

CITY OF LACONIA WEIRS TIF ADVISORY BOARD

Wednesday, May 21st, 2025 - 2:00 PM

City Hall - Conference Room 200B

AGENDA

1. Call to Order
2. Roll Call
3. Recording Secretary
4. Staff in Attendance
5. Acceptance of Minutes from Previous Meetings
- 5.1. Draft Minutes

Documents:

[DRAFT MINUTES.PDF](#)

6. Old Business
- 6.1. Weirs TIF Financials

Documents:

[WEIRS TIF FINANCIAL.PDF](#)

- 6.2. Restoration Of The Beach

Documents:

[WEIRS BEACH RESTORATION.PDF](#)

- 6.3. Proposed Development List

Review of Weirs TIF proposed development activities wish list.

Documents:

[PROPOSED LIST.PDF](#)

7. New Business
8. Adjournment

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the Meeting ADA Coordinator, at City Hall by calling (603) 527-1265 at least 72 hours in advance so that the City can make any necessary arrangements.

## **CITY OF LACONIA WEIRS TIF ADVISORY BOARD**

**Thursday, October 24, 2024 – 2:00 PM**

**City Hall – Conference Room 200B**

### **1. Called to Order**

Robert Ames called the meeting to order at 2:00pm.

### **2. Roll Call**

In attendance were board members Robert Ames, Russell Poirier, John Paula, and Ryan Cardella. City Councilor Tony Felch was also in attendance.

### **3. Staff in Attendance**

Kirk Beattie (City Manager), Joia Hughes (Director of Economic & Housing Development), Tyler Carmichael (Assistant Planner).

### **4. Approval of Minutes**

The minutes of the 5/9/2024 meeting were accepted as presented.

### **5. Reconfiguration of the Public Docks and Restoration of the Beach**

There was discussion about the reconfiguration of the public docks along with replacing the wood on the boardwalk. R. Ames asked if these two projects of restoring the beach and reconfiguration of the docks could be combined into one. There was further discussion of how much it would cost to restore the beach. K. Beattie commented that there was water runoff and that Parks and DPW are aware and trying to resolve the issue. R. Ames asked again if the two projects should be linked. There was further discussion about not linking the projects and getting one of the projects done first since funding is available.

K. Beattie wants to move forward with the reconfiguration of the docks. He estimated the cost would be about \$1 million. He discussed taking on a new bond payment of up to 10 years to pay for the reconfiguration.

R. Ames motioned to recommend that the Weirs TIF prioritize the reconfiguration of the public docks, and make any expenditures necessary to that effect out of the Weirs TIF funds. R. Cardella seconded. All were in favor. K. Beattie will now bring the project forth to the proper committees and boards.

### **6. Review of Weirs Finances**

R. Ames spoke regarding the finances of the Weirs TIF. There is a positive trend, and the bond payments for the utility burial project are down to one yearly payment. There is a positive balance of about \$250,000 in the fund now.

## **7. Proposed development activities wish list**

R. Ames briefly discussed the proposed development activities wish list.

## **8. New Business**

There was discussion about the businesses in the Weirs and their plan for Summer 2025. T. Carmichael discussed getting all three of the TIF districts together to seek grant funding. There was further discussion about projects going on within the different TIF's. A meeting will be determined in the spring/early summer. T. Carmichael discussed what the Downtown TIF was proposing and wanting to work on. There was further discussion about EV charging stations being both in Downtown and in the Weirs.

## **9. Public Comment**

There were no members of the public in attendance.

## **10. Next Meeting**

The date and time of the next meeting are to be determined for late April/early May.

## **11. Adjournment**

The meeting was adjourned at 2:34 PM.

Weirs TIF					
	Beginning Balance	Revenue	Expenses	Net	Ending Balance
FY14	\$ -	\$ -	\$ -	\$ -	\$ -
FY15	\$ -	\$ -	\$ -	\$ -	\$ -
FY16	\$ -	\$ 11,374.00	\$ -	\$ 11,374.00	\$ 11,374.00
FY17	\$ 11,374.00	\$ 29,768.00	\$ 54,418.98	\$ (24,650.98)	\$ (13,276.98)
FY18	\$ (13,276.98)	\$ 1,654,929.00	\$ 1,708,837.96	\$ (53,908.96)	\$ (67,185.94)
FY19	\$ (67,185.94)	\$ 73,702.00	\$ 108,837.96	\$ (35,135.96)	\$ (102,321.90)
FY20	\$ (102,321.90)	\$ 102,825.00	\$ 108,837.96	\$ (6,012.96)	\$ (108,334.86)
FY21	\$ (108,334.86)	\$ 120,000.00	\$ 155,772.41	\$ (35,772.41)	\$ (144,107.27)
FY22	\$ (144,107.27)	\$ 170,000.00	\$ 104,750.56	\$ 65,249.44	\$ (78,857.83)
FY23	\$ (78,857.83)	\$ 170,000.00	\$ 172,422.44	\$ (2,422.44)	\$ (81,280.27)
FY24	\$ (81,280.27)	\$ 230,000.00	\$ 104,797.31	\$ 125,202.69	\$ 43,922.42
FY25 YTD	\$ 43,922.42	\$ 230,000.00	\$127,463.37	\$102,536.63	\$ 146,459.05

