

COMMITTEE ON COMMUNITY IMPROVEMENT PROGRAM

January 14, 1997

6:30 PM

Chairman Robert called the meeting to order.

The clerk called the roll.

Present: Alderman Robert, Reiniger, Clancy, Domaingue

Absent: Alderman Wihby

Chairman Robert addressed item 4 of the agenda first:

4. Communication from the Riverfront Park Foundation requesting to meet with the appropriate Aldermanic Committee(s) relative to their proposal to oversee the building, operation and maintenance of an outdoor sports stadium complex alongside the Merrimack River in the Millyard area.

Mr. Mark Campbell introduced himself as a member of the board of the Park Foundation. Peter Ramsey introduced himself as a member, and Rick Plichta a member of the board, and Dennis Anctil an engineer with TF Moran.

A handout, noted as a business plan was distributed to members of the committee. An illustration reflecting a colored drawing of the proposal was set up for reference and viewing by the Committee. Mr. Ramsey noted the illustration was done by Mr. Anctil's firm over the last week.

Mr. Campbell noted the area reflecting the football field was the present site of Riverfest, also known as "Hobo Jungle"; that they were proposing a low cost beginning to the revitalization of the downtown area and by building an athletic facility, which was actually a multi-purpose facility, for athletics - football and soccer primarily - also rugby, lacrosse, field hockey, but also could be used as a venue for concerts. Mr. Campbell continued stating that

it would bring a direct benefit to the community by allowing for an improvement in athletic programs for the youth of the city, it would bring in cultural events to the city and more importantly it would bring people downtown and get them into the habit of coming down to this area for cultural events and other recreation. The cost that they were looking at here was not a cost to the taxpayers directly, what they were looking for is money to be raised by the sale of bonds that they intend to pay back. They were looking at an initial cost of \$836,000 as was set forth in the business plan. In looking at the numbers they should consider the fact that they had been very conservative in terms of determining what the revenues would be. They had looked at low end of what they expected revenues to be, and had been conservative as to expenses looking at what the high end of expenses would be. they expect the numbers to be more favorable in both of those in what they prepared, but it was only fair to do it in a conservative manner when presenting it. What the revenues did not include was advertising and signage and leasing of the venue, which they look that as a potential substantial source of income. The business plan proposed would result in \$76,000 per year being paid back to the city over 20 years, with a \$76,000 amount kicking in on the third year, the first two years would be no payment so they could get it up and running, and after they would pay the \$76,000 a year. In looking at the current state of affairs when it comes to facilities, he thought they could get a substantial chunk of money from any business that wanted to lend their name to this field, and that would be worth he thought even \$70,000 a year to have the field named after your business would be getting off cheap when you look at the money that gets paid for other fields that are used for professional sports. Mr. Campbell stated that he thought there was adequate room for additional revenues well in excess of what they were looking at in the plan. Mr. Campbell stated that this city, the largest in the state, has no real adequate or decent outdoor facility for anything other than baseball. Gill Stadium was a great place and he loved it, but it was made for baseball and really is best for baseball, it was not a great place to play soccer or to watch it, it was not a great place to play football or to watch it. Mr. Campbell continued stating by putting the facility in the current location they could solve that problem initially with no cost to the city, it was a step in the right direction for revitalizing downtown and would be wholly consistent with further developments in the millyard area that people had been looking for over the last 25 years, it would create part time jobs for high school and college kids because they need people to run concession stands, and maintain the field, it would also free up Gill Stadium for baseball

without having to worry about the detriment to the field that's caused by football, and it would open up an option for minor league baseball at Gill Stadium, an option that they don't have right now. Mr. Campbell stated that in addition to all of those benefits, the site is attractive not only because it was downtown, but there would be no disturbing of any residential neighborhoods which is always a problem when you try to put in a facility that seats 3,000 to 5,000 people, you have to have places for people to park which they have, and there is noise and traffic and that is not going to be a problem at this location; that it also utilizes a plot of land that virtually has not current use for the community other than Riverfest on a three day occasion in September. Mr. Campbell noted that their plan did not detract from Riverfest, the plan provides for Riverfest to be there, so that would not be an issue. He urged the aldermen to take a good look at this plan noting that M. Ramsey and Kevin Provencher, a local writer for the Union Leader, have done a great deal of work in putting together this package, they have personally talked to all of the people that would be providing the initial items that they would have to purchase -- lighting, bleachers, etc. - they had obtained the numbers directly, and had spoken at length with Mr. Clougherty who advised that upon getting the go ahead he could have the money available within a two week period. Mr. Campbell stated that they were looking to break ground in the spring and open on July 4, they were looking at an improvement in downtown that would not require a whole lot of capital investment, they would get a lot of bang for the buck for what the city was being asked to do. Mr. Campbell felt it would be a great step for the city and a great boon for the local community, and would bring people from outside into the community. Mr. Campbell noted that the NHIAA has an annual football championship game and this would be a perfect site to have it on a regular basis; that the seed for the idea came last year when the women's high school soccer finals between two Manchester teams was played at Soughegan High school stadium because it was the best high school stadium they could have it in and it would not be the case if this facility was up and running.

