

CITY OF LACONIA WEIRS TIF ADVISORY BOARD

Wednesday, October 22, 2025 – 2:00 PM

City Hall – Conference Room 200B

10/22/2025 Minutes

1. Call to Order

Robert called the meeting to order at 2:04 PM.

2. Roll Call

In attendance in person were Robert Ames (Chairperson), Russell Poirier, Ryan Cardella, John Paula, and Councilor Tony Felch. In attendance remotely, by videocall, was Jonathan Thurston.

3. Recording Secretary

Greyson Draper

4. Staff in Attendance

Tyler Carmichael, Assistant Planner
Greyson Draper, Conservation Technician

5. Approval of Minutes of 5/21/25 Meeting

Russ motioned to approve the May 21, 2025 minutes as presented. Ryan seconded the motion. The minutes were unanimously approved.

6. Review of Weirs TIF Financials

Robert circulated printed copies and presented the financial report he received from Glenn Smith, City Treasurer. The year-to-date balance for the Weirs TIF is \$286,492.12, with a bond payment of \$54,311.54 already made. This leaves a healthy balance available for new projects. The beach refurbishment fund holds \$303,818.88 as of 6/30/2025, and is probably closer to \$350K currently, if FY26 beach kiosk income (July and August) were to be included.

Amy Lovisek, Director of Parks and Recreation, is working on an RFP for engineering work to install baffles to prevent sand migration. Tony asked Tyler to follow up with Amy regarding the baffle installation project. Additionally, Robert shared that there is a \$300K, matured city-approved bond for beach improvements which expires in 2028. This bond would bring potential beach funding to an approximate total of \$650,000. Robert emphasized the urgency of this given the 2028 deadline. Tyler said that he will follow up with Amy regarding the bond, as well.

Robert briefly reviewed ongoing and upcoming construction projects in the district, including Phase 2 at Tower Hill, potential developments at White Oaks Road, and the old Surf Coaster site. These developments may increase future TIF revenue.

7. Discussion: Boardwalk Bandstand

The board discussed a proposal from DuBois & King to conduct engineering for a bandstand structure on the boardwalk. The proposed structure would be 14' x 24' and sit between the train station and the pier. The engineering study would cost \$15,000 and include site visits, code reviews, and structural design based on historical plans at DPW. DuBois & King require final plans for the bandstand before they can begin their engineering study for the project. East Coast Shed, the pavilion designer, requires \$3,500 to complete their final design plans for the bandstand. Weirs Action Committee (WAC) has approved funding this portion, totaling a \$3,500 contribution to the project.

Robert proposed that the Weirs TIF pay the \$15,000 for the study by DuBois & King. Tony and Tyler reminded the board of the need for a formal bidding process for all components of the project that will cost \$5,000 or more. Plans from East Coast Shed could be reused in the bid process if the board prefers their designs. The board agreed to request \$100,000 from the City Council to cover all contingencies, including unknown costs for footings and inflation. The \$100,000 expenditure proposal to Council comes after Robert received a project materials & construction quote for \$60,000 in May 2025, totaling an estimated sum expenditure of \$75,000 including the DuBois & King study.

The proposal will be presented at the November 10th council meeting, with a public hearing scheduled for November 24th. If approved, design work could begin in early December. Jonathan raised whether to hire a general contractor, but the board concluded that separate bids for engineering and construction would be more appropriate due to the boardwalk's complexity.

8. Discussion: Boardwalk Embankment

The embankment project is estimated to cost significantly more than the Boardwalk Bandstand project. Due to this and the potential for new City Councilors following the upcoming election, the Boardwalk Embankment will be deferred until after the bandstand project. Tree clearing and invasive species treatment (Japanese knotweed) have already been completed. The board noted that DPW is responsible for maintenance of the area, as it is not part of Endicott Rock Park. WAC may fund additional cutting if needed.

9. New Business:

No-Wake Buoys

Ryan shared that many boaters do not abide by the 150-foot no-wake buffer at the Weirs docks and the mouth of the Weirs Channel. He proposed to install three additional no-wake buoys, spanning from the Weirs docks to the Weirs Channel to reduce boaters' speeds in the area. Ryan explained that reducing boater speeds will consequently reduce beach erosion and

improve safety. Tony shared that to bring this proposal to the city, just one City Councilor needs to raise it at a council meeting. The board agreed that this initiative aligns with TIF goals and could reduce the need for baffles. The buoys would be placed approximately 150 feet from the docks and would not impede boat traffic.

String Light Donation

Tony explained that Downtown TIF is no longer using the arc string white lights from Canal Street, purchased with Downtown TIF funds. He proposed the possibility of gifting the string lights to WAC. The board discussed potential uses for the lights around the Weirs. Ideas included lighting trees at Endicott Rock Park, the three road bridges, and the footbridge. Installation logistics and power sources were discussed. Tyler reminded the board that TIF-funded items must remain within their district, unless gifted appropriately.

City Event Coordinator

Tony discussed hiring a city-wide event coordinator to support events in downtown, Lakeport, and the Weirs. He shared that this is a role he is working on creating within the city. Amy Lovisek supports the idea, and the coordinator could work under Parks and Recreation.

10. Public Comment

No public present.

11. Next Meeting - TBD

The next meeting is scheduled for mid-May 2026. The board agreed that meeting in mid-May and mid-October works well for seasonal planning. A mid-summer meeting may be added to coordinate with other TIF districts.

12. Adjournment

Robert adjourned the meeting at 2:52 PM.