

**JOINT MEETING OF
THE ECONOMIC DEVELOPMENT AUTHORITY
AND
THE GREATER DOWNTOWN TAX INCREMENT FINANCE DISTRICT
ADVISORY BOARD**

May 19, 2009

MINUTES

EDA and GDTIF Members Present: Peter Robinson, Willard Williams, Hope Taylor, Jack Burnett, Rich Monahon and Susan Philips-Hungerford.

Also Present: Carol Ogilvie, Director and Laura Norton Administrative Assistant, Office of Community Development and Rodney Bartlett, Director of Public Works.

Louis Berger Group: Brian Clogston, Tim Higginson and Jeff Hyland.

Merchants and Public: Nancy Adams, Laura & Steve Mahoney, Norm Mackenzie, Bill XX, Mike Morse, Pamela Gleeson, Andy Dunbar, Liz Thomas, Barbara Miller, Duffy Monahon, Ken Christian, Debbie Keizer, Richard Estes, Chub Whitten, Randy Brown.

The EDA and GDTIF joint meeting on the Main Street Bridge and retaining wall reconstruction project discussion was called to order at 8:04 a.m. by OCD Director Carol Ogilvie. Ms. Ogilvie gave a brief review of the Place Audit that would be taking place this morning. Mr. Bartlett described the four sections of the downtown and that the group would divide into four groups with 4-5 people in each group.

Place Audit sections:

1. The intersection of Main, Concord and Pine Streets extending North on Concord Street to the Sage Keyes House and South on Pine Street approximately 1000 feet in each direction.
2. The bridge extending west on Main Street to Summer Street
3. Main Street from the bridge to the Grove Street intersection
4. The public parking area behind the Sunapee Bank along the river's edge to Depot Park

Ms. Ogilvie noted each participant would be given an audit form which Mr. Clogston reviewed, and said "in the end we will accept one form from each audit section with the group's consensus." He added "today we will focus on the outdoor exercise and discuss the results at the next meeting (June 16th)." Mr. Clogston explained that the results of the exercise today would be the beginning of the next step, which is the development of a problem statement. "This is a critical step" he said.

Ms. Monahan inquired about the area of the Library to the Keyes Sage House with Mr. Bartlett replying the group at the intersection could make their way down there. When Ms. Monahan asked about the Depot Square area she was told that area would not be covered in this Place audit. Mr. Bartlett did note “if you want to expand what you are looking at go right ahead, the more information the better.”

Having reviewed the Audit form Bill XX interjected “these questions are not addressing the concerns we have as business people.” He went onto say “if the concerns we have are not addressed in the Audit when will they be discussed?” Mr. Bartlett replied that the participants should put any additional concerns or issues in the “Other” category of the form. Bill XX stated that “the “Other” part of the form is more important than all the other questions.” He then asked about the time frame with Mr. Bartlett replying “the Louis Berger team is devoting the rest of the year to get through the planning process.”

A very brief discussion about the possibility of accelerating the project to take advantage of revitalization and recovery funds followed with Mr. Bartlett noting “to do so would have meant we would have to have a construction contract signed by February 2010 and I don’t see that happening.” A quick review of the 80/20 formula of project payment followed.

Ms. Mahoney asked if the participants should answer as things are now or when the equipment is all over the place?” A brief discussion followed, noting that the questions should be interpreted as a “current situation”, with Mr. Bartlett suggesting “don’t get hemmed in by the form, no form is perfect.” He added “the more information we get back the easier it will be to create the vision.” Lastly he noted “and remember there will be one or more of us in each of the groups so it will be easy for us to hear your concerns.”

The exercise began at 8:20 a.m.

Next Meeting:

Tuesday, June 16, 2009 at 8:00 a.m. at the Town House

Respectfully submitted,

Laura Norton
Administrative Assistant