

COMMITTEE ON COMMUNITY IMPROVEMENT PROGRAM

November 25, 1997

7:30 PM

Chairman Robert called the meeting to order.

The Clerk called the roll.

Present: Aldermen Robert, Wihby, Reiniger, and Clancy.

Absent: Alderman Domaingue

Messrs.: Bob MacKenzie, Richard Houle, Rich Davis, Jay Taylor

Chairman Robert addressed Item 3 of the Agenda.

Report from the Director of Planning and the Industrial Agent regarding status of disposition of 1037 Elm Street.

Mr. Taylor stated let me just go back a little bit to tell you how we got to where we are tonight. If you recall, back in May Bob MacKenzie and I came to you with the notion that we should try to do something about the property at 1027 Elm Street, which was a blighting influence on the downtown, particularly in view of the fact that it is right across the street from the temporary City Hall. We suggested, in lieu of going out to public auction which has been the process previously in dealing with tax deeded properties, we suggested the idea of trying to go out through an RFP process in order to try and get some reasonable development proposals for this property. This committee approved that direction and we subsequently put together an RFP using the process established in the city's procurement process and solicitor's proposals. On July 7 we did receive one proposal for the redevelopment of the property. Several days later we received a second proposal which was received subsequent to the deadline and, therefore, in accordance with the process we returned that particular proposal unopened since it didn't get there on time. After we received the proposal we received also approval of this committee to proceed with that developer to try to see if we couldn't bring back to you a development proposal which met the concerns that the city should have with respect to the sale and development of this

property. In doing so we put together a staff committee, consisting of Tom Arnold, Kevin Clougherty, Rich Davis, Joan Gardner, Armand Gaudreault, Bob MacKenzie, Paul Porter and myself to take a look at this and see if we couldn't, from all angles of city government, find some middle ground here that would work for both the city and the developer. Attached to my letter are a series of what we call conditions of sale which this committee developed thinking that in order for us to logically dispose of this property we first had to decide what is it that the city is trying to accomplish by getting rid of this property and what other requirements that the city would impose on the developer if we are to sell this property. We came up with a whole series of items that we felt were important in order to protect the city's interest if we were, in fact, to sell this property given the fact that there is some risk that a developer could fail in doing this and we wanted to make sure that the city's interests were protected in that event. We can quickly run through this if you want, but basically we wanted to make sure that the facade of that building was kept in tact. We wanted to make sure that the historical nature of the front of that building was preserved and, therefore, we were suggesting that the facade be redeveloped or the building be redeveloped in accordance with the Secretary of Interior Standards for Building Exteriors. The developer has those standards and has agreed that he would follow that. The second issue was that we wanted to make sure that demolishing the buildings was not an option. I think this committee made it very clear to us that they didn't want to see the building demolished and, therefore, we put that in as a requirement. Further, before any work occurred on there that the developing entity must satisfy the building commissioner that any and all other buildings or properties owned by the developing entity in the city meet all local and safety codes in the city of Manchester before we would agree to sell them the property. Furthermore, that the tax collector be assured that any and all properties owned by this development entity in the city have no unpaid arrears on real estate taxes on any other properties that they own. We would insist upon this before this property is conveyed. Fifth, that the development entity agree that they would comply with all applicable city ordinances and codes concerning development of this property that were in force at the time of the closing and that they furnish, to the satisfaction of the Finance Officer of the city, evidence that they have the financing capability to do this redevelopment project. Finally, we wanted to make sure that in the event of a default, and we are not looking at this in terms of starting out with the idea that this is going to default, we are looking at the worse case scenario and again, in order to protect the city's interest, we wanted to make to make sure that this property in some fashion, title would revert to the City of Manchester in the event that there was a default on the part of the developer. Now candidly this was the most difficult of the requirements that we set forth to take care of, to the extent that you have to put yourself in the situation that if you are a lender involved in this property and we are saying to you we want you to put your money into this

