

**City of Nashua**  
**Business & Industrial Development Authority**  
**Minutes of Thursday, September 7, 2006 at 4:00 PM**  
**Room 208**

**Members Present:** Vincent Capasso, Chairman, Mike Monks, David Fredette, Steve Michon, Dean Jackson, Brad Vear and John Stabile.

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

**Call to Order:** The meeting was called to order at about 4:10 PM.

**Discussion of Bridge Street Properties:** Jay Minkarah distributed copies of a letter (without attachments) from Richard Seymour, Director of Public Works, to Vin Capasso dated July 24, 2006 regarding the proposed Screening and Disinfection Facility. A copy of the full letter with attachments was previously forwarded to Chairman Capasso. It was noted that the attachments were lengthy and were comprised of detailed soil sample results. The July 24 letter emphasizes the need for DPW to comply with the EPA Consent decree, describes the work that has been done, the basic elements of the design, notes that the Bridge Street site is the preferred location and that if alternative locations were to be pursued, the City would have to make a decision quickly and agree to fund any increased costs. The letter, the outcome of the July meeting and the overall status of the project were discussed.

Brad Vear questioned whether the BIDA should consider other development options for the site including nonresidential alternatives. The information provided by DPW at previous meetings was discussed. Concern was expressed that alternative sites were not being seriously considered.

A motion was made by John Stabile that the BIDA notify the Mayor and Board of Aldermen of its concern for the impact of the proposed CSO facility on the Bridge Street site; that it was the BIDA's position that if the facility is developed on the site, city-owned land would be underutilized and the effective tax revenue of the land would be diminished. It would be prudent and fiscally responsible for the Mayor and Board of Aldermen, he continued, to look at this situation from a fiscal point of view. He added that the BIDA are a group of volunteer businesspeople that feel that the municipal bureaucracy is not adequately considering the economic impact of the development of the proposed CSO facility.

Dean Jackson seconded the motion. The motion passed unanimously.

A discussion of the cost of alternative sites and designs for the CSO facility ensued. Steve Michon noted that the BIDA should also consider alternative development options.

**Other Issues of Concern:** Jay Minkarah distributed draft cut sheets for the Boiler House in the Millyard. He noted that the building is City owned and that it suffers from asbestos and oil contamination as well as other potential contaminants. The City's Brownfields coordinator, the EPA and the NH DES recently visited the site and various clean up, re-use and funding alternatives were being pursued. This may be a project that the BIDA could become involved in.

Revolving Loan Update: Jay Minkarah noted that the loan for Gate City Imaging was in default and that they may need to pursue a collection action including foreclosure. It was noted a personal residence secures that \$100,000 loan.

Steve Michon noted that the BIDA had discussed a number of topics over the past several months such as the Business Maturation Center concept or the self-assessment tool presented by David Soule. He questioned whether the BIDA would be pursuing any such initiatives and suggested that the group hold a goal setting session at a subsequent meeting. There was general agreement.

**Adjourn:** The meeting was adjourned at about 5:50 PM.