

**FINAL**

**Economic-Vitality-Exchange Commission (EVEC)  
West Meeting Room, City Hall  
Wednesday, June 26, 2019  
4:00 PM**

**MEMBERS PRESENT:** Steve Whitman (Chair), Bill Dunn, Kevin Purcell, Karen Liot Hill (City Council), Jeff Goodrich, Clifton Below and Dan Nash

**MEMBERS ABSENT:** Chip Brown, Dana Key, Rob Taylor (Chamber of Commerce), and Timothy McNamara (Mayor and City Council)

**STAFF PRESENT:** Shaun Mulholland (City Manager), and Shelly Hadfield (City Consultant)

**PUBLIC PRESENT:** Katrina Geurkink, Susan Reed, Seth Ames

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**1. CALL TO ORDER:** Chair Steve Whitman called the meeting to order at 4:06 p.m.

**2. ACCEPTANCE OF MINUTES: May 22, 2019**

Page 1, line 1, change “plane” to “plain”.

*A MOTION by Dan Nash to approve the minutes of May 22, 2019 as amended. Seconded by Jeff Goodrich.*

*\*The MOTION passed (5-0-1) Jeff Goodrich abstained.*

**3. DISCUSSION ITEMS:**

**A. 20 Spencer Street RFP**

Mr. Mulholland updated the members regarding City Council discussion of changes to flood plain regulations. If those go forward, they will submit the RFP. They have assessed environmental issues around two fuel tanks, soil, lead paint, and other items. Once they have estimates, they can issue the RFP. The City is waiting until after July 24<sup>th</sup> so others can consider the flood plain. Mr. Below noted that the wastewater capacity issue would not be ready for Council action until October. Ms. Hill asked when preliminary data could be shared. Mr. Mulholland said it would be up to the City Council.

Chair Whitman agreed to a more in-depth discussion of the wastewater recommendations. Mr. Mulholland stated that they are recommending adoption of the new standard set by the DPW. It is up to the City Council to approve the new standards, which includes allowing for a percentage of available capacity of the entire system. Mr. Below noted that applicants must meet milestones to retain their allocation. Mr. Mulholland stated that applicants would ask for sewer allocation before going to the Planning Board, which can grant conditional approval for a set period of time. Mr. Below observed that it would allow applicants to be assured of a certain capacity. Mr. Mulholland stated that it will not be decided by the City Council until October and available in January 2020. Chair Whitman asked if it was based on the total capacity. Mr. Mulholland said they would be adding capacity once a year. Mr. Below noted they could be collecting data on sewer flows with more continuous monitoring. Mr. Below added

that there are many factors influencing capacity and allowing for informed adjustments would benefit the City financially. Ms. Hill asked if the data on actual flows would be available in the fall. Mr. Mulholland stated that there are meters out at present to see how the system reacts if there is more heavy rain in July. Final data would not be available until spring when testing is completed, but he is suggesting adjustments Jan 1 for allocations at that time. Mr. Below noted that spring is when the system is most constrained by ground water. Mr. Goodrich asked if water use has been compared to sewer use. Mr. Mulholland said that has been done based on field testing. Mr. Below noted that small users now get credit for conserving due to the change in the ordinance. Mr. Nash expressed concern over the lengthy timeline for planning and projects when there is information and a model in place. Mr. Nash added that developers could be getting things done, and the January 1 date is too far away. Mr. Mulholland stated that they cannot move any faster. Mr. Below said the Council is trying to rework the ordinance, so it works more fairly for developers, and that requires significant work. Mr. Mulholland noted that the Council would see the information in October. Mr. Below stated that the EVEC members could weight in.

### **B. Vacant Grocery Store Redevelopment**

Ms. Hill suggested there could be a subcommittee to keep up to date on the property. Ms. Hill noted that the City may be proposing to enlarge the Fire Department area. Mr. Mulholland stated that would be three years out. Mr. Purcell stated that he reached out through a broker to the owners to begin a dialogue regarding retrofitting part of that building. There is nothing close to downtown for groceries, which could be a market or a full grocery store. Mr. Purcell said he didn't want to go outside EVEC. Mr. Below suggested that Mr. Purcell mention his connection to EVEC in the discussion. Mr. Mulholland stated that the City is interested in increasing jobs, and it would not be a problem to talk with the owners.

Ms. Hill noted that Kleen has also gone out of business leaving a very large, business space, which is still owned by the Gosselin family. Mr. Nash stated that approximately 100 people now need to find new jobs. Mr. Mulholland said the City has already been working on the issue. There are thirty employees that are residents of Lebanon, and there are many service jobs available. The City has also reached out to the State to gather resources to share with the employees regarding several forms of assistance. Mr. Mulholland added that the State employment assistance representatives would be coming up tomorrow to meet with the employees. Mr. Mulholland stated that there is a buyer who already has plans for the building.