property, but if the developer fails we are going to take it back and you can't get your money back I guess you can readily see how quickly you would be inclined to be lending money in this project. So we had to try and find some middle ground that both would allow a lender to lend money on the property and would still give the city the comfort that in the event of a default we could get the property back. That leads me to the second enclosure which came with the letter which is the so called proposed foreclosure scenario. I won't go through it in great detail unless you want me to, but essentially what this says is the developer has a year to carry out the program that he has proposed in his proposal. If any time during that year he finds that he can't succeed or for some other reason can't succeed, either he himself or the lender has up to two years from that point to either find another buyer who will redevelop the property under the original conditions and if that does not occur at the end of that 24 month period, the title to the property reverts to the City of Manchester in which case the city would be able to sell the property and at some point there would be a lien on the property which would allow the lender to get his money back assuming there were enough in the proceeds of the sale to accommodate that. Now we think that this process provides the city the protection it needs, yet gives the lender, a lender, the flexibility that they would need in order to lend money to develop this project. Now if the committee is so inclined, the developer is actually here tonight and if you would like to have him tell you in a very brief statement what his plans are for this building and you could ask him questions I think that would appropriate, but I will leave that up to you if you would like to do that.

Chairman Robert asked, Jay, before we open up for questions, this is your recommendation for us to proceed if we were to go along with this.

Mr. Taylor answered okay, let me make it clear what I am suggesting tonight so there is no misunderstanding. As my letter indicates, the staff committee has some concerns about this development given the fact that the developer has not a lot of experience in doing this kind of project. However, in order to be fair, he has spent a considerable amount of time with us answering our questions, gathering information that we have requested from him, and we don't certainly want to be in the position of arbitrarily ruling him out based on that instance. So, we are saying to you, or I am suggesting to you tonight that you give us the latitude to go back, negotiate a full blown purchase and sale agreement that would embody all of these conditions that we have talked about tonight in quick form here. We would then come back to you with a firm P&S agreement, purchase and sale agreement, with plans to do the actual development that you then would have the up or the down on.

Chairman Robert asked does the committee have any questions for Jay before we talk to the contractor.

Alderman Wihby asked, Jay, the staff is made up of all of the people here at the bottom carbon copied. The staff? So there is more than one person who has concerns. Of those concerns, if we okay this today it is basically giving us a conceptual agreement I guess right, letting him go back and talk to you. If we okay this today, those concerns will be addressed?

Mr. Taylor answered those concerns will be embodied in the actual purchase and sale agreement and unless those concerns are taken care of by the developer, there will be no closing basically is what I am saying.

Alderman Wihby responded so you are still going to come back and recommend at that time with the concerns that you are going to hear from the staff members that are concerned.

Mr. Taylor replied yes.

Alderman Reiniger stated certainly this building is one of the weak links in the downtown. I think if you walk around there and people talk about the empty store fronts. I was just noticing today that almost all the empty store fronts right around this building and probably the two weakest properties downtown both belong to the city. This one and Bridge and Elm. So it is really critical that something be done and I think, you know, looking at what the staff has done and looking...they have had their reservations.

Alderman Reiniger moved that they proceed with negotiating the final purchase and sale noting it would have to include agreement to these conditions of sale and the proposed foreclosure scenario. Alderman Wihby seconded the motion.

Alderman Clancy had a question for the buyer.

Chairman Robert asked do you want to let the buyer speak and then after we hear him speak then we can talk to him. I am recognizing that a motion was made by Alderman Reiniger and seconded by Alderman Wihby.

Alderman Clancy answered sure.

Mike Robichaud, of the Chase Investment Group, got up to speak. First I want to thank Jay and his committee for their diligence. Although we are a young developer to the City of Manchester, I mean we own other properties, we have

been around Manchester for many years and we see this as a great opportunity for us and for the city. If you have had a chance to look through our entire proposal, we have on board with us a very seasoned development company. They are located out of Boston, but they are going to be working in partnership with us on this. So, in terms of us being able to follow through and meet the state codes, the city codes and all that I don't see that as a problem for us. We are just new in Manchester.

Alderman Clancy asked, Sir, are you local. Are you from Manchester yourself?

Mr. Robichaud answered well I don't live up here in Manchester. I live in Windham.

Alderman Clancy asked do you have any other properties here in town.

Mr. Robichaud answered yes we do. We own almost 75 units here in Manchester.

Alderman Clancy asked anything multiple like this one here.

Mr. Robichaud answered yeah we have multiple units. Not as large as this one.

Alderman Clancy asked like the one on Elm Street, 1037.

