

Originally Processed With FOIA(s):
S

FOIA Number:
S

FOIA MARKER

This is not a textual record. This is used as an administrative marker by the George Bush Presidential Library Staff.

Record Group/Collection: George H.W. Bush Presidential Records
Collection/Office of Origin: Speechwriting, White House Office of
Series: Speech File Backup Files
Subseries: Chron File, 1989-1993

OA/ID Number: 13794
Folder ID Number: 13794-003

Folder Title:
Pease Air Force Base 1/15/92 [OA 7566] [2]

Stack:	Row:	Section:	Shelf:	Position:
G	26	22	2	5

January 9, 1992

MEMORANDUM FOR BETH HINCHLIFFE

FROM:

MICHELE NIX 

SUBJECT:

NEW HAMPSHIRE EVENT -- PEASE HANGAR

This event will be a roundtable discussion with about 100 business leaders -- leaders directly involved in revitalization efforts for Pease and the Newington/Portsmouth communities.

There will be three individual presentations: One discussing real estate development efforts, one discussing high-tech recruiting efforts, and the third discussing local revitalization efforts by local and county business leaders from across the state.

The event takes place (AT THIS POINT) in Henley Hangar. It is an example of how Pease Development Authority has subleased some of the Pease space to private enterprise. The Henley Group is a real estate company -- the hangar is strictly used for the benefit of its employees (officers); the PDA is suggesting another hangar be used -- one that would be a better example of a business actually located at the hangar. But no final decision yet.

As Tony mentioned, this is an opportunity for the Pres to talk about a real economic growth package vs. an economic growth package wanna-be.

New Hampshire is a good location for the Pres to tie in his Asia trip, since several of NH's top 10 export markets include Asia-trip countries -- #1 is Canada (an opportunity to mention the North American Free Trade Agreement); #4, Japan; #8, Australia; #9, Korea; Singapore is 16th (this is being verified). Refer to table in export packet. (I have a contact in NH's Eco. Development Office who is trying to get me 1991 figures -- what we have is 1990.) Nevertheless, the list of top ten export markets have stayed the same. She is also going to try to work up a figure for what %age exports account of the GSP. It's very high nationally, and she thinks it could also be a positive figure for NH.

Here the Pres can restate the foreign policy/jobs link. Free trade, global economy language is important here to stress

the importance of American markets competing successfully within a growing international market system.

The Asia trip was an important trip for bringing a solid international trade structure into play. Bringing several countries into trade dialogue . . . creating more America jobs along the way . . . more opportunity for American markets . . .

New Hampshire's economy is hurting right now -- but the state gov't is looking for new ways to revitalize the economy. One of their tactics is re-educate NH businesses to expand into international markets -- a change from their past domestic focus. In October POTUS signed off on a \$1 million federal grant that NH is using to fund an international trade center at Pease. Pease was chosen because of its ideal location (close to their port). The center will offer NH businesses counseling, education, research to help them expand into international markets. The trade center will start up soon (maybe by April -- we could safely say 'in a few months').

The current push is to convince these companies that to be competitive domestically they have to look to foreign markets.

Some may be surprised to know -- New Hampshire is a highly industrialized economy: It is the 11th most industrialized state; and NH has more employees with high tech backgrounds on a per capita basis than any other state. NH is often viewed as a tourism state (which is a big industry for NH), but they have a diversity of industries -- their a high tech center.

The president of a NH company was upset by the friendly fire losses in the Persian Gulf, so his company quickly developed a radar tracking device that helped limit this tragedy. He was able to quickly get it through the Pentagon red tape and into use during Desert Storm. (I have a contact who is trying to track down the name of the company and the president).

FYI: RE PEASE

- The President's visit has caused a stir -- many in the community thinking that the Pres was coming to announce that Deutsche Airbus would indeed be setting up shop. (Representatives from Deutsche will be in town on the day of the President's visit to receive a final proposal from the Pease Development Authority [PDA]). PDA has tried to quell those rumors, but there is still some expectation about the President's visit.
- Pease was the first major base to be closed (announced early 1989). As a result, Pease has become somewhat of a front runner in base closure policy -- (How to Close a Base and Redevelop It in 10 Easy Steps).

- The communities of Newington and Portsmouth have been very hard hit by the closure. Concord is also looking to Pease's redevelopment with high expectation.
- After the base closure announcement, OEA gave the community a grant to establish the Pease Redevelopment Commission -- which at that time consisted of local business leaders and officials. The state later passed legislation and provided funding for the establishment of the Pease Development Authority.
- Bechtel Corporation was called in to prepare a base reuse plan -- which they did to the tune of \$1 million smackers (some at OEA thought that was too much). Nevertheless, The plan called for the Newington/Portsmouth communities to market themselves and the base as an opportunity for international markets -- with Pease as an international air hub. The PDA tries to attract businesses that could benefit from an airport and a deep water port. (PDA is under the leadership of Henry M. Powers, chairman of the board; and George "Skip" Jones, executive director.)
- Pease is scheduled to take over in February -- if all goes well.
- A few weeks ago, Senator Rudman and the State Dept. announced that a major VISA and Passport Processing Center would come to Pease, which should bring around 2-400 jobs.
- Everyone I've talked to in NH and even Bob Rauner at OEA mentions Deutsche Airbus as "an impending success" for Pease. Their expecting close to 1,000 jobs. (However, word here is that Deutsche isn't going to accept their proposal - - though they don't know that.)
- Pease was able to secure interim leases with the Air Force to allow "reuse" to begin -- the NCO restaurant and a service station are being used under these leases.
- PDA put the Pease Golf Course into operation after the closing -- opening up to the public.
- The Dept. of Interior has secured 1200 of the 4200 acres for a wildlife refuge.

THE WHITE HOUSE
WASHINGTON

January 11, 1992

MEMORANDUM FOR SPEECHWRITERS AND RESEARCHERS

FROM TONY SNOW
SUBJECT NEW HAMPSHIRE SPEECHES

I've been noodling over ways to reduce the list of seven criteria for an effective economic package to three or four, and have come up with this:

- 1) Does it make sense? Does it assume that jobs arise out of thin air -- or out of a bill -- or does it understand that businesses begin with an idea, take root with investment, and grow through hard work and faith in the enterprise. We know that, and our plan tries to encourage all of the above.
- 2) Does it make us more competitive? The economy of the future will bear little resemblance to the economy of the past. Yesterday, the smokestack; today, the microchip; tomorrow -- who knows? We need to build the foundation for future prosperity: an educated, ambitious public; an economy that rewards success, rather than punishing it; and the safety and security -- at home and abroad -- that we all need to succeed.
- 3) Does it help you keep your house in order? Does it preserve the integrity of the things you have worked so hard to earn -- your home, your investments, etc? Can you afford to keep your home, raise your family, ensure their health care, and build a nest egg for the future?
- 4) Does it get Washington's house in order? Do the policies prepare us for the Age of Competition, or send us back to earlier times? Does the program work to ensure that you get your money's worth when you pay your taxes?

If you have snappier categories, let me know. The key is: We should settle on a series of guidelines, and they all ought to pass the kitchen table test. After all, we're going to use these labels not just between now and SOU; we should use them in the campaign as well.

I'd like your help with another set of rhetorical flourishes: The pols in New Hampshire made it clear to the Veep last week, and to our advance people, that we've got to explain why we broke the no-tax pledge. I don't know how or where in New

Hampshire that we'll broach the subject -- probably in Exeter, at Cabletron and at the Rotary meeting.

We also ought to prepare some up-yours language for the Curly, Larry and Red, the three auto execs. The gist should be: I went to Asia to open markets, not to shill for products. We succeeded, and good, competitive American companies will make their mark all over the Asia-Pacific region. As one auto company likes to say: Quality is Job One. Quantity is not.

Draft Three

(Hinchliffe/Nix)
January 11, 1992 4 p.m.
PEASE Draft Two

**PRESIDENTIAL REMARKS: PEASE AIR FORCE BASE
January 15, 1992
Pease Air Force Base**

[ACKNOWLEDGEMENTS] [NEW HAMPSHIRE ANECDOTE]

It's great to be here -- and great just to be back home. We had a tremendously successful trip to Asia, talking, listening, learning -- and fighting for America and American jobs.

Listen, I know the economy's on everyone's mind. That's why I went to Asia. In order to keep jobs here at home -- and that's got to be our top priority in this economic recovery -- we must improve our international competitiveness. That's the key to everything -- including America's future.

There's no escaping it anymore: we live in a global economy. Anyone who doesn't realize that is an ostrich stuck in the quicksand of blind isolationism.

You're all businessmen. Every day you face the harsh reality that our present and future prosperity depend on exports. Look at the facts: every billion dollars of exports means 20,000 more American jobs. I went to Asia determined to nail down agreements that guarantee free and fair trade for American companies and workers -- and open opportunities for American markets.

From Day One of my administration, I've been fighting to open international markets for American workers. This is the key to our nation's economic future. The Cold War is over. Now we're moving into a new world -- a different kind of world, which will be defined by excellence and competition. Our administration

Educating businesses to expand their customer base overseas

2

has worked long and hard these last three years to ensure a 21st century of stability and growth for America. We've blazed a trail of leadership on issues from taxes to education to regulation. In trade, we've led bilateral talks, and we've helped forge the way in GATT negotiations, in the Enterprise for the Americas Initiative, in the North American Free Trade Agreement, and on so many other fronts.

My Asia talks were a crucial first step in a new part of this long-range plan for creating a 21st century world trade structure. We're now at the very beginning of an exciting new kind of process -- we have the chance to craft a world of free trade and prosperity for everyone. What we're doing is more than merely expanding international trade -- we're also creating additional opportunities for U.S. exports through open markets; lower government subsidies; fewer trade barriers; and, maybe most importantly of all, through rules of fair play.

American companies must compete successfully within the growing international market. New Hampshire is a strong leader in this field. I think the rest of the nation would be surprised to discover what a highly industrialized economy you have here, in our 11th most industrialized state.

During the last couple of weeks I visited four of your top export markets -- Australia, Japan, Korea, and Singapore, which account for \$168 million dollars of your trade. Both in Asia, and here with your business leaders, I've learned a lot about your state's thriving \$1.2 billion export industry.

international
trade
resource
center

we
will

Sure, you also have a lot of problems here in New Hampshire. But you have energetic leaders and strong citizens who will turn those problems into opportunities. Many of you here today are directly involved in the revitalization of Pease and the Newington/Portsmouth communities -- and I want you to know you're being looked toward for leadership in the base closure recovery field. You and others have been determined and visionary activists, forging a new future for this area, looking ahead with optimism and creativity instead of looking back with blame and regret.

I know in particular about the work of ~~Henry Powers, Skip Jones~~ and the PDA -- how it's attracting businesses that benefit from your unique combination of an airport and a deep water port. I congratulate you on your practical, exciting concept of marketing this area as the hub of an international market.

But something disturbing is also happening in New Hampshire. I'm talking about empty illusions some call "economic proposals."

When we were kids, most of us learned to tell the difference between reality and Never-Never Land. Reality is a tough place. Reality is being President, year after year crafting an economic growth plan rooted in the practical daily life of this nation. Never-never Land is a world of partisan bickering, head-in-the-clouds dreaming, and nay-saying. Reality is the world you live in -- paying your bills and making ends meet each month and each year -- just like your government ought to. Americans are sick and tired of politicians who day-dream in Never-Never Land. They

PDA
"as
team"

don't want to indulge fantasies and they don't want to lay blame -- they want to lay the foundations of prosperity.

So when you see proposed economic growth plans thrown at you, cast a clear and cautious eye and ask yourself four simple, real-life questions.

First: Which economic growth plan makes sense? You're hard-headed Granite-Staters. You know jobs don't appear out of thin air. Do the authors of these packages know the same thing? Businesses are born and thrive through strong ideas, prudent investment, and hard work. You and I know that. But do the people who write the other proposals that are floating around?

Second, ask: Which plan makes us more competitive? We can't afford to waste our precious energy looking backward. We're entering a new Age of Competition unimagined in the history of technology. Every step we take as a nation must be part of laying a strong base for prosperity, enterprise, risk-taking and success. Now is the time for our government to help an educated, ambitious public dream and grow. Which economic proposal encourages that growth?

Third, ask: Which plan helps you keep your house in order? You've worked hard to earn a safe and secure life for your family. My economic plan preserves the integrity of your home, your investments, and your family's future. Do any of the others?

And fourth, ask yourself: Which plan gets Washington's house in order? You and I know that Washington must give you

your money's worth for the taxes you pay. My plan ensures that you will. Do any of the others?

When you've studied the plans, asked these questions, and made up your minds -- then send your message. Send it to Congress and to everyone who comes knocking at your door around here this time of year. Tell them: in New Hampshire we know the difference between choice cut and just a lot of bull.

Thanks for this chance to see grass-roots redevelopment, to hear your concerns and to learn from your successes. Good luck in all that you do -- and may God bless you and this beautiful state of New Hampshire.

#

January 8, 1991

MEMORANDUM FOR RESEARCHERS/WRITERS

FROM: DAN MC GROARTY *DMG*
SUBJECT: UPDATE ON N.H. TRIP, JAN. 15

Based on Bob Simon's advance report and discussions with Dave Carney, I pass along this info re five N.H. speeches:

- 1) At the old NCO restaurant on ^{*Keyneabunk*} Pease AFB(?) A roundtable with community leaders chosen by Gov. Gregg. 8-10 mins. Approx. 8:30 a.m. *Final site? for event, Community pr more info revitalization as it affects Pease AFB*
 - 2) Exeter Town Hall -- 600 people, standing. 4-5 min. Brief Remarks.
 - 3) CableTron System -- mfg. of computer circuit-board/major export success story. 5 mins. Brief Remarks.
- (FYI**
Dover/Davidson Rubber. Mfg. of armrests for cars. Subsidiary of Textron, whose CEO is travelling w/POTUS in Asia. Tour, lunch -- no remarks.)
- 4) Liberty Mutual Insurance Co -- 300 people, claims processors. Short pitch on health care (market-based alternative), previewing State of the Union. Brief Remarks -- 4-5 mins.
 - 5) Portsmouth Rotary Club -- after the evening news. 8-10 mins. POTUS now plans to speak, depart before dinner.

*** POTUS will also do several spontaneous "meet and greets" along motorcade route between events.

#



Pease Development Authority

Annual Report

1991

Table of Contents

	<u>Page</u>
1. Letter from the Chairman	1
2. Letter from the Executive Director	2
3. PDA's Historical Commentary	4
4. Appendices	12
a. Significant Events	
i. Pease Redevelopment Commission (PRC)	
(1) Chronology	12
(2) Public Meetings	18
(3) Speaking Engagements	22
(4) List of PRC Members	25
ii. Pease Development Authority (PDA)	
(1) Chronology	27
(2) Public Meetings	33
(3) Speaking Engagements	36
(4) Board Members	41
(5) PDA Standing Committees	43
(6) Current PDA Staff	45
(7) Public Benefit Transfer Map	47
b. Areas of Interest	
i. Inquiries for Leases at Pease - Listing of Leases by Type of Use	49
ii. Agencies wanting to Provide Services at Pease - Listing of Services	54
c. Financial Information	
PDA Audit by Ernst & Young	60

PEASE DEVELOPMENT AUTHORITY



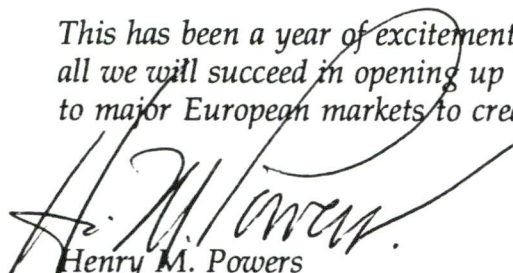
Building 90, Portsmouth & Concord Avenues, Second Floor
(603) 433-6088 Fax: (603) 427-0433 TTY/TDD: 1-800-992-3312
Mailing: Suite 1, 601 Spaulding Turnpike, Portsmouth, New Hampshire 03801-2833

LETTER FROM THE CHAIRMAN

As we approach the 21st century, the Seacoast, the State of New Hampshire, and the Region are looking ahead to the economic benefits that responsible development will bring to Pease. As Chairman of the Pease Development Authority, and a 30-year seacoast resident, I feel privileged to play a role in the economic revitalization of the region that has been home to my family and me. In accepting the task of guiding the direction of the development at Pease, my mission has been to ensure that the superior quality of life we all enjoy will only be enhanced.

