

FINAL

**ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, SEPTEMBER 27, 2023 – 4:00PM
Council Chambers – City Hall – or remote via Virtual Platform
MINUTES**

EDC MEMBERS PRESENT: William Dunn (Chair), Dan Nash, Chip Brown, Councilor Karen Liot Hill (Vice Chair) (remote), Tracy Hutchins (Upper Valley Business Alliance), Andrew Key

EDC MEMBERS ABSENT: Councilor Doug Whittlesey, David Newlove, Kevin Purcell

STAFF PRESENT: Nate Reichert (Director of Planning & Development)

1. CALL TO ORDER:

- The September 27, 2023 Economic Development Commission work session was called to order at 4:05 PM. It was noted that a quorum of members was not available at this time.

2. APPROVAL OF MINUTES:

A. July 26, 2023

The Commission postponed discussion on these minutes to a future meeting.

3. NEW BUSINESS:

A. Chair William Dunn – Explanation of 20 Spencer Street EDC Dismissal

Chair Dunn explained that, on September 6, 2023, there was a City Council meeting, and it was clear that the Council's priority has shifted to housing options for this site. The City Council voted at that meeting to have the EDC removed from the process regarding potential options for this site. Directly after that vote, a motion was made to allow the City Manager to explore affordable/workforce housing options with nonprofit agencies. The City Council has since put out its own RFP for this item and the EDC will remove this item from its future agendas.

Mr. Brown explained that tax credits and other affordable housing items are tied to federal rules, and building in the floodplain may be a challenge.

Mr. Nash noted that a nonprofit development would not allow for tax generator. Mr. Brown noted that certain types of developments could be tax generating, but the value would not be the same as market-rate.

Chair Dunn noted that a Delorean Power Storage Company request will be addressed at a future meeting.

B. Review and Discussion of Master Plan Chapter 6: Economic Development

Mr. Reichert explained that the original goal was to review two chapters of the Master Plan per year, and the Commission is a bit behind on this. The intention is to get back on track with this.

The Commission discussed zoning and use types.

C. Upper Valley Business Alliance Update

Ms. Hutchins stated that she and Benoit Lamontagne, NH Department of Business and Economic Affairs, attended eight meetings with manufacturers in the area. Housing was the number one topic of interest, along with staffing and childcare.

Ms. Hutchins noted that UVBA applied for a federal economic development grant to create a med-tech hub across northern New England. More information should be available around March of next year. This planning grant would allow 18 months for the group to start the hub and create programming around it. UVBA could then also apply for a phase 2 of this process.

4. FUTURE AGENDA ITEMS:

It was noted that the Commission would discuss the November meeting date at its next meeting.

5. NEXT MEETING DATE:

A. Wednesday, October 25, 2023

6. OTHER BUSINESS

Mr. Reichert invited Commission members to attend a pattern zoning study. The discussion will revolve around in-fill housing, with the intention to create 20-25 architecturally designed and approved housing designs. The first site visit will be October 23-24.

7. ADJOURNMENT.

The EDC meeting ended at 5:02 PM.

Respectfully submitted,
Kristan Patenaude