Mr. Robichaud answered no, not as large as that.

Alderman Clancy asked where is it. Just give us that so we can get a ballpark figure.

Mr. Robichaud answered we own a 12 unit on Auburn Street. We own several properties on Auburn Street.

Alderman Clancy asked Auburn Street. What number?

Mr. Robichaud answered 282.

Alderman Clancy stated that is the guy I want to see.

Mr. Robichaud responded hopefully that is to congratulate us.

Alderman Clancy replied 282 to 288. Is that it?

Mr. Robichaud responded that's right. Hopefully that is to congratulate us though because when we bought that...

Alderman Clancy interjected no, it's not. I would like to talk to you after the meeting.

There being no further questions, Chairman Robert called for a vote on the motion to proceed with negotiating a purchase and sales agreement as recommended. The motion carried with Alderman Clancy duly recorded in opposition.

Chairman Robert addressed Item 4 of the agenda:

Communication from Intown Manchester providing an update on the Building Improvement Program Grant Fund.

Mr. Davis provided a slide presentation. I have copied this on the biggest paper I had in the office. What you are looking at has two sides. One is the 1997 grant program and one is the fiscal year 1998 program. The fiscal year 1997 grant program, of course, was \$120,000 that the Board of Mayor and Alderman had committed back in the last fiscal year. This program kicked off in January of last year and within six months that \$120,000 was pretty well committed. I wanted to show you some of the projects that have been completed. There are several others that are underway. Then if you have specific questions about how this program works we can discuss that. You know that this program has both a grant aspect and a loan aspect. The loans have been put together by the seven banks that are active locally and the grant program has been made available by the city through the city's Planning Department. It is really Bob MacKenzie and Sam Morano that I work with most closely and report on the progress of this program. I think you will remember the old Renaissance Restaurant which has now become the Black Brimmer. This was one of the first projects on Elm Street to be completed. This was actually last March when this was done. Right next to the Black Brimmer and this is one of the things we say that any successful project has benefits to the properties to either side of it. This is a very good example. Once the Black Brimmer was completed, these people were starting a new business. They had not been a retail outlet before.

Alderman Clancy asked what was that, the pharmacy.

Mr. Davis answered that was the old pharmacy. That is right. This was the old pharmacy which was before my time Alderman Clancy, but yes indeed. I know I

am getting old when I remember the places that used to be something else, but yes this was the old pharmacy. Now it is a very interesting shop. It is a Hands to Work Folk Art. It is the kind of store that I think if you saw in another city, in a Portsmouth or a Concord you would think wow this is a great little shop. I would encourage you to go in and see it. All of these people have received grants through this program enabling them either to improve their business, improve the aspect of it, or in some cases really to open their business. This is the downtown autocare. This is located on Kosciusko and you can see some very interesting signage here. You can see some other examples of signs that have been added as a result of this program. The same sign developer who made these signs has also done the Alley Cat Pizzeria. We have concentrated not only on Elm Street, but also in other areas of downtown. This building is actually located on Middle Street and this is a commercial residential project. It is an apartment building but it was eligible for the program and you can see that the finishes that have been done here are true to the Amoskeag Historic Standards that are maintained in that area by the city. The Munch Company received new signs, new facade last summer. Another view of that from across the street. The same person, Ed Staples, who did the previous signs also did this one. This is the Wellington Trade Center on Lowell Street. This is a building that is now receiving some new commercial tenants. It has over 50,000 square feet so it has a good potential to bring in many, many new employees downtown. This is the building on the opposite corner from the Bridge and Elm property that the city has. You can see some of the work that they have done to bring that back. I have put this here, while we have not invested in this building, this is a building that has received a lot of attention. The sign was kind of hanging off the building last Winter and it really took a phone call to the Flatley Company to get them to remove that sign. I think you can see the difference how much better and more marketable that building looks without that sign hanging off. McQuades. Now we are very glad to see McQuades just finished those last few touches have just taken place and I wanted to show you how the impact of the McQuades project has had a really beneficial impact on stores to either side. This is a new store which was created out of the old space that McQuades had. Foxgloves Store. Another very interesting gift store and just to the south of that there is the new Hungarian Pastry Shop. Very unique store. The kind of pastry that you would only find in a middle European City. Very, very good shop and right next to that the Victorian Jewelers and going down the street. Each one of the stores moving south from McQuades is now in the program or going to be in the program very soon. Victorian Jewelers. The store right next to that, Barwins. By the way that is the old Restaurant on Elm sign that has now come down as part of this program. And the Merrimack Restaurant which will soon be starting its renovation. Modern Bride and Formal Shop at the Hampshire Plaza. And the empty space right next to that which used to be Christos. I can even remember that. It is now going to be a full

