



## **LACONIA DOWNTOWN TIF ADVISORY BOARD MINUTES**

**Call to Order:** Thursday, April 12<sup>th</sup>, 2018 @ 10:01 am @ Laconia City Hall Room 200B.

Present: Pat Wood, Breanna Henderson, Robert Sawyer

City Staff: Kevin Dunleavy, Dean Trefethan

Absent: Chris Condometrek, Charlie St. Clair

Public present: none

### **Meeting Minutes**

No minutes were available at this time.

Kevin Dunleavy explained that moving forward, agendas and minutes will be posted on the City's website.

### **Riverwalk**

Kevin Dunleavy said that final plans for the Riverwalk were completed since the Board last met. Kevin said that the project was advertised and the bid opening occurred on April 6<sup>th</sup>. The City received two bids. The bids are being reviewed by HEB Engineering for compliance and we should be hearing about an award for the project in the next week.

Kevin further said that work on the Riverwalk segment behind the Landmark Inn and Rowe Court is expected this spring with substantial completion occurring prior to Motorcycle Week. Construction of the segment from the City Hall parking lot to Church Street will occur in the fall after Columbus Day to coincide with the drawdown of the river.

Kevin said that he had met with the abutters several times and lighting was a concern on the City Hall to Church Street section. Kevin said that the addition of lighting can be evaluated in the meantime and can be added to the project if funding allows.

Pat Wood asked about a portage area. Kevin Dunleavy said that he asked the engineering consultant what the estimated cost would be for a dock system in this area and they said we would be looking at around \$50,000 for a dock system that is ADA compliant. Kevin said that a

dock system was not included in the original scope of work due to the cost. Kevin said we could look at this amenity in the future if funding becomes available.

Kevin Dunleavy said that the Landmark project is pretty straightforward design. It will have a concrete paver surface, new fencing along the top of the riverbank, drainage features and plantings to stabilize the bank to the river. Kevin said that the old snow dump structure will remain for now but may be modified and renovated to be an overlook. Kevin said that the snow dump structure will need a structural assessment to determine if it can be restored as an overlook.

Pat Wood what the end of the Riverwalk will be like when it ends at the next property. Kevin said that the walk will just end for now because there was no good way to transition the walk to the parking lot and we do not have an easement on the abutting property that would enable access.

### Parking Garage

Pat Wood said he has asked Sonya Misiaszek about creating a rough concept plan for a parking garage in the central parking lot and is awaiting a response. Pat said he also needs to connect with Councilor Hamel about starting discussion at the Council sub-committee level. Pat said that what really needs to be decided is whether \$7-8 million be invested in the existing garage to get us another 20 years or should a long term solution be determined. Pat said that the City may need to look at paid parking to support a project and its future maintenance.

Robert Sawyer said the existing parking garage appears to be getting more maintenance attention but it still continues to be a facility that is not a comforting experience.

Pat Wood said he will connect with Councilor Hamel and get on the agenda of an upcoming Council sub-committee meeting.

### Wayfinding Signage

Kevin Dunleavy said that he has this on his list of projects to complete. Kevin said that two Welcome to Laconia signs are being replaced and an RFP for sign replacement will be issued soon.

### Master Plan for Downtown

Robert Sawyer asked what the limits of Downtown are when people refer to the Downtown. Pat Wood explained that the limits of the TIF District extend beyond the core area of Main Street and Pleasant Street. Dean Trefethan explained that from a Master Plan perspective and for zoning purposes, the Downtown area is not just the core area but the greater Downtown area including areas of South Main Street.

Dean further explained that the Master Plan committee is looking at recommending crafting one set of rules for the entire area. Currently, some regulations are different in areas adjacent to each other in the Downtown core.

Robert Sawyer asked if there was a more appropriate term than core to define the Downtown area and how far will the Downtown limits extend? Dean said the input will be needed by the community including the Downtown TIF to define how far the zone would extend.

Dean Trefethan said that performance zoning is being looked as a potential option. Pat Wood said that it would be nice if performance zoning could be incorporated into Downtown. Dean said performance zoning has been around for a while in other areas. Performance zoning is different from the current zoning regulations in Laconia in that it tells you what you can't do versus telling you what you can do. Developers propose what they want to do and the Planning Board determines if it fits. Parking is an integral part of the discussion. Pat Wood further stated that under performance based zoning, the type of business is the focus of the concern, the impacts to the area are what is looked at.

Pat Wood mentioned that the Housing Redevelopment Overlay District expired in 2004. Dean Trefethan said he was aware of this and they are looking at the concept of it and will look how it fits into the future of the City. Robert Sawyer said that it seems that it served its purpose there is no longer a need. It appears to be another layer of government being involved that is not needed now.

#### TIF Director

Pat Wood said the need for an economic development person exists and a TIF Director could fulfill that role.

#### Banner Poles

Kevin Dunleavy said that he is prepared to present the request for funding for a set of banner poles once he has a City Council meeting date that works for TIF Board members interested in attending. Kevin said he would reach out to Charlie St. Clair and see what his availability is.

#### New Business

None

#### Public Comment

None

**Next Meeting**

The next regular meeting is scheduled for May 10th at 10:00am at Laconia City Hall, Room 200B.

**Adjourn**

Bree Henderson made a motion to adjourn, Robert Sawyer seconded. All were in favor.

Meeting adjourned at 11:20am.

Respectfully submitted,

Kevin Dunleavy, Ex-officio member