COMMITTEE ON COMMUNITY IMPROVEMENT

February 12, 2002 **5:30 PM**

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Aldermen O'Neil, Wihby, Shea, Smith, Lopez

Messrs: R. MacKenzie, T. Bowen, R. Johnson, S. Maranto, J. Taylor, J. Hill, S. Lewry, D. Duckoff, T. Clougherty, K. Sheppard, T. Bowen, S. Steven-Hubbard

Chairman O'Neil advised that the following matters shall be addressed:

a) meeting schedule;
b) introduction of staff involved in CIP activities;
c) status of FY02 projects;
d) process for the FY03 CIP preparations; and
e) process for keeping Committee members informed of CIP project progress.

Mr. MacKenzie stated on the meeting schedule, it is up to the Chairman, although it is useful to have a fairly regular schedule because there is a lot of work done in this particular Committee.

Chairman O'Neil stated we will generally try to meet the second Tuesday of the month unless some emergencies come up where we will have to do a phone poll or actually meet.

Mr. MacKenzie stated that will allow us to get the reports to the full Board the following week. On Item b, CIP staff involved are myself, the Planning Director, Sam Maranto who is the CIP person in our office, Todd Fleming handles the housing and home funding for the City and usually there will be other departments here, primarily the Highway Department. Kevin Sheppard is here this evening with Tim Clougherty.

Chairman O'Neil stated the Parks Department and Water Department are usually here also. Do you want to just review the process as we prepare for the FY03 budget?

Mr. MacKenzie replied sure the process is that the departments and non-profits have already submitted their requests for FY03 and FY04 to our department. We are assisting the Mayor. The Mayor, according to the Charter, puts together a proposed CIP program, which includes all of the bond projects and special projects for federal funding. He is anticipating submitting his proposed CIP for both the current year and potentially FY04 – he is looking at a two-year budget, as well as the long-range plan, which is eight years of capital projects for the City. That will be coming in somewhere in mid-March. If it gets tied up, it will come in at the same time as the City's budget and be presented in the last week of March with the operating budget. Once he presents the budget, it goes to the full Board and normally the full Board refers it to this Committee to work out all of the details. It is a fairly complex program to work with and this Committee normally handles it. There will be a hearing scheduled for late March or the beginning of April at the latest.

Chairman O'Neil addressed Item 4 of the agenda:

> Resolution and budget authorizations authorizing transfer and expenditure of funds in the amount of $15,000 from FY02 CIP 213502 Tenant Assistance – Transitional Housing Program to FY02 CIP213402 – Tenant Assistance – Security Deposits.

On motion of Alderman Wihby, duly seconded by Alderman Shea, it was voted to approve the resolution and budget authorizations.

Chairman O'Neil addressed Item 5 of the agenda:

> Resolution and budget authorizations authorizing transfer and expenditure of funds in the amount of $1,022 from FY97 2.20724 Helping Hands Entry Door System to FY2002 212102 – Emily's Place Operations Program.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to approve the resolution and budget authorizations.

Chairman O'Neil addressed Item 6 of the agenda:

> Resolution and budget authorization authorizing acceptance and expenditure of additional funds in the amount of $4,000 from PSNH for the FY02 CIP 711302 – LED Replacement Program.

On motion of Alderman Shea, duly seconded by Alderman Wihby, it was voted to approve the resolution and budget authorization.

Chairman O'Neil addressed Item 7 of the agenda:

> Resolution authorizing and appropriating funds in the amount of $2,500,000 to FY02 CIP 714002 Treatment Plant Improvement Project – Design; $1,000,000 to FY02 CIP 714102 2MG Water Storage Tank Project-Construction; and $1,000,000 to FY02 CIP 714202 Distribution System Project – General Improvement.

On motion of Alderman Shea, duly seconded by Alderman Wihby, it was voted to approve the resolution.

Alderman Lopez asked this has no bearing on some of the rumors that we have heard about increased water rates to do any of this.

Mr. Bowen answered there are no water rate increases proposed for this year.

Chairman O'Neil addressed Item 8 of the agenda:

> Bond Resolutions:
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> > "Authorizing Bonds, Notes or Lease Purchases in the amount of Two Million Five Hundred Thousand Dollars ($2,500,000) for the 2000 CIP 760100, Crystal Lake Phase I Project."
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> > "Authorizing Bonds, Notes or Lease Purchases in the amount of Two Million Five Hundred Thousand Dollars ($2,500,000) for the 2002 CIP 714002, Treatment Plant Improvement Project."
> >
> > "Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Dollars ($1,000,000) for the 2002 CIP 714102, 2MG Water Storage Tank Project."
> >
> > "Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Dollars ($1,000,0000) for the 202 CIP 714202, Distribution System Project."
> >
> > "Authorizing Bonds, Notes or Lease Purchases in the amount of Two Million Nine Hundred Thousand Dollars ($2,900,000) for the 2000 CIP 760500, CSO Abatement Project."

On motion of Alderman Wihby, duly seconded by Alderman Smith, it was voted to approve the Bond Resolutions.

Chairman O'Neil addressed Item 9 of the agenda:

Budget Authorizations:
710301 Parking Facilities Maintenance Program
712302 Upgrade WWTF Aeration System

Alderman Shea moved to approve the budget authorizations. Alderman Wihby duly seconded the motion.

Alderman Shea asked are those enterprise.

Mr. MacKenzie noted the second one is enterprise but the first one is cash. These are projects that were approved by the Board as part of last year's budget that are now just being started up.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 10 of the agenda:

Communication from the Director of Planning submitting a request for various project extensions, as outlined.

Alderman Wihby moved to approve the request for project extensions. Alderman Smith duly seconded the motion.

Alderman Wihby asked when we come to Item 13, where are you planning on the $15,000 coming from.

Mr. MacKenzie answered we have not finalized that. We have been looking through the cash projects and haven't pinpointed that money yet. We are looking at options and I am not sure if we have a recommendation tonight.

Alderman Wihby asked so all of the stuff we are doing in Item 10, does that affect Item 13 if we okay it. Are there any balances in these things that would solve Item 13?

Mr. MacKenzie answered the only one that hasn't been expended is chronic drain and I think tonight we will be looking at the priority for that.

Alderman Wihby asked what number is that.

Mr. MacKenzie answered that is Item 19.

Alderman Wihby asked how much money is in there.

Mr. MacKenzie answered $55,000.

Alderman Lopez stated I have asked before that when we are going to extend these projects we should know why we are extending them and what is the hold up so that we have a better feel as to why we are doing it. Primarily, I want to know if it is the department head or the staff or a time element or what. That is what I am looking for.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 11 of the agenda:

> Communication from Alderman Osborne regarding plowing and requesting MER funds to purchase an additional one ton pick-up truck for the Highway Department.