I hope this first annual report brings into clear perception the strides the Board and Staff of the Pease Development Authority have accomplished over the past year. We have gone from accepting the Bechtel Corporation's Redevelopment Plan of an "International Hub" to requesting Public Benefit Transfer (PBT) of certain portions of the Base; to the Air Force producing a Record of Decision on the PBT request; to an anticipated final transfer by the end of 1991. Throughout this process there have been many decisions made both big and small which may or may not have been publicized, yet all instrumental in the redevelopment process.

This has been a year of excitement, controversy, public support as well as criticism, and with it all we will succeed in opening up this strategically and highly accessible property as a vital link to major European markets to create jobs and bring prosperity once again to New Hampshire.


Henry M. Powers
Chairman

PEASE DEVELOPMENT AUTHORITY



Building 90, Portsmouth & Concord Avenues, Second Floor
(603) 433-6088 Fax: (603) 427-0433 TTY/TDD: 1-800-992-3312
Mailing: Suite 1, 601 Spaulding Turnpike, Portsmouth, New Hampshire 03801-2833

LETTER FROM THE EXECUTIVE DIRECTOR

In consideration of the fact that this is the first Annual Report of the Pease Development Authority (PDA), I think it is important for me to provide the reader with some of the PDA's historical background as well as some of our current and future activities. This information will be provided in two parts: (1) This Executive Summary and (2) an expanded version of this summary entitled PDA's Historical Commentary.

Pease Redevelopment Commission (PRC)

The PRC was created on March 21, 1989 by an Act of the General Court of the State of New Hampshire. The PRC was mandated to monitor the proposed closing of Pease Air Force Base (PAFB). This mandate required the PRC to: (1) conduct a comprehensive study of all issues related to the closure, conversion, redevelopment, and future use of PAFB; and (2) develop a comprehensive plan for the conversion and redevelopment of PAFB. The Commission was an eight member Board of which I served as its chairman.

During the PRC's existence it held over 110 public meetings. These meetings were held not only as a commission but also as advisory committees. The committees were: Economic Development Advisory Committee (EDAC), Natural Resources Protection Advisory Committee (NRPAC), Facilities Advisory Committee (FAC), Airport Study Advisory Committee (ASAC), Environmental Clean Up Advisory Committee (ECUAC), and Government Relations Advisory Committee (GRAC). Additionally, during this same time period, over 40 speaking engagements were conducted at organizations such as the Portsmouth Chamber of Commerce, Sherburne Civic Association, Rockingham MPO Committee; Rotary Club, York Maine; Greater Dover Chamber of Commerce; and the Portsmouth Chamber of Commerce, Economic Development Committee. The last meeting of the PRC prior to its dissolution was held on May 22, 1990. The PRC voted unanimously to approve the Comprehensive Plan - Phase I Preferred Development Concept, and to end Phase I of the planning process. The preferred concept calls for an International Hub based on an international trade theme.

I soon discovered that many individual and special interest groups had their own ideas of how Pease should be developed; this coupled with a declining economy created a very interesting project.

As the PRC progressed it became increasingly clear that there needed to be a legislated authority empowered to develop the Base.

Pease Development Authority

All assets and liabilities of the PRC were transferred to the PDA effective June 1, 1990. The Authority consists of a seven (7) member Board of Directors: one member each being appointed by the City of Portsmouth and the Town of Newington, and a third member jointly appointed. The Governor, Senate President, and Speaker of the House each appointing a member and a fourth member jointly appointed.

Under the leadership of the PDA's Board many significant achievements have been accomplished such as:

- Hired aviation planning consultants
- Participated in an Interagency agreement program
- Developed a Master model lease/sublease
- Leased and ran the Pease Golf Course
- Entered negotiations with Deutsche Airbus
- Developed an Airport Layout Plan
- Accepted a final Air Force environmental impact statement

During Fiscal Year 1991 over 80 public meetings were held by the PDA at many locations to include: Manchester, Greenland, Southern Maine, Strafford, Portsmouth, Dover, Durham, Somersworth, Kensington, and Exeter. Additionally, PDA staff members conducted over 100 speaking engagements for many civic organizations at many locations. A representative sample of these speaking engagements is as follows:

- Portsmouth College Women's Club
- Port of Brest French Delegation
- New England Industrial Development Research Council
- Seacoast Economic Forecast
- Holy Name Society of Our Lady of Miraculous Church

Furthermore, the PDA has committees working on numerous issues for the development of Pease. These committees are the Executive Committee, Commerce and Industry District Committee, Airport District Committee, and Audit and Finance Committee.

Leases and Services

We have received 150 plus contacts from companies interested in Pease with the major company being Deutsche Airbus, a German aircraft manufacturer. The Authority has been negotiating with Deutsche for the past 12 months and Deutsche should be making a decision soon as to their desire to open a maintenance facility at Pease. Recently the PDA hired a marketing firm, JBF Associates, which is presently developing a strategic marketing strategy and at the same time working with the PDA's current list of companies that have shown an interest in Pease.

We currently have the following tenants:

- Trans-Oceanic, Inc.
- University of New Hampshire
- U. S. Navy
- NH Air National Guard
- C & J Trailways
- Pease Golf Course
- Service Federal Credit Union

Recently, U.S. Senator Rudman announced that the U.S. State Department has selected Pease Air Force Base as the site for a major new federal Visa and Passport Processing Center. He further stated that this move has the potential for creating several hundred jobs and pumping millions of dollars of payroll into the Seacoast region.

Additionally, over 200 agencies have contacted the PDA to provide services in the major areas of Architecture, Construction, Communication, Engineering, Management, etc.

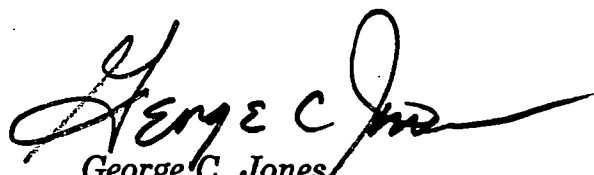
Finance

The PDA set up a totally integrated financial system to include general ledger, payroll, accounts payable, checkbook reconciliation, point of sale, retail inventory control, and accounts receivable. All these modules were further enhanced by running them on a computerized network system. During our recent audit the PDA received very high marks for its financial system. The Chairman of the PDA Audit and Finance Committee reported to the Board of Directors and the public that Ernst & Young summarized the PDA had ended the audited year in a very strong cash position and that their assessment of the PDA's accounting records and computerization was "outstanding."

Conclusion

It is our hope that this first PDA Annual Report will provide a clear overview of the PDA's actions and progress since the first meeting was held by the PRC. Since that time thousands of hours have been donated by Commission and Authority members as well as individuals who have served on committees. Enormous amounts of time have been spent by local communities and State agencies all working together to capitalize on the unique opportunities the Pease facility affords for economic benefit while preserving New Hampshire's quality of life and environment.

In closing, I would like to thank the many individuals who have assisted us in the first 16 months of operation. There have been many accomplishments and the future of Pease looks exciting. Although development, the size and scope of Pease, will not happen overnight Pease has the potential to be a major economic engine for the 90's and well into the 21st century.



George C. Jones
Executive Director

PDA'S HISTORICAL COMMENTARY

In consideration of the fact that this is the first Annual Report of the Pease Development Authority (PDA), it is important to provide the reader with an important historical background to include some of the PDA's more significant events, interest shown by other organizations in the areas of leasing and providing services at Pease, and the results of the PDA's financial audit.

SIGNIFICANT EVENTS

December 29, 1988

United States Congress passed the Base Closure and Realignment Act, (Public Law 100-526), directing the closure of 86 United States military installations, including Pease Air Force Base (PAFB). Scheduled to close March 31, 1991, PAFB was the first base to close, and also one of the largest.

The Pease Redevelopment Commission (PRC):

The PRC was created on March 21, 1989 by an Act of the General Court of the State of New Hampshire. The PRC was mandated to monitor the proposed closing of Pease Air Force Base (PAFB). This mandate required the PRC to: (1) conduct a comprehensive study of all issues related to the closure, conversion, redevelopment, and future use of PAFB; and (2) develop a comprehensive plan for the conversion and redevelopment of PAFB.

The Commission was an eight member Board made up of two Selectmen from Newington, two Portsmouth City Councilors (mayor and assistant mayor), one member appointed by the Senate President, one appointed by the speaker of the House and two appointed by the Governor. The Governor also appointed a Chairman of the Commission.

During the PRC's existence it held over 110 public meetings. The complete listing of the public meetings can be seen on page 18, Appendix 4.a.i.(2). Additionally, during this same time period, over 40 speaking engagements were conducted. A complete listing of speaking engagements can be seen on page 22, Appendix 4.a.i.(3).

The last meeting of the PRC prior to its dissolution was held on May 22, 1990. The PRC voted unanimously to approve the Comprehensive Plan - Phase I Preferred Development Concept, and to end Phase I of the planning process. The preferred concept calls for an International Hub based on an international trade theme. Aspects of the high-tech center and maximum reuse concept were also included. A detailed chronology for the PRC can be seen on page 12, Appendix 4.a.i.(1).

The Pease Development Authority (PDA):

April 25, 1990

Legislature of the state of New Hampshire passed Chapter 161, Laws of 1990, (RSA 12-G:1), effective June 1, 1990, dissolving the PRC and establishing the PDA as its successor, to implement the comprehensive plan prepared by the PRC.

All assets and liabilities of the PRC were transferred to the Authority effective June 1, 1990. The Authority consists of a seven (7) member Board of Directors: one member each being appointed by the City of Portsmouth and the Town of Newington, and a third member jointly appointed. The Governor, Senate President, and Speaker of the House each appointing a member and a fourth member jointly appointed.

The current members of the Board are:

- Henry M. Powers, Chairman
- John W. Byrne, Vice Chairman
- Calvin A. Canney
- Robert B. Field, Jr.
- Kennett R. Kendall, Jr., Treasurer
- Peter J. Loughlin
- Ralph P. White

Additional information about each Board member to include occupation, education, and background can be found on page 41, Appendix 4.a.ii.(4).

Under the leadership of the PDA's Board many significant achievements were accomplished such as:

- Created a mission statement
- Hired a community relations firm
- Supported the preferred development concept for the redevelopment plan
- Hired aviation planning consultants
- Participated in an Interagency agreement program
- Developed a master model lease and a master model sublease
- Leased and ran Pease Golf Course
- Entered negotiations with Deutsche Airbus
- Obtained a fixed based operator to provide airfield services
- Developed an Airport Layout Plan
- Accepted a final Air Force environmental impact statement
- Hired a surveyor to establish boundaries for public benefit transfer

A complete PDA chronology for fiscal year 1990 can be found on page 27, Appendix 4.a.ii.(1).

Currently the PDA has an eleven (11) member staff, which is shown on page 45, Appendix 4.a.ii.(6).

During Fiscal Year 1991 over 80 public meetings were held by the PDA at many locations to include: Manchester, Greenland, Southern Maine, Strafford, Portsmouth, Dover, Durham, Somersworth, Kensington, and Exeter. For your information a complete list of these meetings can be found on page 33, Appendix 4.a.ii.(2). Additionally, PDA staff members conducted speaking engagements for many civic organizations at many locations. A representative sample of these speaking engagements is as follows:

- Men's Group of the Seacoast Mental Health Center
- Portsmouth College Women's Club
- Port of Brest French Delegation
- New England Industrial Development Research Council
- Portsmouth High School
- Seacoast Economic Forecast
- Greenland Public Meeting
- Durham Great Bay Rotary Club
- Holy Name Society of Our Lady of Miraculous Church

A full listing of these 100 plus speaking engagements can be seen on page 36, Appendix 4.a.ii.(3).

During this fiscal year the PDA had committees working on numerous issues for the development of Pease. These committees are the Executive Committee, Commerce and Industry District Committee, Airport District Committee, and Audit and Finance Committee. A detailed listing of these committees and their associated members can be found on page 43, Appendix 4.a.ii.(5).

AREAS OF INTEREST

Inquiries for Leases at Pease

We have received 150 plus contacts from companies interested in Pease with the major company being Deutsche Airbus, a German aircraft manufacturer. The Authority has been negotiating with Deutsche for the past 12 months and Deutsche should be making a decision soon as to their desire to open a maintenance facility at Pease.

At Figure 1 is a pie chart showing the lease inquiries broken out by whether they were airport or nonairport related. Note that the lease inquiries by percent are 32.3 airport and 67.7 nonairport.

