



*TOWN OF DURHAM*  
*15 NEWMARKET RD*  
*DURHAM, NH 03824-2898*  
*603/590 1387*

Warren Daniel, *Regular Member*  
Allan Howland, *Council Rep.*  
Lorne Parnell, *PB Rep.*  
Karl Van Asselt, *Regular member*  
Raymond Rodon, *Regular member*  
Sally Tobias, *Alternate*  
Robert Brown, *Alternate*  
Mary Ellen Humphrey, *Economic Development Director*  
Lori Roy, *DBA Representative*

## **ECONOMIC DEVELOPMENT COMMITTEE**

**Town Council Chambers at the Town Hall**

**Tuesday October 16, 2016**

**8 AM**

**[Minutes Not Official Until Approved]**

Members Present: Allan Howland, Warren Daniel, Sally Tobias, Raymond Rodon,  
Lorne Parnell;

Members Not Present: Robert Brown (excused), Karl Van Asselt

### **1. Call to Order**

Mary Ellen Humphrey called the October 18, 2016 meeting of the Durham Economic Development Committee to order at 8:00 am.

### **2. Roll Call**

The members introduced themselves and their positions on the Committee.

### **3. Approval of Agenda**

Ms Humphrey asked for any changes to the agenda; there being none.

<b>Motion</b>	<b>Alan Howland</b>	<b>to accept the Agenda submitted for October 18, 2016 as written.</b>
<b>Second</b>	<b>Lorne Parnell</b>	<b>Approved: Unanimous</b>

### **4. Approval of Minutes for September**

Ms Humphrey asked for any changes or corrections to the September 20, 2016 Meeting Minutes; there being none.

<b>Motion</b>	<b>Allan Howland</b>	<b>to accept the September 20, 2016 Minutes as written.</b>
<b>Second</b>	<b>Lorne Parnell</b>	<b>Approved: Allan Howland, Sally Tobias, Raymond Rodon; Abstained: Warren Daniel, Lorne Parnell;</b>

## **5. Public Comment**

Ms Humphrey stated that comments or thoughts from the public about projects would be welcome at EDC meetings.

## **6. Update from Mary Ellen Humphrey, Economic Development Director, on current activities in the town; Further review - Economic Development Plan review and update**

Ms Humphrey gave the economic development presentation at the Planning Board meeting, noting that success could be measured by the increase in the property tax base (growth) and retaining or attracting jobs. Businesses established in Durham during the past two years, resulted in an increase of 239 new people working in the downtown of which 59 are full time and 180 are part time. With additional businesses expected to open in the near term, the number of new jobs is estimated to reach 350. Mr Howland added that the tax rate had declined.

Ms Humphrey said that the number one issue for the committee to work on was parking solutions. A meeting of various stakeholders is scheduled for January to address concerns including insufficient parking spaces and customers not having enough time to shop. Ms Tobias urged that local businesses be made aware of that meeting so that owners and employees could express their concerns. She noted the lack of "P" signs leading to available parking spaces. Mr Daniel said the jobs tally should be for net new construction, and suggested going directly to local businesses to personally encourage their participation at the January meeting. Mr Rodon thought that a local bus shuttle would be useful. Mr Howland commented that the high school was using a bus to transport students from an overflow parking area.

Mr Daniel asked if money had been set aside by businesses for parking mitigation. Ms Humphrey said there was a parking solutions fund comprised of developer exactions determined when they did not provide sufficient parking, and thought the amount now was about \$600,000. Funds could be used for purchasing or construction; if not used within 6 years the monies would have to be returned. Mr Daniel thought that fund had been in place 30 years ago; developers paid in if they did not provide adequate parking spaces. Mr Howland asked that the status of this fund be clarified for the November EDC meeting, including how a TIF might be affected. Ms Tobias said a shuttle might work for students but parking close to downtown was needed to attract businesses.

Ms Humphrey said although the UNH priority was for a hotel, she would like to see a hotel, restaurant and a business center. Mr Howland commented there could not be underground parking because of the ledge. Ms Humphrey explained that the return on investment as determined by investors was insufficient by about \$9,000,000 which could not be made up by the town. Grants, including about \$3,500,000 from the EDA might be possible, but would require matching money from the town or the University. A hotel project with a private developer might be more manageable.

## **7. Upcoming Project Discussion**

Ms Humphrey will be meeting with the developers interested in senior housing condominiums for Young Drive. Selling in the \$350,000 range, with an overall value of about \$30,000,000 this project could move forward in phases.

Ms Humphrey said that the revised Mill Plaza design plan would be coming to the Planning Board in October. Ms Tobias wondered how the businesses already there would be integrated, and was concerned about the continuity of service. Mr Daniel commented that some businesses would be displaced for a long time. Ms Humphrey said the idea was that the new construction would enhance the existing businesses making higher rentals affordable. Mr Parnell said the major issues will be parking and getting the student housing going. Mr Daniels cited the high expense of relocation and thought that the town might have to accept that Hannaford and the Rite Aid would not be moving, or reject the whole project. There appeared to be a separate retail building in back of Building #1. Mr Parnell said there also would be some residential/commercial. Mr Daniel called for greenspace and Ms Tobias said the Conservation Commission was discussing the plan for trees as well.

Ms Humphrey said a business center had to be close to the 152 member IOL. She envisions a profitable satellite community of established global or national companies. The challenge is that a profit center cannot seek grants, which a university based entity could do. The idea would be that Durham becomes the seacoast economic driver with a business center comprised of 50,000 square feet with 5,000 square foot office segments as a catalyst. Mr Daniels thought this a promising idea and suggested speaking with the IOL to learn what its companies needed.

Mr Howland said the town council is pushing a zoning change so that more large student projects would not be allowed in the downtown. An architectural viability study had been done at the middle school which is now a sprawl and not an ideal structure. Land off Coe Drive beyond the athletic fields might be a residential development possibility – not that far from the downtown. Mr Rodon thought student housing might be a possibility in that area. Ms Humphrey will set the schedule to reconvene the visits to businesses.

[Mr Daniel left the meeting.]

## **8. Round Table Discussion (Include TIF Advisory Committee update from Karl, Elderly Housing in Dedham etc)**

Mr Parnell said at the next meeting the Planning Board would review the Mill Plaza design as well as the Paul Berton property, originally proposed as an entertainment center that will now come in as a sorority building.

Ms Humphrey noted the lack of adequate retail space, and she has recently had three or four inquiries.

Mr Howland commented that the coming wave long term was for extended learning opportunities and internships which would benefit from being close to a business center and the UNH.

## **9. Other Business**

There being none.

## **10. Adjournment**

<b>Motion</b>	<b>Lorne Parnell</b>	<b>to adjourn the Economic Development Committee meeting at 9:13AM.</b>
<b>Second</b>	<b>Sally Tobias</b>	<b>Approved: Unanimous</b>

Respectfully submitted by,

Barbara Kravitz, Recording Secretary  
Town of Durham Economic Development Committee