

**ECONOMIC DEVELOPMENT COMMISSION
MINUTES
SEPTEMBER 10, 2009**

draft

MEMBERS PRESENT: John Sayre, Chair; Barry Cyr, Sean Lindsay, Thomas Deffenbaugh, Sue O'Connor, G. Jeffrey Keith,
(double check attendance with GA)

ALSO PRESENT: Tana Parseliti, Downtown Manager
Mark Pellegrini, Director of Neighborhood Services
and Economic Development
Gary Anderson, Senior Planner

Adoption of Minutes of July 9, 2009

Mr. Lindsay moved to adopt the minutes as drafted. Mr. Keith seconded the motion and all members voted in favor.

Presentation of and Recommendation on the Broad Street Redevelopment Plan

Mr. Pellegrini and Mr. Anderson of the Planning Department presented the PowerPoint summary of the Broad Street Redevelopment Plan to the EDC. This presentation explained the opportunities and challenges of the site, the process through which the Redevelopment Agency conducted its research on market opportunities, property ownership, zoning and land use, as well as the charrette process that led to the Vision, Design Guidelines, Sustainability Guidelines and the Proposed Land Use Plan for the redevelopment area of Broad Street. They pointed out that the Phase 1 Priority Investment Area included the center of the study area with the vacant Manchester Parkade, the vacant Nichols properties, and the proposed extension of Center Springs Park into Broad Street as well as the development of the greenway along Bigelow Brook. They noted that a plan was scheduled for adoption by the Agency later in September, and the Board of Directors was considering putting a referendum question on the November ballot for an \$8 million bond issue *(check timing of that with our notes and Gary.)*

Mr. Cyr said he supported the Redevelopment Plan and felt the Phase 1 priority investment area and development had to be substantial in order to spur other development in the entire area.

Mr. Lindsay asked what the funds would be used for if the referendum passes. Mr. Pellegrini and Mr. Anderson responded that the bond issue question was broadly worded to allow maximum flexibility to implement activities in the Phase 1 priority investment area. The funds could be used for predevelopment costs such as zoning regulation review, environmental studies, title searches, and negotiations with property owners or developers including development agreements. The funds could also be used for acquisition and physical construction of infrastructure improvements or the removal of blighted properties.

Mr. Sayre asked how much information was available on subsurface conditions on these properties. In response, the staff said there was some information available on the vacant Parkade property by virtue of a development application which had been recently submitted. However, before any property would be acquired, Mr. Pellegrini said a complete environmental assessment would need to be conducted.

Mr. Cyr moved to endorse the Broad Street Redevelopment Plan as presented. Mr. Lindsay seconded the motion and all members voted in favor.

(end of tape)

Discussion of 2010 Work Program

Report of the Greater Manchester Chamber of Commerce

Report of the Special Services District

Report of the Planning Director

Other Business

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