Mr. Ramsey stated that they had talked to a number of athletic directors around the state, people from Plymouth State, New Hampshire College, St. Anselm's, they talked with football coaches, a number of people at UNH had mentioned the possibility of playing the annual blue/white game there in the spring which would draw a great crowd. Mr. Ramsey noted the back of the package contained letters from the general manager of the professional soccer team in New Hampshire, they say that they will not be able to survive in New Hampshire unless they find a site for a home, which could be provided all summer long for them here; there was a letter from the NHIAA, the organization that schedules tournament games in the state for the high schools, and a letter from the general manager of the Granite State Warriors, a semi-pro football team who would be happy to play there. Mr. Ramsey noted that the possibilities were out there, they thought conservatively 100,000 people would come there in 1997.

Mr. Campbell stated he thought when they looked at 100,000 people showing up on a regular basis over the summer months that creates a real opportunity for people who want to establish businesses in the millyard area, when you have a lot of people walking past your storefront that gives you ample opportunity to recruit people to come in and buy your wares, go in and have a meal or whatever the case may be, but at least it gets people down there which they did not have now other than the few businesses that are there during the downtown hours, there was no incentive for anybody to go down there at night, and it would be a great place for people to gather without disturbing the neighborhoods - a great idea at a very low cost with little risk for the city.

Mr. Ramsey stated the final point in looking at the conceptual plan is that those stands would be movable, serving a greater function, they have college kids who can move them in about an hour and a half so if they want a concert, they can turn it into a concert venue, for soccer its pulled a little farther out, for football, a little closer in, that was critical for the enjoyment of the sport for the fans. Mr. Ramsey stated there would also be four life stanchions probably on each end of the stands off to the side which would light it for night games which was critical for increased attendance.

Mr. Campbell noted that as a concert venue that was a major source of revenue because it was obviously a higher ticket item, people pay more

money to see a concert than they do to see high school football. Mr. Campbell commented that when they had concerts at Veteran's Park, it simply wasn't big enough he did not think to accommodate a lot of the needs, there were trees and when you were done you had in the middle of the city a clean up process going on, this was not in the middle of the city, you could set things up without creating a eyesore, that's what it's built for. Mr. Campbell noted that the location now was an open space and it would pretty much remain an open space, with grass instead of tar, and with the bleachers being movable it created a lot of opportunities for ways of use by the city and the foundation.

Alderman Domaingue asked if this group had done any other ventures. Mr. Campbell he had not, but Mr. Ramsey was involved in running a theater successful in the north country. Mr. Ramsey stated he had started the Lakes Region Summer Theater six years ago and they had sold 25,000 tickets last summer, and they had the same sort of operation up there; that he leased a \$2 million theater from the school district in Meridith, having a long term lease, and he hired 40 theater people for the summer, which his brother and he ran; that the shows were great. Mr. Campbell noted that Mr. Provencher was not present, but was a sports writer with substantial connections in the sporting community in the state, which was what was needed to get the sports events here.

Alderman Domaingue commented that what was distributed would take time to absorb and asked if there was an outside time limit in which they needed to know. Mr. Ramsey responded that if the bond was ready by the first of April they could break ground and have it ready to go by July 1 of this year, it would allow time to book acts and have a limited concert season this summer, maybe only eight dates, and various sport uses would be able to be held

Alderman Domaingue asked about the length of the lease. Mr. Ramsey responded that it was debatable, to be negotiated, and commented that his lease with the school district was five years and something along that line was probably be fair for the organization to prove itself.

Alderman Clancy noted that the cost reflected was a little over \$800,000 from the city, with the City still owning the land the foundation leasing the land. Mr. Ramsey concurred. Alderman Clancy asked about the upkeep.

Mr. Ramsey responded that the upkeep would be handled by the organization; noting there were several advantages in running a non-profit organization, one was that they were able to raise money from every person that walks in, they can hand them a package and say let's pay it back Manchester, let's pay it back right away and if everybody donated \$1.00 extra when they walk in it would get paid off very quickly. Mr. Ramsey noted that the idea of the balloon payment came from Kevin Clougherty, and it was a great idea because it allows the payback of approximately \$6,000. per month to occur two years into the loan.

Alderman Clancy asked how many acres of land was there. Mr. Plichta responded about 3 acres. Alderman Clancy asked about parking. Mr. Ramsey responded that the parking would go on the site, where the compound was now.

Alderman Clancy noted that he would give it some serious thought.

Alderman Reiniger followed up on Alderman Domaingue's question about the timing for approval to keep them on the spring/summer schedule. Mr. Ramsey responded yes, they would love to have a gala opening on July 4, it would be wonderful for the City, it would help kick it off, the only delay here was getting the turf to grow in and he was told by two companies it takes 3 to 4 weeks to do that; that there was not reason that the preparation for the ground work could not be done by May 1. Mr. Ramsey noted that they would dig it out because they wanted first class drainage so rain was not a factor, they would put gravel and sand in a foot deep.

Alderman Reiniger stated that he thought this would be an outstanding project for the downtown and they were lucky that the downtown was ideally situated to become an entertainment leader in the state, a major recreational venue for the state and a major leader in historical tourism; and that this project fit very well into that scheme and would bring in many people to an area which right now has had not use for many decades and every day they do nothing with it the city is losing money.

Mr. Campbell noted that it would be a visible site from the road and that mattered to him; that driving down the highway if he saw something there instead of trees and tar, he thought there was a benefit from that to the city, it

gives you something to look at when you ride by, it makes the place look better, and it was easy to find.