### **C. Iron Horse Development**

Mr. Mulholland stated that Twin State is working with the Planning Board now for an extension. Mr. Goodrich shared that he is part of ownership team. The City regulations have a requirement for legal review for permit extensions. Twin State is seeking a third extension and needs to provide documentation to support that request. It is a very large project, which will take a long time to develop. Mr. Ames stated that Twin State is focused on getting the permit extension and are in discussions with Planning Staff regarding TIF and how that could help move the project along. Mr. Goodrich said Twin State does have other developers, and phasing includes a box store with office space for approximately 640,000 sq. ft. The project requires an underpass from under the railroad to Miracle Mile. The development community would like to log the project in a TIF, so whatever benefit is obtained could be returned to the project. Mr. Purcell asked if the developer is going to move forward. Mr. Goodrich said that with the TIF, the developer could move forward with what is essentially a bridge loan. Ms. Hill asked if there are other TIF's in the State that function that way. The City is not interested in fronting the cost of infrastructure, but with this approach the City wouldn't have to be involved in the cost. Chair Whitman noted that there is a tremendous need for warehousing. Mr. Goodrich stated that Fuji is looking for 100,000 sq. ft. and a campus space.

## **2. FUTURE AGENDA ITEMS:**

**A. CIP** – Mr. Mulholland stated that there should be an updated spreadsheet at the next meeting listing all the projects and phasing.

**3. NEXT MEETING DATE: Wednesday, July 24, 2019**

**4. OTHER BUSINESS:**

**A. Arts Commission** - Bill Dunn reported on the potential for the arts and the Tunnel Project. A group met at the entrance to the tunnel. The first 60 feet are in the best condition. There is a mat placed deeper in the tunnel to monitor debris, which was sprayed a different color to delineate each monthly layer. The group was very enthusiastic. There is a huge opportunity for mural work of different sizes and great potential near the middle in an open section for a performance area. The further area beyond the chain link is not owned by City but could provide a space for banners. The natural stone creating a curve should stay and needs lighting to highlight it. This week the group met and decided to get estimates on electrical, lighting, and sound projection from the sound engineer at Lebanon Opera House, who agreed to create the estimates. The investment in the Tunnel Project by the City is \$2.6 million, and creating a space that people want to experience would be a good investment. It would be an excellent way to create a connection between the Greenway and Rail Trail. The group talked about the possible installations including interactive spots, potential of the 20' high walls for rotating mural artwork, and the stage area. Mr. Dunn added that David Brooks facilitated the tour and kept them on task. Mr. Mulholland noted that there will already be fiber and power in the tunnel, so the types of additions they are considering could be facilitated without much additional cost.

Katrina Guerkink, a volunteer with the arts and culture initiative, is doing data collection. She expressed her interest in the impact of public art installations in Lebanon. Ms. Hill explained that the City has a Master Plan, but the person who was measuring arts and culture has left. Ms. Guerkink stated that there is more funding available at the State and federal level to get information about impact. When considering what funders are needing, they are drawn to the creative sector where there is significant impact. She is gathering information on what the City needs in terms of the creative aspect.

**B. Westboro Yard** – Mr. Below reported that for the last six months with legislative process, the City Council has been focused on better use of the Westboro Yard. A major issue has been the asbestos and lead paint contamination around the yard. The Council was able to get the DOT to focus on remediation, and the DOT included the estimate for it in the proposed State budget. It survived the State budget process along with two others, one in Concord and the other in North Conway, which needed the same remediation. The projects are being looked at as special appropriations for varied projects, because these are State buildings. Because the estimate turned out to be low, the DOT added money in the Senate approval process. The total should include enough for asbestos and lead paint with the City making an in-kind contribution for disposal. It was managed without new appropriation by using lapsed funds from last year. The money would be available right away, but it requires a bid process for contractors. Although the governor may veto the budget, this portion is not controversial.

Mr. Mulholland stated that it will be before the Economic Development Commission on July 10.

Ms. Hill asked about a possible update on the Chamber of Commerce. Mr. Mulholland said that members of the board are filling in until they advertise the position.

**3. ADJOURNMENT:**

*A MOTION by Dan Nash to adjourn the meeting. Seconded by Jeff Goodrich.*

*\*The MOTION passed (6-0).*

The meeting was adjourned at 4:55 p.m.

Respectfully submitted,  
Holly Howes  
Recording Secretary