

# Nashua Business Industrial Development Authority

City Hall Room 208  
Friday, May 20th, 2016  
8:15 a.m.

## Meeting Minutes

### 1. Call to Order and Welcome

Mayor Donchess, David Fredette, & Mark Prolman not present. Members of the public present. Guests Ryan Porter (Renaissance Downtowns) via phone and Robert Parsons (City Resident) were present. City staff member James Vayo arrived after the beginning of the meeting.

Meeting called to order at 8:18 am by Chairman J Tully.

### 2. Approval of Meeting Minute

**MOTION TO APPROVE THE APRIL 15<sup>TH</sup>, 2016 MINUTES MADE BY BRAD VEAR AND SECONDED BY LYDIA FOLEY AND APPROVED UNANIMOUSLY.**

### 3. NH RSA – Chapter 162-G (State Enabling Legislation for the BIDA)

The committee discussed the purpose and mission of the BIDA, J. Tully requests Steve Bolton from the city's Corporation Counsel to be in attendance for the BIDA meeting in June.

S. Marchant offers to provide the BIDA members with a copy of the RSA language.

### 4. Bridge Street Project Update

The committee discussed the timeline for transfer of land from City of Nashua to the development entity. J. Tulley suggests that SMC management be invited to meet with the BIDA in June. Ryan Porter of Renaissance Downtowns to check with SMC and confirm with S. Marchant on the availability of SMC to be on the agenda for next month.

**MOTION TO APPROVE THE PREFERRED DEVELOPER AGREEMENT FOR SALE OF LAND FOR PRIVATE DEVELOPMENT ASSIGNMENT TRANSFER BY JOHN STABILE AND SECONDED BY LYDIA FOLEY AND APPROVED UNANIMOUSLY**

R. Porter offered to provide an electronic version of the timeline for the land transfer.

R Porter provided the BIDA with a progress update on the United States Army Core of Engineers

(USACE) approval for the 408 permit. R. Porter noted that comments from the USACE will be back to the city next week. R. Porter noted that comments from the USACE will be incorporated into the 408 application prepared by the engineering consultants to ensure USACE provides a quick turnaround on the approval of the application.

R. Porter notes that Renaissance/SMC are still targeting getting into the ground in the next 60 days.

## **5. 25 Crown Street Project Update**

S. Marchant provides a progress update on the selection of an engineer for the Park & Ride facility. 3 engineering firms were reviewed and will be interviewed next week, at which time an engineer will be selected.

## **6. Update from Economic Development**

J Vayo introduces Robert Parsons to the BIDA. R. Parsons provides the BIDA with information about his conceptual thinking for the development of Courthouse Oval. Development concepts range from addition of a drive through window to the existing building to the creation of three new city blocks with mid-rise buildings. Plans are contingent on the ability and interest of the city to work with Mr. Parsons on creating plans for development. J. Vayo notes that the ability to demonstrate demand for residential use downtown is contingent utilizing alternative methods to the traditional "Rental Comparison" to similar buildings in the area. J. Vayo offered to send the BIDA members a PDF of the "WalkUp Wake-Up: Boston" report which outlines the opportunity for and existing growth metrics for traditional downtown/walkable neighborhoods to absorb growing and unmet demand for new construction across all use sectors.

## **7. Other Business**

Tim Cummings, the new Economic Development Director will be starting next week and will be present at the June BIDA meeting.

## **8. Next Meeting Date:**

Next meeting will be held June 17<sup>th</sup> 2016 in Room 208 at 8:15am

**MOTION TO ADJOURN MADE BY JOHN STABLE AND SECONDED BY BRAD VEAR. MEETING ENDED AT 9:04 AM**