Mr. Ramsey noted that they had not run into anyone sports related that was in opposition to this. In meeting with Jim Schubert, Mr. Ramsey noted that he had commented that no one had ever asked him about a football field in the city before, and he was very excited to have a place that is run by sports people that are going to cater to the kids of the city. Mr. Ramsey noted that as best as they could tell there were 5,000 kids in the city now playing football and soccer, as a conservative number; that to give the city a birthday present from itself would be wonderful.

Mayor Wieczorek noted that he had met with Mr. Ramsey and Mr. Clougherty and had a lengthy discussion about it and recommended they present it to the CIP Committee to have the committee look at it.

Alderman Domaingue stated that they owed it to the initiative of this group of people to give it some very serious consideration. She did want to ask the Planning Director whether this particular piece of property had designs on it by any other groups or other ideas.

Mr. MacKenzie responded that there had been several groups, and there were others still looking at it for possible uses, for example Highway had some interest in it, Parks and Recreation had looked at a long term plan for the city using the site, and certainly it had been identified a couple of times for a civic center, and a baseball stadium. Mr. MacKenzie stated that there had been several uses, he did not think that any had progressed to the point as close to reality as this proposal. Mr. MacKenzie noted they would have to be careful that it might not forestall for example a civic center, the question was whether both could co-exist, he thought it could be reviewed to answer some of the questions; that from a financial standpoint looking at the city's bonding capacity he thought they would have to analyze the risk involved, obviously, businesses take risks he thought it was an intriguing idea, and thought it could potentially go and do quite well.

Mr. MacKenzie continued commenting but how does the city assign that risk and if there is a shortfall essentially someone would have to assume the shortfall and that probably would be the property taxpayers. Mr. MacKenzie

stated he thought the city could evaluate that risk, he thought the benefits could outweigh the risks, but it needed a little more examination to find out.

Mr. Campbell stated the creation of this facility did not forestall putting a civic center on that site if somebody decides that is the way the city ought to go; that they were not creating a building that had to be torn down, it could very simply be made into a civic center, but the problem was that they had been talking about a civic center for awhile and nothing seemed to have happened yet and this was something that could happen quickly; that he did not think this proposal would forestall a civic center in that area if that was where the city decided to go at some point.

Mr. Ramsey noted that it would not be hard to conceptualize a billboard at the entrance to the site that said “the future home of centerplex”.

Alderman Domaingue stated she would have to agree that this would not be in competition with a centerplex; that they had a lot of active groups that are poised to move creatively on some very good ideas for the city to bring the public in and make the city more creative and she was not going to eliminate any one of them to wait for another one that they had to be open to all of those ideas; that she wanted the opportunity to look at it her concern not being in the competition but in the financial element of this package. She hoped that the committee could do that in the next 30 days.

Chairman Robert questioned if she wished to move this proposal to the appropriate staff to come back.

Alderman Domaingue so moved to refer the proposal to staff.

Alderman Clancy asked how much impact it would have on the taxes. Mr. Ramsey responded that Kevin Clougherty was the person to respond to that question; that they had met with him a number times and noted that he and his staff had been wonderful to deal with. Mr. Ramsey stated that he thought Mr. Clougherty would tell them that it is workable.

Mr. Ramsey stated that as far as whether the site would cost the city money down the road, if Donald Trump showed up and wanted to build a casino tomorrow the city could decide to sell it to him. Mr. Ramsey noted he was a taxpayer and did not want his taxes to go up any either.

Alderman Domaingue moved to refer the proposal to staff for study and report. Alderman Clancy seconded the motion.

It was concurred that staff would consist of Finance, Parks, Planning, MEDO and Highway, with some type of report in 30 days. Planning was assigned to take the lead in coordinating the staff review.

Within discussion Mr. MacKenzie suggested it could be reviewed as part of the CIP process. Chairman Robert wished to have a report separately on this issue, noting they could also refer it to the CIP process as well.

Mr. MacKenzie commented on the requests thus far for funding in the next CIP process, noting that given the amount of requests and funding available they would have to demonstrate that these funds were going to be paid back and therefore it doesn't really have a property tax impact and would not take away from other requests, such as fire stations, schools, etc..

Chairman Reiniger noted that it sounded as if they needed the Finance Officer to return in 30 days with a report.

Chairman Robert called for a vote on the motion to refer to staff for report. The motion carried.

Chairman Robert noted that Jay Taylor wanted to give an update on the museum.

Update on Sargent Museum

Mr. Taylor stated noted that in early December they sent a draft purchase and sale agreement for the 88 Lowell Street property to the Sargent Museum people for their review and comment; that he understood they would have a Board of Directors meeting tomorrow and this material was distributed to their directors and legal counsel and it was their intent to get back to the city after the meeting with a response to the P&S, and at that point he thought they would find out where the differences of opinion lie as to how this transaction proceeds and will be the basis for ongoing discussions to negotiate a final deal. Mr. Taylor stated he would be back to them at some point he hoped within the next 30 days with some kind of a recommendation or report on where they stand.

Mayor Wieczorek requested they address item 7 next. Chairman Robert so addressed the item.

Communication from the Director of Planning relative to the Families in Transition Housing Project.

Mr. MacKenzie stated that this was a project that had been some time in the making, it was being funded by several sources and the construction had already started. It was a grant from the Department of Housing and Urban Development, a fairly major one. Mr. MacKenzie noted that it was a housing program for rehabilitating a building on Market Street that provides a unique resource in that it allows people in homeless shelters and other difficult situations to have some transitional housing so that they can progress to some permanent housing, and it does cater towards families. Mr. MacKenzie stated they are very close to executing the contract which they hoped to do tomorrow and they wanted to inform the Committee that it was coming to a close and briefly mention the terms of the project.

