



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

**CALL TO ORDER:** Tuesday, January 15, 2019 @ 10:08am @ Laconia City Hall Room 200B.

Present: Breanna Henderson, Chris Condodemetraky, Patrick Wood

City Staff: Kevin Dunleavy

Absent: Charlie St. Clair

Public present: None

### **REVIEW AND APPROVAL OF MINUTES**

September 18th, 2018 Minutes – Patrick Wood stated that no changes were presented and the minutes are accepted as written.

### **OLD BUSINESS**

#### **3.1 Riverwalk**

##### **3.1.1 Landmark Inn**

Kevin Dunleavy said that the work on the Landmark Inn segment has finished for the season due to the weather and the ongoing work on the Landmark Inn. Kevin said that about half of the work in this area has been completed. Kevin said that pavers still need to be installed in the asphalt area behind the hotel and fencing still needs to be installed on the westerly half of the project.

Pat Wood asked about further expanding the Riverwalk to the west by the Mason's property and Meredith Bridge Cemetery. Kevin said that no funding has been approved for further Riverwalk projects at this time but we can start looking into securing easements with abutters anytime now. Kevin said that he has had conversations with representatives of the Mason's and they seem open to working with the City. Pat Wood said that we need to look at the location of the flood plain. Chris Condodemetraky said that he can get information on the location of the flood zone in this area. Kevin said that easements from the Gilbert property and Hebert Foundary property would need to be obtained to connect to Fair Street. Breanne Henderson said that the Meredith Bridge Cemetery has graves that need to be considered.

### 3.1.2 City Hall to Church Street

Kevin Dunleavy said that work on the Riverwalk behind the Laconia Spa area has also ceased until spring. Kevin said that the footbridge over the Perley Canal inlet has been installed and it looks great. Kevin said remaining work includes paver installation along the Laconia Spa drive area, final paving and fencing installation. Kevin said the bridge has been closed off for the season.

### **3.2 Parking Garage**

Patrick Wood said he met with the City Manager about his ideas on the parking garage. Patrick said the idea of moving City Hall to St. Joseph's Church property was dismissed by the Mayor and City Council at this time. Patrick emphasized that it was an idea and concept for discussion and not a formal plan. Patrick said other ideas include a concept of having two levels of retail at the parking garage site with covered parking on the east side. This concept would also have the entire property be under private ownership. Patrick said that the City Manager stated that any idea will be considered.

### **3.3 Wayfinding Signage**

Kevin Dunleavy said the project is close to being advertised for Requests for Proposals.

### **3.4 Master Plan for Downtown**

Patrick Wood asked the Board what they thought was needed in Downtown. Chris Condodemetraky said the completion of the Colonial Theater would be a positive step. Vacancies in Downtown was also discussed. Bree Henderson said banners on the light poles would contrast and aesthetics. Kevin Dunleavy said he could get pricing on what the Weirs Action Committee spent on their banners along Lakeside Ave. Kevin said banners can be retrofitted to the existing poles. Bree recommended there be a City-wide concept for the banners.

### **3.5 TIF Director**

No Discussion

### **3.6 Banner Poles**

Kevin Dunleavy said that he met with the owner Mike Petell of the Landmark Inn to discuss the location of the banner poles. The original proposed location was not favorable to Mr. Petell due to its location directly in front of the dining area windows of the Inn. Kevin said that Mr. Petell's concern on this location has merit. Kevin said that there is another location further north of the original site that is being considered.

### **3.7 Colonial Theater**

Kevin Dunleavy said he met with the City Manager to get an update on the Colonial project. Kevin said that the project is awaiting tax credit allocation through Mascoma Bank. The announcement of the tax credits is anticipated for February. Kevin said that the City Council is considering an additional \$900K from the TIF for the Colonial project for theater equipment. Bree Henderson said that the tax credits cannot be used for residential purposes, so the tax credits will be for the commercial spaces only. Kevin said that the City portion of the project would go from \$4.2 million to \$5.1 million. Kevin said that if the \$900K is allocated from the TIF fund, it would be difficult to fund further TIF projects until around 2025. Kevin said the City Council will be discussing the matter during one of their February meetings.

### **3.8 Bicycle Racks**

Kevin Dunleavy said that three bike racks have been installed in the Downtown area. Kevin said City staff met with Myles Chase of MC Cycle to determine suitable locations.

### **4. NEW BUSINESS**

None

### **5. PUBLIC COMMENT**

None

### **6. NEXT MEETING**

The next regular meeting is scheduled for February 19th at 10:00am at Laconia City Hall, Room 200B.

### **7. ADJOURNMENT**

Chris Condodemetraký made a motion to adjourn, Breanna Henderson seconded. All were in favor.

Meeting adjourned at 11:25am.

Respectfully submitted,

Kevin Dunleavy, Ex-officio member