

FINAL

**ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, JUNE 11, 2025 – 4:00PM
Council Chambers – City Hall – or remote via Virtual Platform
MINUTES**

EDC MEMBERS PRESENT: Chip Brown, Andrew Key, Dean Cashman, Councilor Chris Simon (City Council Rep), Dan Nash (Chair), Brendan Callahan, Eric Stacy

EDC MEMBERS ABSENT: Tracy Hutchins (Upper Valley Business Alliance)

STAFF PRESENT: Deputy City Manager David Brooks

1. CALL TO ORDER:

- The June 11, 2025, Economic Development Commission meeting was called to order at 4:00pm.

2. APPROVAL OF MINUTES:

- A. May 14, 2025

Motion by Councilor Simon to approve the meeting minutes of May 14, 2025, as presented.

Second by Mr. Brown.

**The Vote on the MOTION was approved (7-0).*

3. NEW BUSINESS:

- A. Redevelopment of West Lebanon Main Street Properties

Mr. Nash noted that the West Lebanon Revitalization Committee will be discussing the improvements on Monday. Mr. Brooks stated that the Main Street improvements will be started this month. The bulk of the work will occur this fall, with final paving carrying into next year. Phase I of the project was funded when the City received a congressional direct spending grant from Representative Kuster's office for \$2.4M. The City then appropriated the rest of the funding. Phase II, the roundabout and the approaches, is approximately \$3.2M. This work does not impact the Main Street properties project.

Regarding the three Main Street properties, Councilor Simon stated that a survey from the West Lebanon Revitalization Committee had 350 respondents. 60% of respondents wanted to see mixed use development, 28% wanted to see a relocation of the Fire Station and 12% did not like either idea or had no opinion. 78.29% were in favor of closing Church Street West.

Mr. Brooks stated that an RFP was submitted to obtain ideas for the three parcels and no suitable responses were received. One company that was asked directly has shown some interest in the project.

Regarding 20 Spencer Street, Mr. Brooks stated that the tax credits through NH Housing Finance will be reapplied for, with decisions likely coming forward in December. Other funding sources are also being sought. Mr. Brooks stated that the City continues to work with DES, as there is dissolved arsenic in the groundwater under the site. It is unclear if this was generated from something that occurred on the site or if it is naturally occurring. DES has requested a groundwater management permit for the site. The City is continuing to work on monitoring the groundwater. No one is using the groundwater in this area. Potential well locations for the site are being identified in order to determine the extent of the arsenic bloom.

- B. Discuss Potential Zoning Amendments for Fall 2025

The Commission reviewed the potential zoning amendments for Fall 2025, including one regarding EV infrastructure requirements. There was agreement to collect any thoughts on the proposals at the next meeting.

The Commission stated that it would also like to discuss the building permit process.

4. FUTURE AGENDA ITEMS:

As discussed during the meeting.

5. NEXT MEETING DATE:

A. July 9, 2025

The Commission agreed to meet on July 9, 2025.

6. OTHER BUSINESS

Tim Sidor, Ledgeworks, stated that it would be laudable to streamline the building permit process. There are challenges to trying to do business with the City.

7. ADJOURNMENT.

Motion by Mr. Callahan to adjourn the meeting.

Second by Mr. Brown.

** The Vote on the MOTION was approved (7-0).*

The meeting was adjourned at 5:12PM.

Respectfully submitted,
Kristan Patenaude