Mr. MacKenzie continued stating in general they were using \$230,000. of HOME funds, from the Dept. of HUD, and the fund were geared specifically for this type of project; that the funds can be used as a grant, but in this particular case they were using low income housing tax credits and other funds, the financing of the project requires that it be some type of loan. So while it could have been a grant it is structured as a loan and would be a 30

year loan at 0 interest with payment at the end of 30 years. Mr. MacKenzie noted that where the project was underway they were hoping to get the funding quickly, and staff had reviewed the project with the solicitor's office and were at the final phase and would likely execute the contract this week.

Alderman Domaingue asked how many families were going to be served by the project. Mr. MacKenzie noted the president of the project could answer those specifics. Alderman Domaingue asked why a balloon payment, and was that the intention all along. Mr. MacKenzie responded they had negotiated, one of the difficulties through the process was they had to try to find a way if this could be a repayment loan, rather than a balloon, they had looked at all of the financial numbers, looked at the records and pro forma they had and staff ultimately had concluded that there was no way that this operation which was a non-profit group providing a basic shelter purpose could refund on a repayment basis like that.

Alderman Domaingue noted that she was very uncomfortable with that with anything that waits 30 years to pay the city back. Alderman Domaingue asked for background on the number of families they would be serving. It was noted that they would be serving about twelve families.

Maureen Beaurigard, President of Families in Transition, addressed the committee stating that Ann Snow was also present and was on the Board of Directors, and Sal Stephen Hubbard with Manchester Neighborhood Housing Services was also present to answer questions as well because it was a complicated project and they had Neighborhood Housing Services come in to assist them.

Mayor Wiczorek commented that when they put the project together the question was how do you make it work, and as the letter stated from Mr. MacKenzie it could have been a grant, but if it were structured as a grant then it would not be able to work, they would not be able to put all of the pieces together that they need and the project would not get off the ground.

Alderman Domaingue stated she was not questioning the sincerity of the effort she was just uncomfortable with any project that waits 30 years to pay the city back. It was a long time for this type of an investment.

Mr. MacKenzie noted that they had looked at all of the alternatives, it was a project initially put together by Peter Roache formerly of NHS who was very good at putting packages together that worked and was probably the only person that could make it work and it was a project for the city that provided a service that perhaps in some cities the city itself has to provide, so having a non-profit organization that fills this role, fills this gap saves the city money so this particular program he thought after looking at it every way, and after a difficult process he felt this was the way to make it work. Mr. MacKenzie noted that the project was in the middle of construction, they need this as a final element to complete the project. He would hate to see a project that has gone more than midway down the stream and derail the project.

Alderman Domaingue asked about the funds to be repaid asking if it were a federal grant, and the therefore there was no impact to the locally property taxpayer. Mr. MacKenzie stated that they were federal funds received from the Department of Housing and Urban Development that can only be used for projects such as this.

In response to further question, Mr. MacKenzie advised that the funds would be paid back to the city but it was a revenue that would still have to be used for this type of project, so it could not come back and be used to offset the tax rate.

Mayor Wiczorek noted that this property would remain on the tax roles, and they would be paying a property tax at \$9,000. per year now, and if the city was doing it they would be taking it off the tax roles and they would get nothing.

It was noted that this was an information item being brought before the Committee; that there was no action required on it, it had been ongoing for awhile, the vote having occurred in the fall of 1995.

In response to question, Alderman Reiniger noted that he was on the Board of the organization, it was a great organization but he had refrained from comment and voting on the matter.

CONSENT AGENDA

Chairman Robert advised if you desire to remove any of the following items from the Consent Agenda, please so indicate. If none of the items are to be removed, one motion only will be taken at the conclusion of the presentation.

- A. 1994 CIP Budget Authorization:
 - 6.10323 Reserve for Affordable Housing - Revision #3 - Revised Closeout

- B. 1995 CIP Budget Authorization:
 - 6.10311 Housing Rehabilitation Administration - Revision #3 - Closeout

- C. 1996 CIP Budget Authorizations:
 - 6.1000 HOME Project - Revision #2
 - 7.30267A Master Plan Update Phase II & III & EIS - Revision #1
 - 8.20101 Community Facility Management - Revision #3

- E. An amending resolution and budget authorization allowing for the acceptance and expenditure of funds by increasing the 1992 2.10604 Cultural Awareness - \$400.00.

- F. An amending resolution and budget authorization allowing for the acceptance and expenditure of grant funds by increasing the 1996 2.20710 HIV Education Services - \$20,000 State.

- G. An amending resolution allowing for the acceptance and expenditure of grant funds for various School Department projects by adding the Safe & Drug Free School Community Act - \$231,046.00 and the Manchester Developmental Preschool Special Gifts - \$1,500.00.
- H. Communication from the Director of Planning providing an informational update on the Elm Street Housing Project.

HAVING READ THE CONSENT AGENDA, ON MOTION OF ALDERMAN REINIGER, DULY SECONDED BY ALDERMAN CLANCY, IT WAS VOTED THAT THE CONSENT AGENDA BE APPROVED.