Alderman Wihby asked should we refer this to the budget.

Chairman O'Neil stated I know that Alderman Osborne has had discussions with Frank Thomas about this.

Alderman Smith stated apparently it is a one ton pick-up for plowing and the season is practically over. I don't know about delivery but can't we take this up at another time.

Chairman O'Neil stated well Kevin Sheppard is here. Kevin, are the requests in for the MER?

Mr. Sheppard replied yes and typically that would be part of our MER request.

Chairman O'Neil asked so we should refer it to the MER budget request.

Mr. Sheppard answered yes.

Alderman Lopez asked doesn't this go through you and why wouldn't this go through you so that the department head knows or is it customary for people to do it this way.

Mr. Sheppard answered this should have gone through us and it didn't go through us.

On motion of Alderman Shea, duly seconded by Alderman Lopez, it was voted to refer this item to the budget process.

Chairman O'Neil addressed Item 12 of the agenda:

> Communication regarding the maintenance of the Pearl Street Parking Lot referred by the Traffic Committee to be taken up as part of the FY03 CIP budget discussions.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to table this item and request CIP staff review and report to the Committee during FY03 CIP budget discussions.

Chairman O'Neil addressed Item 13 of the agenda:

> Communication from Ron Johnson, Parks, Recreation & Cemetery Deputy Director requesting that $15,000 be re-appropriated for the Valley Cemetery Master Plan.

Chairman O'Neil stated that was part of taking money away for the Welfare deal and I am not aware that that is complete yet. I don't know that we can do anything at this point.

Alderman Wihby asked where was it coming from, contingency.

Mr. MacKenzie answered as you may remember we were ordered to find $150,000 in cuts under the CIP program. There were a number of programs hit, including chronic drain and the Valley Cemetery Master Plan was one of them. We have not found funds for the full $150,000 to replace that yet. If the Board had a particular project that would like us to focus on, a much smaller one, it would be much easier for us to solve it.

Alderman Wihby replied I thought we had discussed this before and you said the money was somewhere and everything was going to be solved.

Chairman O'Neil stated we took money away from Parks, Traffic and Highway to come up with the cash needed for the Welfare situation. It was $150,000.

Mr. MacKenzie stated you asked us to look we indicated that we would look and we hoped we could find some money. We have not found that full $150,000.

Alderman Wihby asked have you found any.

Mr. MacKenzie answered yes but I am not sure if we want to pick and choose which projects we want to allocate the money to.

Alderman Wihby asked how much did you find.

Mr. MacKenzie answered about $17,000 at this point or maybe a little more from projects that were older projects that may not be required.

Alderman Shea asked, Ron, do you need the entire $15,000 now.

Mr. Johnson answered just to update you, in the letter I mentioned that last December when the money was taken away and we have two members from the Friends of the Valley Cemetery group here tonight, John Wood and Dick Duckoff, we continued the process. We put out the RFP and the requirement was that we have the funds so at this point we would need the $15,000. I think the members from the Friends of Valley Cemetery are looking to match that $15,000 with private funds. We did interview some consultants last week but put things on hold until the funding issue could be resolved.

Alderman Smith asked, Bob, you don't have any money available. You can't come up with a project to transfer the $15,000 to the Cemetery Master Plan.

Mr. MacKenzie answered again we would have been happy if we found $150,000 so that we could come back and replace it all but we have not found that amount because of the Welfare crisis.

Chairman O'Neil stated we have at least one new member on the Committee and maybe we need to review at the next meeting exactly what we did, what the full Board did. We did have to come up in CIP with $150,000 in cuts as part of the Welfare problem.

Alderman Smith stated it is the same old story, departments suffering.

Chairman O'Neil replied Highway got hit and the Traffic Department got hit. Why don't we put this on the table for the next meeting?

Alderman Lopez asked have we contacted Neighborhood Housing and Manchester Housing to assist in this particular program because it affects the whole neighborhood.

Mr. Johnson answered Dick Duckoff sits on that Board also and he is with the Friends of the Valley Cemetery and I know that he has spoken indirectly with some of the residents that live in the area. I think they are in support of the project but I think they would like to see at this point some improvements. One of the big issues is the interceptor and the sewer problem.

Alderman Lopez asked is it something that Neighborhood Housing and Manchester Housing would get involved with and work with Mr. MacKenzie on. Are there any funds there for beautification?

Mr. Duckoff answered I don't think there is anything in the budget that I know of that would impact on our problem at the cemetery. The problem and the constraint that we are under is that we are going to use consultants and you have to do this work before you can get the bigger work done down the pike. If we get on the historic register then we can go after national grants but you can't get the big money later if you don't spend the small money up front. I understand that the small amount of money we are looking for seems big to the City right now.

Alderman Wihby asked what were the items that we cut for the $150,000. Was there anything small? If we have $17,000, why wouldn't we take $15,000 of it for this?

Mr. MacKenzie answered if you do have a preference you could give that to us and we could find a small amount for that purpose but that would be up to the Committee.

Alderman Wihby asked were all of the other ones big items.

Mr. MacKenzie answered the biggest was $55,000 in chronic drain. There was $15,000 in hazardous tree removal and $5,000 for Livingston Park. There were two other projects that I don't remember right now.

Chairman O'Neil stated why don't we table this and address it at the next meeting. If we can dig up what the recommendation was during that time period and also give the staff an opportunity to continue to identify funds that may be available.

Alderman Shea asked how much would this curtail us getting matching funds. Is time pressing?

Mr. Johnson answered what the Friends group would like to do is initiate…use these funds to do historical research and come up with a master plan and the consultants are ready to go. This is a good time of year to do the background research.

Alderman Shea moved to fund the $15,000.

Chairman O'Neil stated my problem is now we are putting this project up against the other four projects that we cut and I don't think that is right. We have the chronic drain project.

Alderman Shea replied that is not going to affect the chronic drain project.

Chairman O'Neil responded sure it will. What if you want to do $15,000 in chronic drain work?

Alderman Shea stated that was $55,000, right.

Mr. MacKenzie replied yes. It was $55,000 in chronic drains and $55,000 in traffic signal reconstruction, $15,000 for the Cemetery, $15,000 for hazardous trees, and $5,000 for Livingston Park.

Alderman Wihby duly seconded the motion to appropriate $15,000 for the Valley Cemetery Master Plan.

Alderman Lopez asked what is the official timeframe. Is this next year or next month or what?

Mr. Johnson answered it is spelled out in their schedule that the research will be done between now and May and the second phase will be done in the middle of July. In the meantime, the Friends group will set-up a foundation for the matching funds. We hope to have a Master Plan by the middle of July.

