

CITY COUNCIL E-MAILS

Received: January 5, 2022 (after 9:00 a.m.) – January 9, 2023 (before 5:00 p.m.)

January 09, 2022 Council Meeting

ADDENDUM

Submitted on Fri, 01/06/2023 - 11:02

Full Name

Jeffrey Cooper

Email

jcooper@cooperwoodsculptor.com

Subject

McIntyre

Address

227 Park St

Message

Hi Counselorsn

I am unable to attend the meeting Monday evening.

My thoughts

1. Great public endeavors (fantastic plazas, churches and such in Europe) have always come at public expense, and are a gift to posterity. This is no different. We would do well to view it that way.
2. Everyone focuses on the highest quote, not the lower or middle ones. Is there a reason for that? Were the lower bids weak?
3. I don't fully grasp the financial picture but know that interest rates now make the end result more expensive. The real question is how it will affect the tax rate. How much will it cost each of us per year for how many years?
4. I suspect that a large portion of the expense is Kane's guaranteed profit margin. I find it unfortunate that he's still in the picture and wish that the \$2 million payoff had been to make him go away. Is it too late to separate from him?
5. The building atop the post office wing seems to come and go, and currently is nixed. That's unfortunate because it would have been in income stream to offset costs. Is this door closed?

Jeffrey

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sat, 01/07/2023 - 19:27

Full Name

Peer Somssich

Email

peter.somssich@gmail.com

Subject

Project Design of the McIntyre Proposal

Address

34 Swett Ave.

Message

Dear Councilors,

I have been informed that you will hold a public meeting regarding the McIntyre Project on Mon. Jan.9, 2023 as part of the City Council session. Since according the comments by the City Manager and some Councilors , there is agreement with Redgate/Kane regarding the design of the project, while the financial details are still being worked out, I am assuming that you will show residents what the design actually looks like. Since Mr. Kane has repeatedly said that the "Community Plan" design is not buildable, I am looking forward to seeing the proposal that he and the City have agreed to.

Best Regards, and Thank you for you efforts, Peter Somssich tel. 603-436-5221.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sun, 01/08/2023 - 15:05

Full Name

Bea-Ann Kendall

Email

bzkendall@aol.com

Subject

McIntyre

Address

Daniel Street

Message

It's time to send Kane PACKING - this community plan SUCKS - Bring BACK the BINNIE - he submitted the BEST yet - Kane has already cost us toooo much money and tooo many problems- he need to GO.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sun, 01/08/2023 - 15:28

Full Name

Judy Hiller

Email

hillerj@rcn.com

Subject

McIntyre Project

Address

18 Manning

Message

For the record, I am a "NO" vote and I am not in favor of going forward with the development of the McIntyre building as presented. I don't think the design is what the majority of the residents of Portsmouth prefer. 2) that the city made the decision to go back to working with Kane/Redgate; 3) no other developers/proposals were ever considered and 4) the cost of the project to us, the taxpayers (which I believe would far exceed the estimate) is just untenable.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sun, 01/08/2023 - 15:59

Full Name

Mary Lou and Bob McElwain

Email

ml259@comcast.net

Subject

McIntyre

Address

259 South Street

Message

Please give a full account of all expenditures for the McIntyre building from 18 years ago(when this fiasco started) to the most recent payout, including building upkeep and maintenance, consultant and legal fees.

Citizens have a right to know what has been spent. There is no accurate way to assess further expenses since we all have seen a dramatic increase in costs for every aspect of construction over the past three years, and the expectation is that costs will continue to rise.

We also wonder why the city is planning a building that in many ways will duplicate the plans for Brickyard diagonally across the street. No one knows if that mega structure will be a success.

Please give the residents an honest and complete report.

Thank you.

Mary Lou and Bob McElwain

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sun, 01/08/2023 - 16:57

Full Name

David Kenny

Email

asianart@comcast.net

Subject

McIntyre Building.

Address

150 US Highway 1 Byp

Message

Hello City Council. I am sorry that I won't be able to be present at the meeting on January 9th, at which the future of the McIntyre building will be discussed. I am visually handicapped, and cannot drive at night, nor do I have a ride to and back from the meeting venue.

Never the less, kindly address what the costs are, and why we are paying more than agreed for a project that has not received enough public input in the first place.