- D. 1997 CIP Budget Authorizations:
 - 2.10606 Cultural Diversity Task Force - Revision #1 - Project Closeout
 - 6.10404 Concentrated Code Enforcement - Revision #1
 - 6.40404 Project Greenstreet - Revision #1
 - 6.50220 Central Business District Improvement - Revision #2
 - 7.10214 Annual Traffic Program - Revision #1

Alderman Domaingue asked about the Concentrated Code Enforcement authorization noting it reflected a note that it transferred monies from other line items to salaries, fringes and equipment, asking for particular details on what it was for.

Mr. MacKenzie advised that they were utilizing CDBG funds for a special concentrated effort on some of the more troubling buildings in central area of the city to make sure they are up to code, housing and building, to make sure the people and tenants have suitable living place, so most of the funds would go towards the salaries for one person who was going to be hired to have the concentrated housing code enforcement, and it was funded for a total of \$42,000 so the total was not changing, some of the line items did change slightly, the fringe had to be broken out as required by the Finance Department.

On motion of Alderman Domaingue, duly seconded by Alderman Reiniger, it was voted to approve the authorizations.

Chairman Robert addressed item 5 of the agenda:

Communication from the City Clerk advising that in action taken by the Municipal Fleet Maintenance Advisory Committee at a meeting held on December 11, 1996, it was voted to recommend that Chief Driscoll be allowed the use of the vehicles with the stipulation that they are loaned vehicles which will not affect the fleet complement; and further to look for other opportunities to acquire vehicles.

Alderman Domaingue moved for discussion. Alderman Clancy seconded the motion.

Chief Driscoll was not present to address the matter. Chairman Robert advised that he was at the meeting and nobody felt that this should in any way hinder the development of their policy and they did not feel that they should turn down something that essentially is given to them, they felt it may be something innovative and they would want to be built on. In response to question from Alderman Clancy it was noted that the letter indicated that the vehicle usage was for school coverages.

On motion of Alderman Domaingue, seconded by Alderman Clancy, it was voted to approve the Chief's request and pursue obtaining the vehicles provided they were used for the schools.

Chairman Robert addressed item 6 of the agenda:

Communication from the Deputy City Clerk advising that an abutter has withdrawn his offer to purchase properties situated at Chestnut Street & River Road, Map #222, Lots 52 & 79.

(Note: It is recommended that the Building Commissioner be directed to demolish the building located on said properties; and further that the question of disposition of the properties be referred to the staff review team (SPOT).)

Alderman Clancy noted concerns with beautifying someone else's property by demolishing the building.

Clerk Johnson responded that she had submitted the letter because originally there was an abutter that wanted to purchase the property which had gone through the process and the abutter has now said he did not want it; that the city owned the property and there was a dilapidated building on the property which was a serious hazard and liability to the city; that in speaking with the Tax Collector, Board of Assessors, Planning and other staff everybody was of the concurrence that the building needed to come down as soon as possible. Clerk Johnson noted they were saying to get the building down and then review options on another disposition of the property with staff, it was not likely to be property to be auctioned because the original recommendation was to sell to an abutter, she did not think it was a buildable lot even combined..

Mr. Porter commented that it was a unique property in that the Cloutier's, who were the abutter formerly interested, had access to the property through an easement or access of 10 or 12 feet wide across someone else's property; that the access is to the shed that is falling down under its own weight and was a hazard, it could only be of use to the adjacent property which was the Cloutier's and was a difficult property which probably could not be marketed as a separate lot.

On motion of Alderman Clancy, seconded by Alderman Reiniger, it was voted to approve the recommendation that the Building Commissioner be directed to demolish the building and refer the property to the SPOT staff team for review of disposition.

Discussion of item 7, (Families in Transition)

Alderman Domaingue requested to return to discussion of item 7 asking if the arrangement at the time of the voting in 1995 included the arrangement for the payback or was it just to approve the project.

Mr. MacKenzie responded that he did not believe that the discussion included the final terms of the agreement, it may have been discussed as a grant at that time.

Alderman Domaingue noted that she was not comfortable with this payment and her sense that in allowing it to be heard in a matter of discussion it was tentatively giving their approval without a formal vote. Alderman Domaingue stated that she wished to be recorded in opposition to the terms of the agreement granting a 30 year balloon payment.

Chairman Robert addressed item 8 of the agenda:

Communication from the Director of Public Buildings Services submitting a letter of intent from Citizens Bank to provide temporary office space for City Hall/Annex during renovations.

Alderman Clancy moved for discussion. Alderman Reiniger seconded the motion.

Richard Houle, Director of Public Building Services, addressed the committee stating that they had also asked to deal with other possible leases and there was a second letter of intent was being distributed to members.

Mr. Houle stated that in terms of the temporary move for the rehabilitation of City Hall and City Hall Annex which they expect to begin April 1 of this year they have negotiated for the committee's consideration subject to the approval of the City Solicitor, two letters of intent for leases; that the major lease would be for the second and fifth floors of Hampshire Plaza for a total of about 18,000 gross square feet at an annual square foot rate of about \$6.45 per square foot which includes, heat, lights, air conditioning and

furnishings. Mr. Houle noted the second letter of intent was drafted by Danais realty, they had looked at two locations, the other being Hermsdorf because School had found some good space there. Mr. Houle noted that they would be providing the city with storage space which was heated and sprinklered and adequate security at \$2.00 per square foot; that the plan was to lease between 5,000 and 10,000 square feet. Mr. Houle noted that they wanted the space because they would only move into the plaza those furnishings that are needed and those items needed to operate day to day; that they would isolate areas within this storage area for each department and give them some type of secured storage within the chicken wire fence and provide additional security as well.