Chairman O'Neil called for a vote. The motion carried with Chairman O'Neil being duly recorded in opposition.

Chairman O'Neil addressed Item 14 of the agenda:

Petition to discontinue a portion of LaGrange Avenue.

On motion of Alderman Smith, duly seconded by Alderman Wihby, it was voted recommend that the Board of Mayor and Aldermen find that the portion of LaGrange Avenue petitioned for discontinuance has been released from public servitude pursuant to RSA 231:51.

Chairman O'Neil addressed Item 15 of the agenda:

Petition to discontinue Millstone Avenue.

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to refer this petition to the next Road Hearing to be scheduled by the City Clerk.

Chairman O'Neil addressed Item 16 of the agenda:

Lowell Terrace Associates request for a mortgage/debt consolidation for property on Lowell and Chestnut Streets.

On motion of Alderman Lopez, duly seconded by Alderman Shea, it was voted to table this item pending further review and report from City staff (Solicitor, MEDO, Finance, and Planning).

Chairman O'Neil addressed Item 17 of the agenda:

Communication from Jay Taylor, Economic Development Director, recommending that CIP staff be authorized to identify and transfer $50,000 to the Revolving Loan Fund, subject to approval of the Board of Mayor and Aldermen and contingent on the approval of the proposed loan by the Revolving Loan Fund Review Committee at its February 7, 2002 meeting.

Alderman Wihby moved the item for discussion. Alderman Smith duly seconded the motion.

Mr. Taylor stated with your permission I would like to ask Jane Hill who administers the program to address the issue.

Ms. Hill stated we have over the years been allocating funds to the CIP program for a revolving loan fund that I think most of you are familiar with. The activity in this fund tends to go up and down. When funding is a little off we tend to see more activity and people needing financing that they can't get through traditional funds. We use our program income, which is money that is paid back from the loans that we made to make these loans initially and if we run out of that we have to go to CIP funds. Unfortunately, we don't have any of those allocated funds left and we have had a rush on the program income funds this year. We have made four loans in the last two months and we are about $50,000 short of the money we need for the last of those loans.

Alderman Lopez asked the revolving loan account is supposed to be at a rate lower than the banks right. You can't do it higher than the banks right?

Ms. Hill answered we usually are a little higher than the banks.

Alderman Lopez asked they can't get it from the banks.

Ms. Hill answered no.

Alderman Lopez asked why.

Ms. Hill answered in some cases, if you look at the loans we have done recently for example, in two cases there was a purchase of property and construction of a new building and they were not able to…there was a gap in the financing between what the bank would provide. The other two loans were companies that either because they were too young or because of the nature of what they do they had problems accessing financing.

Alderman Lopez stated for a number of years you haven't loaned any money.

Ms. Hill replied that is right.

Alderman Lopez asked how many years. More than four or more than five?

Ms. Hill answered no I think there were two years.

Alderman Lopez stated I think this revolving loan account…I personally would like to see a detailed report on it as to why we are just giving money away. For four years we didn't give any money and now all of the sudden we are giving it when the banks have lower rates now.

Ms. Hills replied but these are companies that can't get money from the banks.

Alderman Lopez asked why. Is their credit bad?

Ms. Hill answered no it is not that their credit is bad. Sometime it is the nature of the work that they do. If they are selling used cars for example or they are a young company. Banks don't usually want to finance any company that is not at least two years old.

Alderman Lopez asked if the banks don't want to give them any money then why should we give them money.

Ms. Hill answered because they are creating new jobs.

Alderman Lopez asked they are creating new jobs.

Ms. Hill answered that is one of the requirements. They have to be creating low to moderate-income jobs.

Alderman Lopez asked how much have we given to people and how many jobs have been created, and are they still in existence, etc. This report doesn't tell me anything.

Ms. Hill answered we are only required to track the jobs for the period of the loan so the ones that were paid back…some of the names I am sure are familiar to you. Fratellos is still here, Rx Monitoring Services is still in business the Black Brimmer is still in business, Admix is still in business, Bageltown Café at the Plaza – the sold the business.

Alderman Lopez asked and they paid us back right.

Ms. Hill replied yes they did pay us back when they sold the business.

Alderman Lopez asked so everyone on this list has paid us back.

Ms. Hill answered some of them are still in the process. The two 1998 loans are still in the process.

Alderman Lopez asked is their anybody who hasn't continuously paid us.

Ms. Hill answered no. They are all either fully paid off or current.

Mr. Taylor stated I think that the program in general has worked. The Loan Review Committee has gone out of its way to make sure that when a loan was made it had a reasonable chance of being repaid.

Alderman Shea asked how much is in the revolving fund now. Is there a certain amount that stays in there?

Ms. Hill answered right now there is about $30,000 of unallocated program income and there is no other money available from the previous allocations that we may have had from CIP because they were reallocated to other projects. I have $32,000 available to be right now and the last of the loan requests that came in in November/December is for $78,000.

Alderman Shea stated in 1996 there were $300,000 in that account and when you loaned out the money, after the people you loaned the money to paid you back it didn't go towards this $300,000 but it went back into another fund.

Ms. Hill replied no. That money went back in and was loaned out again.

Alderman Shea stated so as of right now there is quite a bit of money loaned out even though you haven't had any transactions for four years.

Ms. Hill replied as of last October I had three loans that were still being repaid. I don't have the exact numbers in my head as to how much was owed. In the last four months we have made $260,000 in loans and if you include the one that we are asking for this money for of $78,000 that is over $300,000. There are three others that still have not been paid back because the term of the loan was longer.

Alderman Shea asked so the process is once you are paid back you loan it out again.

Ms. Hill answered yes but in this case we have run out of money. We don't have any more. We were always told that if we ran out of program income that we would be able to come back and get some from CIP.

Alderman Shea asked where would this $50,000 come from.

Mr. MacKenzie answered we have to be careful because we were just scrambling for funds and I told you there was $17,000 so I have to kind of explain that there are different pools of money that are used. There are really four different pools of money that compete internally. One is City Cash. That is the hardest to come by. That is what we were looking for before for the Cemetery. The second is Federal funds, primarily HUD and CDBG. Those are all committed now but we do occasionally get repayment on old housing projects and other projects and we go back and review what repayments are coming in. That is probably the best bet to find funds in. The third pool is bonds. Usually bond monies are committed to very specific capital projects. Occasionally if a project comes in under bid if there is a bond balance we can transfer. During the last budget process we took care of all of the bond balances. The fourth pool is special accounts. Those are like the Grenier Industrial Air Park account. Normally those are designated for certain things. The Air Park account is designated for economic development. Those are the four different pools. Cash is the hardest and that is where we were looking for the Cemetery money from. This would likely be CDBG money or Cash.