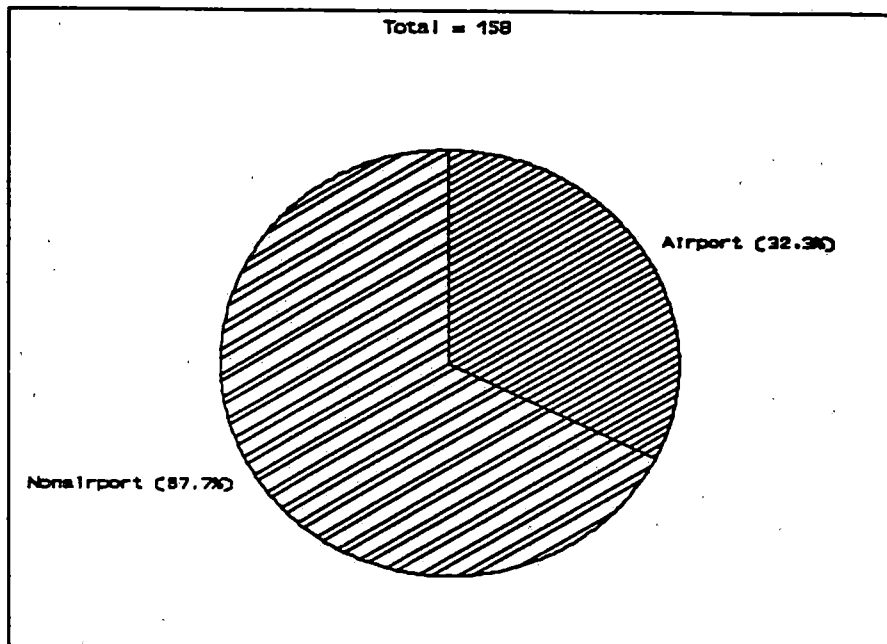


Figure 1 - PDA
Lease Inquiries

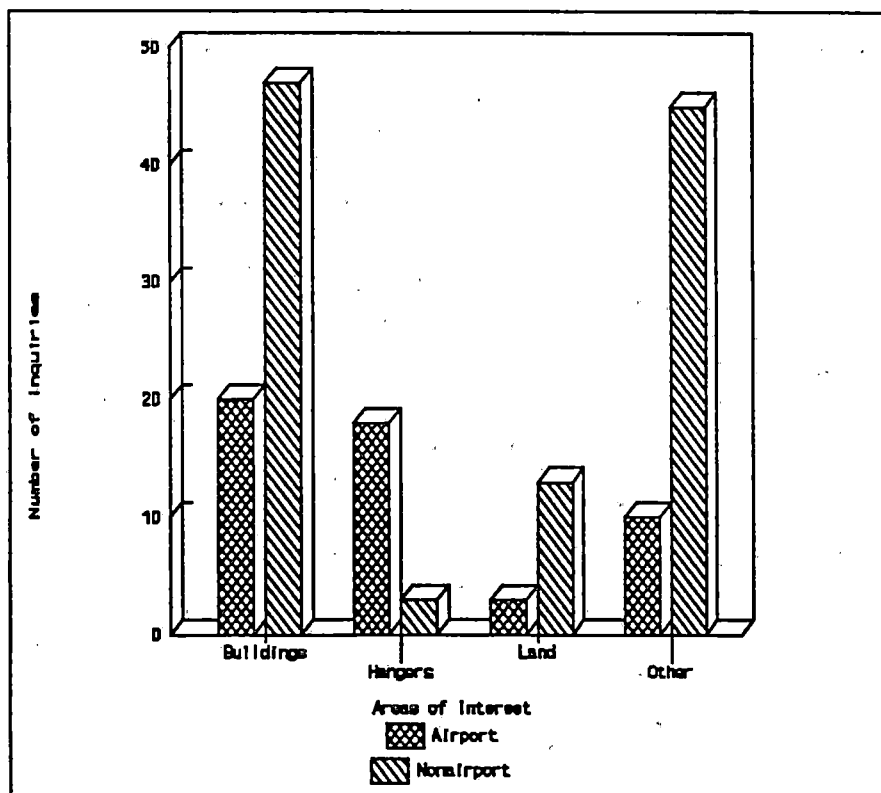


Figure 2 - PDA
Lease Major Interest Areas

Figure 2 is a bar chart indicating inquiries by organizations according to major areas of interest. Note that the areas of interest include buildings, hangars, land and "Other" which are further broken out by airport and nonairport related. Included in the category "Other" is such use types as maintenance, facilities, package handling, industrial airfield, and state evacuation site. Shown on page 49, Appendix 4.b.i is a complete listing of the PDA lease inquiries by client number and use type.

Recently the PDA hired a marketing firm, JBF Associates, which is presently developing a strategic marketing strategy and at the same time working with the PDA's current list of companies that have shown an interest in Pease.

Agencies Wanting to Provide Services at Pease

There were over 200 agencies that have contacted the PDA to provide services in over 10 major areas. These services are shown in Figure 3.

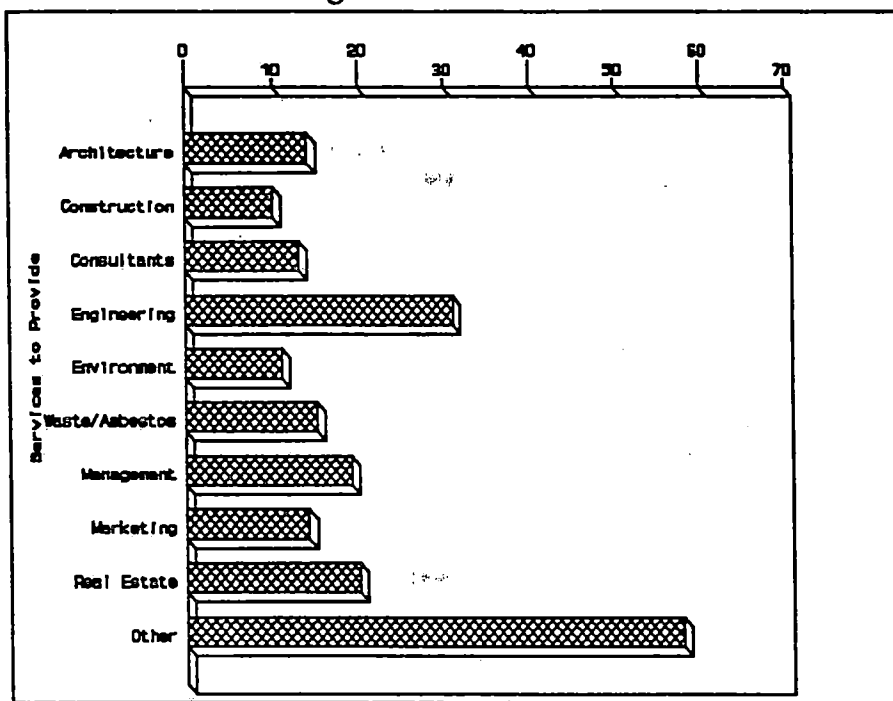


Figure 3 - PDA
Services

Figure 4 shows services that agencies would like to provide at Pease in the form of a percent of each service.

Figures 3 and 4 show the major service as "Other." On page 54, Appendix 4.b.ii gives a detailed listing of "Other" services by client number.

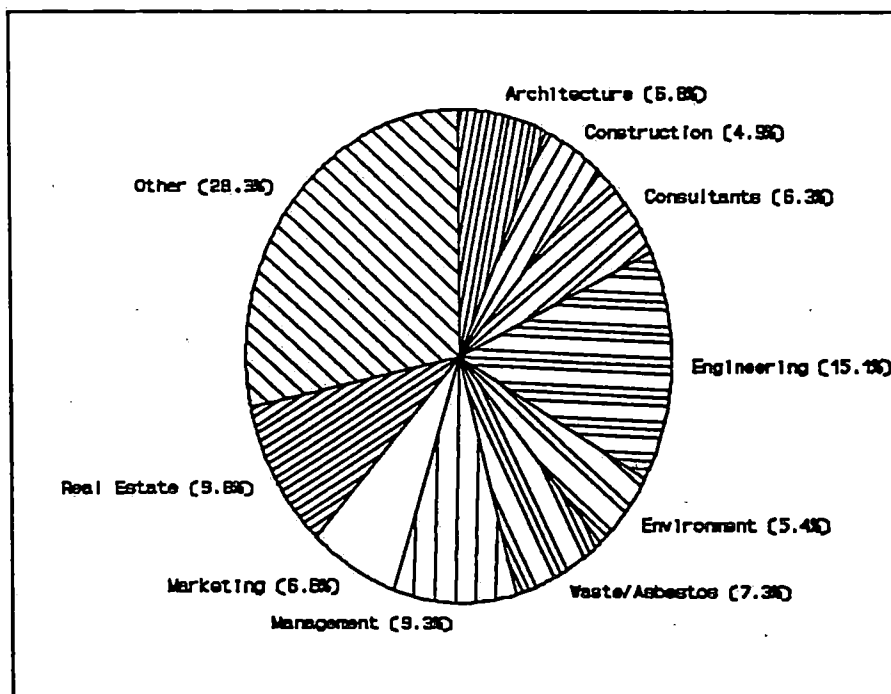


Figure 4 - PDA
Services as a Percent

FINANCIAL INFORMATION

The PDA set up a totally integrated financial system to include general ledger, payroll, accounts payable, checkbook reconciliation, point of sale, retail inventory control, and accounts receivable. All these modules were further enhanced by running them on a computerized network system. Also, the PDA managed the Pease Golf Course's daily financial transactions using high tech communications software in near realtime mode. During our recent audit the PDA received very complimentary comments about this financial system.

PDA Audit by Ernst & Young:

Our revenues and expenses as taken from the Ernst & Young Audited Financial Statements and Other Financial Information Report dated June 30, 1991 are depicted in graphic form at Figures 5 and 6, respectively.

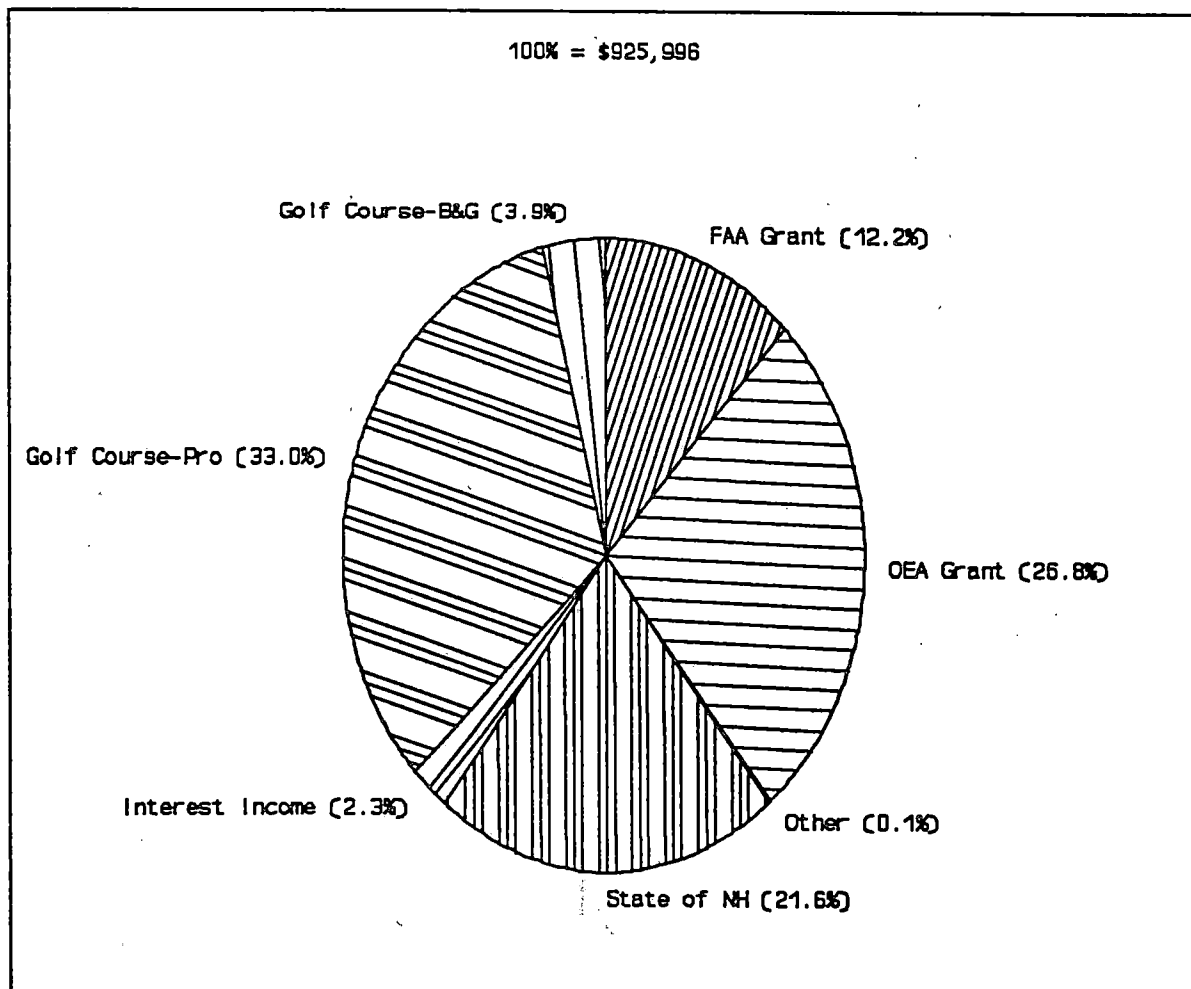


Figure 5 - PDA - FY91 - Revenues

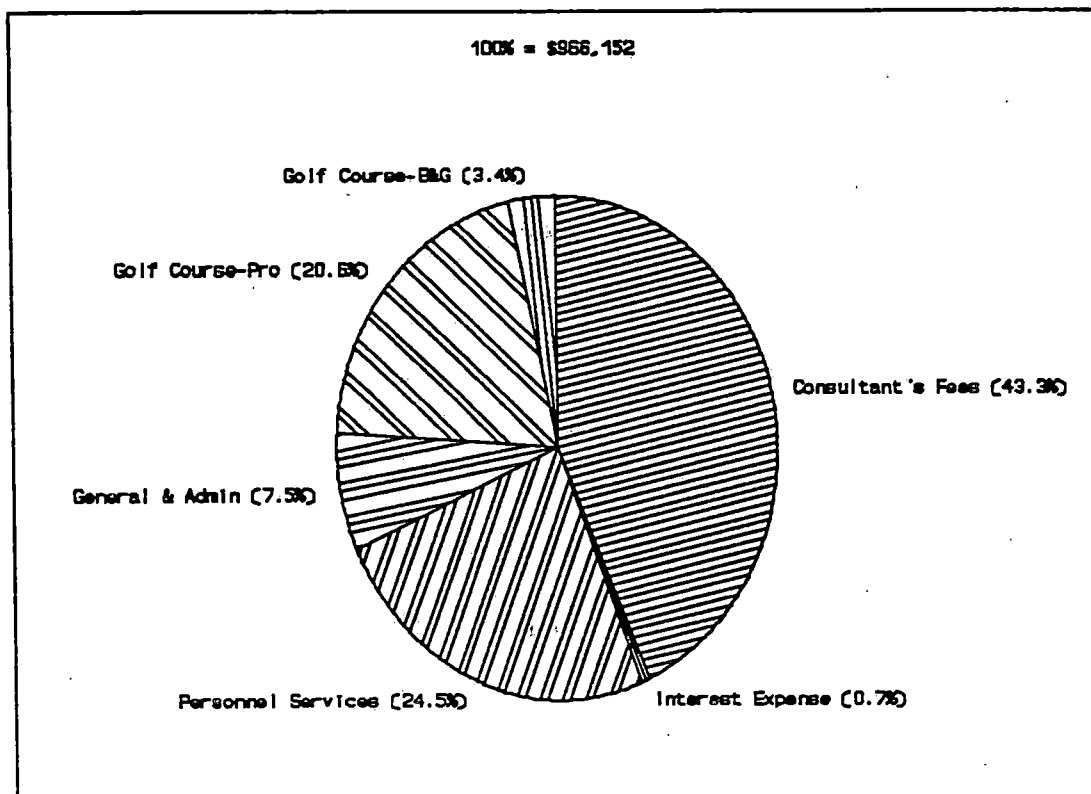


Figure 6 - PDA - FY91 - Expenses

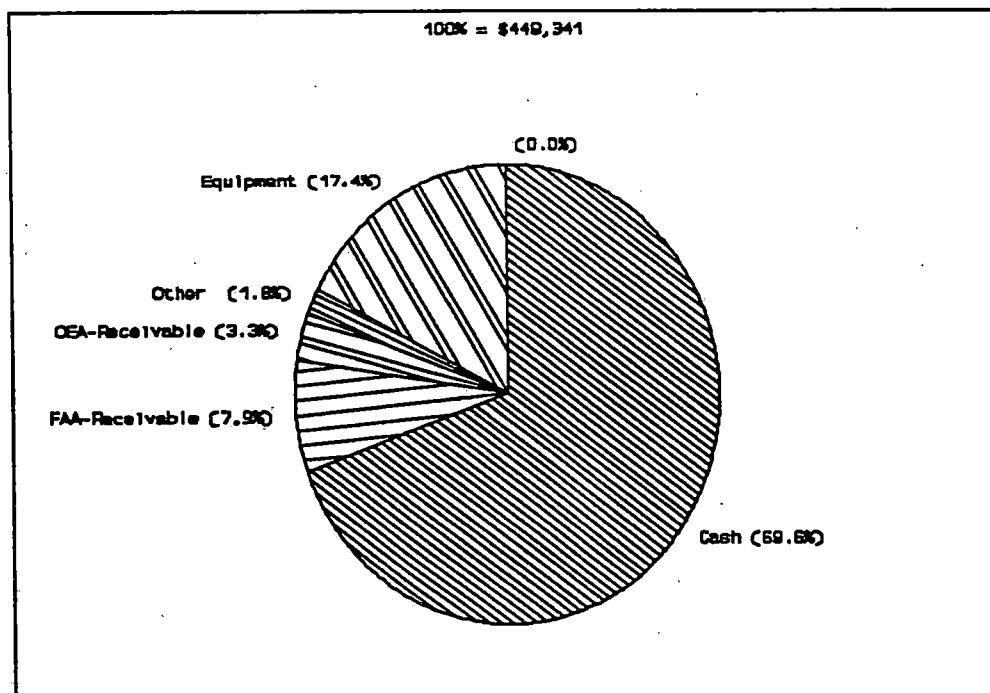


Figure 7 - PDA - FY91
Assets

Again, taking the information from the recent Ernst & Young Audit Report we graphically show the PDA's Assets and Liabilities and Retained Earnings in Figures 7 and 8, respectively.

