

Berlin Industrial Development & Park Authority
June 10, 2014

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

Members Excused: Andre Duchesne and Diana Nelson

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

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

May Financials: Treasurer Dumoulin reviewed the financials with the board. The expenses and revenues were reviewed for the month. The board briefly reviewed their current Business Finance Authority loan which will be repaid in full in January 2015. Mr. Poulin made a motion to approve the May financials, seconded by Mr. Higbee, all members voted in favor of motion.

Building Updates: Ms. Laflamme reviewed the asbestos survey recently completed for 121 Main Street. There is a lot of asbestos throughout the building and will cost nearly \$40,000.00 to abate. The board preferred leaving everything as is currently until a rehabilitation plan for the property is in place. Chair Caron has been exploring potential partnership for redevelopment of the property. Roof issues were found and repaired and the cleanup work is completed, the new subfloor and ceiling tiles are in the process of being replaced.

143 East Milan Road will be sold to Presby Steel, LLC along with the last BIDPA owned vacant lot. There had been other interest in the vacant lot and that individual is now trying to find another suitable location for their business.

Future Project Discussion: The board looked at Dummer Yard, the Berlin/Success border parcels and the Georgia Pacific parcel adjacent to the current industrial park. After a brief discussion, it was determined there was interest in further exploring the Georgia Pacific parcel again and seeing if staff can restart the conversation with Georgia Pacific.

Other: Mr. Dumoulin asked if anyone was aware of interest from Berlin Water Works in property in the Industrial Park. Chair Caron said the board is exploring options but it likely is not interested in the property owned by White Mountains Community College. Mr. Dumoulin also mentioned that he was interested in seeing the City and BIDPA support the Balsam's project if there was a role for either entity to play. Mr. Wheeler will look into it.

Nonpublic Session – None needed

Member comments: Mr. Huot made a brief comment about downtown development and Bickford Park.

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