Alderman Lopez stated looking at the $490,000 and what you loaned out is $276,000, with the money that you got back you say you have a balance of what.

Ms. Hill replied $32,000.

Alderman Lopez stated the numbers don't add up and that is why I said in the beginning that we need a complete report. I am not for doing this at this point.

Chairman O'Neil asked, Jane, can we get a more thorough breakdown.

Mr. Taylor stated I think the reason it is not adding up is because over time there have been a number of transfers out of this allocation to projects and they are not reflected in the total. We could try to get you a full accounting of all of the transactions so it does balance.

Alderman Lopez replied I think it is very important that we have a complete hand on it before we approve the $50,000. How many jobs and what business is this going to be?

Ms. Hill responded this is a company that sells used cars – high value used cars and they are also going to be moving a financing company up from Massachusetts.

Alderman Lopez replied we have enough used car lots in the City.

Alderman Wihby asked how do we take money out. If you add up these projects it is $296,000 and you have $32,000 left so…

Ms. Hill interjected I have another $260,000 that is not on there because we haven't actually closed on the loans yet.

Alderman Wihby asked are some of these loans paid that are on this sheet.

Ms. Hill answered yes.

Alderman Wihby asked so this isn't the total outstanding, these were the loans that people took in this time.

Ms. Hill answered right.

Alderman Wihby asked so this doesn't mean anything.

Chairman O'Neil asked is there something you could prepare for us that is more detailed showing outstanding loans and what has been paid.

On motion of Alderman Lopez, duly seconded by Alderman Shea, it was voted to table this item pending a detailed report from the Economic Development Director.

Chairman O'Neil addressed Item 18 of the agenda:

> Communication from Jay Taylor, Economic Development Director, recommending authorization of a transfer and expenditure of up to $60,000 from the proceeds of land sales in the Manchester Air Park development, which is currently being held by the Manchester Housing and Redevelopment Authority.

Alderman Shea moved the item for discussion. Alderman Wihby duly seconded the motion.

Alderman Lopez stated I would like to know about the Pine Street Parking Lot. We are spending $10,000 up front and getting the appraiser and if they walk away we are out $10,000. It seems like we keep getting buildings appraised and then the deal falls through. Can't there be a better system where people coming into the City pay for this and then it is deducted if the buy the land or whatever? Do we have to continue to keep paying all of the appraiser fees? Secondly, why are we doing another baseball feasibility study? I think it ridiculous to continue having feasibility studies. We had one in 1997 I believe and I think Alderman Shea was on the committee. Where are all of these reports? What kind of history is there? Are none of these feasibility studies that we have done in the past good enough? I think the Parks guys have had every possible feasibility study in the City done. I would like you to comment on that, Jay.

Mr. Taylor replied number one you inquired about the appraisal. The appraisal deals with the Courthouse Square project. As you may recall back in the fall the previous Board gave the developer a one year option to try to pull together a project to develop the two lots north and south of the Federal building in conjunction with a parking garage. The premise of the whole project was that all revenues for the project would make the project tax neutral for the City. That was the original premise under which the offer was reviewed. Now in order for the potential buyers or us as the seller of those properties, we need to identify what the values are. The only practical way of doing that with any degree of accuracy is getting an appraisal done. If we don't sell the property, we still have the appraisal and if some other developer comes along down the road at least you have that basis of work done. Now you asked if it would be practical for the developer himself to pay for the appraisal and deduct if from the price. I suppose that would be practical if the developer agreed to do that up front. I don't imagine there are going to be too many developers out there who will want to do that. Suppose they walk away. What do they deduct it from then? The point is that we as the seller according to the Solicitor need to establish fair market value because the City cannot sell property for less than fair market value.

Chairman O'Neil stated from my standpoint it is the price of the City doing business and being in the development business. We haven't had a lot of activity and it is great that we are starting to have a lot of activity and there is going to be some cost for us to initiate some of these things. I support it.

Alderman Lopez asked have we ever contacted the Assessor's Office to get their opinion. We just went through a revaluation that we paid a heck of a lot of money for and are you telling me that they couldn't come up with some kind of formula to do this? These people might walk away and we are out money.

Mr. Taylor answered we would be out money with this particular group, but what if this group walks away and six months from now some other group comes in and says gee that was a great idea and let's see if we can build it. At least now we would be prepared to discuss with them what the real value is. Without an appraisal, we would be whistling. We wouldn't have a good idea of what we were talking about. If you recall, in the proformer that the developer prepared for the Board when the approval was originally given, they had the numbers in there for the value of those lots. Now I don't know whether those numbers are accurate and neither do they. There is only one way to establish that in my mind and that is if you are the seller you set the price and that is the reason for the request.

Alderman Shea asked who owns that property right now.

Mr. Taylor answered the City of Manchester.

Alderman Shea asked so the City owns the property and we are going to find out how much the value of that property is. We do have a figure as Alderman Lopez said.

Mr. Taylor answered there is probably an assessed value assigned to it. How accurate or how much time they spent assigning a value to a publicly owned building – your guess is as good as mine. I am not sure how accurate it would be.

Alderman Shea asked how about the idea of it being close to a Federal building. Has that been cleared up at all?

Mr. Taylor answered there are ongoing discussions with the GSA with respect to that. They have some security concerns.

Alderman Shea asked would that be part of the appraisal. How do we get around that particular problem? Let's assume that we pay to have it appraised and we find out later that regardless of how valuable the property is it is just that the proximity to a Federal building is so close that nobody can build near it?

Mr. Taylor answered I guess at that point and this is only my opinion but at that point my approach would be to go to the Federal government and say okay you are telling us we can't build on our own land so you should come in and buy it.

Alderman Shea asked should we find out from them before we do an appraisal.

Mr. Taylor answered the discussions are going on and we have not run up against a roadblock that said absolutely no. Their concerns are not so much with the office building as it is with the parking structure. The parking structure may be…there are ways to get around it but they will cost money. For example, they told us you can build a four foot thick wall on the Federal building side of the garage and that will take care of our concerns. Well, that adds a lot of money to the project and we suggested to them that maybe they ought to think about contributing to this if they have these concerns. We are still going around on that issue. It has not been resolved.

Alderman Shea replied but what I am saying is the timing of this, would you have that information in hand before we spend $10,000 to have it appraised.

Mr. Taylor responded no I don't think so.

Alderman Shea asked so you would still have it appraised even though you don't have an answer.