The Chairman of the Audit and Finance Committee reported that on Wednesday, October 16, 1991, the Audit and Finance Committee met to review the PDA Audit for the period July 1, 1990 to June 30, 1991; Ralph Jenkins and Dennis Haley of Ernst & Young were present to give the Committee a detailed analysis of the audit and answer questions. Ernst & Young summarized that the PDA had ended in a very strong cash position and that their assessment of the PDA accounting records and computerization were outstanding. The Committee resolved to recommend for acceptance by the PDA Board of Directors the Ernst & Youngs audit report for the period July 1, 1990 through June 30, 1991.

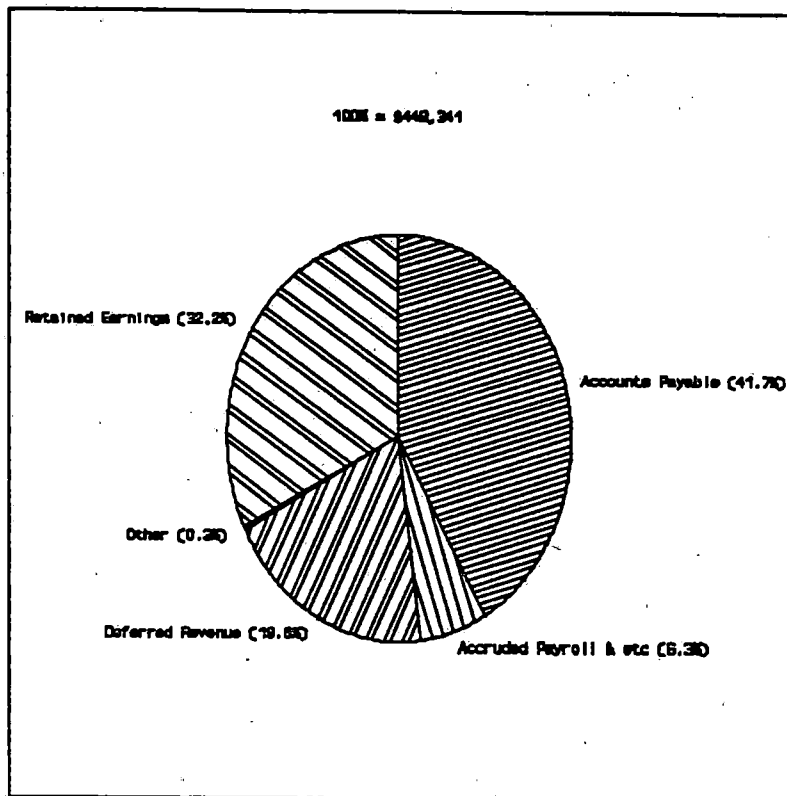


Figure 8 - PDA - FY91
Liabilities and Retained Earnings

CONCLUSION

It is our intent that this first Pease Development Authority Annual Report provide a clear overview of the redevelopment process since the first meeting was held by the Pease Redevelopment Commission. Since that time thousands of hours have been donated by Commission and Authority members as well as individuals who have served on committees. Enormous amounts of time have been spent by local communities and State agencies all working together to capitalize on the unique opportunities the Pease facility affords for economic benefit while preserving New Hampshire's quality of life and environment.

The PDA has recently made application to the Air Force for a public benefit transfer (no cost) of approximately 2,278 acres of the base for which 1,578 acres is to be used for aviation and 700 acres for nonaviation. To date, the Air Force has agreed to transfer 1,476 acres while the PDA continues to negotiate for the remaining 802 acres. See page 47, Appendix 4.a.ii.(7) for a map of the Public Benefit Transfer.

There have been many accomplishments and the future of Pease looks exciting. Although development will not happen overnight, Pease has the potential to be a major economic engine for the 90's and well into the 21st century.

PEASE REDEVELOPMENT COMMISSION

CHRONOLOGY

APPENDIX 4.a.i.(1)

December 29, 1988

United States Congress passed the Base Closure and Realignment Act, (Public Law 100-526), directing the closure of 86 United States military installations, including Pease Air Force Base (PAFB). Scheduled to close March 31, 1991, Pease Air Force Base is the first base to close, and also one of the largest.

March 20, 1989

New Hampshire state legislature passed Chapter 3, Laws of 89, establishing the Pease Air Force Base Redevelopment Commission (PRC), an 8 member volunteer planning commission (predecessor entity to the Pease Development Authority).

Four members were appointed to the PRC by officials of the state government, and four members were appointed by local government officials.

The mandate of the PRC was to prepare a comprehensive plan for the conversion and redevelopment of Pease Air Force Base. Guiding principles of the plan were job creation, fiscal viability, economic development, and environmental quality.

The PRC had the authority to adopt bylaws, appoint committees, appoint and hire employees, apply for and accept funds, loans and gifts, and enter into agreements and contracts to carry out its mission. The PRC was the only organization of the state of New Hampshire authorized to receive grants or other assistance from the United States Department of Defense Office of Economic Adjustment, in connection with planning for the closure and conversion of PAFB.

The state legislature provided the PRC \$150,000 in funding for the fiscal year ending June 1989, and an additional \$200,000 for the biennium ending June 1991.

May 16, 1989

The PRC established six volunteer citizen Advisory Committees with eight members each to provide citizen input to the commission in studying the closure of PAFB and planning for its conversion and redevelopment. The committees included: Airport Study, Economic Development, Environmental Clean-Up, Facilities, Government Relations, and Natural Resource Protection. Individuals interested in committee membership submitted applications to the PRC. The PRC appointed members from the pool of applicants.

July 23-28, 1989

Department of Defense sponsored 5-day tour across the country of former military bases converted to civilian use.

August 1, 1989

PRC resolved that all reuse planning include an airport with a permanent home for the New Hampshire Air National Guard.

August 11, 1989

Department of Defense, Office of Economic Adjustment, awarded the PRC \$100,000 grant for non-aviation planning.

August 15, 1989

PRC resolved to include fair market value compensation to the City of Portsmouth for the Refuse to Energy Plant at PAFB.

August 29, 1989

PRC resolved to request the United States Department of Interior U. S. Fish and Wildlife Service to determine areas of PAFB desirable for a National Wildlife Refuge.

September 1, 1989

PRC signed contract with planning consultant, Bechtel Corporation (and subcontractors RKG Associates, Hoyle Tanner Associates), to prepare Scope of Work for the comprehensive conversion and redevelopment plan (\$150,000).

October 10, 1989

PRC resolved to request the New Hampshire delegates to the United States Congress to introduce legislation or undertake actions to require the Department of Defense to remove all asbestos from all buildings located on Pease Air Force Base; or, to require the Air Force to finance a study to determine the costs associated with removal of the asbestos and factor the removal costs into the reduced price for transfer of the property.

October 24, 1989

PRC resolved to undertake action to ensure that eligible beneficiaries will continue to receive similar federally sponsored health care services after Pease Air Force Base hospital closes.

November 8, 1989

PRC approved planning consultant's Scope of Work for three-phase comprehensive plan process. PRC and Bechtel Corporation signed contract for preparation of comprehensive plan (\$ 1,001,035).

December 15, 1989

Negotiations commenced between the United States Air Force, the United States Environmental Protection Agency (US EPA), and the state of New Hampshire Department of Environmental Services (NH DES), for an Interagency Agreement (IAG) for the identification and clean-up of hazardous waste sites and other areas of environmental concern at PAFB.

December 29, 1989

United States Air Force released for public review and comment a draft Environmental Impact Statement (EIS) relating to the closure of Pease Air Force Base.

January 26, 1990

United States Department of Transportation (US DOT) Federal Aviation Administration awarded \$573,583 grant to the PRC for aviation-related planning.

February 6, 1990

PRC resolved that reuse planning of the area west of McIntyre Road shall be limited to a U.S. Fish and Wildlife Service Refuge, a Veteran's Cemetery, or for other conservation purposes, to include options for public access; and further that the New Hampshire Congressional delegation be requested to solicit a commitment from the Secretary of the Air Force that the area be transferred at no cost.

PRC resolved to request that the United States Air Force continue the operation of the existing air traffic control radar until the US DOT Federal Aviation Administration has the necessary equipment in operation to replace the air traffic control radar service.

February 21, 1990

United States Environmental Protection Agency declared Pease Air Force Base a 'Superfund' hazardous waste site, and listed the base on the EPA's 'National Priority List' for environmental clean-up.

March 12, 1990

PRC approved the planning consultant's Phase I mid-phase report, including four alternative development concepts for further study:

International Hub High
Tech Center Commercial
Tourism Maximum
Reuse

April 25, 1990

Legislature of the state of New Hampshire passed Chapter 161, Laws of 1990, (RSA 12-G:1), effective June 1, 1990, dissolving the PRC and establishing the Pease Development Authority (PDA) as its successor, to implement the comprehensive plan prepared by the PRC.

The PDA Board of Directors consists of seven members, three of whom were appointed by state government officials, three of whom were appointed by local

government officials, and one from a county neighboring the county in which Pease Air Force Base is situated, appointed by state government officials. Directors must be state residents and may not be elected officials of the federal government, state or any political subdivision thereof.

The mandate of the PDA is to adopt and implement a comprehensive plan for the conversion and redevelopment of Pease Air Force Base.

The PDA has the authority: to employ or retain contractors, consultants, employees and volunteers; to purchase, lease, or otherwise hold property or interest therein; to sell, lease, or otherwise dispose of property; to apply for and accept loans, grants, funds, and gifts; to purchase, or otherwise hold bonds or other obligations, securities or interests therein; to make and execute agreements and contracts; to issue up to \$250 million in bonds, of which up to \$50 million will be backed by the state; to obtain permits, licenses or approvals for its plans and projects; to make bylaws and establish committees; to design, construct, maintain, operate and improve such projects consistent with its mandate, including operation and maintenance of aviation services.

With the exception of the adjutant general of the New Hampshire Air National Guard, the PDA is the only entity in the state authorized to negotiate, purchase, accept or take title to, or otherwise obtain on behalf of the state or any of its political subdivisions, any fee ownership, easement or lease or other property interest in any property in, or on a part of Pease Air Force Base.

The PDA has exclusive jurisdiction in establishing land use controls at Pease Air Force Base. The PDA has the authority to make application for and establish the property as a port of entry or an international airport. The PDA has the authority to make application for and establish a foreign trade zone at Pease Air Force Base.

The PDA is not required to pay tax on any property owned by the PDA or on revenues from such property. In the case of property rented from the PDA, the renter shall pay taxes. Security within the airport district and services traditionally provided by the municipality shall be provided by the PDA, such as fire, roadway maintenance, public utilities, etc.

The legislature appropriated \$200,000 to the PDA for the fiscal year ending June 1991.

April 30, 1990

Department of Defense Office of Economic Adjustment awarded the PRC \$284,790 grant for non-aviation related planning.

May 22, 1990

Last meeting of the Commission prior to its dissolution. Commission voted unanimously to approve comprehensive plan Phase I Preferred Development Concept. End Phase I of the planning process. Preferred concept calls for International Hub based on international trade theme. Aspects of the high-tech center and maximum reuse concept are also included.

PEASE REDEVELOPMENT COMMISSION

PUBLIC MEETINGS

APPENDIX 4.a.i.(2)

1989

9/5/89	Environmental Clean-Up Advisory Committee (ECUAC)
9/8/89	Pease Redevelopment Commission (PRC)
9/12/89	PRC
9/13/89	Natural Resources Protection Advisory Committee (NRPAC)
9/14/89	PRC
9/15/89	Economic Development Advisory Committee (EDAC)
9/19/89	Airport Study Advisory Committee (ASAC)
9/19/89	Facilities Advisory Committee (FAC)
9/20/89	EDAC
9/26/89	PRC
9/27/89	ASAC
9/27/89	EDAC
9/27/89	NRPAC
9/27/89	Rockingham & Strafford City Planning Committees
10/2/89	Portsmouth City Council
10/3/89	ECUAC
10/4/89	EDAC
10/5/89	Portsmouth Chamber of Commerce
10/5/89	Newington Planning Board
10/10/89	PRC
10/11/89	NRPAC
10/18/89	NRPAC
10/20/89	PRC
10/24/89	PRC
10/31/89	ASAC
11/7/89	EDAC
11/8/89	PRC
11/9/89	Seacoast Chambers
11/13/89	NRPAC
11/29/89	NRPAC
11/30/89	Portsmouth Planning Board
12/3/89	Sherburne Civic Association
12/5/89	PRC
12/5/89	ECUAC
12/7/89	Government Relations Advisory Committee (GRAC)
12/11/89	ECUAC
12/13/89	NRPAC
12/14/89	Portsmouth Chamber of Commerce
12/18/89	EDAC
12/18/89	FAC
12/18/89	ECUAC
12/19/89	PRC

12/28/89	Advisory Committees
12/28/89	PRC
1/2/90	ECUAC
1/9/90	PRC
1/9/90	ECUAC
1/9/90	FAC
1/10/90	FAC
1/10/90	NR PAC
1/16/90	ASAC
1/17/90	NR PAC
1/17/90	USAF DEIS
1/17/90	GRAC
1/18/90	USAF DEIS
1/19/90	EDAC
1/22/90	PRC
1/23/90	ECUAC
1/23/90	FAC
1/23/90	ECUAC Hearing
1/23/90	EDAC
1/24/90	ASAC
1/24/90	NR PAC
1/25/90	EDAC
1/25/90	GRAC
1/31/90	EDAC
1/31/90	ASAC
2/6/90	ECUAC
2/6/90	PRC
2/7/90	Portsmouth Chamber of Commerce
2/7/90	ASAC
2/13/90	Strafford City Planning Committee
2/14/90	Strafford City Planning Committee
2/14/90	EDAC
2/20/90	PRC
2/20/90	ECUAC
2/21/90	GRAC
2/28/90	NR PAC
3/6/90	ECUAC
3/7/90	PRC
3/8/90	Advisory Committees
3/11/90	Sherburne Civic Association
3/12/90	PRC
3/14/90	EDAC
3/14/90	NR PAC
3/19/90	Portsmouth Chamber of Commerce