Mr. Houle noted that they were requesting also to bring to the Board, in order to expedite this, allowing a subsequent lease or two for aldermanic space and for cashiering space, both of which they expect to occur within the Hampshire Plaza complex; that they had started to initiate discussions and did not have information to bring to them tonight.

Mr. Houle stated that they would also like the committee to recommend that the conceptual design plans for city hall and the annex, for the balance of the Board of Mayor and Aldermen who had not seen the plans, to bring a brief presentation to the Board at the next meeting.

Mayor Wieczorek noted that the Danais proposal was requiring a security deposit. Mr. Houle indicated he would negotiate that out.

Mr. Houle commented on the agreement with Citizen's noting that within negotiation in lieu of the low rent to be paid and the furnishing provisions he had agreed to make advance payments to them. Mr. Houle stated that he felt Citizen's was making a significant contribution to the project; that Walter Stiles, Leo Bernier and Mark Bodi had helped in getting the assistance of Citizen's to make the space affordable.

It was noted that some departments were paying \$10.00 for space on Elm Street.

Mr. Houle advised that they were requesting that the letters of intent presented be recommended for approval subject to solicitor review and approval, allow presentation of additional leases for cashiering and

aldermanic space to the Board, and recommend that a brief presentation be made by the architect at the next meeting of the Board of Mayor and Aldermen.

On motion of Alderman Domaingue, seconded by Alderman Clancy, it was voted to approve the request of Mr. Houle relative to the leases and presentation by the architect.

Chairman Robert addressed item 9 of the agenda:

Communication from the Public Works Director submitting a discontinuance for a small portion of Ingalls Street at the request of Alderman Cashin, on behalf of the residents of Alpine Street.

Following brief discussion relative to the areas previously discontinued, on motion of Alderman Clancy, seconded by Alderman Reiniger, it was voted to recommend that the petition for discontinuance be referred to a road hearing on Monday, February 24, 1997 at 4:00 PM.

Chairman Robert addressed item 10 of the agenda:

Communication from Bruce Thomas, Design Engineer at the Highway Department submitting a request for a release of a drainage easement on Wellington Road; and further requests that the Public Works Director be authorized to sign and release easement.

Alderman Domaingue moved for discussion. Alderman Reiniger seconded the motion.

Mr. Sheppard advised that as part of the original development on Wellington Hill there was some drainage proposed for the area, a new developer bought the property, re-subdivided it and there is no longer a need for the drainage easement.

On motion of Alderman Domaingue, duly seconded by Alderman Reiniger, it was voted to approve the release of the easement and authorize the Public Works Director to execute same.

Chairman Robert addressed item 11 of the agenda:

11. Request for sewer abatement 817 Clay Street.
(Note: EPD recommends an abatement of \$172.05 be granted.)

On motion of Alderman Clancy, duly seconded by Alderman Reiniger, it was voted to approve the abatement as recommended by EPD in the amount of \$172.05.

TABLED ITEMS

12. Report from SPOT Team regarding:
397 Spruce Street, request of Beverly Fosher.
(Originally tabled 3/26/96 - remained on the table 9/30/96 in anticipation of taxes to be received.)
13. Communication from Al Lindquist, A & A Resource Mgt., Inc., requesting the City's assistance to expedite a closing on property located at 241 Crosbie Street which the City held at public auction in 1995.
(Tabled 6/10/96)

14. Discussion with representatives from The Sargent Museum relative to their proposal to acquire and renovate City-owned property located at 88 Lowell Street.
(Originally tabled 7/9/96 - remained on the table 9/30/96 and requested Mr. Taylor to pursue going forward with the formation of an agreement for consideration by the Committee.)
15. Communication from Jay Taylor regarding improvements to the corner of Bridge and Elm Streets property.
(Tabled 8/27/96)

Items 12 through 15 remained on the table.

On motion of Alderman Reiniger, seconded by Alderman Domaingue, it was voted to remove the following item from the agenda for discussion.

16. Sidewalk Program -
(Note: on 7/31/96 the Committee rescinded its previous action pending a report from the Planning Department - report submitted 1/6/97.)

Mr. MacKenzie provided a copy of the policy and the map that was being developed regarding the sidewalk program. He utilized a mapping illustration to review the proposed policy to date.

Mr. MacKenzie noted that they wanted to review the policy thus far to be sure they were on the right track with what the committee wanted and if it was okay then they would return with a list of projects meeting the policy in the map. Mr. MacKenzie noted that they had been dealing with the Planning Board on the regulatory side to see under what situations should they be requiring sidewalks to be built. He commented that developers did not like to do it but there are situations where for public safety they should be required, so they were trying to dovetail the two programs - the regulatory arm of the city and have a consistent policy that deals with and is consistent with what the city would actually be building.

Mr. MacKenzie noted that there were three situations where sidewalks were warranted. Mr. MacKenzie stated that in the older urban area of the city

where the activity is so great and traffic volume is so great both sides of the road should have sidewalks. Eventually they would have to go back and review each of those roads in the inner city and see which ones were deteriorating. Mr. MacKenzie noted secondly there were many streets in the city that carry sufficient volume and speed of traffic that they or their children would probably not feel comfortable walking along. Mr. MacKenzie noted that staff felt in those cases they should both require for developers building a commercial or residential project they should be requiring sidewalks, and those should be the focus points of the city's program. Mr. MacKenzie noted that the city could not afford all of those streets on the map at this point to do all so they wanted to focus it down a little more. Mr. MacKenzie noted that schools, the city requires or does not provide busing within a certain distance, so one of the major projects that they had focused on in the past and should be continued was school sidewalk areas. Mr. MacKenzie noted they assumed about 1/3 of a mile walking distance from the schools and that staff felt that should be the primary focus of a majority of the money though there would be certain situations that for safety reasons, like adjacent to a park they should also look at building those.