Mr. Taylor answered we still have to appraise the other two lots and it is all going to be done as one package. It is cheaper to do appraisals if you give them two or three than giving them one at a time so we just felt that in the interest of saving a little money we could do all three of them at once.

Alderman Lopez asked would you consider this a higher priority than a used car lot. You want $50,000 for the revolving loan fund. Would this be a higher priority?

Mr. Taylor answered I guess you are looking strictly at the money part of it and my answer would be that the used car money we are going to get back and this money we are not if that is where you are going.

Alderman Lopez asked which is the better project.

Mr. Taylor answered Courthouse Square if it gets developed, no question.

Alderman Smith asked this study, you did one in 1997. Did you ever think of looking into the situation with Gill Stadium because I notice the cost for a new stadium is $10 to $20 million? Did you ever think of trying to refurbish Gill Stadium?

Mr. Taylor answered frankly until I had the conversation with Alderman Lopez this morning on the phone I wasn't even aware that there was a previous study and it would be nice if we had a copy so that we could see what is in it. One of the issues that has to get tied up here in terms of minor league baseball is whether or not Gill Stadium can be renovated to the extent that it would accommodate the rules and regulations. It depends on the level of baseball you are playing.

Alderman Smith replied I agree with you but I don't know if a study has ever been performed on Gill Stadium.

Chairman O'Neil stated if I may one of the problems and Nashua ran into this, it appears you cannot balance minor league baseball with the amateur requirements – our high schools, our Babe Ruth, our Legion teams. It just isn't going to work and it caused Nashua to have to go out and build other facilities because of it. In my opinion, if a minor league facility is going to be built, it is going to have to be separate from Gill Stadium. If it gets built we may be able to utilize it on off days or something for youth sports but there has been at least since I have been back on the Board, three or four minor league people who have come through town and my understanding is a lot of this is required for financing. We need to find out based on revenue numbers if, in fact, we can do a bond to build it.

Mr. Taylor stated the basic crux of the issue from my perspective and I think from the rest of the staff when we met with these people is we are operating with one hand tied behind our back. They have all of the information and we have zero. We don't know if this is a reasonable deal or not. We need to have some baseline information in order to enable us to evaluate this.

Alderman Shea asked can we take this $20 million out of Rooms & Meals money. Seriously, where would we get that kind of money?

Mr. Taylor answered we need to find out what revenue streams are available from these kinds of facilities. There is parking and naming rights and concessions, etc.

Alderman Shea stated from the study that I was involved with it seemed that most of these people say you build it and we will come. That is really it. They will provide uniforms and a few bats and balls. At one time there was a rumor that they wanted to use Singer Park, which is kind of condemned now as a ballpark.

Is that $10,000 going to cover this too or are we looking for an additional money for the feasibility study for baseball?

Mr. Taylor replied the feasibility study for baseball is $50,000.

Alderman Shea responded forget it. I am not in favor of that.

Chairman O'Neil stated if we don't do it, there will never be minor league baseball here.

Alderman Shea asked could we take this in two separate parts.

Alderman Lopez moved to take $10,000 from the revolving loan fund to have the land appraised. Alderman Shea duly seconded the motion.

Mr. Taylor replied you can't do that.

Alderman Lopez asked why.

Mr. Taylor answered it doesn't create any jobs.

Alderman Lopez stated you people say that this is going to bring jobs with an office building and everything else and now you are telling me it isn't going to create any jobs.

Mr. Maranto stated there has to be an expectation that jobs will be created within two years. I have to report that to HUD. You need to have expectations as to what jobs will be created and that is not possible right now.

Alderman Lopez stated the question is is it going to create jobs.

Mr. Maranto replied the revolving loan fund cannot be used for that.

Alderman Wihby moved to approve the transfer and expenditure of up to $60,000. Alderman Smith duly seconded the motion.

Chairman O'Neil called for a vote on the motion. The motion carried with Alderman Lopez and Alderman Shea being duly recorded in opposition.

Alderman Lopez stated well let's take a motion on the second part now.

Chairman O'Neil replied we just moved the whole item.

Alderman Lopez stated well I don't know where you are going to get the $50,000.

Chairman O'Neil replied we have it. He has identified where to pull it out of.

Chairman O'Neil addressed Item 19 of the agenda:

> Communication from Bruce Thomas, Engineering Manager, requesting approval to complete various projects as part of the City's Chronic Drain program.

Alderman Shea moved to approve the request. Alderman Shea duly seconded the motion.

Alderman Wihby asked on Ridge Road, what do you mean by that.

Mr. Sheppard answered originally we thought there was a separated system up there but it is actually a combined system.

Alderman Wihby asked where on Ridge Road was that.

Mr. Sheppard answered I don't have the exact location.

Alderman Wihby asked on the River Road part.

Mr. Sheppard answered down by River Road.

Alderman Shea asked you have that money available right.

Mr. MacKenzie answered yes.

Chairman O'Neil called for a vote on the motion. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 20 of the agenda:

> Communication from Real Pinard requesting a sewer extension approximately 225 feet from the intersection of Laydon Street, northerly on Brennan Street.

On motion of Alderman Wihby, duly seconded by Alderman Lopez, it was voted to refer this item to the Highway Department.

Chairman O'Neil addressed Item 21 of the agenda:

Communication from Stephanie Lewry, Executive Director of Intown Manchester, regarding a request for $125,000 to perform long-neglected landscaping maintenance in the Millyard.

Alderman Wihby asked where would the money come from.

Ms. Lewry answered it would come from a special account.

Alderman Wihby asked that you already have.

Mr. MacKenzie answered there is an account called the Central Business Revitalization Fund and that is primarily money that the Center of NH pays back to the City that goes into a trust fund. There is adequate money in that fund to handle this request. It is primarily geared not as much toward maintenance as new economic development, but it could be used for maintenance.

Alderman Lopez asked why is this strictly for the Millyard when some of the other areas in town need to be improved, i.e. the Center of NH and some of the parks downtown.

Ms. Lewry answered this is a particular request for the Millyard because I have been working with a committee over the last year that features Mill property owners and the UNH Cooperative Extension and business people who were very concerned about the condition of the Millyard in particular. We did a study as to what it would take. We involved the Highway Department, the Parks Department and the Traffic Department. Members of these departments attended a series of meetings all last fall and basically we identified seven areas in the Millyard with maintenance issues. In those areas we have come up with the square footage and what it would cost to get these areas put back into shape. I agree that you do have other areas in downtown and this request is just for landscaping in the Millyard. Intown has other requests out there and unfortunately I don't want to mention them right now, but I am addressing those in other ways.

Alderman Lopez asked how much money is in this account.

Mr. MacKenzie answered roughly a little over $400,000.

