

Berlin Industrial Development and Park Authority
June 12, 2012

Members Present: Mike Caron, Andre Duchesne, Dick Huot, Max Makaitis, Sally Manikian and Jay Poulin

Members Excused: Jerry Dumoulin, Dick Eastman, Councilor Peter Higbee, Councilor Diana Nelson and Dave Poirier

Others Present: Pat MacQueen, City Manager; Pam Laflamme, City Planner

Approval of May Minutes: Mr. Poulin made a motion to approve the May minutes, seconded by Mr. Duchesne, all members voted in favor of the motion.

May Financial Report: Mr. Dumoulin was unable to be at the meeting but had taken time to discuss the report with staff earlier in the day. He had a few concerns with new entries on the board's balance sheet and wanted to understand them better. He plans on inviting the City Comptroller to the next meeting to discuss. Staff had approached Ms. Chase that afternoon and she suggested including the City's auditor in the meeting as they could better explained the new entries which were all a result of the previous fiscal year audit. The PSNH donation line item which had been expended was removed from the balance sheet by the auditors as well. Mr. Dumoulin had relayed to staff he had no concerns about the financials and the May report, he simply wanted a better understanding of the new layout for the balance sheet.

Mr. Poulin made a motion to approve the May financial report, seconded by Ms. Manikian, the motion passed unanimously.

Maynesboro Park and Building: Mr. Huot shared with the board that he had been thinking about the future of the land and building at the Maynesboro Industrial Park. The board asked questions about the possibility of repurchase of the land owned by Greenova. Staff told the board that the City attorney indicated that there are no loopholes in the deed issued by the City and things really come to the mortgage and liens. Mr. Huot said that as we are beyond the repurchase time he is wondering if BIDPA should sell the building. BIDPA would have to let Mr. Presby have the first right of refusal as per the terms of the newly agreed upon lease. Mr. Makaitis thinks at this time we should leave the building as is – we have income at the moment and leases in place. Mr. Poulin expressed concern that BIDPA would have no space to offer businesses without the building. Chair Caron is for putting the building up for sale but would like to wait a few months prior to the board making a final decision to putting it on the market. The board discussed their options without making a decision. It will be put on a future agenda for the board to reconsider (August or September).

Other: Staff reminded those board members who had not yet sent in their letters for reappointment to Mayor and Council should do so this week as their terms expire in July.

Public Comments: None

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

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

Ms. Manikian 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. Poulin, all voted in favor of the motion.

Other: A brief discussion ensued about what properties will be available in the downtown. Members asked for the list of downtown properties available when it is ready.

Public Comments - none

Member Comments - none

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