service restaurant and also a skate shop for the downtown skating rink this season. A new store created at the corner of Lake and Elm. This was just filled with a new computer enterprise that just started. And of course the Millyard. Buildings in the Millyard are also eligible. I show this building because it is the Jefferson Mill and it will soon receive a new lighting treatment as part of this program. Of course, as you know this is Alderman Reiniger's program that he kicked off last year. Finally putting together a number of funds and some private donations we managed to get this started. Hopefully within six weeks or so we should see these lit up. Probably the very newest store. We just went to the inauguration on Thursday morning of the Venetian Canal. Very nice, very entrepreneurial new owners. These people are from Minnesota. They have recently moved to New Hampshire and have opened this business. I think if you go down there this is next to the Bureau of Motor Vehicles. You can see what a great job they have done with that space and what a great little business they have put together. The signs and the historic treatments at Fratellos, including the windows on this building, that is the old Myrna Shoe Building, are also part of this program and we contributed to that. I think that gives an overview of the type of thing we are trying to encourage of this program. I appreciate you letting me show you those and I would be happy to answer any questions you may have on how the program works.

Alderman Clancy stated, Rich, I would like to compliment you on all of the work you have done in the city. You have done some good work, really. For the short period of time you have been here you have done some excellent work, not only on the main drag but down in the Millyard. I would like to compliment you and your crew on that.

Alderman Reiniger asked, Richard, how do you stand on funding. Are you out of money? Where are you looking to obtain more money at this point?

Mr. Davis answered well, thanks for asking. We did not know Alderman how quickly the money would be disappearing. Basically between January, when this program was announced, and June when we came back to you as a committee and as a board, the \$120,000 that you have committed for fiscal year 1997 was actually promised to building owners who were getting their projects started. We didn't really know until you had reached the end of your budget cycle in May and June of last year that we were going to need more money for this calendar year so we did come back to you and we said help we need more money and thankfully you did come through and you helped us out and you gave us another \$60,000 that we applied to the fiscal year 1998 program. Within three months, that \$60,000 was committed and if you look at the fine print here you can actually see that there are more people wanting money than we really have money. So, what we have

done is we have gone to the, at the request of several people and Alderman Reiniger has encouraged me to do this, went to the Manchester Development Corporation and basically asked them for what you would call a, I guess its a Revenue Anticipation Note. It is anticipating that we will get some more money in this program for next year and Bob MacKenzie tells me that we will, and we are really borrowing against that to just keep the program going. It allows some more people to get their building started. I actually think that demand may decline a little bit through the Winter because of the cold weather and that the construction season has now ended. But that \$30,000 that the MDC is proposing to you to loan to Intown will help us over the hump until we get to the next Spring's construction season and to the next fiscal year.

Alderman Clancy asked, Rich, when are the flags going up.

Mr. Davis replied the banners. The banners are going up, uh, they just started to go up today and you will see them hopefully go up over the next couple of days. The contractor that is putting up the banner brackets has been assigned the job of putting up the banners as well. It is a little bit beyond the scope of the work under the Elm Street program but we've convinced them that they need to put those banners up as well as the brackets.

Alderman Clancy asked do you think you'll have them up for the parade. For the Christmas parade?

Mr. Davis answered that is our goal and we also have some holiday lighting that should be going up for the parade. It is going up tomorrow morning.

Chairman Robert addressed Item 5 of the agenda:

Communication from Alderman Robert requesting that the stairway connecting Amory and Bartlett Streets be renovated through the CIP budgeting process next year.

Chairman Robert stated I discussed with the staff members, the Community Improvement Program, and they seem to feel that money is available this year to be completed in the Spring if the committee so wished.

Alderman Clancy asked what is it going to cost.

