



CITY OF CONCORD

New Hampshire's Main Street™
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ECONOMIC DEVELOPMENT ADVISORY COMMITTEE (EDAC)

MEETING MINUTES

September 24, 2024 @ 4:30PM

City Council Chambers

37 Green Street - Concord NH 03301

Attendees:

Committee Members:

Mayor Byron Champlin
Mike Vlacich, Chair
Jim Bouley
Bobby Segal
Sal Prizio
Chuck Gilboy
Patrick Tompkins
Alex Stoye
Emily Ricard
Ari Pollack
Jean Hakuzimana
Michelline Dufort
Steve Duprey
Judith Kurtz, City Councilor
Ali Sekou, Mayor Pro-Tem

Staff:

Thomas J. Aspell, Jr. City Manager
Matt Walsh, Deputy City Manager – Development

1. **Welcome by Mayor Champlin & Chair Vlacich:** Chair Vlacich welcome those in attendance. Members of the Committee and City staff were introduced.
2. **Adoption of Minutes:** A minor typographical error was noted in Item 4.b (board vs. broad). A motion was made and duly seconded to adopt the minutes. The motion passed unanimously.
3. **Comments by Mayor Champlin:** Mayor Champlin addressed the Committee and noted that the Mayor's Business Visitation Program is now underway. Specifically, the Mayor reported that he and the City's visitation team met with Brien Murphy, CEO of Boyce Highlands in August. Boyce Highlands is a manufacturing company located on Whitney Road which specializes in high-end mill work and other wood products. The Mayor provided a brief overview of the information learned during the visit.

The Mayor also reported that he and the visitation team met with Amanda Grappone, CEO of Grappone Automotive, in September. The meeting included a tour of Grappone Automotive's recently completed Mazda dealership located on Manchester Street. The Mayor provided a brief overview of the information learned during the visit. Topics of discussion included building permit fees, the schedule for the City's forthcoming reconstruction of Manchester Street, as well as challenges with available skilled labor, housing and child care.

In addition to the Mayor, the visitation team includes Tim Sink, President and CEO of the Greater Concord Chamber of Commerce, Tim Thompson, Assistant Community Development Director, and Matt Walsh, Deputy City Manager – Development.

Steve Duprey noted that the Mazda dealership was financed in part with \$4 million of New Markets Tax Credits. A brief discussion of the New Markets Tax Credit program ensued. Mr. Duprey reported that Pitco, a manufacturing company currently based in Bow, is seeking an allocation of credits to help finance Pitco's proposed 356,000SF manufacturing facility at Integra Drive.

A brief discussion of the importance of workforce development through local high schools and community colleges ensued.

Jim Bouley inquired about the Mayor's business visitation program; specifically, which businesses have been scheduled for future meetings. The Mayor noted that efforts to schedule meetings with other area businesses was ongoing.

- 4. Overview of the Economic Development Chapter of the 2008 Master Plan & Related Plans / Studies:** Matt Walsh, Deputy City Manager – Development presented a PowerPoint presentation regarding the Economic Development Chapter of the City's 2030 Master Plan (which was adopted in 2008).

The presentation briefly discussed several previous master plans and special studies, which formed the basis of the data, policies, and recommendations contained in the City's 2030 Master Plan.

Mr. Walsh noted that the Economic Development Chapter of the 2008 Master Plan has eight core areas of focus: Tax Base and Redevelopment, Partnerships to Promote Economic Development, Quality of Life Amenities to Support Economic Development, Land Banking for the Future, Retention and Recruitment, Educational Amenities and Workforce Development, Regulatory Strategy. He noted that the presentation was arranged accordingly to cover these topics.

Mr. Walsh also noted that, due to time constraints and breath of topics to cover, it was unlikely the Committee would be able to work through the entire presentation in one meeting.

Mr. Walsh then exhibited those portions of the presentation related to Tax Base and Redevelopment, as well as Partnerships to Promote Economic Growth.

The Tax Base and Redevelopment segment of the presentation included discussion of the "Opportunity Corridor", the City's tax increment finance districts, as well as the RSA 79-E

Community Revitalization Tax Relief Incentive and related 79-E Districts, as well as the three Economic Recovery Zones currently designated in Concord. A discussion of a Master Plan recommendations pertaining to an independent redevelopment authority also ensued. Members of the Committee offered observations and made inquiries about these items.

The segment of the presentation titled “Partnerships to Promote Economic Development” included a review of tools and programs available at the local level to support public-private partnerships. It also included a review of several past public-private partnerships, and City investments therein, including: the Former Allied Leather Tannery, Sears Block / Capital Commons Project, Sanel Block / Smile Building, Bindery Redevelopment / Love Your Neighbor Building, Scandia Hall, Hoyt Electric Residences, Endicott Hotel, former Vegas Block / Remi Block, State / Pleasant Project, Granite Center Project, Rosemary’s Way housing development, former NH Employment Security / Isabella Apartments, as well as Arts Alley / Bank of NH Stage. The presentation also included a discussion of the City Council’s August 2024 decision to explore a potential public-private partnership with Onyx Partners Ltd concerning redevelopment of the former Steeplegate Mall and Regal Cinema properties on Loudon Road.

Members of the Committee inquired about several of the economic development tools and programs at the City. Discussion also ensued about the City’s Economic Development Reserve. It was noted this fund has been used to provide seed money for several economic development projects, including acquisition of property for land banking / redevelopment by the City.

Several members of the Committee supplemented Mr. Walsh’s presentation with observations and comments about past public-private partnerships.

The presentation concluded at the segment titled “Concord as the Regional Center”. It was the consensus of the Committee to continue the presentation during its next meeting on October 22, 2024.

5. Other Business:

The Committee discussed its meeting schedule. It was the consensus of the Committee that the next meeting shall be held on October 22, 2024 at 5:00PM. The Committee noted the meeting would be scheduled until 7:00PM to provide sufficient time to complete the staff presentation about the Economic Development Chapter of the 2030 Master Plan.

The Committee also scheduled a meeting on December 3, 2024 at 5PM.

6. Adjourn: Meeting adjourned at 6:45PM.

Respectfully Submitted,



Matthew R. Walsh
Deputy City Manager - Development