FY25	Revenue	Expense			
		Bond Principal	Bond Interest	Weirs Dock	Total
July	\$230,000.00	\$0.00	\$0.00	\$0.00	\$0.00
August		\$0.00	\$0.00	\$0.00	\$0.00
September		\$18,584.37	\$7,603.27	\$0.00	\$26,187.64
October		\$0.00	\$0.00	\$0.00	\$0.00
November		\$18,794.79	\$7,392.85	\$8,686.23	\$34,873.87
December		\$0.00	\$0.00	\$0.00	\$0.00
January		\$0.00	\$0.00	\$40,214.22	\$40,214.22
February		\$0.00	\$0.00	\$0.00	\$0.00
March		\$19,002.49	\$7,185.15	\$0.00	\$26,187.64
April		\$0.00	\$0.00	\$0.00	\$0.00
May		\$0.00	\$0.00	\$0.00	\$0.00
June		\$0.00	\$0.00	\$0.00	\$0.00
<b>Total</b>	<b>\$230,000.00</b>	<b>\$56,381.65</b>	<b>\$22,181.27</b>	<b>\$48,900.45</b>	<b>\$127,463.37</b>

## WEIRS BEACH RESTORATION

*(Laconia Project Updates, Dec 2024-March 2025)*

**MARCH:** The City Manager and Director of Recreation & Facilities met with Professor Thomas Ballesteros. He suggested we go out to bid for an engineer with a shoreline protection background. We will be looking to have adaptive management (trial and error). He stated that we should do a temporary solution and if it works make it permanent, if not try something else. With the way the water moves at this beach could be and probably is different than elsewhere. We need to be flexible with this project. The professor also suggested we pick the sand and make sure it is moldable. No one wants sand they can't make into sandcastles.

**FEBRUARY:** We have reached out to the professor at UNH and are awaiting a reply to schedule a meeting date. We will need the engineered drawings to be stamped, and students cannot provide that. Therefore, we are in need of an Environmental/Civil Engineer to design this wave baffle.

**JANUARY:** A productive meeting was had with NHDES. They suggested we speak with an engineering professor at UNH to discuss potentially installing “wave baffles” such as they have at Spinnaker Cove Yacht Club. These are I-beams and wooden slats that go between them. They only go down about 4 feet leaving the needed flow of water to clean the beach. This will decrease the wave action as well as the wind coming off the water, hopefully creating a “Still Spot”. Once completed, we can dredge the sand and move it back to the western side of the beach to replenish. There will still be sand movement, but it should decrease significantly. There may be a need to move the I-beams to adjust here or there they stated, but that should be minimal. They also suggested planting small shrubs along the channel to keep the onshore sand in place as well.

**DECEMBER:** The Parks Department reached out again to DES. The person contacted was Calvin Diessner (the person the Weirs TIF District Advisory Board reached out to previously). DES has been rather difficult to reach.

**Weirs TIF District**  
**Proposed Development Activities**  
**(in order of priority)**

**As of May 9, 2024**

**(If possible, group activities 1-3 for time and cost savings)**

1. Endicott Rock Park/Weirs public beach sand replenishment/restoration. Includes extension of breakwater jetty along the Weirs Channel.
2. Reconfiguration of the Weirs public boat docks to accommodate contemporary boat designs. Boats are now much larger than was typical when the docks were built in 1948 and extended in 1959.
3. Remove unplanned trees and wild growth on the embankment between the Boardwalk and the Lake and install appropriate, low-height, low-maintenance plantings. Manage future growth so views are not obstructed.

**(If possible, group activities 4-6 for time and cost savings)**

4. Public bandstand on, or adjoining, the boardwalk
5. Extend/widen boardwalk in the area between the Mt. Washington building and the stairs to the public docks to accommodate events/activities
6. ADA public restroom on, or adjoining, the boardwalk

**(Individual activities)**

7. Public boat ramp in District
8. Construction of sidewalks throughout the District
9. Bike path along proposed WOW Trail corridor and elsewhere in the District
10. Lighthouse and/or gazebo at the end of an extended breakwater jetty along the Weirs Channel
11. Wayfinding signs with City design where useful in District

**(If possible, group activities 12-13 for time and cost savings)**

12. Public Wi-Fi
13. Webcams including areas of the public beach, boardwalk and public docks