Mr. MacKenzie noted that they had gone out and reviewed sidewalks in the school areas and looked at what condition they were in, had spoken with the School Department, Traffic Division of Police Department, Highway Department and were down to deciding whether this covered what the committee had in mind for an evaluation of the program.

Mr. MacKenzie noted that there were still some questions, they had been looking a public school sand asked if they should consider parochial schools at this time; that they had not because with a limited amount of money and school children were required to walk with 1.4 miles of a school, that they would focus on public schools but he was opened to whatever the committee desired on this issue.

Mr. MacKenzie noted that the next question would be whether they consider private high schools and colleges in that listing.

Chairman Robert commented probably not the private colleges asking where they were besides the millyard. Mr. MacKenzie outlined the various locations of the colleges.

Discussion ensued where Chairman Robert indicated that the parochial and private schools should be included but the line should be drawn with secondary on down, and should not deal with post-secondary levels. Alderman Clancy concurred.

Mr. MacKenzie noted that he wanted to be sure they had all of the streets that the committee members were comfortable with that are frankly the most dangerous streets. Mr. MacKenzie noted that when they got to the lower volume streets, in those areas the Planning Board had some areas where frequently the residents don't want sidewalks in those areas, they are more comfortable areas to walk in the streets, jog, etc. and they don't want to take away from green space.

Alderman Clancy noted that on Maple Street, between Cedar and Spruce the sidewalk was not that good, the property was owned by an elderly gentleman (in his 80's) and commenting that a plow went by this winter and there was no curbing what hot top was there was dismantled. Alderman Clancy noted that this was two or three blocks walking distance to Beech Street School and three or four blocks to Wilson School and he wished to have this prioritized. Alderman Clancy noted that a lot of children walked there to the schools and to Hunt Pool. Chairman Robert requested that Mr. MacKenzie look into that location for the next report. Mr. MacKenzie noted that it was a key street on the list.

Mr. MacKenzie noted that Mr. Girard had questioned whether they wished to focus on creating new sidewalks in outlying areas that had developed traffic over the last 20 years, or did they also want to consider reconstruction of existing sidewalks.

Alderman Reiniger noted that he was representing the downtown he had an interest in reconstructing sidewalks. Alderman Reiniger commented that there had been discussion about the school children but noted that there were a lot of elder citizens and persons with disabilities that have a real problem getting around some of the streets in the downtown because the sidewalks are in shambles, and they have a real problem because now they are expected to go out into a busy street. he did not think it should just be an issue of the school children there were a lot of people with major needs.

Alderman Domaingue stated that there were a couple things she thought they needed to have cleared up, the first was that if this is called the school sidewalk program was the intent of the spending of this money was to build sidewalks that would lead to schools, because while there were needs for sidewalks all over the city they could address them under other programs, she wanted to make sure what they were tailoring here was what the program calls for.

Mr. MacKenzie stated that he thought the original intent, although it was not necessarily always used, was for a school sidewalk program, but he cautioned that since the city does not have any other sidewalk construction program, other than the 50/50 program, which was a matching program, the city didn't have another program unless they are reconstructing a street. He thought the committee should decide whether they wanted to keep it strictly only a school sidewalk construction program, which he thought should be the primary interest, but it was up to the committee to decide that policy of whether they wanted only as a school sidewalk construction program.

Chairman Robert noted that in thinking back on previous discussions, there was a concern about possible economic development application, general public safety situation, that may not lend themselves to schools - a need for a sidewalk in a place where there is no interest in building it by the property owner, they can't find the owner. Chairman Robert noted an instance where it was close to a factory with traffic up and down the street, but there was no sidewalk on the street, it was a place where people walked to and from. he hoped that they would think about it, and make a decision on whether to deliberately include or exclude something like that.

Alderman Domaingue stated that she hoped that some of the economic development that was going to take place in the city would allow for contribution from the businesses, she was concerned about the school children and also residential neighborhoods noting that they had held discussions on the traffic issues and speeding through the neighborhoods and the difficulty the police department is having trying to get a handle on it.

Alderman Domaingue commented that if they were going to talk about private schools than she would think the committee needed to see on the map the mark out of where those private schools are, she was not prepared to expand a program that they could barely afford to do now, until she knew

what they were talking about, noting some may be within the districts already mapped out.

Mr. MacKenzie noted that the realistic effect of adding the parochial schools may not be that great, most were in the older areas that had a lot of sidewalks. He thought they should plot them noting the issue could always be raised about the double standard they have otherwise.

Chairman Robert requested that Planning add the parochial schools to the mapping and come back. Alderman Clancy asked Mr. MacKenzie not to forget Mount Saint Mary's. Mr. MacKenzie commented that this was mostly a day care facility and pre-school. Alderman Clancy concurred.

Alderman Clancy noted that the developers should be contributing to sidewalks.

Mr. MacKenzie noted that the present policy allowed for some discretion on the Planning Board's part, he wanted to make it a little clearer.

