

Claremont Development Authority

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FULL BOARD MEETING

Thursday, October 22, 2015 7:30 AM
Visitors Center, 14 North Street, Claremont, NH

MINUTES

Approved 11/19/2015

Mr. Rock called the meeting to order at 7:37 AM.

I. Roll Call

Present: Keith Raymond, Robert Porter, Andre Lafreniere, Joseph Gorman, Candace Crawford, Alan Spahr, Michael Satzow, Thomas Rock, Martha Maki

Absent:

City Staff: Nancy Merrill, Director, Planning & Development; Kurt Beek, Project Manager; Zachary Williams, Business Development Coordinator

II. Review Minutes

a. September 24, 2015

Motion: To approve the minutes of the September 24, 2015 meeting as presented.

Made by: Mr. Porter **Second:** Mr. Satzow

Vote: Unanimous in favor

b. October 5, 2015

Motion: To approve the minutes of the October 5, 2015 meeting as presented.

Made by: Mr. Porter **Second:** Mr. Raymond

Vote: Unanimous in favor

III. Finance Report

a. September 2015

Ms. Crawford asked that the \$400 “Legal Fees” shown under “Farwell Expense” be moved to “Legal Expenses – Misc.”. All agreed.

Ms. Crawford also questioned the lack of interest income from the Berndt loan. Ms. Merrill stated that the interest is awarded quarterly. There followed discussion of the progress (or lack thereof) of activity at the Berndt facility. The members asked Ms. Merrill to check in with Mr. Berndt to get an estimated timeline of his project.

Motion: To accept the September 2015 finance reports with the above change.

Made by: Ms. Crawford **Second:** Mr. Gorman

Vote: Unanimous in favor

IV. Old Business

a. Farwell Block electrical service and demolition update

(This topic was postponed until later in the meeting as Mr. Beek was not yet present.)

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b. Farwell Block loan update

Ms. Merrill said that the bank will not accept the quit claim deed because the trust has expired and the bank is not comfortable with where the beneficiaries or assets of the trust are. The quiet title was filed (in probate court) in August, but closure may take time.

The proceeds from the sale of the Syd Clarke Parks lots are still available in the operating account. These funds will be used to fund the demolition of the Farwell annex.

c. Connect Center lease

The renewed lease has been signed.

V. New Business

a. Claremont MakerSpace – Josh Bushueff

Mr. Bushueff works with Twinstatemakerspaces, a 501(c)(3) non-profit organization, whose mission is to encourage innovation, creativity, and entrepreneurship in Claremont and the greater Upper Valley Region. Their first project is the Claremont Maker Space. The Maker Space will be located in the “Sawtooth” building. It will house a combination of shared workshop spaces for arts and crafts, technology and industry, classroom space, rental studio space and a business incubator. It’s accessed via membership much like a gym. It is designed as an affordable access to expensive tools for making things – a “community center with tools” - hard resources such as tools, wood shop, machine shop, 3-D printers, and technology studio combined with the proper safe space in which to use them, and teachers. It will also serve as a community resource for like-minded people to meet one another. This is particularly important in rural communities like Claremont. The three primary goals of the Maker Space are (1) to be a launch pad for small businesses and entrepreneurs; (2) workforce development – particularly for technology and manufacturing; (3) creating an active and attractive anchor in downtown Claremont.

Mr. Busheuff said that the community has been very supportive of the project. He thanked the CDA for their letter of endorsement to the Northern Borders grant program. They received a \$250,000 grant with which to buy tools.

Transfer of ownership will occur after DES signs off on the use restrictions.

Mr. Busheuff said that the Maker Space does not fit neatly into the usual grant application “check boxes”, which makes private donations all the more vital to the project. The membership fees are still in progress, but it is possible to commit to a membership now through the Maker Space website (www.claremontmakerspace.org).

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Mr. Satzow and Mr. Lafreniere have both made donations to the project, because they believe in its value for the City. Mr. Busheuff said that the CDA as a whole can further assist the project through financial donations and through verbal support.

He said the goal is to work on the space over the winter and be ready to open in the spring or early summer (2016).

b. Farwell Block electrical service and demolition update

Mr. Beek has updated the City Council regarding the Farwell annex demolition and the proposed electrical upgrades. The demolition is going forward as planned. The cost has increased to \$42,000. Mr. Beek and the Police Chief are discussing options for replacing the parking space that will be lost to the transformer. He is also working with PSNH on easements – both existing and those that will be needed. Mr. Beek said he will need a letter of commitment from the CDA regarding future use of the space at 3 Tremont. It is hoped that the electrical work can begin in the spring.

Ms. Merrill suggested that the Key Properties Committee meet with Mr. Beek to tour the project sites before the next meeting of the full board.

VI. Non-public Session

There was no non-public session.

VII. Other

There was no other business.

VIII. Adjourn

Motion: To adjourn the meeting.

Made by: Ms. Crawford **Second:** Mr. Satzow

Vote: Unanimous in favor.

Respectfully submitted,
deForest Bearse