

## **BIDPA**

**November 6, 2013**

**Members Present:** Chair Mike Caron, Dick Eastman, Jerry Dumoulin, Dave Poirier, Jay Poulin, Peter Higbee, Dick Huot, Andre Duchesne

**Members Excused:** Sally Manikian

**Others Present:** James Wheeler, City Manager; Pam Laflamme, Community Development Director

**October Minutes:** Mr. Huot made a motion to approved the October minutes, seconded by Mr. Higbee, all members voted in favor of the motion, motion passed.

**October Financials:** Mr. Dumoulin went over balance sheet with the board and then reviewed the expenditures. The expenses were limited to legal, PSNH, and some maintenance issues. The revenues are up to date. The current bottom line for cash is \$485,000.00. **Mr. Higbee made a motion to approve the financials, which was seconded by Mr. Eastman. All members voted in favor of the motion, the motion passed.**

There was further conversation about the requested items from last month's meeting, mainly the future revenue projections and cash position of BIDPA. The City Comptroller doesn't have time to do them right now as they are getting to put out tax bills and start work on the next budget cycle. Mr. Dumoulin summarized the issue by pointing out that the loan's interest is zero percent. BIDPA's current expenses are minor and while BIDPA is losing money each month until loan is paid off, there is only about 15 months left on the loan. Mr. Huot talked about his concerns and expressed that he would like to see it on paper. A brief discussion ensued.

**121 Main Street Redevelopment update:** After discussing this potential project with the City's attorney, it is clear that the building needs to be free and clear before the board ponders any grant applications or loans. However, even if that wasn't an issue, there is a definite need for any cash match for a grant to be secured and in hand. There was a discussion about the need to find anchor tenants before going too far forward. Someone asked what the board can do and staff relayed it can rent the former Family Dollar space and it could sell the building if an offer was made, but only for the appraised price. BIDPA should not market the building for sale at this point.

A conversation about needing to keep the property up and things in good shape. A board member asked how much it would take to get property back into shape and how long that would take. Chair Caron estimated it wouldn't take more than a couple weeks and could probably be done for less than \$10,000.00. Ms. Laflamme told the board that Matt Martel of Re/Max would list the property for lease at a minimum of \$3000.00 – that was to protect himself if he had to share the commission with another realtor or broker. **Mr. Poulin made a motion to list both 121 Main Street and 143 East Milan Road for lease with**

**Re/Max. Mr. Poirier seconded the motion and all members voted in favor of the motion.**

**Other:**

**Farmers Market Request.** Staff shared with the board a request from WREN to use 121 Main Street for the holiday Farmers Markets. They were aware that there will be no heat or water available. A board member mentioned WREN should produce a certificate of insurance for the event. After discussion about the request, Mr. Poulin made a motion to approve the request noting the need for insurance, no expenses to BIDPA, and there would be no water or heat available. The motion was seconded by Mr. Poirier, the board voted in favor of the motion with one board member in opposition. The motion passed. ...

**Capone Steel.** Capone Steel is looking to relocate to Berlin. They currently have three employees in Gorham. They have put in a grant request for a national program that needed to show local support. There has been a lot of enthusiasm to assist him from the community. If Mr. Capone's project comes to fruition, he would be looking to hire 6-8 employees to start and do overflow business of his existing business here in Berlin. His company is a family owned company that specializes in small scale steel manufacturing. It was noted that Mr. Presby is a retailer and therefore not a direct competitor of the proposed business. Mr. Capone is considering a flex space building that will be ready to expand if needed. He wants to hire locally and has already hired three local people. He has done some due diligence in the Industrial Park as well as looking at buildings outside the park. He was here recently to tour the community as well.

**Public comments:** None

**Member Comments:** Mr. Huot mentioned it may time to start recruiting some new members to the board. A quick discussion took place and will continue at a later time. All board members will think about potential new members.

**Adjournment:** Mr. Dumoulin made a motion to adjourn, seconded by Mr. Higbee, all members voted to approve the motion, motion passed.