



## CITY COUNCIL MCINTYRE SUBCOMMITTEE MINUTES OF DECEMBER 29, 2020 MEETING

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The McIntyre Subcommittee held the December 29, 2020 meeting via Zoom.

**Chair Peter Whelan opened the meeting at 3:05 with a roll call.**

Present via Zoom: Chair Peter Whelan and Councilors Deaglan McEachern, John Tabor and Paige Trace.

City representatives present via Zoom: City Manager Karen Conard, City Attorney Robert Sullivan, Moderator Synthia Ravell and Legal Secretary Marian Steimke

Also present via Zoom: Robin LeBlanc of Portsmouth Listens (PL); William Lyons of PL, Logan Capone of Principal Group (PG).

Public comment: John Jachowicz said he had time to help if needed.

Councilor Tabor read an update from Jim (Noucas). He summarized, there are 18 facilitators, and finalizing of the groups would happen the next day. Jim will send a welcome email to participants. Facilitators will receive training and will send zoom invites for each of their meetings.

Robin LeBlanc spoke of the Steering Committee's work to put this together. She said the non-PG facilitators came together the previous night for training. There was a great overview presented about the site, and facilitating occurred via zoom, including whiteboard discussions and breaking into groups. It was over a two hour presentation. She said Ann put together documents on how to use zoom. It was a wonderful background.

William Lyons said they have excellent facilitators to make the best use of zoom and have the opportunity to get widespread participation. Facilitators are not expected to place limits. The focus will not be on design, but on values, and the stage is set for really great discussions, with zoom being a great tool, he added.

Ms. LeBlanc said this will take some thoughtful experience to facilitate and said she is grateful to the City for reaching out to PL.

Mr. Lyons said the challenge is the timeline. Chair Whelan announced the kickoff date as January 4, 2021. Ms. LeBlanc said that week and week of the 11<sup>th</sup>. Groups will meet twice on Tuesdays for two hours each.

Ms. Capone said they were trying to match people with availabilities. She asked if the Subcommittee was limiting participation to one per household, and suggested putting two from the same household into two different groups

Chair asked if a Subcommittee member would be on call during nights PL meets or wait, and Ms. LeBlanc answered that questions will be funneled through facilitators. She said they did not want random questions to be flying all over the place and would try to eliminate duplicates by funneling questions to Jim Noucas. Chair Whelan said we don't want to push dialogue any which way.

Councilor McEachern joined the zoom meeting at this time (3:18 p.m.), and the Chair brought him up to speed on the meeting.

Councilor McEachern had questions on updating the website during this process and suggested meeting minutes could be posted there. City Manager Conard said Stephanie Seacord will be providing regular updates.

Councilor McEachern discussed data hygiene. Chair Whelan said we would have list of participants available at City Hall but not publish the list due to confidentiality concerns.

Councilor Trace wants to ensure the message on the website is neutral and positive going forward – with no historic messages that refer to the previous design.

Councilor Tabor asked if it was clear that the focus pertains to the whole McIntyre site. Mr. Lyons answered yes, that was clear. He added that the study guide was valuable for keeping with a consistent message.

Chair Whelan asked if they were taking input through the online survey until January 3<sup>rd</sup>, which Ms. Capone confirmed, adding that 90 responses had been received so far. 240 people had opened but had not yet completed, she said.

Those present discussed when to close the survey: The concerns, issues and options raised included: not wanting the survey to influence PL; possibly closing it to those outside of the PL study circles; having later responses after session 1 or 2 potentially invoking more thoughtful responses – resulting in a richer reflection of the dialogue; and getting the number above 90 as being helpful. Chair Whelan stated they would keep the survey open until after the PL process ended (until January 15<sup>th</sup>).

The Chair asked Ms. Capone and the City Manager if they needed anything else from the Subcommittee. He thanked Mr. Lyons and Ms. Capone for their hard work. Ms. Capone credited Jim Noucas and Ann for doing most of the work.

Councilor McEachern thanked all and said he was very excited to see what came out of the process. He agreed the goal was to be as neutral as possible, and that is important to reflect in the website.

Chair Whelan said the next meeting would be at 3:00 on January 4<sup>th</sup>.

Councilor Tabor asked Ms. Capone to keep the Subcommittee informed of when the groups are formed. Ms. Capone said she would send the list to Jim Noucas that night; everything would be sent out by January 1<sup>st</sup> and they would keep the Subcommittee updated. Ms. Capone estimated there would be 8-12 people per group. Ms. LeBlanc added there may be some drop outs.

Attorney Sullivan indicated that it would get legally intensive when PL finished its work. Those present discussed whether the end product of the PL process would be the product that was wanted. Councilor Tabor thought it would be once we get the vision for the whole site, then PG turns that into sketches, and we should be able to go to Redgate/Kane to say this is what we want. There may be a couple of versions, but that is how he sees it, he said.

Attorney Sullivan said after PL, the Subcommittee will begin negotiating with Redgate/Kane, including what to build and at what cost. He said they must have a high level of specificity of what they want Redgate/Kane to build.

Councilor Trace said it was not appropriate to suggest to PL that one design might be more expensive than another. She added that to bring up costs at this point in time does not help. Attorney Sullivan responded that he was making the point for the Subcommittee not for PL.

Chair Whelan said PL will give us a path and will present to Council on Jan 20<sup>th</sup>. He reminded all that the City is getting this property for \$1. Residents have a big say in the project.

Ms. LeBlanc spoke of how PL operates and gave examples of what might be important to some, for instance, sun in the morning, having a young family, liking open space. Then an architect provides a sketch, designers will come up with sketches, and from there we go to talking to Redgate/Kane and translating into something we can build.

Mr. Lyons said this was an incremental process. PG has a key role to turn visions into ideas – the physical manifestation of ideas. Russel (of PG) did a great job of presenting ideas from other places in the 101 presentation, he said.

Ms. LeBlanc said this is about placemaking – not about development. Placemaking starts with the people. We are talking about creating a place and Redgate/Kane creating development within that place.

The answer to cost at this time is we don't know because we don't know what is going there.

Councilor McEachern said it is not our job to put a price tag on the process until it is done. Not until we talk to Redgate/Kane.

Councilor Tabor said he does not worry long term about costs. He said Attorney Sullivan is right that we will have to negotiate in the short term. But in the long term, if this is a place that people come to enjoy, then there is long term value of everything around that.

Councilor Trace said she understands where Attorney Sullivan is coming from. She also has great faith in PL and PG, and we've worked hard to get to this point in the process. She wants to make sure that the motion the Subcommittee made the other day is fully understood by the public going into this. She does not want residents to feel confined, is excited to see what happens and thanked all for their input.

The Chair said next week would be the next meeting.

**Councilor McEachern moved to adjourn, and Councilor Trace seconded the motion. On a 4-0 roll call vote, the meeting adjourned at 3:53 p.m.**

Date Approved: \_\_\_\_\_

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Peter Whelan, Chair  
McIntyre Subcommittee

Minutes taken by  
Marian Steinke, Legal Secretary