ECONOMIC DEVELOPMENT ADVISORY COUNCIL MINUTES December 6, 2013

The meeting convened at 7:30 a.m., at City Council Chambers, 37 Green Street, Concord, NH.

PRESENT: Tim Bernier, Christopher Carley, Byron Champlin, Walter Chapin, Councilor Mark Coen, Stephen

Heavener, Brad Hosmer, John Hoyt, Bill Norton, and Claudia Walker

ABSENT: Councilor Allen Bennett, Councilor Jan McClure, Councilor Keith Nyhan, Councilor Dan St. Hilaire, and

Robert Carey

STAFF: Carlos P. Baía, Deputy City Manager – Development

Matt Walsh, Director of Redevelopment, Downtown Services, and Special Projects

Donna Muir, Administrative Assistant

1. 2013 Assessment

Mr. Carley introduced Kathy Temchack, Director of Real Estate Assessment, and Guy Petell, member of the Board of Assessors.

Ms. Temchack explained the role of the Board of Assessors and how it relates to the City and the City Council. She provided handouts that outlined the 2013 Property Assessments, the assessed values categorized by residential, mobile homes, residential condos, commercial, and exempt properties, statistics regarding manufactured housing, and sales information by year of commercial, industrial, and rental properties.

Discussion ensued regarding the breakdown of residential properties and commercial properties. Approximately half of the residential properties are single family homes and commercial properties include residential properties with eight or more rental units. EDAC members asked that Kathy provide further breakdowns of the residential, commercial, and exempt properties as follows:

- Residential = single family homes / two units / three units / and four-seven units.
- Commercial = residential commercial / commercial
- Exempt = state / education / charitable / places of worship / Pilot properties

EDAC members talked about how the information provided by Kathy could be used for economic development:

- The information helps to identify Concord are we a manufacturing town, a residential town, etc.
- Is the City providing what is needed is there enough housing to attract business to fill the empty office space?
- Is there land available for individuals to build single family housing or is the available land being purchased by developers?
- Does the City's zoning ordinances and/or processes limit or create difficulties for development?
- How does the Urban Growth Boundary, which was adopted about 20 years ago, affect development?
- Would public relations or the availability of ready-to-go commercial/industrial lots available increase development within the City?

The Chair suggested that EDAC look at the urban growth boundaries to see if it would be feasible to adjust the borders.

Ms. Temchack talked about some of the issues regarding manufactured homes. She stated that approximately half of the manufactured housing units within the City were built prior to 1975 and are in horrible condition. There are no requirements for park owners to remove and/or replace units that should be condemned. The City is not interested in tax deeding these properties.

The Chair thanked Ms. Temchack and Mr. Petell for their presentation.

2. Minutes of the October 4, 2013, EDAC meeting

Mr. Carley asked that the minutes be reviewed for approval at this time. Mr. Norton moved to approve the minutes as submitted and Mr. Champlin seconded the motion. Motion carried unanimously.

3. Building Permits

Mr. Baia reviewed the number and value of building permits, for the year through November 2013. He stated that the taxable amount is the highest since 2010.

4. Adjournment

The meeting adjourned at 9:00 a.m.

Respectfully submitted,

Donna Muir