DRAFT CITY OF PORTSMOUTH

PORTSMOUTH ECONOMIC DEVELOPMENT COMMISSION

Meeting Minutes		
January 4, 2002	Conference Room A	7:30 a.m.
Members Present:	Mark Simpson, Chairman Scott Pafford, Steve Alie, Everett Eaton, Cliff Taylor, Paul Harvey Sr., Tom Ferrini, John Hynes, John Bohenko, City Manager	
Members Absent:	Dana Levenson	

Minutes of December 14, 2001

Mr. Pafford moved and Mr. Alie seconded the motion to approve meeting minutes as written. The motion passed unanimously.

EDC Action Plan

Ms. Carmer distributed copies of the revised action plan and highlighted the changes that were made as a result of discussions at the December 14th EDC meeting. As a result of discussion on the proposed plan, two additions were made:

- 1) to support the repair and restoration of the landmark steeple of the North Church, and
- 2) to support the MPO's effort to accelerate action on upgrading the General Sullivan Bridge as a means of improving regional transportation in and out of the city.

Mr. Ferrini moved and Mr. Eaton seconded a motion to adopt the action plan as modified. The motion passed unanimously.

Subcommittee Report on Feasibility Study for Second Parking Garage

Mr. Bohenko began the discussion by noting that the over the past five years, the Economic Development Commission has worked closely with city staff in development of the 1998 Parking Study and the ensuing parking improvements recommended in the study. As a result, several efforts supported by the EDC have been accomplished including:

- 1. the addition to the High/Hanover parking garage,
- 2. improvements to satellite lots flanking the central business district CBD,
- 3. implementation of the inter-city and Pease trolley routes,
- 4. negotiated parking at the Masonic Temple and federal building, and

development of the Park and Ride facility at Pease Tradeport.

With quantification of the impact of these improvements, it is time to work with the City Council on planning for a second garage at the Worth parking lot. The subcommittee discussed the positive economic benefits of siting the garage at the Worth lot and devised an outline for a work session with the City Council on January 28th at 6:30 PM. The discussion will consist of three parts with John Burke, City Transportation Engineer outlining recent parking improvements stemming from the 1998 study as well as an overview of existing conditions. Next will be a discussion of the future parking needs including the direct impact of the structure on development in the northern tier as well as increased private investment in the Worth Block, lower Congress Street and Islington Street. A brief discussion of the suitability of the site will follow noting the

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visually benign impact of a structure at this location as well as the opportunities for connections to the Worth Block and Vaughan Mall. The access to existing transportation corridors and the practice of concentrating development in the downtown versus undeveloped areas of the city will be discussed as another benefit of this site.

Discussion of Tax Increment Financing (TIF)

Mr. Bohenko provided a draft map of the northern tier with boundaries denoting a potential TIF district. He stated that TIF is one option for funding the public improvements such as streetscape improvements, rerouting of streets and parking structures contemplated in the Northern Tier Feasibility Study. Ken Lurvey, Economic Development Coordinator for the City of Concord, New Hampshire was invited to make a presentation on the nuts and bolts of tax increment financing. Mr. Lurvey has had experience using TIF as a funding mechanism for six municipal revitalization projects. The most recent project and the one used as an example in his power point materials is the North End Opportunity Corridor District. He outlined the policies and procedures required under the State RSA for establishing TIF districts, and by way of example illustrated how the City of Concord implemented the North End Opportunity Corridor District. Following his presentation he responded to questions from the EDC. Chairman Simpson thanked Mr. Lurvey for his informative presentation.

Public Comment Session

No members of the public present wished to comment.

Adjourn Meeting

The meeting was adjourned at 9:10 AM.

Respectfully submitted, Nancy M. Carmer Community Development Program Manager