

CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#:

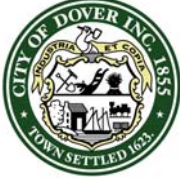
Resolution Number: **R - yyyy.mm.dd -**
Resolution Re:

WHEREAS: The signing of the Term Sheet will be a significant step in the development of the Waterfront parcel owned by the City of Dover, a process spanning three decades of community planning and preparation; and

WHEREAS: The present Concept Plan presented by Dickinson Development Corp. reflects the community vision for the waterfront area. Development of the waterfront represents an economic investment which will produce property tax revenues. It will also be an incentive for future economic development;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

1. The waterfront redevelopment authority previously delegated to the DHA in accordance with the provisions of N.H. RSA 205 and pursuant to Dover City Council Resolution adopted February 9, 2005, is hereby reaffirmed. The work of the DHA and its advisory board, the Cochecho Waterfront Development Advisory Committee ("CWDAC"), resulting in the attached Term Sheet, is hereby found to be consistent with the intent of the February 9, 2005 Resolution. This reaffirmation acknowledges that the DHA, with the advice and input of the CWDAC, will be fully authorized to negotiate and approve reasonable modifications to the Redevelopment Project as contemplated by the Term Sheet without need for further action by the Dover City Council.
2. The City Manager is authorized to sign the Term Sheet (presented with and made a part of this Resolution) to make it a legally binding document for the purposes stated therein, by and between the City of Dover, the Dover Housing Authority ("DHA") and Dickinson Development Corp.
3. The City Manager is authorized to sign any and all associated documents contemplated by, and in order to comply with, the terms of the Term Sheet, including, but not limited to, a legally binding Land Disposition Agreement with Dickinson Development Corp., any amendments thereto contemplated by the terms and negotiating discretions outlined in the Term Sheet, and any agreements, either before or after the City of Dover's delivery of a deed (authorized below) to approve and confirm reasonable modifications to the Term Sheet Project as it moves forward, all without further action by this Council.
4. The City Manager is authorized to sign a deed(s) to Dickinson Development Corp., or its affiliate as contemplated by the Term Sheet, together with other closing or transaction documents appropriate to facilitate conveyance of that portion of the City owned



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Waterfront parcel described as Lot 22-1 on Dover's City Tax Maps, containing 21 acres, more or less, to convey all land necessary for the development contemplated by the Term Sheet, as shown on Dickinson Development Corp.'s January 22, 2007 Concept Plan, as it may be possibly modified by future surveys and engineering of the site.

Financing

Account	Description	Appropriation	Balance	Charge
xxxx-xxxxxx				
				Total

AUTHORIZATION

Approved as to Funding: Carol Coppola
Interim Finance Director

Sponsored by: Mayor Scott Myers
By request

Approved as to Legal Form: Allan B. Krans, Sr.
City Attorney

Recorded by: Judy Gaouette
City Clerk

DOCUMENT HISTORY:

First Reading Date:	Public Hearing Date:
Approved Date:	Effective Date:

DOCUMENT ACTIONS:

VOTING RECORD		
Date of Vote:	YEAH	NAY
Mayor Scott Myers		
Deputy Mayor Jason Thomas Hindle, At Large		
Councilor Robert Keays, Ward 1		
Councilor Douglas DeDe, Ward 2		
Councilor David Scott, Ward 3		
Councilor Dean Trefethen, Ward 4		
Councilor Catherine Cheney, Ward 5		
Councilor Harvey Turner, Ward 6		

Document Created by: Department
Document Posted on: April 13, 2007

(2)DOCUTRON RESOLUTION 4-12-07-wyskiel FINAL

4-13-07

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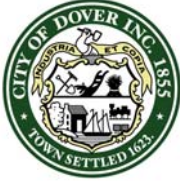
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Councilor Dennis Ciotti, At Large		
Total Votes:		
Resolution does	does not	pass.



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RESOLUTION BACKGROUND MATERIAL:

The development parcel is located on the Dover Waterfront on a 30-acre site owned by the City of Dover along the Cochecho River. Once a lively trading center in the 1800's with wharfs, docks, warehouses and trading ships from many parts of the world, the waterfront area declined with the advent of the railroad and the decline of waterborne commercial activity. In the 20th century, the area included the wastewater treatment center and the public works facility of the City of Dover.

During the past two decades, the City of Dover has embarked on an aggressive campaign to redevelop the revitalize its central business district and the waterfront area. The 750,000 square foot Pacific Mills and One Washington Street complexes, vacant for many years, are filled with commercial and retail activity. The area will soon include the Children's Museum of New Hampshire (formerly the Portsmouth Children's Museum) expected to attract 70,000 visitors per year as well as the scheduled completion of the Foster's building development for residential and retail uses.

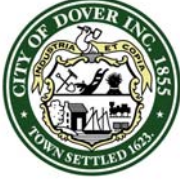
Starting in 1984 with the Pacific Mills Master Plan, the area has been studied for development in nine major reported studies culminating in the 2005 Cochecho Waterfront Charrete. The 2005 Charrette provides the vision of Dover citizens for the mixed-use composition of the development of the parcel including an opportunity for Dover residents to access the river.

Significant public monies have been expended in preparation for the current proposed development including the relocation of the secondary wastewater treatment plant (\$34 million) and the relocation of the public works facility in 2000 to Mast Road.

Significant investments in the waterfront area have come from the private sector including the Pacific Mills, One Washington Center, the Picker House at 42 Main Street and the Rotary Club pavilion and garden adjacent to the Butterfield gymnasium. River walk improvements and the installation of a pedestrian bridge spanning the river were accomplished in the 1990's.

Development of the waterfront area represents an opportunity for increasing the tax base and spurring further economic development in the private sector. In February 2005, the Dover City Council responded to these opportunities and delegated development responsibilities to citizen volunteers at the Dover Housing Authority (DHA) and its advisory committee known as the Cochecho Waterfront Design Advisory Committee (CWDAC). An extensive series of meetings involving members of the public and a Request for Proposals (RFP), have resulted in the selection of a preferred developer by these citizen volunteers. Dickinson Development Corp. of Quincy, Massachusetts has been selected to create a mixed-use development of residential and retail, as well as a public park along the river, in conformity with the vision of the community. A Term Sheet and Land Development Agreement are the current subjects of negotiation to further the development process.

An environmental analysis of the site by GZA, a well-respected environmental engineering firm, has opined the site will require environmental remediation costing \$500,000 with a 20% margin of error. Since the City has owned the site since 1859, the existing contamination represents a liability of the City and a continuing responsibility of the community.



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The vision of the citizens of Dover contained in the 2005 Charrette, including the waterfront park allowing residents access to the river, represent cost items estimated at \$2,117,000 as presently designed.

The DHA hired American Property Appraisers, a well-known real estate appraiser from New York State in November 2006 to provide an analysis and information regarding value for this unique site. American Property Appraisers has performed services in the City of Portsmouth and is familiar with the area. The report is expected to provide information of the value of the property assuming the site is free of environmental hazards. In addition, the report is expected to provide an analysis of the value of the property using a development analysis. The report is being prepared and is expected shortly.

A second appraisal was requested by the Dover City Council to be performed by Brian White, MAI of Dover, New Hampshire.

A public-private partnership is required to achieve the long held vision for the Waterfront development. Securing development of the Waterfront will have far reaching positive impacts on Dover's economy, Dover's tax base, and Dover's downtown area. These benefits to the community are beyond the scope of the property appraisals.