3/20/90	PRC
3/20/90	ECUAC
3/28/90	NR PAC
4/3/90	ECUAC
4/3/90	PRC
4/7/90	Portsmouth Chamber of Commerce
4/11/90	EDAC
4/11/90	NR PAC
4/12/90	ASAC
4/13/90	Strafford City Planning Committee
4/14/90	Strafford City Planning Committee
4/17/90	PRC
4/17/90	ECUAC
4/17/90	FAC
4/25/90	ASAC
4/26/90	NR PAC
5/1/90	ECUAC
5/1/90	PRC
5/2/90	ASAC
5/8/90	PRC
5/9/90	Phase I Presentation (Ports.)
5/10/90	Phase I Presentation (New.)
5/11/90	ASAC
5/15/90	ECUAC
5/15/90	FAC
5/17/90	PRC
5/22/90	PRC

PEASE REDEVELOPMENT COMMISSION

SPEAKING ENGAGEMENTS

APPENDIX 4.a.i.(3)

1989

M. Farren	8/23/89	Rockingham MPO Committee
M. Farren	8/25/89	Portsmouth City Council
M. Farren	8/31/89	Exeter Kiwanis
M. Farren	9/15/89	Maine DOT-Spinney, Roy, Stanley
M. Farren	9/19/89	Seacoast Personnel Association
M. Farren	9/23/89	Rockingham County Community Action Program
M. Farren	10/11/89	League of Women Voters-Dover/Durham
M. Farren	10/17/89	Rochester Chamber of Commerce
M. Farren	11/9/89	Portsmouth & Exeter Chambers of Commerce
M. Farren	11/9/89	Eliot Board of Selectmen
M. Farren	12/10/89	No. Hampton United Church of Christ - Sunday Men's Breakfast Group
M. Farren	12/12/89	Hampton Rotary Club
M. Farren	12/12/89	Great Bay Estuarine System Conservation Trust
M. Farren	12/14/89	Greater Portsmouth Chamber of Commerce
M. Farren	12/29/89	NE Center - UNH

1990

M. Farren	1/26/90	Rotary Club York, Maine
M. Farren	1/27/90	The Retired Enlisted Association
M. Farren	2/2/90	Order of Daedalians, PAFB
M. Farren	2/13/90	Strafford Regional Planning Commission
M. Farren	2/14/90	No. Hampton Rotary
M. Farren	2/14/90	Rockingham Planning Commission
M. Farren	2/14/90	Business & Industry Association of NH
M. Farren	2/21/90	Rye Library, Rye Civic League
M. Farren	2/22/90	Portsmouth Library/Strawberry Banke
M. Farren	2/22/90	Cong. Church-York ME
M. Farren	2/26/90	Sise Inn
M. Farren	3/11/90	Sherburne Civic Association
M. Farren	3/14/90	First NH Banks
M. Farren	3/15/90	American Subcontractors Association of Maine, Inc.-Portland
M. Farren	3/16/90	Quiet Birdmen (QB's), Manchester, NH
M. Farren	3/25/90	Stratham Men's Club

M. Farren	3/27/90	Newburyport Rotary Club
M. Farren	3/27/90	Eliot Lions Club
M. Farren	3/28/90	Chamber of Commerce
M. Farren	4/11/90	Durham/Dover Rotary Club
M. Farren	4/12/90	Exeter Area Chamber of Commerce
M. Farren	4/19/90	Port of Portsmouth Propeller Club of the United States
M. Farren	4/26/90	Greater Dover Chamber of Commerce
M. Farren	5/9/90	WOKQ
M. Farren	5/30/90	Town of Stratham, Memorial Day Guest Speaker
M. Farren	5/30/90	Eliot Planning Committee
M. Farren	5/31/90	Portsmouth Chamber of Commerce Economic Development Committee

PEASE REDEVELOPMENT COMMISSION

MEMBERS

APPENDIX 4.a.i.(4)

Chair
George C. Jones
6 Nixon Park
Portsmouth, NH 03801

Vice Chair
Henry M. Powers
68 River Road
Box 261
Stratham, NH 03885

Treasurer
Theodore L. Mueller
114 Patterson Lane
Newington, NH 03801

John W. Byrne
12 Ship Rock Road
No. Hampton, NH 03862

Margaret Lamson
71 Little Bay Road
Newington, NH 03801

John R. Mazeau
315 Newington Road
Newington, NH 03801

Eileen Foley
39 Sunset Road
Portsmouth, NH 03801

Jim Splaine
83 Willard Avenue
Portsmouth, NH 03801

PEASE DEVELOPMENT AUTHORITY
FY91

CHRONOLOGY

APPENDIX 4.a.ii.(1)

June 1, 1990

Pease Redevelopment Commission dissolved, Pease Development Authority established. Four Standing Committees appointed, with three Board members each: Executive Committee, Audit & Finance, Airport District, Commerce & Industry Committee.

June 1, 1990

Assigned 509 Bombardment Wing (BMW) aircraft relieved of strategic mission at Pease Air Force Base, reassigned, and began departure to other military installations.

July 29, 1990

The Pease Development Authority advertised for a Logo Contest to invite members of the public to participate in the design of the Authority's Logo. On September 17, 1990, Mr. John M. Rowe, Seacoast Graphics, was notified his logo design had been selected. The Authority proudly displays this design on all stationery.

July 31, 1990

The Pease Development Authority resolved to adopt By-Laws.

August 14, 1990

The Pease Development Authority Board resolved to endorse the August 13, 1990 memorandum from Chairman Powers to the Pease Development Authority, relating to the Right-To-Know Law and the application of same to the deliberations of the PDA.

Planning consultant delivered comprehensive plan final Phase II/III report.

The Board resolved to accept the following Mission Statement: The mission of the Pease Development Authority shall be to initiate economic opportunity and create private sector employment by capitalizing on the unique facilities available at Pease while preserving the seacoast's quality of life and environment.

The Board accepted the FY91 PDA Operating Budget.

August 15, 1990

Assigned 509 BMW aircraft (KC-135) relieved of strategic mission at Pease Air Force Base, reassigned, and began departure to other military installations.

August 28, 1990

The Pease Development Authority Board resolved to hire Ernst & Young as the Authority's auditor.

September 8, 1990

Departure of FB-111 aircraft complete.

September 11, 1990

Community relations firm hired, Noon & Company, to facilitate communications between the PDA and the general public.

September 28, 1990

Departure of KC-135 aircraft complete.

October 10, 1990

Resolution to support the Preferred Development Concept as described in the Comprehensive Redevelopment Plan, excluding the second runway. Further resolved to reevaluate the level of aviation activity and land use allocation within the Airport District including the need for a second runway. Further resolved to establish operating procedures, regulations and standards for the aviation facility to include such issues as noise, natural and historic obstacles, land use and minimum operating standards. Further resolved to seek financial resources to further analyze traffic and infrastructure impacts. Further resolved to operate in a manner that provides economic cooperation and stability for communities represented by the Authority. Further resolved to adopt a land use plan and zoning regulations on or before December 31, 1991. Further resolved to transmit to the Air Force copies of all planning documents for use in the federal (National Environmental Policy Act) review process. Further resolved pursuant to NEPA to request that the USAF evaluate all development alternatives set forth in the comprehensive plan.

November 5, 1990

Public Law 101-511 (Defense Appropriations Bill) passed, including free floating provision by which the United States Air Force holds harmless the State of New Hampshire, Pease Development Authority, and lessees, transferees and assigns, from liability for hazardous substances, pollutants or contaminants resulting from Department of Defense activities at Pease Air force Base.

November 9, 1990

Department of Defense, Office of Economic Adjustment awarded \$150,000 grant for non-aviation related planning and operational expenses.

December 21, 1990

Resolution that the Pease Development Authority has reviewed the options for a second runway at Pease Air Force Base as proposed in the comprehensive plan and concludes that the layout, construction, and/or use of either an independent or dependent parallel runways, or independent or dependent convergent runways, or any other form of multiple simultaneous approach runways excepting runways designed exclusively to accommodate reduced takeoff and landings, short takeoff and landing, vertical takeoff and landing aircraft and or helicopters, is unnecessary and undesirable for implementation of the comprehensive plan and therefore that the PDA is opposed to any plan for the layout, construction, and/or use of any such runways.

December 21, 1990

Consultants hired to assist with aviation planning (Hoyle Tanner Associates, Bedford, NH) and financial planning (RKG Associates, Durham, NH).

December 21, 1990

Interagency agreement (IAG) executed by the United States Air Force, the United States Environmental Protection Agency, and the State of New Hampshire, establishing schedule and procedures for cleaning up hazardous waste at Pease Air Force Base.

December 21, 1991

The Pease Development Authority Board of Directors approved and accepted the Master Model Lease and the Master Model Sublease to be used for Interim Leasing of facilities at Pease Air Force Base.

January 15, 1991

New Hampshire Department of Transportation presented to the Pease Development Authority a three part highway expansion: 1) changes made to the proposed Gosling Road Interchange design at the request of the PDA to minimize traffic capacity, 2) details of the scheme proposed to mitigate wetland impacts, and 3) summary of Pease property needed for the highway project. The PDA Board resolved to make application to the Air Force for the transfer of approximately 43 acres for highway expansion and to work with DOT pursuant to plans as presented.

January 25, 1991

The Pease Development Authority Staff gave a presentation and bus tour of Pease to the New Hampshire State Senators in an effort to provide an update of PDA progress and familiarize the Senators with the Pease facility.

February 12, 1991

The Pease Development Authority Board resolved to authorize the Executive Director to pursue funding of approximately \$400,000 and to work with the Department of Transportation in preparing a Request For Proposal for the purpose of hiring a company to develop a transportation plan.

March 4, 1991

On February 4, 1991, the Pease Development Authority Board resolved to hold a Public Hearing on March 4th regarding the subject of the Airport Layout Plan, minus a second runway, and further to accept written comments on the ALP.

March 5, 1991

The Pease Development Authority Board authorized the Chairman to accept, sign and enter into an interim lease agreement with the United States Air Force for the Pease Golf Course to operate an 18-hole professionally managed golf course and related facilities for use by the general public.

March 20, 1991

The Pease Development Authority formally announced that they have been in negotiations with Deutsche Airbus, of Hamburg Germany, for the purpose of locating a major commercial aircraft maintenance facility in the United States at Pease. This would be the first major tenant at Pease and be instrumental in turning the local and regional economy around.

March 28, 1991

The Pease Development Authority Board held a public hearing to solicit comments from the public relative to proposals for land acquisition, public benefit transfer, negotiated sale, and airport layout plan.

March 31, 1991

Pease Air Force Base closes. Under 'caretaker' contract issued by the United States Air Force, contractor to assume security and maintenance functions of base until such time as the USAF disposes of the property and transfers title.

April 3, 1991

The Pease Development Authority Board authorized the hiring of Noon & Company to develop proposals to manage the bidding and production of a marketing package to include a brochure, printed materials, video and audio sales tools for the purpose of marketing Pease.

April 24, 1991

The Pease Development Authority Board authorized the hiring of Palmer & Dodge to act as Bond Counsel for the PDA.

May 20, 1991

The Pease Development Authority Board authorized the Chairman, on behalf of the PDA, to execute the Master Lease between the PDA and the Air Force, for the Sublease between the PDA and Southwest Airport Services, Inc., and to execute the Joint Use Agreement of the airfield between the PDA, NH Air National Guard and the Air Force. This resolution marks the beginning of Fixed Base Operator services for Pease and the general aviation use of the airfield.

The Board also resolved to accept the Borrowing Authority amendment RSA 12-G:27 III. The amendment guarantees the state treasurer is authorized to borrow upon the credit of the state, not to exceed total state bond guarantee, and to make loan or loans to the PDA.

The Board authorized the Executive Director to sign on behalf of the PDA and submit to the FAA and the Air Force the proposed Airport Layout Plan prepared by the Staff and its consultant, Hoyle Tanner & Associates. In addition, the Executive Director is authorized to submit to the FAA and the Air Force supporting plans: 1) Terminal Areas Plan - North, 2) Terminal Area Plan - South, 3) Wetlands Plan, 4) Topography Plan, and 5) Noise Contours & Existing Community Land Uses.

The Board unanimously resolved to adopt seven (7) rules for procedures by which all land use controls and amendments to such controls shall be enacted by the Authority.

The Board unanimously resolved to accept the PDA Staff comments on the Final Environmental Impact Statement on the Reuse of Pease Air Force Base and those of the Pease Redevelopment Commission submitted to the Air Force with regard to the Draft Environmental Impact Statement.

The Board also authorized the Executive Director to implement the Part 150 Study including the forty-three (43) member Citizens' Advisory Committee. The Committee responsibility is to appoint a consultant for the purpose of performing an aviation Part 150 Noise Study for recommendation to the Board.

June 18, 1991

The Board authorized the hiring of Roy F. Weston, Inc. for the purpose of surveying and establishing boundaries for the Public Benefit Transfer.

