

**Berlin Industrial Development and Park Authority
September 11, 2012**

Board Members met at Bass Shoe to talk with Chris Gamache, Chief of the Trails Bureau at NH DRED regarding the trail DRED maintains behind the Bass Shoe building. Members departed this portion of the meeting and reconvened at City Hall at 6:10PM.

Members Present: Chair Mike Caron, Andre Duchesne, Dick Eastman, Dave Poirier, Councilor Peter Higbee, Councilor Diana Nelson, Sally Manikian, Dick Huot, and Jerry Dumoulin

Members Excused: Max Makaitis and Jay Poulin

Others Present: Pat MacQueen, City Manager; Pam Laflamme, City Planner; Barbara Tetreault, Berlin Daily Sun

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

Financial Report for August: Mr. Dumoulin reviewed the financials for the month with the board. Questions were asked and answered. **Councilor Higbee made a motion to accept the minutes, seconded by Mr. Poirier, all members voted in favor of the motion.**

Bass Shoe Building Discussion: The board reviewed the appraisal completed by Capital Appraisals which valued the building and land at \$60,000.00. The appraisal actually did not consider the building to have any worth; it is technically the land that is valued at \$60,000.00. The board discussed the potential for the property and discussed several options going back and forth about an appropriate path forward. Ms. Nelson asked exactly how long the board would be willing to wait for grants before we put property on the market. Mr. Dumoulin indicated he thought the board should hold the property for a period of time while exploring options. A board member asked if BIDPA was looking for money or development of land and the board agreed it was looking to develop the land. It was pointed out that BIDPA is looking to develop jobs but there is a need to look for a developer with a plan so the property doesn't sit vacant.

The board agreed it would make sense to get an estimate for what an abatement would cost followed by an estimate for the demolition of the building. Staff will discuss this with the code enforcement staff. There was also a request to find out what grant money might be out there for brownfield redevelopment projects.

The Board agreed they are willing to wait to see what happens but believe they should probably put it out to market in the spring if nothing comes to fruition over the winter.

Ms. Nelson mentioned that she is not opposed to the idea of subdividing and wanted to be sure we add a reverter to any sale of the property. BIDPA usually does this but needs to use the right wording to make the reverter effective and work the way it is intended by the board.

There was agreement by the board that they are open to offers but they are not officially going to market the building until the spring.

Sprinkler Work at Maynesboro Building: Eastern Fire had mistakenly quoted the same job they did in 2011. What actually needed to be corrected are small items that should only run a couple hundred dollars. The board agreed items under \$500.00 could be taken care of at the discretion of staff. **A motion to that effect was made by Mr. Dumoulin and seconded by Mr. Higbee, all members voted in favor of the motion.**

Other: North Country Council asked for a letter of support from BIDPA for their application to EDA for funds that will help the county with resiliency for weather related events in the context of economic development. **A motion of support was made by Mr. Poirier, seconded by Mr. Duchesne, all members voted in favor.**

Smith and Town Chair Caron informed the board that Smith and Town had approached the City for storage of equipment at the Maynesboro building while they are expanding their business. They are interested in an 800 square foot area inside the vacant 12K foot area. Mr. Presby has exclusive right to the space by signed a release. The lease would be for up to six months at \$200.00 per month. The lease is similar to the Moonlight Machining lease. **Mr. Dumoulin made a motion to approve the new lease with Smith and Town seconded by Mr. Higbee, all members voted in favor, motion passed.**

EDA grant Chair Caron shared with the board that there are disaster relief funds from EDA that BIDPA can explore to use for redeveloping the Family Dollar building. A subcommittee of Mr. Poulin, Mr. Huot, Chair Caron and staff will meet with Jeff Hayes tomorrow and they will report back next month.

Public Comments: None

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

Mr. Higbee made a motion to exit nonpublic session per RSA 91-A:3, II (d) Land Matters seconded by Mr. Duchesne. 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 be kept nonpublic, seconded by Mr. Makaitis, all voted in favor of the motion.

Public Comments: None

Member Comments: Councilor Higbee and Councilor Nelson each mentioned Bickford Park as it related to the City Council's conversation about the conditions, curfew, etc. The Council will be reviewing the park rules for other local parks to consider their options. Custom Services was hired by the Main Street Program to clean up the park and work on eliminating the littering in the park. The new camera system will help but not eliminate the problems.

Cameras system in Bickford Building Chair Caron will ask if Mark Vaillancourt if he has a potential client to sell cameras to or maybe staff can put the equipment out for sale on something like eBay.

Councilor Nelson reminded the board that there will be a Chamber of Commerce After Hours tomorrow.

Adjourn: Councilor Higbee made a motion to adjourn, seconded by Mr. Duchesne, all members voted in favor of the motion.