Alderman Lopez stated I think it is a great project to clean up the Millyard. I am with you 100% but I do know that I have talked to Verizon and the Center of NH about cleaning up their areas. We are looking to get those areas cleaned up because it is a reflection on the City. I can only encourage you to talk to Sean

over at the Center of NH and see how we can help some of the southern Elm Street areas. I do support this.

Alderman Lopez moved to approve the request for $125,000 to come out of the Central Business Revitalization Fund. Alderman Smith duly seconded the motion.

Chairman O'Neil asked is it appropriate that it come out of this fund.

Mr. MacKenzie answered it is allowable although I wouldn't want to use much more for maintenance because the intent was to use it for larger economic development projects. If we take this money out, that is about ¼ of the funds and I wouldn't want to do much more maintenance.

Alderman Wihby asked why wouldn't we take the money that Jay was looking for out of this account or the money that Jane was looking for. Could we take it out for that?

Mr. MacKenzie answered if the companies that she was referring to were in the downtown, in theory, you could use that fund. I don't know where that particular location is.

Mr. Taylor stated it is not downtown.

Alderman Wihby asked how about if you took out the money that we just voted for the feasibility study, which is Singer Park and in the Millyard out of that fund.

Mr. MacKenzie asked the $50,000 for the baseball feasibility study.

Alderman Wihby replied yes. Why couldn't we take that out of there? It is economic development. Then you have $50,000 more to use for Jay's revolving loan fund.

Mr. MacKenzie stated I would like to research that a little more to see the original intent of the revolving loan fund.

Alderman Shea asked, Jay, was I correct in saying that they are looking into Singer Park for a baseball field.

Alderman Wihby answered right next to Singer Park has always been a location.

Mr. Taylor stated I don't think we are going to restrict it to looking at Singer Park. I think the issues that the feasibility study is going to address are much broader than a specific location.

Alderman Shea asked so if there were several sites but one of which was Singer Park would that still be considered for that fund.

Mr. MacKenzie answered I guess I want to look a little closer at that.

Alderman Lopez stated I think there is a study on Singer Park also, Jay, that the Foundation has because they were going to build a baseball field down there. Secondly, could any of that money be used for the Pearl Street Parking Lot?

Mr. MacKenzie asked do you mean to reconstruct it.

Alderman Lopez answered yes they need a lot of work down there.

Mr. MacKenzie stated again I think the intent was more for private economic development projects as opposed to public infrastructure, which is normally done through other means like capital projects. Some of these would have to be defined better but I would lean against using it for public infrastructure.

Alderman Shea asked Stephanie are any of the owners in attendance here and are they going to be part of this. In other words are we just giving them the money and that is it?

Ms. Lewry answered actually I would like to clarify because I am here representing the committee. The members who are here that have attended those committee meetings would you stand up so that the Aldermen can see who you are? Kevin would you stand up to represent the Highway Department and Tom Lolicata is at his own meeting in the other room. It is a wide variety of people from the City as well as the owners in the Millyard. I want to make it clear that this is not money that is going to go to Intown Manchester for our Intown Manchester projects. It is going to go to the Millyard Landscape Revitalization Committee and I am the umbrella over which this committee operates so the money would come through me and go right to them for the projects that are identified.

Chairman O'Neil asked who puts the contracts out.

Ms. Lewry answered everything would come through my office.

Chairman O'Neil asked so Intown would contract with the landscapers.

Ms. Lewry answered right.

Alderman Wihby asked how did we get the money in the first place.

Mr. MacKenzie answered most of it came from the Center of NH project. We put Federal funds into that project and they have been paying that back over the years.

Alderman Wihby asked what have we used it for in the past.

Mr. MacKenzie answered it has been used to help with the Elm Street reconstruction and almost all of the façade improvement program and City Hall.

Chairman O'Neil called for a vote on the motion to approve the request for $125,000 to come out of the Central Business Revitalization Fund. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 22 of the agenda:

> Communication from Donald L. Clay, former MTA General Manager, requesting an opportunity to meet with the Committee to discuss the MTA's CIP requests for FY03 and FY04.

On motion of Alderman Shea, duly seconded by Alderman Wihby, it was voted to refer this item to the budget discussions.

Chairman O'Neil addressed Item 23 of the agenda:

> Request of Manchester Neighborhood Housing Services (MNHS) for HOME funding subsidies in the amount of $215,000 for the creation of five new rental units in the inner-city (Union and Manchester Streets).

Mr. MacKenzie stated I would just like to brief you on this. There were several housing projects in the past and the Board has allowed our staff to handle projects for under $300,000. This one is under $300,000 but it is relatively new to us and we were looking to get the Committee's concurrence on it. In this particular project there is a subsidy needed to clean up a block of the City. That block is at the corner of Union and Auburn Streets. NHS would be building two new buildings – one would be a two-family and one would be a three-family. These two buildings would then be sold to private interests but to make the whole project work – to make it all happen, there is a subsidy needed. It is about $100,000 for one of the buildings and $115,000 for the other one.

Chairman O'Neil stated it says Union and Manchester on what I have and you just said Union and Auburn.

Mr. Maranto replied there are two different locations. One is on Manchester Street and one is on Union.

Chairman O'Neil asked where is the one on Union Street.

Ms. Steven-Hubbard answered between Lincoln and Wilson.

Chairman O'Neil asked so there are two existing properties and this is not a grant, it is a loan.

Mr. MacKenzie answered no these would be a grant.

Chairman O'Neil asked why can't they be loans.

Ms. Steven-Hubbard answered the concept of the project is to develop these two separate properties for sale to homeowners. The cost to build them is approximately $118,000 per unit but we can only sell them for approximately $50,000 per unit to make the deal work for our low-income homebuyer. There is a gap between what we can build and what we can sell for and we certainly could put resale restrictions on it so if the homeowner sold it and got a windfall profit that money can go back to the City. That is what we normally do but to expect repayment as a second mortgage is not realistic.

Chairman O'Neil asked in this particular program.

Ms. Steven-Hubbard answered correct.

Chairman O'Neil asked how many units total.

Ms. Steven-Hubbard answered five units.

Alderman Wihby asked so $118,000 is what it is going to cost us to fix these buildings.

Ms. Steven-Hubbard answered there is currently one vacant lot and the lot on Union and Auburn Street is the site of what used to be known as the Oasis Club. We are anticipating tearing that down.

Alderman Wihby asked so we are putting a two-family there and then there is three-family on another…so they are both vacant lots and we are going to build a brand-new two-family and three-family at approximately $118,000 for each.

Ms. Steven-Hubbard replied no it is approximately $118,000 per unit. If you include the cost of acquisition and the building of it.