Thank you,

David Kenny

Portsmouth resident.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sun, 01/08/2023 - 20:22

Full Name

Wendy Kessler

Email

fagelbagel@aol.com

Subject

McIntyre

Address

790, McGee Drive

Message

I know how hard you and previous city councils have worked on this project. But it's gotten out of hand and way too expensive. It's time to give up on the national park service, and the dream of receiving this building from the feds. This is gone on way too long. Let them sell it to a private developer and let that developer go through the land-use boards.

Thanks for your hard work.

Wendy Kessler

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sun, 01/08/2023 - 20:36

Full Name

Rosalind Grant

Email

rozygrant@juno.com

Subject

McIntyre Project

Address

21 Walker St

Message

I am against the funding of the McIntyre Project, especially without expenditures made available to the public.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Sun, 01/08/2023 - 21:11

Full Name

Steve Adler

Email

adlersteve55@gmail.com

Subject

McIntyre Project

Address

49 Orchard Street

Message

Dear Portsmouth City Council,

I have been a resident in Portsmouth for close to thirty years. During that time, I understood and supported having my tax dollars spent to build a beautiful new library, upgrade the school facilities, improve our wastewater treatment plant, and preserve and improve the Portsmouth City Pool. These types of projects add to the quality of life for residents of Portsmouth and contribute to making Portsmouth a vibrant city.

The McIntyre is not this kind of project. I am at a loss to understand why the city is considering paying for the development of the McIntyre Building at an estimated cost between \$74 million to \$147 million and why we would guarantee a rate of return to the developer of that project. How does this project benefit local citizens?

Surveys have been sent out about the McIntyre Project, but never included estimated costs and what this would mean to our local property taxes. Support for design ideas should never be taken as support for a project without people knowing what it will mean in terms of cost. Hopefully, the city will end its involvement with the McIntyre project and simply put the building up for sale. If the decision is made to move forward with it, the citizens of Portsmouth should be given the opportunity to vote on a warrant article that clearly outlines what the building will be and exactly how much it will cost.

Thank you for your service to our community.

Steve Adler

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Mon, 01/09/2023 - 10:02

Full Name

Dixie Tarbell

Email

dixiemcleantarbelle@gmail.com

Subject

McIntyre

Address

25 Driftwood Lane

Message

Good to know the McIntyre project is likely to be reconciled and started soon! I trust city management and our current City Council to make the best of today's McIntyre situation for us residents. Whatever their decisions, Portsmouth is and will still be a magical city by the sea where property tax payers get a big bang for our bucks.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Mon, 01/09/2023 - 13:43

Full Name

Ed Mallon

Email

edm@secureplanning.com

Subject

McIntyre Project

Address

77 State Street unit 301

Message

Portsmouth should not be in the development business. When Senator Judd Gregg got the property promised to Portsmouth, years ago, it was with the understanding it would be turned into a park. The GAO is now calling the shots on what can and can't be done, The City has a development partner that wants a guaranteed rate of return on the project. I have been a part of looking at what can be done and was hopeful. After consideration, as both a home owner and business taxpayer in the City, I find the idea of Portsmouth taxpayers supporting this project is beyond the scope of Portsmouth's abilities for management. Please, walk away from this project now!

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Mon, 01/09/2023 - 14:39

Full Name

Chris Dwyer

Email

cdwyer@rmcres.com

Subject

McIntyre expenditure

Address

600 broad street

Message

I have hesitated to weigh in on any of the McIntyre decisions over the past few years because the discussions have been so far off base from reality that there hasn't been a foothold for truth. But you are now at a critical point when a few thoughts might be warranted. As a veteran of a number of large public projects, one lesson I would emphasize is that it is always imperative to consider simultaneously the technical, legal, environmental, aesthetic, political and financial dimensions and implications of decisions. When we developed the original McIntyre plan, those considerations were in the mix—especially, the financial because we were working with a principle that the project should not cost the City money but rather return money to the City (beyond taxes). As some of you may remember, for the original project we hosted several public sessions with David Eaton to explain and answer questions about the proposed detailed financial package which had several streams of funding benefiting the City.

Portsmouth has always had people with loud voices who think that financial considerations should be separated from other considerations—and they came to dominate the approach to the McIntyre, fueled by the ridiculous survey item that invited the public to agree to spend an unspecified amount of taxpayer dollars for “whatever TBD.” From my perspective, marrying oneself to a design/plan without financial considerations is pure foolishness—a lesson to be remembered for the future. . .even if too late on this project.