Alderman Clancy commented on work done by the Dancing Bear. Mr. MacKenzie noted that usually if everyone knows the ground rules in advance and they see that it benefits them they are more than willing to assist and make a contribution.

Alderman Domaingue commented that in terms of new or old sidewalks, she thought they needed to do that on a case by case basis, because they had areas where school children do walk, like Huse, Weston and Mooresville Roads, where there were no sidewalks. Alderman Domaingue noted that this was a direct route to four schools in the area, and she thought that this would be a critical area for those students, whereas another area that might have sidewalks that are deteriorating might be a safety issue that the Planning Director or someone else might bring to their attention that might be a liability, so she hoped they would deal with it on a case by case basis.

Chairman Robert stated that if the committee wanted to keep it to schools he guessed he could live with that, as long as there was a clear differentiation that there was a purpose to the program; that people know that somebody gets a "free sidewalk" because of this reason, and someone else pays for their because of "this" reason.

Alderman Reiniger asked if the chairman meant to keep it just to schools. Chairman Robert noted that he was not necessarily saying that he was looking for the committee to clearly differentiate what was included and why others weren't. Alderman Clancy noted there may be a safety issue.

In response to question, Mr. MacKenzie commented that he had pegged 1/3 of a mile based on his own experience of how far he would let children walk, and he noticed even the city required 1.4 miles for busing, most people won't let their kids walk that distance, and if they took a larger radius they would cover most of the city.

Alderman Domaingue noted that they did not have any idea as a committee of what the time frame would be to meet the financial cost of these areas currently mapped out which could take 20 years.

Alderman Clancy commented that they had not built any sidewalks last year and did not want to see the same happen this year. Mr. MacKenzie noted that they had about \$400,000 some of which were CBDG funds other was bond funds.

Mr. MacKenzie noted they had not gone out to look at the existing sidewalks throughout the city, but they could come back with a priority listing for this year based upon how close they were to the schools, what the volumes were, the critical inner streets near schools, and if the committee wanted to gear up for the subsequent years they could perhaps get assistance from the highway department in surveying many of the roads, existing sidewalks even, to get a condition survey, and then they would have a city-wide analysis available for the next year.

Mr. MacKenzie noted they could look at the immediate school areas and bring a priority listing back to the committee, and they would add the information on the parochial schools.

Alderman Domaingue asked if when they looked at the map that they could differentiate between where they already had sidewalks. Mr. MacKenzie noted they had that information on hand sketches at least close into the schools, but not on this map which was a computerized map, and eventually they could put that information on there. Mr. MacKenzie noted that he

could show her the work map. Alderman Domaingue asked if they could have that the next time.

Alderman Reiniger thought that at a minimum they could also check sidewalks around the public housing buildings like the high rises on both the west side and east side. Alderman Reiniger noted that school children could at least walk on grass, people in wheelchairs were stuck unless there was a sidewalk that was half way decent they could not go anywhere. He did not know, perhaps every high rise had perfect sidewalks. Chairman Robert noted that a lot of people that live in the tenements were on Section 8 that needed sidewalks.

Alderman Domaingue asked if that wasn't what Mr. MacKenzie was talking about in the long range.

Alderman Reiniger noted that he kept hearing they were going to stay with the schools.

Mr. MacKenzie noted that his comment was that to do something quickly for this year they could concentrate on the schools, but they could show on this map there were a lot of high activity areas, around high rises, major parks, schools, hospitals and they could be shown on a map and they could do some analysis but he saw that as gearing up for the subsequent construction, they had enough projects even close into the schools to get going for this year.

The Committee requested that Planning return with more information on the map and the revised policy.

On motion of Alderman Domaingue, duly seconded by Alderman Clancy, it was voted to place this item back on the table.

17. Communication from Donald Tomilson requesting the Committee review the current ordinance relating to deduct water meters, and suggesting it be amended to provide the same relief from excessive sewer charges for commercial and industrial establishments, as now applies to residential irrigation systems.

(Tabled 10/22/96 pending further report.)

This item remained on the table.

Chairman Robert advised that there was a report regarding item 18. On motion of Alderman Reiniger, seconded by Alderman Domaingue, it was voted to remove item 18 from the table for discussion.

18. Communication from the Public Works Director regarding encroachment of a garage at 145 Larchmont Road onto Derryfield Park; submitting a proposed plan for sale of land subject to a sewer easement being given to the City and allowing termination of an existing easement held by the City.
(Tabled 12/10/96 pending further review by the Highway Department with the School Department and the abutter regarding their positions on the request.)

Mr. Sheppard advised that Highway had spoken with both the principal of Hillside and the Whitefields, abutters to the property, and neither had a problem with approving the request; that the area was not presently being used, there was a fence put up by parks a number of years ago.

On motion of Alderman Clancy, duly seconded by Alderman Reiniger, it was voted to approve the request to dispose of the parcel subject to an easement being given the city and further to allow for termination of the existing easement held by the city.

19. Communication from Alice Bellemare advising that neighbors in the vicinity of Candia Road suggest that a thru street from Mammoth Road to Lovering or Pages Streets would cut down heavily on speeding and traffic on Candia Road.
(Tabled 12/10/96 pending a response from Alderman Soucy.)

This item remained on the table.

There being no further business to come before the committee, on motion of Alderman Clancy, duly seconded by Alderman Domaingue, it was voted to adjourn.

1/14/97 CIP
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A True Record. Attest.

Clerk of Committee