

GOFFSTOWN ECONOMIC DEVELOPMENT COUNCIL MEETING

MINUTES OF January 7, 2026

PRESENT: Chet Bowen (CB), Chair; Dick Bruno (DB), Acting Vice Chair, Oscar Arevalo (OA), Samantha Kearns (SK), Charlie Birchmeier (CBr), Selectmen's Rep Pete Georgantas (PG), Sylvia von Aulock (SvA) of SNHPC (in for JoAnn Duffy)

Chair Bowen called the meeting to order at 6 pm. A quorum of six was established.

The Council introduced themselves and asked everyone to stand for the Pledge of Allegiance.

APPROVAL OF MINUTES Oct. 1, 2025

Motion made by OA, DB seconded, abstain by CB, all others voted in the affirmative

APPROVAL OF MINUTES Nov. 5, 2025

Motion made by SK, CB seconded, unanimous vote

OLD BUSINESS:

Continued discussion of EDC goals for 2026. DB suggested the main goal for the EDC could be:

To encourage and enable new and existing commercial and retail entities to settle and grow in Goffstown thereby growing the Town's tax base. He also recommended the following objectives/strategies.

- a. To learn encourage the use of tax incentives to stimulate commercial growth
 - b. To pursue commercial uses of undeveloped land by enhancing those properties with the necessary amenities to for commercial use
 - c. To interact with other Town Boards and Committees to achieve the EDC's goal
- OA Inquired if more detail was needed in how the EDC would accomplish the list.
 - DB explained that a broad goal was needed, past goals may have been too targeted and that the main goal was the EDC's foundation.
 - OA continued the discussion of how the EDC would accomplish the goal.
 - SvA suggested the group consider first developing Goals, then brainstorming Objectives, and Strategies.
 - CB agreed on with the list but thought perhaps EDC should first learn about tax incentives, then inform businesses of tax incentive opportunities.
 - PG added to the tax incentive discussion, mentioned 79E and wondered if an existing business might take advantage, such as the Rite Aid location. A TIF district could also be used. He also reminded the Committee that there is a very lengthy process that would take considerable time and effort.
 - DB agreed that the process was lengthy but that the EDC could plant the seed and begin the conversation.
 - PG wondered the location of the TIF district.

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- At the request of SK, DB repeated the objectives. SK felt that more could be added to (B), that infrastructure might be added verses enhanced. After some discussion, the group agreed that infrastructure better specified the needed improvements.
- SK wondered if EDC had any authority to request the utilities to make these improvements. She suggested the Sewer Utility had the funds currently.
- PG shared some of the latest priorities of some of the utilities. He also said the EDC had no authority.
- CB reviewed some of the process for getting voters
- SvA recommended for each of the elements outlined by DB, action items could be brainstormed She suggested the following:
 - a. To encourage the use of tax incentives to stimulate commercial growth
 - b. To pursue commercial uses of undeveloped land by enhancing those properties with the necessary amenities to for commercial use
 - a. Identifying vacant underutilized lands
 - c. To interact with other Town Boards and Committees to achieve the EDC's goal
 - a. Meet with sewer and water commissions and build relationships with boards and committees, learn about each other, and make the EDC goal known.
- PG said the properties were previously identified. SvA inquired if properties have been mapped and overlaid on water/sewer infrastructure.
- DB agreed the process was on the correct track and agreed the mapping excersize would be valuable.
- PG remarked that property owners would need to be involved in the process and be on board with next steps. He shared concerns about people who have made improvements to their property, ie parking lot replacement wouldn't want to dig it out to connect to a future sewer line.
- SK felt that the Town needed to build the infrastructure first and invite property owners to connect. She felt giving people the option to hook into the infrastructure was key.
- PG reminded the group that they had to consider the desires of the whole town and that extending infrastructure in one area may not be palatable for residents in another section of the town. He put forth the question, who would pay for the extention?
- SK felt that the sewer commission would be responsible.
- DB suggested it's a return on the investment and that should be part of the messaging and that the EDC would need to show it would be financially positive for the town.
- SK stated the limitations about commercial development on Danial Plummer Rd., such as a hotel due to the lack of infrastructure.
- PG said it's not just sewer in that location but likely also a pump station.
- The group debated what might be built in that location, dormitories might also be desirable for St. A's.
- SM asked the group should they focus on redevelopment of an existing structure (Rite Aid) or focusing on an undeveloped piece of property. Pros and cons would be infrastructure is already set up for existing but vacant building , still what would EDC's next steps be?
- PG started to list the existing but vacant properties.

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- CB talked about incentivizing the improvements, identifying one focused area to make small incremental improvements.
- OA thought promoting what the town has is the best avenue. The group agreed that's why the group identified the list of properties.
- SvA brought in a new potential goal about creating a fast-track review process for applicants working with town staff to create a process. Group discussed the possible process.
- CB then shared that the EDC was to have a PB member on the EDC and that he would reach out to PB chair and remind him they needed a rep. Group discussed membership of the board and that the EDC Charter should state membership. Question came up why the PB lacked representation on the EDC. It was mentioned that Jo Ann's presence on the EDC does provide insight into the PB. The group discussed how the EDC is advisory.
- PG felt that the EDC should be kept apprised of proposed zoning changes and proposed legislation that could effect businesses.
- Group agreed with the goal and objectives. They reviewed the old goals. The members than word smithed the proposed goal to the following:

To encourage and enable new and existing commercial, industrial, and retail entities to settle and grow in Goffstown thereby growing the Town's tax base. He also recommended the following objectives/strategies.

- SM made the motion to adopt the goal, CBr seconded the motion, motion carried unanimously.
- CB reviewed his tasks:
 - To reach out to PB chair and remind him they needed a rep
 - Touch base with Jo Ann Duffy so that she would keep the EDC members up to dated on PB applications at each meeting. He would also touch base with zoning.
 - Invite sewer commission member and water precincts to future meetings.
- CBr suggested that when reaching out to Board members that reasons why a rep was needed on the EDC would be included in the dialog. Group began recommending connecting with other boards and commissions and being proactive. Underutilized properties might also be considered. County property was mentioned as underutilized but question came up regarding taxes on the property. It was thought they don't pay taxes. Discussion about the list of properties and Jo Ann should have the list. Group discussed properties with potential.
- SvA to reach out to Patty to find the list so that the properties could be mapped to used as a tool.

Items for Next Agenda –Date: 2/4/26: TBD

Adjournment:

(DB) motioned to adjourn at 7:04 pm, seconded by (SM). Vote all in favor, meeting adjourned.

These minutes are subject to approval by the Economic Development Council.