



LEBANON ECONOMIC DEVELOPMENT COMMISSION
JULY 22, 2026 - 3:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

1. Call to Order

The July 22, 2026 Economic Development Commission (EDC) meeting is hereby called to order.

2. Approval of Minutes

A. June 24, 2026

3. Old Business

- A. Update on Proposed Child Care Facility
- B. Barrows Street Development Project Progress
- C. West Lebanon Main Street Properties Update
- D. Spencer Street Redevelopment Progress
- E. Discussion on City Council goals for the Economic Development Commission

4. New Business

- A. Discussion of Impact Fees
- B. Discussion about the United States House of Representatives Vote on Housing

5. Next Meeting Date

A. August 26, 2026

6. Other Business

7. Adjournment

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

DRAFT

**ECONOMIC DEVELOPMENT COMMISSION
WEDNESDAY, JUNE 24, 2026 – 3:30PM
Council Chambers – City Hall – or remote via Virtual Platform
MINUTES**

MEMBERS PRESENT: Dan Nash (Chair), Andrew Key, Councilor Lori Key, Chip Brown, Dean Cashman,
Councilor Tim McNamara (Council Rep), Brendan Callahan, Morgan Brophy (UVBA)

STAFF PRESENT: City Manager Andrew Hosmer

1. CALL TO ORDER:

The May 13, 2026, Economic Development Commission meeting was called to order at 3:30pm.

2. APPROVAL OF MINUTES:

A. May 13, 2026

Motion by Councilor McNamara to approve the meeting minutes of May 13, 2026, as amended.

Second by Mr. Cashman.

AMENDMENTS:

Page 2, Line 13: To read: "The company has already built two of these small homes in Windsor, VT using a modular manufacturer in upstate New York."

**The Vote on the MOTION was approved (8-0-0).*

3. NEW BUSINESS:

A. Update on Proposed Child Care Facility

City Manager Hosmer explained that there is a tri-party negotiation for the lease including the City, SAU/School Board, and Boys & Girls Club of Central & Northern NH. The Boys & Girls Club is looking to enter into an agreement with the other two parties as the property seems to straddle a boundary line between City and SAU land. Some of the elements of a lease have been agreed to though other significant elements are still being discussed. The City remains more flexible than the School Board in terms of the lease. There is a tight timeline for this, as funding needs to be secured by a certain date or the project may be pushed out 1+ years. The anticipated cost for the site work and building is estimated at \$4M-\$5M and over \$3M has already been directed toward the project. This will likely be a 40 year lease.

Councilor Key stated that she does not believe the ballot indicated that the lease would be near \$0. While the Boys & Girls Club functions as a nonprofit, some amount of their clientele receive assistance, meaning that they also operate as a marketplace. She is unsure if giving up the green space for this project is fair based on there being no financial incentive aside from allowing businesses to recruit employees.

B. Barrows Street Development Project Progress

Councilor McNamara stated that the project team reported at its June 3rd meeting that there is a price which brings this under \$400,000. This was discussed with the Council and a motion passed to schedule a public hearing for July 15th. The purpose will be to have a discussion regarding the City Manager being able to solicit lending institutions for a short term loan in the amount of \$1.7M to get five homes built. The original modular company asked to be allowed to price a home at the same dimensions as is being provided by the current bidder and the Council agreed. A design and price were submitted. The site work was put out to bid last week and there has been considerable interest. The initial concept for these units was a lottery system with those eligible from City employees, school district employees, and Lebanon Housing Authority employees. As part of recent discussions, the Council is considering extending this to all current Lebanon residents. This will continue to be discussed on July 15th. A more conventional unit design will likely be more desirable for a broader spectrum of eligible people.

C. West Lebanon Main Street Properties Update

City Manager Hosmer stated that the properties are being toured and an invitation will be sent to the Council as well. The current condition is not habitable, even with extensive renovations. These are three properties that should likely be demolished, though it is unclear what would happen after that. If no subsidies are available from the federal level, the cost for rental units may be prohibitively expensive. There will likely be a presentation from DEW showing these units as market-rate with private equity sales, along with an alternative if federal subsidies are needed in order to make the units affordable and the associated prices.

D. Spencer Street Redevelopment Progress

City Manager Hosmer stated that the developers feel that the entire funding stack has been secured. There is not a timeline to share at this point. It is anticipated that they will break ground by the end of the year.

E. Discussion on City Council goals for the Economic Development Commission

Councilor McNamara stated that the Council has not yet discussed this item. There was agreement to table this topic to a future meeting.

4. FUTURE AGENDA ITEMS:

There was discussion regarding a future agenda item to review impact fees.

There was discussion regarding a future conversation around how to attract new business to the City and region.

5. NEXT MEETING DATE:

A. July 22, 2026

The Commission agreed to tentatively meet on July 22, 2026.

6. OTHER BUSINESS

The Committee agreed to meet on the fourth Wednesday of the month moving forward at 3:30pm.

7. ADJOURNMENT

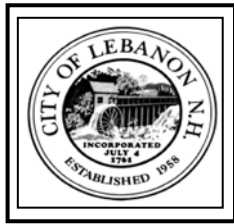
Motion by Councilor McNamara to adjourn the meeting.

Second by Mr. Key.

** The Vote on the MOTION was approved (8-0).*

The meeting was adjourned at 4:22PM.

Respectfully submitted,
Kristan Patenaude



CITY OF LEBANON ~ PLANNING & DEVELOPMENT

IMPACT FEE SCHEDULE 2024

(AS ADOPTED BY THE LEBANON PLANNING BOARD ON 5/20/24)

FEES PER SQUARE FOOT

Supportable Impact Fees Per Square Foot - 2024 Update - Lebanon, NH					
Structure Type or Use	Schools	Recreation	Police Dept	Fire Dept	Total
Residential Development					
<i>Per Sq. Ft. Gross Living Area</i>					
Single Family Detached	\$3.12	\$0.98	\$0.40	\$0.68	\$5.18
All Other Housing Units	\$2.06	\$1.22	\$0.49	\$1.01	\$4.78
Non-Residential Development					
<i>Per Sq. Ft. Gross Floor Area</i>					
Retail, Restaurants and Lodging	---	\$0.09	\$0.55	\$0.95	\$1.59
Offices and Commercial Services	---	\$0.13	\$0.39	\$0.94	\$1.46
Industrial, Transp, Whse, Commun.	---	\$0.07	\$0.16	\$0.18	\$0.41
Nursing & Licensed Care Facilities	---	\$0.17	\$0.08	\$1.19	\$1.44
Other Institutional Uses	---	\$0.09	\$0.43	\$0.64	\$1.16

***Gross Living Area (Residential):** The total area of above-grade residential space within a dwelling unit as measured using exterior building dimensions, with a ceiling height of 7 ft. or greater, excluding unheated areas such as garages, enclosed or open porches, covered or open decks, outside stairs, balconies, and other unenclosed areas. The floor area of a walk-out basement with a ceiling height of 7 feet or greater shall be included.

***Gross Floor Area (Non-residential uses):** The total square footage of all floors of a building as measured using exterior building dimensions. For purposes of calculating minimum parking requirements per Section 607.2.A, "gross floor area" shall mean the total square footage of all floors devoted to the use, or accessory to that use, as measured using exterior building dimensions.