

FINAL

**Economic-Vitality-Exchange Commission (EVEC)  
West Meeting Room, City Hall  
Wednesday, May 22, 2019  
4:00 PM**

**MEMBERS PRESENT:** Steve Whitman (Chair); Chip Brown; Bill Dunn; Kevin Purcell; Karen Liot Hill (City Council); and Timothy McNamara (Mayor and City Council); Dan Nash

**MEMBERS ABSENT:** Dana Key; Rob Taylor (Chamber of Commerce); Jeff Goodrich

**STAFF PRESENT:** Shaun Mulholland (City Manager); David Brooks (Director of Planning and Development); Clifton Below (City Council); and Shelly Hadfield (City Consultant)

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**1. CALL TO ORDER – Chair Whitman called the meeting to order at 4:00 PM**

**2. ACCEPTANCE OF MINUTES – April 24, 2019:**

*A MOTION was made by Ms. Liot Hill to approve the April 24, 2019 Minutes with amendments. Seconded by Mr. Purcell.*

Amendments: Page 1 Line 23 Add ‘Establish a’ before ‘sustainable’. Page 2 Line 12 Remove ‘plus two City Councilors, who have no voting privileges’ and Add ‘plus two non-voting members, the City Manager and the Executive Director of the Chamber of Commerce,’.

*\* The vote on the MOTION was unanimous in favor (6-0).*

**3. DISCUSSION ITEMS:**

**A. Status Update – 20 Spencer Street RFP**

The City Council authorized the advertisement of the RFP. David Brooks intends to have it out by June. There will be advertising in several cities. All the documents referenced in the RFP will be available on the website dedicated to the RFP and the project. Mr. Mulholland asked the citizen members to push this information out to contractors they know who might be interested.

There is a flood plain issue that still needs to be addressed. Because it was not addressed by Emerson Gardens, they are hoping to not have to follow this section of the City Ordinance that pertains to the flood plain. This should come before the council on June 19<sup>th</sup> and the RFP will be issued after the flood plain issue is resolved. Dartmouth Engineering students have some design plans for 20 Spencer Street that were developed for a classroom project. There are three designs and the Commission hopes to see the designs. The sewer capacity and the available electric power in the 20 Spencer Street area were discussed.

**B. CIP Projects**

The City Manager and David Brooks will have the Commission review the projects that the City is planning to move forward to the City Council, because all the CIP projects impact the economic viability of the City. Right now, an additional \$ one million of interceptor work is planned. This additional work, along with the CSO should double the capacity of the sewer. The changes to the sewer ordinance impact

this work. The Council will be asked to extend the current sewer limitation until the end of this year. To keep EVEC informed, the Planning Board will provide the Commission with information about the CIP projects for their review. The Planning Board CIP will be reviewed by the Board by the end of August to get in the budget by the end of October. The CIP subcommittee will hold several public hearings during the summer.

The members discussed the importance of knowing there is capacity at the interceptor, before it is reasonable to expect contractors to develop a bid for the Spencer Street RFP. There is risk in not moving forward with the RFP, because other developers will get on the list for the available capacity that is being developed. There will be a 6-year plan for the CIP projects. The Commission members discussed the importance of knowing what the City is developing, so they can understand the true vitality within the City.

### **C. Arts & Culture Commission Representative**

Ms. Liot Hill introduced Bill Dunn, who was recently approved by the City Council to be a member of EVEC. He is also willing to be the EVEC representative to the Arts & Culture Commission. He is the Vice President of Commercial Lending at Mascoma Bank and he also sits on the AVA Gallery Board. He will be an asset to both. Mr. Dunn said he is personally committed to the Performance and Visual Arts and what they bring to Downtown Lebanon.

***Ms. Liot Hill MOVED to nominate Bill Dunn as the EVEC representative to the Arts & Culture Commission.***

***Seconded by Mr. Purcell.***

***\* The vote on the MOTION passed unanimously (7-0).***

### **4. FUTURE AGENDA ITEMS:**

Mr. Purcell and Mr. Dunn are interested in talking to individuals who may be willing to pursue a grocery store venture in Lebanon. There may be funding for helping operate a grocery store because there is a lack of service in the Lebanon downtown area. The current owners of the building where the previous grocery store was operated, are not interested in making any improvements in the building. They discussed the relocating the grocery store and what offerings in the store would be better suited to what the area residents want and need. A small number of organizations or people may be invited to provide input about the feasibility of a small grocery store. They discussed the area where the fire department and the grocery store are located and what the potential is for that location. Long term it may be a good place to develop.

Mr. Mulholland explained a study is being conducted regarding the public safety buildings, two fire stations and the police department. The study will evaluate the options to maintain three sites or combining all or some of the properties. This proposes two future agenda items:

1. What is the opportunity for the redevelopment of the corner where the fire station and grocery store are located?
2. What is the opportunity for a small market or grocery store in downtown?

A third future agenda item was discussed: the Ironhorse project and the role of EVEC in that area. Mr. Mulholland is optimistic that there will be materials to move the Iron Horse project forward by early June. All the necessary information has been submitted to the Planning Board for the extension to move forward at the June 10<sup>th</sup> meeting. Then it will go before the City Council to discuss a TIF district. If a

TIF is created for that area, public infrastructure would be required and would need to be funded. If a TIF is created, then perhaps a developer would come forward to develop it, because the City is not able to fund the infrastructure in that area.

**5. NEXT MEETING DATE:**

- **Wednesday, June 26, 2019**

**6. OTHER BUSINESS:**

**7. ADJOURNMENT:**

*A MOTION was made by Mayor McNamara to adjourn the meeting at 4:55 PM.*

*Seconded by Mr. Nash.*

*\* The vote on the MOTION passed unanimously (7-0).*

Respectfully submitted,  
Linda Billings  
Recording Secretary