



## CITY COUNCIL MCINTYRE SUBCOMMITTEE MINUTES OF SEPTEMBER 10, 2020 MEETING

The September 10, 2020 meeting of the McIntyre Subcommittee was held with the Subcommittee members in person in the Law Library of the Legal Department at City Hall with the public attending via Zoom.

Present, in-person, were Chair Peter Whelan and Councilors Paige Trace, John Tabor and Deaglan McEachern.

Also present, in-person, were City Manager Karen Conard, City Attorney Robert Sullivan, and Legal Secretary Marian Steimke.

Present via Zoom, were Justin Pasay of Donahue Tucker & Ciandella; Michael Kane and John Kane, both of SoBow Square LLC; Gerald Duffy and Bill Downey, both members of the public.

Chair Peter Whelan opened the meeting at 3:09 p.m. with a roll call.

**Councilor John Tabor made a motion to approve the minutes of the July 29, 2020 and the September 9, 2020 meetings. Councilor Paige Trace seconded that motion.**

**On a roll call 4-0, the Subcommittee voted to approve the minutes of the July 29, 2020 and the September 9, 2020 meetings.**

Chair Whelan asked for public comment. Gerry Duffy said that he had no comment, but was there to listen. Bill Downey thanked the Subcommittee for their hard work. He said he believed they were back on track like in 2016.

Chair Whelan closed public comment, as there were no further statements from the public.

### Survey results update:

City Manager Karen Conard gave the updates. Approximately 3,700 surveys were returned, scanned and logged. Entering the data involved 12 employees and 1 temporary employee. At this time, the City has raw data, and UNH has been contracted to interpret and finalize the results.

In answer to Question 2: (*“Changes to the project require a financial commitment from the City to achieve. Would you still support them knowing this?”*), the preliminary results show **75% “Yes”** and **25% “No”**.

In answer to Question 3: (*“Would you prefer contemporary or traditional architecture for the new buildings in the project?”*), 84% answered “Traditional” and 16% answered “Contemporary”.

Question 1 had five options, and the City Manager indicated that the City will get the interpretation back from UNH by the following week. She will report at that time.

The comments from the surveys will all be public records, Chair Whelan said, and we’ll wait for UNH to interpret the data, especially for Question 1. He read the five options of Question 1 which residents were asked to rank. In looking at Question 2, Chair Whelan reflected that the residents were ready to make some financial commitment if there was change.

Chair Whelan asked Michael Kane how they came up with the number of \$6.5 million as a City contribution to a modified project. The group agreed they wanted to speak about this in public session.

M. Kane said that the Redgate team came up with that number, and he did not have the backup information to provide. However, he answered they generally have a lot of soft costs. When you downsize a project, those costs spread over less square feet. The number was closer to \$10 million for an office building, he said, so they went back to apartments. It made sense to look at it as apartments because they generate so much more money than office space.

Chair Whelan asked if they were looking to build one building behind McIntyre or was that with two buildings.

M. Kane said it would be one building with apartments and with retail on the first floor. He said he was sure Redgate can clean up the numbers and that the Subcommittee would want David Eaton to review them.

Chair Whelan said they would need a hard number pro forma from the Redgate folks. Deaglan McEachern agreed and said he would like to walk through those numbers with the Redgate folks. M. Kane said they would send those numbers.

Chair Whelan said the plan for moving forward will be first to finish up the survey results through UNH; and second to get the hard numbers from Redgate in preparation for the next meeting. He added that the Subcommittee had gotten a tour of the building from GSA. Chair Whelan said it was a beautiful building and probably had one of the best views in Portsmouth. They did see the asbestos above the dropped ceiling.

The Chair then said that GSA was pretty open about the City possibly taking over the building by approximately the first of the year. The FBI is the last tenant remaining in the building. He said the City is in talks with GSA to move forward on taking possession of the building, and that did not negate the City's deal with Redgate/Kane, but taking possession would make the City/Redgate position a lot stronger.

The Subcommittee scheduled the next meeting for Thursday, September 17<sup>th</sup> at 3:00 p.m.

Chair Whelan reiterated that the City should have the survey results completed by then, and he asked that Redgate/Kane provide the proposal ahead of time to give the Subcommittee time to review. He also thought that the person from UNH could be present to help interpret the data and to give some guidance moving forward.

M. Kane said he would speak to the folks at Redgate to discuss getting the numbers into a formal spreadsheet and providing it to the Subcommittee.

Chair Whelan said there has been lots of engagement from the public and the Subcommittee may do a public session regarding the survey results.

Gerald Duffy wanted to ask a question at this time but the public session had ended. Chair Whelan suggested that he write an email to the Subcommittee.

**Councilor Deaglan McEachern made a motion to adjourn the meeting, and Councilor Page Trace seconded the motion.**

**On a roll call 4-0, the Subcommittee voted to adjourn the meeting at 3:25 p.m.**

Minutes taken by  
Marian Steimke, Legal Secretary  
September 10, 2020

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

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Peter Whelan, Chair  
McIntyre Subcommittee