Alderman Wihby asked so about $500,000 we are going to spend on these two buildings and then we are going to turn around and try to find someone to buy them for $50,000 a unit.

Ms. Steven-Hubbard answered actually closer to $70,000 a unit.

Alderman Wihby asked so we are going to spend $250,000 on five units so we can build two houses.

Ms. Steven-Hubbard answered correct.

Alderman Wihby stated that is a lot of money isn't it.

Ms. Steven-Hubbard replied yes.

Alderman Wihby asked why don't we give them free rent some where.

Alderman Lopez stated we have to think about those people who need it. They will own it.

Alderman Shea stated we have to think about those who are trying to survive. Where are our hearts? We have to look out for those people who may be on the other side of the ledger. You know people who own businesses contribute but these people are going to contribute taxes to the City and help out in other ways. You might have a scientist come out of that area.

Alderman Wihby replied $500,000 for five units is a lot of money.

Ms. Steven-Hubbard stated the total cost of the project is probably over $500,000.

Alderman Shea asked but we are contributing $215,000 and you are contributing the rest right.

Ms. Steven-Hubbard answered that is correct.

Alderman Wihby asked where is the other money coming from.

Ms. Steven-Hubbard answered it would come from the homeowners who would take out a mortgage. $325,000 total would come from selling the properties to individual homebuyers. Because there is a combination of home ownership and rental housing, the rental housing would help the homeowner support a higher mortgage so we are looking at total homeowner contribution for both of these buildings combined at $325,000.

Chairman O'Neil stated one of the things we have to do because we have spent a considerable amount of time during the last term on these HOME funds and that. When we are going to come in with these things we need a little proformer or something with a breakdown. The numbers change and we need better documentation on exactly what we are doing. I don't know how many times we had Neighborhood Housing come before us and we never addressed the issue and they kept coming back. We need to get a little bit of control on this.

Alderman Gatsas asked it is $118,000 per unit and the units are probably somewhere between 1,100 and 1,200 square feet.

Ms. Steven-Hubbard answered probably 1,300 square feet.

Alderman Gatsas asked who is building these units. That is almost $100 a square foot.

Ms. Steven-Hubbard answered we don't know yet who is building the units. We have to put it out to public bid.

Alderman Gatsas stated I don't think there is property being built in the north end at $100 a square foot.

Ms. Steven-Hubbard answered I think it is closer to $70 a square foot but it is expensive to build housing. There is no question about it.

Alderman Shea moved to approve the request for $215,000 in HOME funds. Alderman Lopez duly seconded the request.

Chairman O'Neil called for a vote. The motion carried with Alderman Wihby being duly recorded in opposition.

TABLED ITEMS

24. Communication from Manchester Emergency Housing, Inc. submitting a

2002 CIP Projects status report requesting that the Cash Project purpose be changed from day care to operational expenses.

This item remained on the table.

25. Communication from Ronald E. Ludwig, Director of Parks, Recreation & Cemetery regarding the Derryfield Park – UPARR Grant.
(Remained tabled 12/11/01 pending investigation for additional funding by Bob MacKenzie and a conceptual drawing from Parks.)

On motion of Alderman Lopez, duly seconded by Alderman Smith, it was voted to remove this item from the table.

Mr. MacKenzie stated on previous occasions Alderman Gatsas has asked some very direct questions to us in looking for money for Derryfield Park. He missed our earlier discussion on the pools of money and limitations on certain funds. I have been working with Ron Johnson and talking about the schedule and it looks as though the design work will be complete and will be going out for construction in May. Ideally, I believe that the way to handle it if you are looking for $100,000 ore more plus is to include those funds in the FY03 budget. Monies are requested by Parks and Recreation and the timing would work out well because the Board can expedite the project in April and the project could then proceed.

Chairman O'Neil asked is there a commitment of the $150,000.

Mr. MacKenzie answered that is up to the Board. There is $150,000 earmarked right now for Derryfield Park, but there were additional funds needed to perform other work upwards of $250,000 or more.

Chairman O'Neil stated I thought the agreement was to get the playground done. Wasn't that the agreement?

Alderman Gatsas replied the original agreement for FY02 was that because Derryfield Park was possibly available to Federal funds of $450,000 that the funds that were allocated to other parks were allocated because Derryfield was going to get $600,000. $150,000 which was appropriated and the $450,000 that was coming from Federal funds. Well, there was a glitch in the Federal funds so I think that this Board or the past Board made in good faith an opportunity that I moved to allow some of the other funds to be transferred to some of the other parks because the Federal funds were coming to Derryfield and that was the only place that we could find Federal funds so I agreed to that. Now the agreement that has been penetrating for the last four months was first we were going to find money possibly in the police firing range and we would find other tidbits in other

various projects to get this year's money to $250,000. I think that is what Alderman O'Neil said and I assumed that the other $300,000 we would find in this coming budget to make up the difference. That is the understanding that I assumed with good faith we moved on last year.

Chairman O'Neil asked we are not under contract for anything at Derryfield now.

Mr. Johnson answered the $150,000 was approved by the Board in January.

Alderman Gatsas replied that is not true. It was approved last year.

Alderman Lopez stated the $150,000 for the playground equipment was approved in January.

Alderman Gatsas replied no it was approved in last year's budget.

Mr. Johnson stated the Resolution was adopted in January so the monies have been put into an account for our department. We have begun the engineering and had a community meeting last week…

Chairman O'Neil interjected to do what.

Mr. Johnson replied the playground.

Chairman O'Neil asked only the playground. We are not designing all kinds of other stuff, only the playground?

Mr. Johnson answered that is right.

Chairman O'Neil asked how much does that cost.

Mr. Johnson answered that is the $150,000.

Chairman O'Neil asked so the $150,000 is gone now and there is no money for the playground.

Mr. Johnson answered we will be putting it out for bid.

Chairman O'Neil asked why do we need $150,000 to design a playground. We have been building playgrounds all over the place.

Mr. Johnson answered if you look at the one at Livingston Park, that cost $275,000. When you look at it, the playground equipment itself is close to $75,000.

Chairman O'Neil asked is the $150,000 only for design or is it for the installation of the playground.

Mr. Johnson answered it is for the complete playground.

Alderman Shea asked how much are you looking for. $1 million?

Alderman Gatsas answered the total amount we appropriated last year was $600,000.

Alderman Shea asked for Derryfield Park.

Alderman Gatsas answered yes. It was a $600,000 project that this Board agreed to.

Deputy Clerk Johnson stated I can clarify that. There was a $600,000 appropriation intended for Derryfield Park. My recollection of the discussion at the Board level was the intent was a portion of that was to be federally funded and a portion of that was coming out of…I think it was $150,000 from CIP.

