

**City of Nashua**  
**Business & Industrial Development Authority**  
**Minutes for the meeting of Thursday, September 8, 2005 at 4:00 PM**  
**Mayor's Conference Room**

**Members Present:** Vincent Capasso, Chairman, Jack Tully, Vice Chairman, Mayor Streeter, Mike Monks, John Stabile, David Fredette, and Gerald Prunier.

**Others Present:** Jay Minkarah, Economic Development Director.

**Call to Order:** The meeting was called to order at about 4:05 PM.

**Discussion of Bridge Street Properties:** development strategies for the City-owned "Bridge Street" properties were discussed. It was determined that the best course of action would be to seek aldermanic approval to have the BIDA manage the sale of the property for redevelopment. An RFP could be issued that would define the types of development sought and include any limitations that the City may wish to impose such as retention of an easement on the Riverfront.

Possible uses discussed included a mixture of residential (especially on the Merrimack Riverfront), neighborhood commercial, recreation and possible office uses. The potential value of the site was discussed along with other development issues including traffic, access, the skateboard park, possible CSO improvements, and surrounding land uses.

Mike Monks expressed some concern for the potential of the site for residential development given the use and appearance of neighboring properties. He also noted that a zoning change would be needed for the uses proposed. Discussion of the development potential of the site continued.

Vin Capasso moved to seek approval from the Board of Aldermen to have the BIDA manage the sale and redevelopment of the properties. Gerry Prunier seconded the motion. The motion passed unanimously.

**Mohawk Tannery Update:** Jay Minkarah provided an update on the Mohawk Tannery site. He noted that the developer is continuing to work with the EPA and DES on liability issues and that it appears that an agreement can be worked out. He noted that the status of the Broad Street Parkway was the most critical issue at this point.

**Revolving Loan Fund Update:** Two recent loans were discussed briefly.

**Other Issues of Concern:** It was noted that there were three vacancies on the BIDA. John Stabile suggested Dean Jackson and Peter Smith as possible candidates. Tom Monahan was mentioned as a candidate as well.

**Adjourn:** The meeting was adjourned at about 5:30 PM.