FINAL

MINUTES
ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, APRIL 28, 2021 – 4:00PM
REMOTE VIA MICROSOFT TEAMS
LebanonNH.gov/Live

1. CALL TO ORDER:

- The April 28, 2021 Economic Development Commission meeting was called to order at 4:02 PM
- Present on the Commission: William Dunn (Chair), Dan Nash, David Newlove, Kevin Purcell, Councilor Karen Liot-Hill (Vice Chair), Councilor Doug Whittlesey, City Manager Shaun Mulholland.
- Staff Present: Planning and Development Director David Brooks.

2. APPROVAL OF MINUTES:

A. Motion by Dan Nash to approve the minutes of October 28, 2020, Second by David Newlove. Minutes approved by roll call vote with one abstention (Whittlesey).

B. Motion by Dan Nash to approve the minutes of March 24, 2021, Second by David Newlove. Minutes approved by roll call vote with one abstention (Whittlesey).

3. NEW BUSINESS:

A. Discussion on Use of Seminary Hill School – Councilor Hill suggested the City should revisit discussions with the Lebanon School District about the use of the former school facility. The topic will be on the agenda for the next Joint City Council/School Board Task Force meeting on May 20, 2021.

B. Discussion on Arts & Culture Commission Projects – Chair Dunn reviewed several ongoing efforts of the Arts & Culture Commission, including a call to artists for artwork within the tunnel, support for a summer music festival being planned by the Lebanon Opera House, creation and use of branding logo for Lebanon ArtWays, and a potential mural on the PetSmart building in West Lebanon.

C. Update on Spencer Street Reconstruction – City Manager Mulholland provided an update on the status of the road reconstruction project and the cleanup of 20 Spencer Street. Additional cleanup costs may cut into the anticipated revenue from the sale of 20 Spencer Street, but the road reconstruction will proceed this summer.

D. Discussion on Watersports on Mascoma Lake – City Manager Mulholland noted that Chip Brown had requested this agenda item to discuss the idea of promoting

whitewater recreation on the Mascoma River similar to what Franklin, NH is doing with its Whitewater Park. This agenda item was carried over to the next meeting.

E. Recap of visit from NHBEA – David Brooks provided an overview of the City's presentation and tour for representatives of NH Business and Economic Affairs, including a discussion of City projects, meetings with local developers and real estate brokers, and a tour of DRTC.

4. FUTURE AGENDA ITEMS:

A. Discussion on Redevelopment of Lower Parking Lots per 2016 Downtown Visioning Study – David Brooks noted that the Commission will want to focus on additional downtown redevelopment once the 20 Spencer Street project is underway. There was discussion of whether the Commission should create a subcommittee or take this on as the full body, and when to include other stakeholders in the RFP process.

5. NEXT MEETING DATE:

- Wednesday, May 26, 2021

6. OTHER BUSINESS:

Councilor Hill mentioned that the issue of affordable housing remains a significant concern for the community and acts as a headwind on continued economic development. She suggested the Commission should be aware of and involved in discussions and actions about housing.

Councilor Hill recommended a joint meeting of the Commission and the West Lebanon Revitalization Committee to discuss available tools for economic development and revitalization. Councilor Whittlesey noted that the Council has requested more guidelines for the use of the 79-E program.

7. ADJOURNMENT.

- Motion by Dan Nash to adjourn, Second by David Newlove. Motion approved unanimously by roll call vote. Meeting adjourned at 4:49 PM.

Minutes Recorded by David Brooks