

**PEASE DEVELOPMENT AUTHORITY
BOARD OF DIRECTORS – SPECIAL MEETING
MINUTES**

Thursday, March 10, 2016

Presiding: Peter J. Loughlin, Vice Chairman;
Present: John P. Bohenko; Margaret F. Lamson; Robert F. Preston; and Franklin G. Torr
Via Telephone: George M. Bald, Chairman; Robert A. Allard, Treasurer;
Attending: David R. Mullen, PDA Executive Director; Lynn Marie Hinchee, PDA Deputy
Director/General Counsel; PDA staff members; members of the public; and members of
the press.

I. Call to Order

Vice-Chairman Loughlin called the meeting to order at 8:03 a.m. in the Board conference room at 55 International Drive, Pease International Tradeport, Portsmouth, New Hampshire.

Due to participation of Chairman Bald and Director Allard via telephone, all votes will be taken as roll call votes.

II. Public Comment

Brad Lown, Portsmouth City Council member and liaison between the City Council and the Board, made comments about the location of the wastewater treatment plant at Pierce Island versus the Pease International Tradeport and the pending City Council vote. Councilor Lown thanked the Board for the clarification of the Board's position about the location of the treatment plant through a press release issued by David Mullen, PDA Executive Director and sought confirmation from the Board of the position stated in the press release. Director Lamson stated she would not comment on a matter not on the agenda. Mr. Lown made comments regarding: comments from the public regarding the location of wastewater treatment plant; PDA abutters' rights; the process to acquire PDA property by the City; the fair market value payment for the property; and the time frame for project if treatment plant was located on Tradeport. Director Loughlin noted that the expansion cannot be constructed within land controlled by the City and land would have to be purchased from PDA; that no votes were taken by the Board and that there is no enthusiasm for the project at Pease. Director Preston felt that the points raised in the press release were valid and that he supports PDA's position as stated.

III. Old Business

No old business was brought before the Board.

IV. Leases

A. Approvals

1. Lonza Biologics, Inc. – 70/80 Corporate Drive

Director Bohenko moved and Director Preston seconded that **Upon consideration of the preliminary plans presented by Lonza Biologics, Inc., the Pease Development Authority Board of Directors hereby approves:**

- 1. The proposal to privatize a portion of Goose Bay Drive for the purpose of utilizing the lot at 101 International Drive and the lots at 70 and 80 Corporate Drive as contiguous lots;**

2. **The application to NH DES Wetlands Bureau for a permit to fill approximately 50,308 square feet of wetlands. Mitigation shall include daylighting of the existing drainage culvert;**

all in accordance with the memorandum from Maria J. Stowell, P.E., Engineering Manager, dated March 4, 2016 and attached hereto. Note: Roll Call Vote required. Discussion: Director Bohenko informed the Board that Lonza has worked with the City of Portsmouth (“COP”) to facilitate the project and is very excited about the proposal. Maria Stowell, P.E. – Manager Engineering, explained that the proposal for 70/80 Corporate Drive (the “Iron Parcel”) before the Board is to get preliminary approvals regarding the filling of wetlands and the privatization of Goose Bay Drive. Lonza will return to the Board to get approval of its concept plan before construction begins. Michael Pelletier, head of Site Development and Strategic Projects for Lonza, reviewed the overall project and Lonza’s need to be ready for construction when the market demand arises.

Greg Mikolaites, Tighe and Bond, project engineers, reported that Lonza expects to add an additional 1,000 employees and project permits should be ready within 11 months. The facility will include three new buildings to be built as the market demands; two parking decks for up to 750 cars with potential to expand the existing garage; a campus style facility with enclosed walkways. The wetlands that will be filled are deemed as low value wetlands. Lonza will convert Hodgson Brook from a pipe flow to an open channel flow (“daylight”) and provide a buffer including a tree lined boulevard. Walkways and bridges will be used to provide connectivity. The next step is to have the project plans reviewed by the City and NH DES.

Director Lamson commended Lonza on the landscaping plans. Director Preston congratulated the City, PDA staff, and Lonza on the project collaboration. Chairman Bald noted that Lonza had its choice of locations and PDA is lucky to have Lonza. As a corporate citizen, Lonza has a terrific impact on the region, including its collaboration with UNH. Chairman Bald thanked Lonza for its commitment to the area. Mr. Pelletier noted that Lonza is happy to be at Pease and part of its success is due to its relationship with the surrounding communities.

Director Loughlin noted that PDA is vigilant in its protection of wetlands on the Tradeport. The proposed wetlands to be filled are the former housing site and are not considered high value. Director Loughlin reported that he is pleased with the plans to daylight Hodgson Brook and that there is no reason for Goose Bay Drive to remain open if its closing will support the Lonza project. Disposition: Resolved by unanimous roll call vote; motion carried.

V. New Business

No new business was brought before the Board.

VI. Upcoming Meetings

Audit Committee	April 18
Board of Directors	April 21

All Meetings begin at 8 a.m. unless otherwise posted.

VII. Directors’ Comments

Director Bohenko thanked Mr. Mullen for the installation of the web streaming media system that will be available on April 21, 2016. The system will allow the public to view the Board meeting via PDA’s web site.

VIII. Adjournment

Director Lamson moved and Director Torr seconded to **adjourn the Board meeting**. Discussion: None. Disposition: Resolved by unanimous roll call vote; motion carried. Meeting adjourned at 8:30 a.m.

IX. Press Questions

There were no questions from the press.

Respectfully submitted,



David R. Mullen
Executive Director/Secretary