The Board approved the PDA operating budget for FY92 in the amount of \$2.8 million

**PEASE DEVELOPMENT AUTHORITY
FY91**

PUBLIC MEETINGS

APPENDIX 4.a.ii.(2)

6/7/90	Pease Development Authority (PDA)
6/12/90	Seacoast Metropolitan Planning Organization (SMPO)
6/19/90	PDA
6/19/90	Executive Committee (EC)
6/22/90	Seacoast Realtors
6/22/90	USAF EIS
7/3/90	PDA
7/12/90	SMPO/TAC
7/16/90	EC
7/17/90	PDA
7/18/90	Manchester Chamber of Commerce
7/18/90	Commerce & Industry District Committee (CIDC)
7/23/90	SMPO/TAC
7/23/90	Ad Hoc Committee on By-Laws
7/26/90	Airport District Committee (ADC)
7/26/90	NHDOT/PDA
7/30/90	Commerce & Industry District Committee (CIDC)
7/30/90	PDA Work session
7/31/90	PDA
8/6/90	EC
8/9/90	CIDC
8/9/90	PDA
8/14/90	PDA
8/20/90	ADC
8/22/90	Rockingham County Public Meeting
8/23/90	So. Maine Public Meeting
8/27/90	Strafford County Public Meeting
8/27/90	EC
8/28/90	PDA
9/10/90	EC
9/11/90	PDA
9/25/90	PDA
9/27/90	EC
10/2/90	PDA Work Session
10/2/90	Public Meeting
10/10/90	PDA
10/11/90	EC
10/16/90	PDA Work Session
10/23/90	PDA
11/8/90	PDA Work Session
11/9/90	EC
11/13/90	PDA
11/27/90	Madbury Public Meeting
11/28/90	Lee Public Meeting

12/3/90	EC
12/4/90	PDA
12/10/90	EC
12/18/90	Dover Public Meeting
12/19/90	Durham Public Meeting
12/20/90	Exeter Public Meeting
12/21/90	PDA
1/4/91	PDA
1/7/91	EC
1/11/91	CIDC
1/15/91	PDA
1/23/91	Greenland Public Meeting
1/23/91	PDA
1/24/91	EC
2/4/91	PDA
2/4/91	CIDC
2/12/91	PDA
2/20/91	Portsmouth Community Meeting
2/22/91	PDA
2/22/91	Somersworth Community Meeting
2/28/91	Audit & Finance Committee
3/4/91	Public Hearing
3/5/91	PDA
3/8/91	PDA
3/15/91	PDA
3/15/91	CIDC
3/20/91	PDA
3/27/91	Kensington Community Meeting
3/28/91	PDA Public Hearing
4/1/91	EC
4/3/91	PDA
4/12/91	PDA
4/14/91	CIDC
4/24/91	PDA
5/20/91	PDA
5/24/91	CIDC
6/14/91	EC
6/18/91	PDA
6/20/91	CIDC

**PEASE DEVELOPMENT AUTHORITY
FY91**

SPEAKING ENGAGEMENTS

APPENDIX 4.a.ii.(3)

M. Farren	6/1/90	Oyster River High School
M. Farren	6/4/90	The North Shore Chamber of Commerce
		International Trade Committee
M. Farren	6/6/90	Men's Group of the Seacoast Mental Health Center
M. Farren	6/14/90	W. German Delegation, Holiday Inn
M. Farren	6/21/90	NH Association of Industrial Agent's
M. Farren	6/22/90	Seacoast Board of Realtors
M. Farren	7/18/90	Greater Manchester Chamber of Commerce
M. Farren	8/1/90	NH Job Training Council
M. Farren	8/4/90	Newington Parade
M. Farren	8/16/90	Associated Builders and Contractor, Inc.
S. Jones	8/30/90	Exeter Area Chamber, Seacoast Business Roundtable
M. Farren	9/5/90	New Hampshire Title Association
S. Jones	9/6/90	Tour of Littlebrook Airport
S. Jones	9/10/90	New Hampshire Coastal Alliance Hearing
M. Farren	9/11/90	The International Association of Lions Clubs
S. Jones	9/13/90	Economic Development Commission
S. Jones	9/14/90	Presentation to: York, Somersworth, Rochester, Kittery, Eliot, Hampton, Portsmouth, Dover, Exeter Chambers
S. Jones	9/18/90	Greater Seacoast Economic Summit
S. Jones	9/19/90	City of Portsmouth
M. Farren	9/22/90	Caucus of New England State Legislatures, Inc.
S. Jones	9/24/90	Governor Gregg
S. Jones	9/24/90	Portsmouth College Women's Club
M. Farren	9/27/90	Portsmouth Chamber of Economic Development
M. Farren	9/26/90	Port of Brest French Delegation
M. Farren	9/26/90	New Hampshire International Trade Association Round Table
M. Farren	9/27/90	Kennebunk Rotary Club
S. Jones	10/9/90	New Hampshire Technical College
M. Farren	10/11/90	Symposium: Defense Reductions and Maine's Economic Future
M. Farren	10/15/90	Manchester Kiwanis
M. Farren	10/16/90	New England Industrial Development Research Council

M. Farren	10/18/90	Granite State Chapter, American Production & Inventory Control Society
M. Farren	10/23/90	Greater Wakefield Chamber of Commerce
M. Farren	10/24/90	Active Retired Assoc., Dover
M. Farren	10/29/90	Littlebrook Airport and Eliot Regional Development Authority
M. Farren	10/30/90	Simplex
S. Jones	10/31/90	NH Association of Industrial Agents
M. Farren	10/31/90	Active Retired Assoc., Dover
S. Jones	11/1/90	NH Council on Resources and Development
M. Farren	11/1/90	Liberty Mutual Human Enrichments Committee
S. Jones	11/1/90	Portsmouth High School
S. Jones &	11/2/90	Office of Industrial
M. Farren		Development: Japanese Delegation
S. Jones	11/6/90	Strafford Board of Realtors
M. Farren	11/7/90	NYNEX, Portsmouth Sheraton
S. Jones	11/9/90	NH Bankers Assoc., Laconia
M. Farren	11/20/90	Portsmouth Hospital
M. Farren	11/29/90	Berwick Regional Planning Commission
M. Farren	12/6/90	City Managers (Canney)
S. Jones	12/9/90	Hampton Methodist Church
S. Jones	12/13/90	Seacoast Econ. Forecast
M. Farren	12/17/90	Sprague Energy
M. Farren	12/20/90	Exeter Public Library
M. Farren	1/9/91	Holy Name Society
M. Farren	1/10/91	Grenier Industrial Airpark Assoc.
M. Farren	1/10/91	New England Surety Association
S. Jones	1/14/91	Exeter Rotary
M. Farren	1/14/91	CPR (Comfort Inn)
M. Farren	1/17/91	Strafford Regional Planning
M. Farren	1/23/91	Greenland Public Meeting
M. Farren	1/25/91	Seacoast Board of Realtors
M. Farren	1/25/91	NH Senate Briefing at PAFB
M. Farren	1/28/91	Nashua Rotary Club
M. Farren	1/30/91	Rye Public Meeting
M. Farren	1/31/91	Plan New Hampshire
M. Farren	1/31/91	Liberty Mutual Human Enrichment Committee

M. Farren	2/1/91	Granite Foundation (Chambers Economic Development)
S. Jones	2/8/91	Department of Resources and Economic Development
M. Farren	2/13/91	Seacoast Builders
M. Farren	2/14/91	Northern Utilities
M. Farren	2/20/91	Portsmouth Public Meeting
M. Farren	2/27/91	Somersworth Public Meeting
M. Farren	2/28/91	Harold Buker (Department of Transportation)
M. Farren	2/28/91	Manchester Airport
M. Farren	3/2/91	NH Air National Guard
S. Jones/M. Farren	3/4/91	Public Hearing
S. Jones	3/5/91	EIS Hearing
M. Farren	3/14/91	Exeter Area Kiwanis Club
M. Farren	3/18/91	Dover Lions Club
M. Farren	3/21/91	Granite Foundation
M. Farren	3/26/91	Hampton Rotary
S. Jones	3/26/91	Concord Chamber of Commerce
M. Farren	3/27/91	Durham Rotary
S. Jones	3/27/91	Town of Kensington
M. Farren	3/27/91	Durham Great Bay Rotary Club
S. Jones	3/28/91	Greater Portsmouth Chamber of Commerce
M. Farren	4/1/91	Traip Academy, Kittery, ME
M. Farren	4/4/91	Queen City Rotary Club
M. Farren	4/12/91	ARA
M. Farren	4/15/91	Quiet Birdmen (QB's)
M. Farren	4/18/91	Piscataqua Post of the Society of American Engineers
M. Farren	4/19/91	Quantum Aviation
M. Farren	4/22/91	Society for the Protection of NH Forests
M. Farren	4/23/91	Chamber of Commerce w/BNH
M. Farren	4/24/91	NE Chapter of the Transportation Research Forum
M. Farren	5/3/91	Directors of Chamber of Commerce Area at Pease
S. Jones	5/10/91	Air Force FAA
M. Farren	5/14/91	NH Department of Environmental Services

M. Farren	5/15/91	Holy Name Society of Our Lady of Miraculous Church of Hampton, NH
M. Farren	5/16/91	Nike
S. Jones	5/20/91	University of NH
M. Farren	5/20/91	Posh Travel (NH Women in Travel)
S. Jones	5/23/91	Town of Newington, Re: Veterans Cemetery
S. Jones	5/29/91	Exeter Chamber of Commerce
M. Farren	6/5/91	Rochester Public Hearing
M. Farren	6/13/91	The New England Council
S. Jones	6/24/91	AASHTO Highway Subcommittee on Design

**PEASE DEVELOPMENT AUTHORITY
FY91**

BOARD MEMBERS

APPENDIX 4.a.ii.(4)

The current Board members are shown as follows:

NAME: Henry M. Powers
ADDRESS: River Road, Stratham
OCCUPATION: Chairman C.H. Sprague & Son Co.
APPOINTED BY: Gov. Judd Gregg
EDUCATION: Bachelor's degree in Marine Engineering, Maine Maritime Academy
BACKGROUND: Served as Director of First N.H. Banks Inc., has served on Pease Redevelopment Commission for the one year of its existence. Chairman of the Pease Development Authority.

NAME: John W. Byrne
ADDRESS: Ship Rock Road, N. Hampton
OCCUPATION: Consultant, Henley Group, Inc.
APPOINTED BY: Former Senate President William Bartlett
EDUCATION: Bachelor's degree from Northeastern University
BACKGROUND: Served a year on Pease Redevelopment Commission, participated in the 1982 Governor's Management Review and has served on the Water Resource Council.

NAME: Calvin A. Canney
ADDRESS: Moebus Terrace, Portsmouth
OCCUPATION: Former Portsmouth City Manager
APPOINTED BY: Portsmouth City Council
EDUCATION: Bachelor's degrees in Government from UNH and UMaine, Master's degree in Government from the University of Pennsylvania
BACKGROUND: Has worked 30 years in Municipal Government as a city/town Manager.

NAME: Robert B. Field, Jr.
ADDRESS: Mill Road, North Hampton
OCCUPATION: Environmental Attorney, Sheehan, Phinney, Bass & Green
APPOINTED BY: Newington Board of Selectmen
EDUCATION: Graduate of Dartmouth College and Boston University School of Law
BACKGROUND: Served as Chairman of the Environmental Cleanup Advisory Committee of the Pease Redevelopment Commission, currently serves as Director of the Bank of New Hampshire Corporation.

NAME: Peter J. Loughlin
ADDRESS: Thaxter Road, Portsmouth
OCCUPATION: Attorney, Loughlin & Wade
APPOINTED BY: Portsmouth Council and Newington Selectmen
EDUCATION: Merrimack College, University of Notre Dame School of Law
BACKGROUND: Has served as Municipal Attorney for both Portsmouth and Newington, participated in the drafting of Senate Bill 351, the bill creating the new authority.

NAME: Ralph P. White
ADDRESS: Woodland Road, North Hampton
OCCUPATION: Retired
APPOINTED BY: Former House Speaker W. Douglas Scamman
EDUCATION: Bachelor's degree in Industrial Engineering, Columbia University
BACKGROUND: Chairman and CEO of Troy Mills (an Industrial manufacturing company) in Troy, NH., former President of McCord Corp.'s Davidson Rubber Division. Serves on the New Hampshire Industrial Development Authority, and is on the Board of Directors of the N.H. Business and Industry Association.

NAME: Kennett R. Kendall, Jr.
ADDRESS: Dartmouth Lane, Rochester
OCCUPATION: President and CEO of Kendall Insurance, Inc.
APPOINTED BY: Gov. Judd Gregg, Bartlett, and former House Speaker W. Douglas Scamman
EDUCATION: Dartmouth College
BACKGROUND: Treasurer of Frisbie Memorial Hospital, Vice Chairman of the Business and Industry Association of New Hampshire, current member of the World Business Council.

PEASE DEVELOPMENT AUTHORITY
FY91

STANDING COMMITTEES

APPENDIX 4.a.ii.(5)

EXECUTIVE COMMITTEE

Henry M. Powers, Chairman
John W. Byrne
Ralph P. White

COMMERCE AND INDUSTRY COMMITTEE

Calvin A. Canney, Chairman
Robert B. Field, Jr.
Ralph P. White

AIRPORT DISTRICT COMMITTEE

Peter J. Loughlin, Chairman
Calvin A. Canney
Kennett R. Kendall, Jr.

AUDIT AND FINANCE COMMITTEE

Kennett R. Kendall, Jr., Chairman
Robert B. Field, Jr.
Peter J. Loughlin

PEASE DEVELOPMENT AUTHORITY
FY91

CURRENT STAFF

APPENDIX 4.a.ii.(6)

NAME: George C. Jones
ADDRESS: Portsmouth, NH
POSITION: Executive Director
EDUCATION: Graduate of Stonier School of Banking
BACKGROUND: 20 years corporate banking and 9 years State Government

NAME: Michael F. Farren
ADDRESS: Newmarket, NH
POSITION: Director of Aviation
EDUCATION: MBA
BACKGROUND: 30 years of Aviation Management/Operation

NAME: Robert P. Cheney, Jr.
ADDRESS: Bow, NH
POSITION: Associate Attorney General - Legal Counsel for PDA
EDUCATION: JD 1980, BA 1974
BACKGROUND: NH Attorney General's Office - 11 years

NAME: Martha A. Moore
ADDRESS: Derry, NH
POSITION: Lawyer
EDUCATION: JD and Masters - City and Regional Planning
BACKGROUND: 17 years State Government, 10 with the NJ Attorney General's Office

NAME: Yolanda Cheney
ADDRESS: Lee, NH
POSITION: Legal Secretary
EDUCATION: 2 years Liberal Arts
BACKGROUND: 15 years in Corporate, Business and Legal fields

NAME: Frank F. Goade
ADDRESS: Greenland, NH
POSITION: Business Administrator
EDUCATION: BA - Business (Accounting)
BACKGROUND: 25 years International Construction Firm - Business Administration

NAME: Bruce L. Burke
ADDRESS: South Berwick, ME
POSITION: Management Information System
EDUCATION: Doctor of Public Administration
BACKGROUND: 18 years MIS Management Applications and Teaching

NAME: Susan R. MacDonald
ADDRESS: No. Hampton, NH
POSITION: Executive Assistant
EDUCATION: Bachelor of Arts
BACKGROUND: 16 years experience as a Secretary and Administrative Assistant

NAME: Jessica L. Blouin
ADDRESS: Seabrook, NH
POSITION: Secretary
EDUCATION: 1½ years Business Administration
BACKGROUND: 6 years Corporate/Business field

NAME: Jodi L. Edgerly
ADDRESS: Rochester, NH
POSITION: Receptionist/Secretary
EDUCATION: High School Graduate 1989
BACKGROUND: 3 years Corporate Receptionist/Secretary

NAME: Gary N. Chabot
ADDRESS: Manchester, NH
POSITION: Director of Real Estate and Business Development
EDUCATION: CCIM - Realtors National Marketing Institute and MBA
BACKGROUND: Commercial and Investment Real Estate - 15 years

PEASE DEVELOPMENT AUTHORITY
FY91

PUBLIC BENEFIT TRANSFER MAP

APPENDIX 4.a.ii.(7)

PEASE DEVELOPMENT AUTHORITY
FY91

LEASE INQUIRIES

APPENDIX 4.b.i

Client NumberUse Type

1	Package Handling Facility
2	Airport Management
3	Plant Location Aircraft Coalition
4	Land/Antenna Testing
5	Land Building Construction Co.
6	Hangar Corporation
7	Building Fixed Base Operator
8	Hangars Jet Engine Test Cell
9	Building Aircraft Retrofit
10	Building Aircraft Manufacturing
11	Building Ground Maintenance,Housekeeping
12	Building LandBus Terminal/Park & Ride
13	Building Environmental Firm
14	Buildings or LandGerman Client
15	Unknown
16	Building Hotel
17	Building Warehouse, storage
18	Hangar Cargo Aviation
19	Building Maintenance/Retrofit
20	Hangar Cargo Transport
21	Building Local Client
22	Hangar Aviation Interest
23	Building Automotive Repair Shop
24	Building Waste Management
25	Hangar Aviation/Research Development
26	Building Airport Management
27	Building Aviation Company
28	Building Aviation Company
29	Building Generating Company
30	Land or Building Trucking Company
31	Land or Building Construction Company
32	Land Auto Club - Autocross
33	Land or Building Client, Industrial Areas
34	Barber Shop
35	Present Bldg. Credit Union
36	Building Trucking Company
37	Building Machine Tool District
38	Building Client/Aircraft Fueling & Maintenance
39	Building Airport Maintenance
40	Building Fixed Base Facility
41	Building Import/Export
42	Land or Building Client Interest

