

Derry Downtown Committee Meeting – Monday, November 16, 2009  
Town Hall – 6 pm

In attendance were : Diane Arrato Gavrish, Michael Gendron, Jona Bostwick, Eleanor Strang, Gordon Graham, [Andrea Lovett](#), Bill Coyne, Stuart Arnett, George Sioras, Jim Browne, Mary Hankins, Tom Hankins, [Sue Kopetz](#), Dave Nelson

The dinner meeting was called to order at approximately 6:15 pm. Attendees were treated to dinner from Rig A Tony's. Discussion took place with Mr. Arnett of the Arnett group who was recently hired by the Town to assist with economic development. His contact information is :

Concord office – 219-0043

Derry office – 845-5407

Cell phone – 419-9145

[stuart@arnettdevelopmentgroup.com](mailto:stuart@arnettdevelopmentgroup.com)

The charge of this group is to work on Economic Development and manage the Rt. 28 TIF and 3 downtown parcels, as well as Internal Communications and marketing strategies.

Among the topics discussed were how to make these properties work for the Town, what to expect if the rail went thru Town, how to “grow” the Downtown, how to add retail, offices, apartments, food and night life. It was determined that it is necessary to find out what the businesses say as well as what the landlords are thinking. There is no doubt that more parking is needed and that the parking lots need to have good signage. Mr. Arnett's recommendations for the properties were to use strategies such as :

1. For Sale Listing with price, terms, usage
2. Town Development with uses, costs and public benefit
3. See “what comes along” If you can afford it, it's yours.
4. He recommended remembering the terms product, promote, people and policy when dealing with these topics
5. He also recommended coming up with 3 options for those sites within the next two months.

George Sioras reported to the group about the RKG Associates feasibility study that was recently conducted. (they are Economic Planning and Real Estate Development Consultants) Mr. Sioras felt that their plan is a good one and will share that with the members of the committee as soon as possible.

On December 15<sup>th</sup> it is advised that the Town Council move forward with the RKG report. On December 8<sup>th</sup> the Downtown Committee will make its final report to the Profile Group led by Michele Gagne. She has offered to do another profile session in the spring focusing on the Derry Downtown/Main Street project. This session will cost \$250. It is hoped that this spin off committee would meet monthly meetings as had been done in the past and include landlords, tenants, town officials, etc. It is also vital that there be a strong “contact” who would be responsible for walking the streets and observing what is taking place in the Main Street area. This person would interact with shop keepers, shoppers, etc.

It's time to have a SEQUEL of the Downtown/Main Street Corps project. It is imperative that recommendations be made in time for the Town's CIP and Master Plan.

Michael Gendron reminded the group about that recent economic developments that have taken place that are positive. Those were included in the October 22<sup>nd</sup> meeting minutes. Mike reported about the meeting that was held with Mr. Ron Dupont, representative of the Red Oak Properties Management Company, the owner of the vacant property adjacent to the Adams Memorial Opera House. At this time, Mr. Dupont will not sell the property. He might consider leasing the property to the town, however.

It is the goal of this committee to

- 1 - go after parking on either end of town.
- 2 - have a sequel group that will spin off of this one.
- 3 - have a vision for the Difeo property

Between now and spring it is imperative that we research these options and have the second profiling session with UNH.

Respectfully submitted,

Diane Arrato Gavrish