dumoulin, Councilor Diana Nelson, Andre Duchesne, Councilor Peter Higbee, Max Makaitis

Members Excused: Sally Manikian, Jay Poulin

Others Present: Pam Laflamme, City Planner, Pat MacQueen, City Manager; Linda White, Housing Coordinator

February Minutes: Mr. Poirier made a motion to approve the February minutes, seconded by Mr. Duchesne, all in favor, motion passed.

February and March Financial Report: Mr. Dumoulin reviewed financials for February and March. Mr. Dumoulin pointed out the increase in cash from the deposit from Presby Steel. Mr. Dumoulin did not yet talk with the Comptroller about how the loan receivables will show up now that there are none from ISI. There was a short discussion about the BFA loan and the payment of the remaining loan. Mr. Dumoulin briefly reviewed the expenditures and revenues for the month including the legal fees which amounted to approximately \$11,000. Mr. Huot made a motion to accept the financial report for January seconded by Mr. Makaitis, all in favor.

Maynesboro Building/Park updates: The board discussed the appraisal of 143 East Milan Road. The appraisal has been finished and came in at 595K which is less than appraised in 2005 at which time it was 900K. It has been forwarded to Mr. Presby for his review. The board discussed the property purchased by Greenova that the board had wished to repurchase. There was a discussion about current liens on the property making it difficult to repurchase. Some board members inquired about the terms of the sale in 2009 and the right of refusal. It was asked if they had the right to mortgage the property while we had first refusal. Staff will review the deed and reverter with legal counsel prior to the next meeting.

Discussion about downtown real estate: Linda White, the new housing coordinator was introduced to the board and Chair Caron started discussing key properties downtown that the board may be interested in tackling at its next project. Councilor Nelson said we should wait a little longer to see what properties might be available after tax deeding has been completed. The board discussed the courthouse property and the potential uses such as a restaurant or hotel. Councilor Nelson mentioned that the Courthouse as office space may not work as it is not quite ready due to code and heating issues but it is a great space that needs some work. The board thought office space might be something that the board could tackle on its own without having to partner with a private developer.

Ms. White mentioned that there are a few grants out there that if funded will be helpful with clean-up costs for several buildings in Berlin. The board reviewed the challenges of having a building before a tenant as well as the need for having ready available space. Mr. Poirier mentioned that the courthouse likely needs more than just paint and new carpets. Ms. White told the board that there are several outstanding code issues including handicapped accessibility. She hopes to get funding to do a Phase I and Phase II to figure out if there is a need for remediation. Mr. Dumoulin mentioned that we should check out the rehabilitation of the Lancaster Court House when we get further ahead.

Mr. Poirier feels that the BIDPA board is the right group to do the Courthouse project. BIDPA will need to come up with a scope of work and get an engineer to do the estimates. It was pointed out that the board might want to not be too specific as no one is sure of the end use for the building. Chair Caron mentioned that the board needs to have a firm vision of what the end use would be for any building project before any real work is started. BIDPA will have to probably be a landlord at some point to get projects off the ground.

Mr. MacQueen told the board it is hard to know what the end use might be and it may be beneficial to do the things that need to be done to get a private developer interested in putting a project together. If the board thinks in terms of trying to attract developers and development and being the catalyst to development that will get things going.

Chair Caron said the board should wait a bit while grants work their way through the system, see what buildings become available and he asked the board to think about potential projects that the board can discuss again in May.

Other: Mr. Huot brought up the fact that he had heard Berlin Water Works is interested in acquiring some land in the park to put in a back-up well. The board discussed the positives and negatives of giving up land in the park for a backup water source. The board discussed the need for excess water by several businesses including the prison and the biomass facility. Mr. Huot requested information from BWW about the need for a second well.

Mr. Huot also pointed out that the park maintenance line item in the budget should be renamed to 143 East Milan Road. Staff was asked to talk with Public Works about culvert maintenance in the park.

DMV: Chair Caron shared with the board that the DMV is looking to extend their lease for six additional months, the board decided to counteroffer at the same price, 4.86 per square foot, but for one year as opposed to 6 months. The motion was made by Mr. Dumoulin, seconded by Mr. Makaitis, all members voted in favor of the motion.

Public Comments: None

Mr. Duchesne made a motion to go in to Nonpublic Session per RSA 91-A:3, II (d) Land Matters, and seconded by Mr. Higbee, a roll call vote was taken, motion passed.

Mr. Duchesne made a motion to exit nonpublic session per RSA 91-A:3, II (d) Land Matters seconded by Mr. Eastman. A roll call vote was taken, the motion passed.

Mr. Higbee made a motion to seal the minutes of the nonpublic session until such a time the information no longer needed to kept nonpublic, seconded by Mr. Huot, all voted in favor of the motion.

Member comments – None

Public Comments – None

Mr. Eastman made a motion to adjourn seconded by Mr. Huot, all members voted in favor of the motion, motion passed.