Client NumberUse Type

43	Building Telephone Service
44	Building Power Facility
45	Building Machine Shop
46	Hangar Aircraft Maintenance/Repair
47	Hangar(New)-Corporate Office/Lounge
48	Building Waste/Energy Company
49	Building Printing Company
50	Building Bowling Alley
51	Building Maintenance Facility
52	Building Warehouse
53	Building Maintenance Facility
55	Hangar Boat Show
56	Building Office Space-Family Support Center
57	Incinerator
58	Building Land Medical Waste Facility
59	Hangar Building Airport Cargo
60	Hangar Corporate
61	EuroTrade Center
62	Building Port/Airport Cargo
63	Hangar Corporate
64	Hangar Pilot Training
65	Building Retail Clothing
67	Building Gas Station
68	Building Used Machinery
69	Building Maintenance and Repair
70	Building Vehicle Maintenance Shop
71	Building Land Wholesale Food Manufacturer
72	Building Gas Station
73	Building Manufacturing Space
74	Building Office Space
75	Building NCO Club
76	Building Truck Terminal
77	Buildings - Hangar, Maintenance, Office
78	Building Warehouse, Office
79	Building Aircraft Repair
80	Building Office Space
81	Building Commercial Aviation Maintenance
82	Building Car Rental
83	Building Trucking Terminal
84	Post Office - Gate House/Visitor Center/Land
85	Hangar General Aviation
86	Incinerator

Client NumberUse Type

87	Fixed Base Operator
88	Aircraft Fuel
89	Hangar Building Corporate/Plane/Office Space
90	Building Computer Office
91	Hangar Aircraft Maintenance
92	Airport FBO
93	Office Space
94	Building
95	Hangar
96	R & D
97	Utility Systems
98	International Trade and Exhibition Center
99	Retail Industrial Development
100	Outdoor Amphitheater
101	Lease land to construct hangar
102	Gas Station
103	Research, development, manufacturing
104	Transfer Station
105	Temporary Lodging Facility
106	land, warehouse, office
107	Investment
108	Building
1001	Church
1002	Church Chapel 1 or 2
1003	Church
109	Gas Station
110	Industrial with Airfield
111	hospital
112	Bus Terminal
113	Immigrant visa processing center
114	Aircraft hangar
115	Building Fitness Center
116	Building - 103 Auto Craft shop
117	Technology
118	Operating water & waste water treatment plant
119	Remanufacturing and repair - medical equipment
120	Recycling Facility
121	Hadron
122	Building: Removable Submarine Cover
123	Private Airplane Parking
124	School
125	Coffee Shop

Client Number**Use Type**

126	Hangar
127	Foundation
128	Storage of recycled paper
129	High Definition Video Industry
130	Logging marshalling area
131	Waste processing
132	Aircraft Engine overhaul and repair facility
133	Gas Station
134	Ready Mix Concrete Operation
135	Warehouse Supply
136	Warehouse
137	Storage of Lab Equipment
138	Land for Greenhouses
139	One Day Rental Bldg 38 for Business Expo
140	Medical
141	Piano Manufacturer
142	Transportation
143	Aviation analysis
144	State Evacuation Site
145	Building Meeting Place
146	Construction
147	Hangar Facilities
148	Growing Plants
149	Pease Recreational Facilities
150	Debrecen Airdrome
151	Manufacturing - Metal and Plastic products
152	Leasing or Buying 10 Houses off Sherburn Rd.
153	Primary and Diagnostic Health Care Services
154	Construction Services
155	Flight Instruction, Aerial photo/survey
156	Ultra Violet Cured Coatings and Adhesives
157	Aviation Consultants
158	Gas Station

PEASE DEVELOPMENT AUTHORITY
FY91

SERVICES

APPENDIX 4.b.ii

Client Number**Service to be Provided**

1	CONSTRUCTION
2	MANAGEMENT COMMERCIAL & BUSINESS AVIATION
3	AIRPORT MANAGEMENT
4	AIRPORT MANAGEMENT CONSULTANTS
5	SALVAGING RAILROAD TRACK MATERIALS
6	INSURANCE BROKER
7	ARCHITECTS ENGINEERS
8	RECYCLING
9	CONSTRUCTION CONSULTANTS
10	TRANSPORTATION
11	COATINGS
12	HYGIENE CONSULTING
13	WATER
14	ARCHITECTS / PLANNERS
15	CONSTRUCTION MANAGEMENT / ARCHITECTURE
16	ENVIRONMENTAL ENGINEERING / TRAFFIC STUDY
17	MARKETING
18	AVIATION CONSULTING
19	ENVIRONMENTAL CONSULTING
20	CONSULTING / ENGINEERING
21	HOUSING
22	AERIAL MAPPING / PHOTOGRAMMETRIC SERVICES
23	RAILROAD
24	APPRAISAL
25	INDUSTRIAL DEVELOPMENT
26	REAL ESTATE
27	MANAGEMENT
28	CONSULTING / ENGINEERING
29	ARCHITECTURAL / ENGINEERING / CONSTRUCTION
30	COMMUNICATION
31	LEGAL SERVICES
32	TRUCK COMPACTION SYSTEM / HAZARDOUS WASTE
33	MARKETING / PUBLIC RELATIONS / ADVERTISING
34	STRUCTURAL ENGINEERING
35	ASBESTOS / HAZARDOUS WASTE
36	PLUMBING & HEATING / HVAC SYSTEMS
37	ADVERTISING & MARKETING MANAGEMENT
38	MUNICIPAL FINANCE
39	MARKETING
40	CONSULTING SERVICES / HAZARDOUS WASTE
41	MARKETING / ARCHITECTURE / ENGINEERING
42	PROJECT AND ENGINEERING MANAGEMENT SERVICES
43	ENGINEERING CONSULTANTS
44	ENGINEERING
45	TRANSPORTATION PLANNING / TRAFFIC ENGINEERING
46	AIRPORT

Client Number**Service to be Provided**

47	SURVEYING / MAPPING
48	SURVEYING
49	HAZARDOUS WASTE
50	CONSULTANT / DEVELOPMENT
51	CONTRACTOR / ENGINEERS
52	ADVERTISING / MARKETING / GRAPHIC DESIGN
53	CONSTRUCTION
54	ARCHITECTURAL
55	MOBILE / MODULAR BUILDINGS
56	SURVEY TECHNOLOGIES
57	HAZARDOUS WASTE
58	ARCHITECTURAL
59	CONSULTANT
60	FINANCIAL LENDING
61	CONSULTING ENGINEERS
62	CONSULTANT
63	REAL ESTATE ADVISORS
64	RUBBISH REMOVAL SERVICE
65	CONSTRUCTION MANAGEMENT
66	CONSULTANTS
67	MARKETING
68	HAZARDOUS WASTE
69	MANAGEMENT
70	ENGINEERING
71	MANAGEMENT CONSULTANTS
72	ENGINEERING
73	TRANSPORTATION / RAILROAD
74	SURVEYING / CONSULTING
75	MARKETING
76	MANAGEMENT CONSULTANT / TRAFFIC MANAGER
77	MARKETING / MANAGEMENT
78	CONSULTANT
79	CONSULTANT / REAL ESTATE BROKER
80	REAL ESTATE DEVELOPMENT
81	REAL ESTATE
82	REAL ESTATE
83	MARKETING
84	MARKETING / CONSULTING / BROKERAGE
85	REAL ESTATE / MARKETING / CONSULTANT
86	REAL ESTATE
87	REAL ESTATE / MANAGEMENT / SALES
88	REAL ESTATE
89	BROKER
90	REAL ESTATE
91	REAL ESTATE
92	REAL ESTATE CONSULTANTS

Client Number**Service to be Provided**

93	REAL ESTATE
94	CONSTRUCTION
95	ARCHITECTURE
96	ENGINEERING / CONSULTING
97	TRANSPORTATION
98	HAZARDOUS WASTE MANAGEMENT
99	FLOOR COVERING
100	PLANNING
101	ENGINEERING / LAND SURVEYING
102	FOOD CONSULTING / DESIGN / ENGINEERING
103	ACOUSTICAL CONSULTING
104	PLANNING / ENGINEERING / SURVEYING
105	CONSULTING ENGINEERS
106	DEVELOPMENT
107	CONTRACT ENGINEERING
108	MANUFACTURING / DISTRIBUTING LADDERS
109	ENVIRONMENTAL CONSULTING
110	CONSTRUCTION MANAGEMENT
111	SECURITY
112	HYGIENE CONSULTING / HAZARDOUS WASTE
113	ELECTRICAL / EXCAVATION
114	PASSENGER AIRLINE
115	FINANCIAL MANAGEMENT
116	JANITORIAL
117	ENGINEERING / ARCHITECTURE
118	ENGINEERING
119	ARCHITECTURE / PLANNING / ENGINEERING
120	MARKETING
121	REAL ESTATE DEVELOPER
122	GROUND MAINTENANCE / GUARD SERVICES
123	INDUSTRIAL HYGIENE
124	MANAGEMENT ASSISTANCE / PROJECT SERVICES
125	DEVELOPER
126	COMPUTERS
127	SECURITY
128	CONSULTING / BUSINESS DEVELOPMENT
129	RECYCLING
130	CONTRACTOR
131	LEGAL
132	BENEFIT PLANNING - EXECUTIVE & EMPLOYEE
133	COMMUNICATION SERVICES
134	CONSULTANTS - ENVIRONMENTAL
135	REAL ESTATE DEVELOPMENT
136	DEMOLITION WORK
137	SUPPLIES - HEATING AND PLUMBING
138	FINANCIAL

Client Number**Service to be Provided**

139	ENVIRONMENTAL
140	CONSULTANTS - PLANNING
141	ARCHITECTURE / PLANNING / INTERIOR DESIGN
142	ROOFING - REPAIR AND MAINTENANCE
143	CONSULTING ENGINEERING
144	FINANCIAL - COMMERCIAL FUNDING
145	REAL ESTATE APPRAISING & CONSULTING
146	FOOD SERVICE
147	REMANUFACTURING MOBILE MEDICAL EQUIPMENT
148	ENVIRONMENTAL
149	ARCHITECTURE
150	FINANCING
151	ENGINEERS
152	CONSULTING ENGINEERS
153	HAZARDOUS WASTE
154	METEOROLOGICAL INSTRUMENTATION
155	ASBESTOS REMOVAL
156	ENGINEERING PLANNERS
157	SECURITY
159	SECURITY
159	ENVIRONMENTAL CONSULTANTS
160	ENVIRONMENTAL
161	COMMUNICATION EQUIPMENT
162	FINANCIAL MANAGEMENT
163	FLOORS
164	CONSTRUCTION
165	INVESTMENT BANKING FIRM
167	ENGINEERING / PLANNING / SURVEYING
167	DRILLING
168	ARCHITECTURE
169	BUYERS OF SCRAP METAL
170	ACOUSTICAL CONSULTANTS
171	PORTABLE BUILDINGS
172	DEMOLITION AND CONCRETE CUTTING & CORING
173	NATURAL STONE INSTALLATION
174	REAL ESTATE APPRAISERS
175	COMMUNICATIONS
176	PREFAB BLDG. SHELTERS
177	CELLULAR TELEPHONE
178	HOTEL ACCOMMODATIONS
179	ENVIRONMENTAL CONSULTING
180	INVESTMENT BANKING OF REAL ESTATE
181	TRANSPORTATION
182	ENVIRONMENTAL
183	CONSTRUCTION
184	MAINTENANCE

Client Number**Service to be Provided**

185	HAZARDOUS WASTE - SOIL CLEANUP
186	FLOOR RESTORATION
187	CONSULTANT - ECONOMIC RESEARCH & DEVELOPMENT
188	PHOTOGRAPHY
189	REAL ESTATE DEVELOPERS
190	MICROFICHE
191	SECURITY
192	ENGINEERS & SURVEYORS
193	RE-ROOFING SPECIALISTS
194	SECURITY
195	PLACEMENT AGENCY - AVIATION
196	ASBESTOS CONTRACTORS
197	ADVERTISING AND MARKETING
198	FLOORING CONTRACTOR
199	ASBESTOS CONSULTING
200	FURNITURE RENTAL
201	ASBESTOS
202	MANAGEMENT AND PROJECT DEVELOPMENT
203	CEILING CLEANING
204	ENVIRONMENTAL
205	ENVIRONMENTAL / PERMITTING / ASSESSMENT
206	ENVIRONMENTAL CONSULTANTS
207	PLACEMENT FIRM - EMPLOYMENT
208	ASBESTOS ABATEMENT
209	ENVIRONMENTAL CONSULTANTS
210	ENGINEERS / PLANNERS
211	CLINICAL LABORATORY SERVICES
212	DESIGN PROFESSIONALS
213	TEMPORARY EMPLOYMENT SERVICE
214	ENGINEERING PLANNING DEVELOPMENT MANAGEMENT
215	DRYWALL AND METAL FRAMING
216	CLEANING SERVICES
217	ENGINEER - RAILROAD
218	ASBESTOS
219	SECURITY CONSULTING

PEASE DEVELOPMENT AUTHORITY
FY91

AUDIT

APPENDIX 4.c

**Audited Financial Statements and
Other Financial Information**

Pease Development Authority

June 30, 1991

**Audited Financial Statements and
Other Financial Information**

PEASE DEVELOPMENT AUTHORITY

June 30, 1991

Audited Financial Statements

Report of Independent Auditors.	1
Balance Sheets.	2
Statements of Revenues, Expenses and Changes in Retained Earnings.	3
Statements of Cash Flows.	4
Notes to Financial Statements	5

Other Financial Information

Independent Auditors' Report on Other Financial Information . . .	9
Schedule of General and Administrative, Golf Course and Golf Course-Bar & Grill Expenses.	10

REPORT OF INDEPENDENT AUDITORS

The Board of Directors
Pease Development Authority

We have audited the accompanying balance sheets of Pease Development Authority as of June 30, 1991 and 1990, and the related statements of revenues, expenses and changes in retained earnings and cash flows for the year ended June 30, 1991 and the month ended June 30, 1990. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Pease Development Authority at June 30, 1991 and 1990, and the results of its operations and its cash flows for the year ended June 30, 1991 and the month ended June 30, 1990, in conformity with generally accepted accounting principles.

Ernst & Young

August 29, 1991

BALANCE SHEETS**PEASE DEVELOPMENT AUTHORITY**

	June 30	
	1991	1990
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	\$312,525	\$370,052
Intergovernmental receivables:		
Federal Aviation Administration	35,518	248,636
Office of Economic Adjustment	15,000	
State of New Hampshire		1,478
	50,518	250,114
Other assets	8,116	
TOTAL CURRENT ASSETS	371,159	620,166
EQUIPMENT	85,599	5,622
Less accumulated depreciation	7,417	656
	78,182	4,966
	<u>\$449,341</u>	<u>\$625,132</u>
LIABILITIES AND RETAINED EARNINGS		
CURRENT LIABILITIES		
Accounts payable	\$187,295	\$395,250
Accrued payroll and related expenses	28,133	6,930
Deferred revenue	87,940	38,154
Other accrued expenses	1,331	
TOTAL CURRENT LIABILITIES	304,699	440,334
RETAINED EARNINGS	<u>144,642</u>	<u>184,798</u>
	<u>\$449,341</u>	<u>\$625,132</u>

See notes to financial statements.

**STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN
RETAINED EARNINGS**

PEASE DEVELOPMENT AUTHORITY

	Year Ended June 30 <u>1991</u>	One Month Ended June 30 <u>1990</u>
REVENUES		
Federal grants:		
Federal Aviation Administration	\$113,348	\$ 43,428
Office of Economic Adjustment	<u>247,944</u>	<u>37,717</u>
	361,292	81,145
State of New Hampshire	200,000	
Golf Course	305,496	
Golf Course-Bar & Grill	36,455	
Interest income	21,569	
Other	<u>1,184</u>	
	925,996	<u>81,145</u>
EXPENSES		
Consultants' fees	418,197	98,542
Personnel services	236,613	9,688
General and administrative	72,081	2,732
Golf Course	199,331	
Golf Course - Bar & Grill	33,318	
Interest expense	<u>6,612</u>	
	<u>966,152</u>	<u>110,962</u>
	NET LOSS	(40,156) (29,817)
Retained earnings at beginning of period—Note A	<u>184,798</u>	<u>214,615</u>
RETAINED EARNINGS		
AT END OF PERIOD	<u><u>\$144,642</u></u>	<u><u>\$184,798</u></u>

See notes to financial statements.

STATEMENTS OF CASH FLOWS

PEASE DEVELOPMENT AUTHORITY

	Year Ended June 30 1991	One Month Ended June 30 1990
OPERATING ACTIVITIES		
Operating loss	\$(40,156)	\$(29,817)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation	6,761	94
Changes in operating assets and liabilities:		
Decrease in intergovernmental receivables	199,596	390,671
Increase in other assets	(8,116)	
Decrease in accounts payable	(207,955)	(252,609)
Increase in accrued payroll and related expenses	21,203	6,930
Increase (decrease) in deferred revenue	49,786	(37,717)
Increase in other accrued expenses	1,331	
NET CASH PROVIDED BY OPERATING ACTIVITIES	22,450	77,552
INVESTING ACTIVITIES		
Purchases of equipment	(79,977)	
NET CASH USED IN INVESTING ACTIVITIES	(79,977)	
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(57,527)	77,552
Cash and cash equivalents at beginning of period	370,052	292,500
CASH AND CASH EQUIVALENTS AT END OF PERIOD	<u>\$312,525</u>	<u>\$370,052</u>

See notes to financial statements.

NOTES TO FINANCIAL STATEMENTS

PEASE DEVELOPMENT AUTHORITY

NOTE A--BACKGROUND AND FINANCIAL REPORTING ENTITY

The Pease Air Force Base Redevelopment Commission (the "Commission") was established on March 21, 1989 by an act of the General Court of the State of New Hampshire via Chapter 3, Laws of 1989. The Commission, a component unit of the State of New Hampshire, was mandated to monitor the proposed closing of Pease Air Force Base ("PAFB"), conduct a comprehensive study of all issues related to the closure, conversion, redevelopment and future use of PAFB, and develop a comprehensive plan for the conversion and redevelopment of PAFB for submission to the appropriate agencies of the federal government. This comprehensive plan will be used as the basis for negotiating the transfer of title of all territory encompassed by PAFB to public and/or private entities.

The General Court of the State of New Hampshire created, via Chapter 161, Laws of 1990, the Pease Air Force Base Development Authority (the "Authority") to assume from the Commission, effective June 1, 1990, the responsibility for obtaining federal approval of the comprehensive conversion and redevelopment plan and complete any steps in the planning process that remain incomplete, and to implement all aspects of the comprehensive conversion and redevelopment plan. All assets and liabilities of the Commission were transferred to the Authority effective June 1, 1990, with such transaction being treated as a combining of interests.

NOTE B--SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting: The accounts of the Authority are reported on the accrual basis of accounting.

Cash and Cash Equivalents: The Authority records as restricted cash those funds received under federal grant programs that are to be used for specified, allowable expenditures under the grant agreements. The Authority considers all investments with a maturity of three months or less to be cash equivalents.

Equipment: The Authority records equipment acquisitions at cost. Depreciation is computed using a straight-line method over the estimated useful lives of the assets—principally five years.

Deferred Revenue: Advance greens fees for the golf course have been deferred based upon a percentage allocation of the total days the course expects to operate.

NOTES TO FINANCIAL STATEMENTS—CONTINUED

PEASE DEVELOPMENT AUTHORITY

NOTE B—SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—CONTINUED

Grants: Certain federal grants, made on the basis of entitlement periods, are recorded as receivables and revenues when entitlement occurs. Other federal grants, made on a reimbursement basis, are recorded as receivables and revenues when the related expenditures are incurred.

Pension: The Authority participates in the New Hampshire Retirement System (the "Plan"). The Plan is a defined benefit plan and covers substantially all full-time employees of the Authority. The Plan qualifies as a tax-exempt organization under Sections 401(a) and 501(a) of the Internal Revenue Code. The Authority funds 100% of the employer cost for all employees.

Deferred Compensation Plan: The Authority offers its employees a deferred compensation Plan created in accordance with Internal Revenue Code Section 457. The Plan allows the employees to defer a portion of their salary until future years. Amounts deferred by employees are included in the State of New Hampshire's Deferred Compensation Agency Fund.

NOTE C—CASH AND CASH EQUIVALENTS

The following tables categorize at each respective year end the Authority's investments in cash and cash equivalents. In accordance with Government Accounting Standards Board Statement 3, deposits are classified as to credit risk by the three categories described below:

Category 1: Fully insured or collateralized with securities held by the Authority.

Category 2: Collateralized with securities held by the pledging financial institution's trust department or agent in the Authority's name.

Category 3: Uncollateralized

The total carrying amount represents the balances per the Authority's records. The principal difference in demand deposits is outstanding checks which have not cleared the bank as of June 30, 1991 and 1990, respectively.

NOTES TO FINANCIAL STATEMENTS--CONTINUED

PEASE DEVELOPMENT AUTHORITY

NOTE C--CASH AND CASH EQUIVALENTS--CONTINUED

June 30, 1991:

	Category			Total Bank Balance	Carrying Amount
	1	2	3		
Demand deposits	\$330,454			\$330,454	\$312,525
Total	<u>\$330,454</u>			<u>\$330,454</u>	<u>\$312,525</u>

June 30, 1990:

	Category			Total Bank Balance	Carrying Amount
	1	2	3		
Demand deposits	\$ 82,874			\$ 82,874	\$ 80,052
Certificates of deposit	<u>290,000</u>			<u>290,000</u>	<u>290,000</u>
Total	<u>\$372,874</u>			<u>\$372,874</u>	<u>\$370,052</u>

NOTE D--CONTRIBUTIONS-IN-KIND

The Authority, in connection with the operation of certain portions of PAFB and in conducting its day-to-day operations, has received certain contributions-in-kind from the federal government and private corporations not reflected in the financial statements at June 30, 1991. The federal government, for a fee of \$1 per facility, has leased to the Authority the present Authority offices, including certain furnishings, and the 18 hole golf course located on PAFB. In addition, the Authority had the use of its present computer system from October 1990 through June 30, 1991, under a "loaner program". Effective July 1, 1991, a formal lease agreement was executed on the computer equipment with monthly rentals of approximately \$2,700 for 36 months.

NOTE E--COMMITMENTS AND CONTINGENCIES

The Authority receives federal grants which are subject to review and audit by the grantor agencies. Although these audits could result in expenditure disallowances under the terms of the grants, it is believed that any required reimbursements would not have a material effect on the financial statements.

The Authority is self-insured for general insurance, including fire, theft and general liability, and workers' compensation.

NOTES TO FINANCIAL STATEMENTS—CONTINUED

PEASE DEVELOPMENT AUTHORITY

NOTE F--SUBSEQUENT EVENTS

On August 29, 1991 the State of New Hampshire approved a \$2,800,000 appropriation to the Authority for operating purposes, as needed, for its fiscal year ending June 30, 1992. Such appropriation is to be funded through the issuance of State of New Hampshire general obligation bonds, and is to be paid back by the Authority, with interest, when its operations permit.

On August 20, 1991 the Assistant Secretary of the Air Force (Manpower, Reserve Affairs Installations and Environment) issued his Record of Decision ("ROD") documenting his decisions regarding the disposal of PAFB. The Assistant Secretary has decided to dispose of PAFB in a manner that will enable the Authority to implement its plan to develop an aviation center for world trade and a high technology business center. The ROD details property to be returned by the Air Force because it has been declared excess or surplus to the needs of the Air Force, and property whereby a decision has been presently deferred contingent upon further evaluation. In addition, various environmental issues have been addressed in the ROD concerning air quality, contamination and asbestos. The disposal is in compliance with the provisions of the Base Closure and Redevelopment Act of 1988 and recommendations of the Defense Secretary's Commission on Base Redevelopment and Closure.

On September 9, 1991, the Conservation Law Foundation of New England, Inc. (CLF) notified the Authority of its intent to file suit against the United States Air Force (USAF) for alleged noncompliance with the provisions of the Clean Air Act and the National Environmental Policy Act. CLF stated in its notice that it would also file suit against the Authority and the New Hampshire Department of Environmental Services, if necessary to receive complete injunctive relief. The State of New Hampshire Attorney General's office has advised the Authority that until such time that CLF files suit, its precise claims and requests for relief will not be known, and consequently it is impossible to predict the probability of CLF's success or the degree of impact on the proposed transfer of property from the USAF to the Authority.

The Board of Directors
Pease Development Authority

The audited financial statements of Pease Development Authority and our report thereon are presented in the preceding section of this report. The following financial information is presented for purposes of additional analysis and is not a required part of the financial statements of Pease Development Authority. Such information has been subjected to the auditing procedures applied in our audits of the financial statements and, in our opinion, is fairly stated in all material respects in relation to the financial statements taken as a whole.

Ernst & Young

August 29, 1991

**SCHEDULE OF GENERAL AND ADMINISTRATIVE, GOLF COURSE
AND GOLF COURSE-BAR & GRILL EXPENSES**

PEASE DEVELOPMENT AUTHORITY

	Year Ended June 30 1991	One Month Ended June 30 1990
<u>General and Administrative</u>		
Travel	\$ 12,090	\$ 659
Supplies	11,767	641
Telephone	10,901	502
Printing and advertising	10,904	293
Postage	3,093	19
Maintenance	1,707	468
Subscriptions	1,150	56
Depreciation	1,974	94
Maintenance agreement	2,394	
Rental	2,769	
Meetings	5,032	
Software	4,686	
Utilities	2,921	
Miscellaneous	693	
	<u>\$ 72,081</u>	<u>\$2,732</u>
<u>Golf Course</u>		
Personnel services	\$116,871	
Supplies	17,085	
Maintenance	16,489	
Consultants fees	13,793	
Groundskeeping	12,610	
Utilities	6,425	
Advertising	4,565	
Depreciation	3,758	
Licenses and taxes	2,058	
Rental	1,050	
Subscriptions	595	
Software	494	
Miscellaneous	3,538	
	<u>\$199,331</u>	

**SCHEDULE OF GENERAL AND ADMINISTRATIVE, GOLF COURSE
AND GOLF COURSE-BAR & GRILL EXPENSES—CONTINUED**

PEASE DEVELOPMENT AUTHORITY

	Year Ended June 30 <u>1991</u>	One Month Ended June 30 <u>1990</u>
<u>Golf Course-Bar & Grill</u>		
Personnel services	\$ 13,646	
Beverages	7,647	
Food services	5,715	
Consultants fees	2,338	
Supplies	1,966	
Depreciation	1,029	
Licenses and permits	900	
Miscellaneous	<u>77</u>	
	<u>\$ 33,318</u>	

(603) 271-2121 Chief of Staff
Gov. Gregg

- Is NCO Restaurant the final site
- Revitalization as it affects Pease
- Info on Community leaders & their programs

- Business leaders, local & county revitalization
eco development people
All trying to
From Across State
100 people

NCO Restaurant Club Room
Old Room Big
Big Rectangle

Gov. - intro remarks
introduce 3 different people
- real estate
- high tech
- local revitalization

Find job seekers recruiters
No formal programs
Creative approaches

4-5 pages
State of revitalization
of Pease

Pease
has
memo

David Carney
Ron Kaufman

Bob Ranner
(203) 697-9155
OEA
Director

Gov. Gregg. Deutch Airbus - German

Bill Pillsbury & 603-271-2591
Eco Dev. Committee

Seated 45 minutes total

Talking
points

~~# PDA~~
Peace Golf Course
Sue McDonald

Bonnie Newman ^{Burgess Fee}
(603) 718 1020
Portsmouth Herald
Forbes
Boston Globe

Peace AFB and other revitalization efforts

(603) 433-6088 Skip Jones
Peace Development Authority

Mike Farrin
OP

~~Wildlands~~
Wildlife Refuge
1900 Angus
Department of Interior

— 1st ^{major} base to close under
Base Closure & Act
— Writing guidelines w/ Air Force

First Redevelopment Commission started
to get plan

Hope
ocean and
skin and
A vacation
Concord - looking
to Peace
It mushrooms

Came up w/ idea for airport hub
international trade
strategically located
international flavor
deep water port
11,000 ft runway

~~Feb~~ Feb - take ownership
Deutsche giving them a proposal
same time as Pres visit
Deutsch will be there
Senator Warren Rudman
Major USA Processing Center
+ passport

Example
\$20 million
renovation

Announced
definite
waiting for
what building
want to location
Main Distribution of Post Office

100s of hours of meetings
Joint Use Agreement
Master Model Interim Use Lease
Clients

Considered
EPA, NHE ^{major} Services Clean Air Act
front runner in a process - others looking
Board of directors 7 Business leaders

4200 Acre Peace Portsmouth

Recession

Very hard hit

People looking to have to bring them

Thinking

Pres will announce Deutsch

Expectations, marketed

Phase being developed for international market

Businesses that need

NH's tax structure No State taxes

Other Businesses - an open door

PDA CoB

Henry M. Powers

Exec Dir

George "Skip" Jones

OEA Bob Ranney

getting grants

FAA getting grant from

Intl guard or

Air National Guard, 15th

~~7th~~ 3 million dollars

giving

Bob Rauner OEA

President using
Dramatic language
13 Jan.

Peace 1988 Base Closure
lost ^{major} base ^{appeared} scheduled to close

— DOD w/ AF ^{called} to outline next steps

— AF told community about Environmental statutes NEPA Act Remediation

Open Meetings
— OEA organized task force for planning process

First Peace Development Commission
OEA gave grant for this local committee of local officials

State passed legislation for committee

Bechtel - planned plan Base Re-Use Plan which became reference point for AF's Environmental Requirements under NEPA

AF Record of Decision
Traffic Congestion Prob by Conservation Law Foundation
PDA from day she was aggressive in Deutsche Airbus ^{would bring} 1,000 jobs

"Reuse" has already begun
NCO Club
AF ^{growth} restaurant
Service Station lease
1 yr interior lease

June Destroyed

NH Economy ^{needs} Airbus

OEA Project Officer Dave Mackinnon (603) 614-8465

Summary →