I know most of you were not responsible for getting the City to this point and I am hopeful that you have better facility with numbers than your recent predecessors. The most important decision you face tonight is not whether to spend \$150K for a few months work but to determine in public session what your spending threshold is for the ultimate project. Another legacy of the past Council is the mockery made of the term “transparency”, so I hesitate to use the word. But I do think you could revive the concept by being transparent about your ultimate spending threshold as you consider the relatively minor expenditure tonight.

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Mon, 01/09/2023 - 14:49

Full Name

Ken Goldman

Email

kgoldman@comcast.net

Subject

Redevelopment of the McIntyre Federal Building

Address

271 Islington Street

Message

Dear City Councilors,

In his science fiction novel, *The Moon is a Harsh Mistress*, Robert Heinlein popularized the 1930's expression TANSTAAFL, There Ain't No Such Thing As A Free Lunch. Everything has a cost. Whenever I hear McIntyre, I think TANSTFAAL.

I see the costs of the McIntyre Building to be high. A lot of city funds have already been spent to get us to this point. More funds are being spent to maintain the building, and now we are looking at potentially high costs for design and development.

Perhaps, though, the highest cost I have seen is how divisive this issue has been in our community. In the short time I have lived here, I don't think I have seen any other issue divide the Community, and continue to divide the Community, the way development of the McIntyre property has.

Therefore, I ask you, the City Council to consider the following questions:

- Why are we doing this?
- What is in it for the City of Portsmouth and the citizens?
- What benefits do we derive from owning and developing this property?
- And finally, are the costs commensurate with the potential gains?

Thank you.

Ken Goldman

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Mon, 01/09/2023 - 16:22

Full Name

Peter Morin

Email

pgm49@aol.com

Subject

McIntyre meeting - 1-9-2023

Address

170 Mechanic Street

Message

Portsmouth City Council:

Admittedly, far from knowing all the details of the McIntyre potential partnership, one can't help but wonder if the city should just cut the cord with the entire project, refuse the "gift" and let the successful bidder deal with the process moving forward? We know the end result will be 1/3 happy, 1/3 unhappy and 1/3 ambivalent.

We were told from day one that this will not cost the taxpayer a penny. This is clearly not the case. The process is just beginning as we haven't even put a shovel in the ground.

Being involved in business (not of this magnitude) over the last 40 years, I've never heard of or been offered a guaranteed rate of return on an investment ... ever. How in the world does one keep track of all that, not to mention the costs involved, including city employee time and attorney fees from potential legal challenges down the line?

As a tax paying citizen, my hope would be that our city council & city management pull out of the McIntyre project completely and let our land use boards do their job with whoever is awarded the site.

Respectfully,

Peter Morin

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes

Submitted on Mon, 01/09/2023 - 16:45

Full Name

Aubrey Gewehr

Email

agewehr@gmail.com

Subject

McIntyre Project

Address

255 Cass St

Message

Hello Mayor McEachern and City Councilors,

I am writing to show my support for the current path of development of the McIntyre project with the Market Shed design. Unfortunately I cannot make it tonight to comment in person during the public hearing but I want to put my support on the record. I think the city has delayed for too long on this development and wasted too many resources on bad decisions from past city councils. Please do not repeat their mistakes. The time is now to proceed and to build a project that our city can enjoy for generations.

Speaking of generations, my one major ask for this project going forward is for the city to insist of our development partners to design and construct it to the Passive House standard of high efficiency construction. Passive House is the state of the art for creating a durable, comfortable, maximally energy efficient building with minimum possible carbon emissions. This system is being employed nationwide to create energy-wise buildings from small single-family homes to 20-plus story high-rises in Boston and New York City. How this building is built today will lock in its energy usage and efficiency for the next 50-100 years. As a climate-change-effected seacoast community, an Eco-municipality, and a progressive leader in New Hampshire, it is our duty in Portsmouth to lead by example and build the best, most energy efficient project that we can. To do less would be irresponsible. Lets create a fantastic McIntyre site that serves our city well for generations, both in its benefits for public enjoyment and also in its social and climate responsibility for the generations to come.

Thank you all for your service to our city,

Aubrey Gewehr

Please indicate if you would like your comment to be part of the public record for the upcoming City Council meeting. Yes