Alderman Gatsas replied but the initial appropriation was $600,000 and because there were other projects involved, Derryfield had the ability to pick up $450,000 from the Feds so I agreed because Derryfield had the ability to pick up the Federal funds that we wouldn't take money from the other projects. This has been on the table since December so I know that the $150,000 was expedited to start the playground last year so why it is still sitting around is beyond me.

Alderman Lopez responded it was just approved in January.

Alderman Gatsas replied not it wasn't. It was approved in last year's budget.

Alderman Wihby asked wouldn't this just go into the Mayor's budget.

Chairman O'Neil asked the balance of this needs to be referred to the Mayor's budget correct.

Alderman Gatsas answered over and above what Mr. MacKenzie doesn't find in the CIP projects now.

Alderman Wihby stated my understanding of this was that we were trying to do the whole project but we knew we weren't going to be able to do the whole project but we knew there was a chance of getting Federal funds so we appropriated the $150,000 figuring we were going to get $450,000. I don't know if we would have voted differently if someone wanted $600,000 to fix the whole park. I didn't vote to say okay you are going to get $600,000. I voted well it is a good deal to put up $150,000 to give you $450,000.

Deputy Clerk Johnson stated when it was presented to the best of my recollection that there was an opportunity to tie into the Federal money.

Alderman Wihby replied but I don't think it was one of the top priorities of Parks at the time.

Mr. Johnson responded it wasn't a high priority but the City was eligible for the Federal grant but we were never guaranteed that we would get the money.

Alderman Wihby stated I just want to understand what we are doing here. The $150,000 was already given right? You already have that.

Mr. Johnson replied we have $150,000 in the account.

Alderman Wihby asked so what are we trying to do with the rest of this. Are we just trying to say that we want an additional $450,000 put into the next CIP budget? Is that what we are trying to do today? I don't know what we are trying to do.

Alderman Gatsas stated we asked Mr. MacKenzie to look for some additional money if I remember, like $100,000 that would have moved it along.

Alderman Wihby asked to increase the $150,000.

Alderman Gatsas answered to make it $250,000 so they could complete the first phase.

Alderman Wihby asked did we do that.

Mr. MacKenzie stated I just want to clarify why this is on the agenda. The Committee itself raised the question at one point if we are not getting the $450,000 should we use the $150,000 for some other purpose. The Committee then after discussion decided to table it until they could talk to Alderman Gatsas. It has been tabled for a potential discussion on transferring the money. I think my

understanding was that this money would and should be kept for Derryfield Park and that is why this is here.

Chairman O'Neil stated we voted for the playground. We voted for that.

Deputy Clerk Johnson stated it came back again after that and the Committee voted to use the $150,000 for a playground and asked Mr. MacKenzie to find some more money.

Alderman Wihby asked are we saying that we are short $100,000.

Deputy Clerk Johnson answered for the first phase.

Chairman O'Neil asked what is the other $100,000 for.

Mr. Johnson answered it would be for ADA improvements connecting sidewalks and parking lots.

Alderman Wihby asked so we are saying that we are still looking for $100,000 now from balances or whatever and the rest of the money is going to go into the CIP 2003 budget.

Mr. MacKenzie answered yes and I would just review where we have looked for balances. I know that we are running out of time but we have looked at the firing range but that is still in process. I know that Tim Clougherty is looking at going into final design I believe.

Mr. Clougherty stated we have hired an architect and a mechanical engineer and I am meeting with them tomorrow morning to go over the options on design. Our entire scope of work and budget has not been defined yet.

Chairman O'Neil stated we need to bring some closure to this because there is one new item that is very important that has to be addressed.

Alderman Shea asked, Ron, are you going to submit the Federal grant for the $450,000 this year. I know that last year it was turned down but…not that we are going to depend on it but if it comes we can use it.

Mr. Johnson answered in talking with the folks at the National Park Service, they recommended that we look at a different area of the City. A lot of the reason why we didn't get the funds was because it was based on certain low to moderate income statistics and we just couldn't come up with that. They recommended that we look at perhaps some of our CDBG target areas.

Alderman Lopez stated I would like to get the minutes of the meetings where we discussed Derryfield Park because there are three different versions here and I agree with Alderman Wihby. I don't recall agreeing to $100,000 more and Ron is talking about ADA and there is ADA money.

Chairman O'Neil replied we are not going to solve this tonight. Let's refer Item 25 to the City Clerk's Office to come up with the minutes for clarification and to the Planning Department.

On motion of Alderman Smith, duly seconded by Alderman Shea, it was voted to refer this item to the Planning Department and ask the City Clerk to provide minutes of previous discussions regarding this topic to Committee members.

26. Proposal for an Eight-Year Capital Improvement Plan submitted by Mayor Baines.

This item remained on the table.

27. Copy of a communication from the Deputy Finance Officer to Alderman Gatsas relative to funding options for Millyard parking facilities.

This item remained on the table.

28. Copy of a communication from the Deputy Director of Parks, Recreation & Cemetery to Ms. Georgie Reagan relative to the establishment of a Visitor's Center at Veteran's Park.

This item remained on the table.

NEW BUSINESS

Resolutions:

> "Amending the FY2001 & FY2002 Community Improvement Program, transferring, authorizing and appropriating funds in the amount of Two Hundred Fifty Thousand Dollars ($250,000) from CIP 811202 Architecture/Engineering Facilities Capital Planning Project."
>
> "Authorizing the Finance Officer to effect a transfer amount of Two Hundred Fifty Thousand Dollars ($250,000) from the 2001 CIP 330401 McLaughlin Middle School Addition Project to the 2002 CIP 811202 Architecture/Engineering Facilities Planning Project."

Mr. Sheppard stated what we are requesting is a transfer of $250,000 from the McLaughlin Middle School Addition project to FY03 projects. What we need is some money to start the FY03 school projects and also to help us implement the capital plan for schools which potentially might get approved tonight or actually is being reviewed tonight.

Deputy Clerk Johnson stated I would note that some of what you see here has not been presented yet. My recommendation would be to refer this item directly out to the Board and you will be able to discuss it in the Finance Committee next week because we don't want to slow down the process should you decide to proceed. You can always send it back to the Committee if you need to.

Alderman Wihby asked are we talking about transferring the money to do architectural designs to do what we are going to hear about later tonight.

Mr. Sheppard answered some of that is for FY02 projects.

On motion of Alderman Smith, duly seconded by Alderman Lopez, it was voted to refer the Resolutions to the Finance Committee.

There being no further business, on motion of Alderman Shea, duly seconded by Alderman Wihby, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee