

PDA to Spend \$1.2M on a Project Affected Businesses Never Asked For

Solve the Problem: The priority problem at the Rye Harbor Marine Facility is that parking is poorly managed by the Pease Development Authority [PDA]. The two-way traffic flow is congested, parking spaces are at, or near, capacity. Handicapped parking is non-compliant and inadequate to meet the needs of site visitors. There are not enough 30 minute free parking spaces to support short term site visitors that do business at the Rye Harbor Marine Facility. A \$12K one-way traffic flow plan was professionally engineered in 2021-2022 to solve the parking problem and traffic flow issues. The PDA never implemented it. Instead, the PDA spent \$37K on a no-bid contract that actually degraded the overall traffic flow and eliminated parking. There was no public hearing on that project.

Make the Problem Worse: The PDA apparently now plans to eliminate 30 to 35 more parking spaces, exacerbating the extant parking problem, and build eight new state funded and unattractive elevated buildings at a cost of \$1.2M in the existing parking area. This project includes a \$243K no-bid engineering contract proposal. Once completed, plans are to remove eight of the nine existing owner operated and maintained business structures that now costs the PDA nothing to operate and maintain. These businesses have been at the harbor for more than fifty years operating out of these small buildings that contribute in a good way to the history and character of the harbor. There is no supporting business plan to justify building the new elevated buildings.

Inadequate Design Plans: Project plans clearly indicate that the new buildings are not designed to support the buildings being displaced. Absent are rest rooms, adequate compliant handicapped parking, short term free parking, heating fuel storage [gas/oil], equipment locations/rooms, kitchen facilities, a freight elevator and convenient business owner parking. There is no user needs analysis to justify the elevated buildings.

Take Property Without Compensation: The proposal plans are to remove eight of the nine privately owned and operated retail buildings collectively valued at \$300K. The current building owners have not been consulted to discuss transition plans. There are no plans to reimburse existing businesses for transitional expenses. The PDA has refused to allow affected businesses to be put on the meeting agenda for collaborative discussions and/or negotiations regarding any projects and/or contract terms. There are no planned public hearings scheduled to gain public input regarding the planned elevated buildings.

Summary: The PDA is apparently planning to spend \$1.2M to solve a problem that does not exist, take property without compensation and by-pass the state's Administrative Procedure Act requiring executive branch agencies to make, adopt and enforce rules consistent with RSA 541-A. The duty of state government is to serve the people, not attack them. Who in government will put this situation right?

The below listed documents are available at <https://pda-dph.com>

*2024-07-13_PDA_Meeting-Rye_Harbor_Marine_Facility-\$243K_Design_Deails.pdf
2024-07-18_PDA_Schematic_&_Proposed_Design-\$1.2M_RyeHarbor_Retail_Platform.pdf
2024-07-22_Port_Committee-Rye_Harbor_Marine_Facility-\$1.2M_Retail_Platform.pdf
2024-05-02_Analysis_of_the_PDA_Compliance_with_State_Law.pdf*

Questions? Call (603) 562-6257