

**Gas Holder Committee
Meeting #2
Held via Zoom in accordance with Governor's Sununu's Emergency Order #12 pursuant to Executive
Order 2020-04
September 16, 2020
APPROVED MINUTES**

In attendance:

Committee: Councilors Champlin, Kenison, Kretovic, Todd, and Werner

Invited Guests: Jennifer Goodman, Executive Director of the NH Preservation Alliance

City Staff: Carlos P. Baía, Deputy City Manager for Development

Meeting called to order at 3:40 p.m.

Roll was taken.

Councilor Todd moved approval of the meeting minutes from September 10, 2020; Councilor Kretovic seconded the motion. The roll call vote on the motion was as follows:

Councilor Champlin: Yes
Councilor Kenison: Yes
Councilor Kretovic: Yes
Councilor Todd: Yes
Councilor Werner: Yes

Councilor Champlin stated that Deputy City Manager Baía and Executive Director Goodman would be discussing the proposal from the firm of ADG, LLC led by Stuart Arnett for consulting services relative to the Committee's work plan. He noted that he was taking Rule 6 and recusing himself from this portion of the agenda since he sits on the board of directors of the New Hampshire Preservation Alliance which is proposing to hire the consultant.

Councilor Kretovic assumed the chair for this portion of the meeting.

Mr. Baía explained that the proposal before the committee would be for the NH Preservation Alliance to hire and manage the consultant. The Alliance would provide the City with its \$4,500 contribution and the City would manage the finances for the project by reimbursing the Alliance for expenses related to their contract with ADG, LLC from the \$20,000 pot of funds appropriated by Council last Monday night.

Ms. Goodman explained that her organization had looked at multiple consultants but felt that ADG, LLC presented the best team for this project due to their experience and communication style. She

referenced the scope document circulated to the committee earlier in the day. She stated that she was recommending that the committee authorize the NH Preservation Alliance to hire ADG, LLC.

Councilor Todd expressed that he was comfortable with what was being proposed but cautioned that the consultant review the existing documents from Liberty Utilities with a critical eye.

Ms. Goodman responded that the prior reports are important but will be reviewed by the consultant within the parameters of the committee's work plan. She added that her organization will be transparent with the committee relative to the consultant's work.

Councilor Werner noted that if the consultant's report is meant to inform a potential fundraising plan, there isn't enough time before the end of the year to get that done. Ms. Goodman replied that it was her hope that the committee's work and the consultant's report will influence the property owner to delay their proposed demolition pending the identification of other actors, possibly including the City, that could play a role in redeveloping the site.

Councilor Kretovic asked if Ms. Goodman had apprised the consultant of Jon Chorlian's concern that the building might collapse before the committee's work is done. Ms. Goodman stated that she would inform the consultant of Mr. Chorlian's observation and that the consultant will look at what it will take to stabilize the building pending another outcome.

Councilor Kretovic stated that it is imperative to know whether the building can be saved. Ms. Goodman agreed.

Councilor Todd moved approval of the plan to have the NH Preservation Alliance hire the firm of ADG, LLC for the purposes of working with the Gas Holder Committee as outlined in the scope of work reviewed by the committee. Councilor Werner seconded the motion. Roll call vote on the motion was as follows:

Councilor Kenison:	Yes
Councilor Kretovic:	Yes
Councilor Todd:	Yes
Councilor Werner:	Yes

Councilor Champlin returned to the meeting at this point. He noted that Huck Montgomery with Liberty has an 800 page report on the condition of the building that he'd like to make available to the committee. Mr. Baía will coordinate with Mr. Montgomery to secure the document and make it available to the committee.

The committee concluded that it would like to meet the week of September 21st. The consensus was to meet on the morning of Thursday, September 24th. The committee would like to re-invite the subject matter experts from meeting #1 as well as have the presence of the consultant. They would also like to invite Alex Ray, Dick Anagnost, Jim Garvin and George Bald to participate. Councilor Kretovic also mentioned that a former manager of the Gas Holder house facility is currently a resident at Havenwood and he, too, should be invited.

Councilor Todd moved to adjourn; Councilor Kretovic seconded the motion. Roll call vote on the motion was as follows:

Councilor Kenison:	Yes
Councilor Kretovic:	Yes
Councilor Todd:	Yes
Councilor Werner:	No response

Meeting adjourned at 4:00 p.m.

Respectfully submitted,

Carlos P. Baía