

City of Nashua
Business & Industrial Development Authority
Minutes of February 1, 2007 at 4:00 PM
Room 208

Members Present: Gerry Prunier, Mark Prolman, Steve Michon and Brad Vear.

Others Present: Jay Minkarah, Economic Development Director, Ben Dalianis, Mayor's Office, and Jim Petropoulos, PE.

Call to Order: A quorum not being present, the meeting was not formally called to order.

Bridge Street Properties: Jim Petropoulos informed the group that he had met with Jay Minkarah to discuss the Bridge Street sites. It was noted that Mr. Petropoulos works as an engineer for the firm HSI and has significant experience with development plans in the City. Mr. Petropoulos explained that he understood the BIDA was looking for guidance on development options for the properties and that he had had an opportunity to review the sites.

Mr. Petropoulos displayed tracing paper sketches he had prepared for the riverfront parcel and discussed certain assumptions and preliminary conclusions. He explained that he used 27 residential units per acre for a total of 188 estimated units (based on the recent Cotton Mill Square project), though 200 would be possible. Independent access to the site would be possible, and could cost (roughly) about \$1,000,000 depending on the option selected and site specific factors. It was noted that this section of Bridge Street is under NHDOT jurisdiction. A discussion of development alternatives and related factors continued.