Chairman Robert answered I have a letter from Frank Thomas saying he figures he can get it done for \$10,000.

Alderman Wihby asked where are they getting the money from.

Mr. MacKenzie replied we were looking today to see if there was any bond balances, any cash monies and there were not any. We checked to see if this was eligible for HUD CDBG funding and, Sam, I believe that the calculations show that it would be eligible. An area has to have at least 51% low or moderate income families in order to qualify for the HUD funds and based on the information we had, it would qualify. The money would actually come from, in essence, a program income that comes back from various loans from CDBG project that has the same strings as CDBG money, but we get through the year a certain amount of program income and we believe it would be enough to fund this.

On motion of Alderman Reiniger, duly seconded by Alderman Clancy it was voted to approve the renovation of the stairway connecting Amory and Bartlett Streets, subject to funding as recommended by Mr. MacKenzie.

Chairman Robert addressed Item 6 of the Agenda:

Communication from Alderman Robert relative to disposal of properties on Tax Map TPK 3, Lots 24 & 25 or 137 & 135 Turner Streets.

Chairman Robert stated I recommend that this go to staff. This has proved to be a tricky process I have been told by some of the people involved. If I could at this point in time, there are other properties that were taken that the State does have control over now such as that big, huge lot right across from the Raphael Social Club so my thinking would be while we are tackling this small lot here, maybe we go for everything that was involved in that on ramp construction project that they undertook several years ago.

Alderman Wihby asked so where are we sending this. To SPOT?

Chairman Robert answered to staff.

Alderman Wihby responded what staff.

Chairman Robert replied MHRA is going to be involved in this.

Alderman Clancy responded you mean Grace Grogan and them.

Alderman Wihby asked who is staff.

Chairman Robert answered MHRA would be involved.

Mr. MacKenzie stated it would probably be the SPOT committee members along with the MHRA since they apparently own some of those lots.

On motion of Alderman Wihby, duly seconded by Alderman Clancy, it was voted to refer the disposal of properties on Tax Map TPK 3, Lots 24 & 25 or 137 & 135 Turner Streets, along with the large lot across from Raphael Social Club and any other property that was involved in the ramp construction project to SPOT and MHRA.

Chairman Robert addressed Item 7 of the Agenda:

Communication from Parks, Recreation & Cemetery Department, requesting the Board authorize the Mayor to execute acceptance of an access easement from 540 North Associates for an area along the Merrimack River used by Amoskeag Slalom Paddlers.

On motion of Alderman Wihby, duly seconded by Alderman Reiniger, it was voted to approve the request to the Board to authorize the Mayor to execute acceptance of an access easement from 540 North Associates for an area along the Merrimack River used by Amoskeag Slalom Paddlers.

Chairman Robert addressed Item 8 of the Agenda:

Communication from the Director of Public Buildings Services requesting approval of \$15,000 from the FY97 MER account for a small 4-door sedan for the Health Department.

On motion of Alderman Clancy, duly seconded by Alderman Wihby, it was voted to approve the request of up to \$15,000 from the FY97 MER account for a 4-door sedan for the Health Department.

Alderman Clancy asked, Dick, how do you stand with that account now for the rest of the year.

Mr. Houle replied we have adequate funds to cover the purchases that are proposed for this year and probably a surplus right now because we just sold the

surplus vehicles that were not functioning at the airport for \$6,000+ and I believe there is about \$12,000 to \$15,000 left at this point in time.

Alderman Clancy asked no more requests for anymore cars at the present time.

Mr. Houle answered not at this point in time. We are in the process of purchasing the cars from this year's budget right now. The state bids are in and we will be purchasing the authorized vehicles from that bid list.

Alderman Clancy asked how about your car. What year is that thing? I notice that riding around town. It is all beat up. What year is that thing?

Mr. Houle answered it is an '88 and it is rusting from the outside in. It is a Celebrity.

Alderman Clancy asked well do you have any money in the account to replace that car. Maybe you can get lucky tonight.

Mr. Houle answered well, there would be adequate funds to replace that car tonight should the committee authorize it.

Alderman Wihby asked is that the oldest car we got in the city.

Mr. Houle replied I don't know.

Alderman Clancy responded it is a rust bucket.

Chairman Robert stated he (Mr. Houle) has volunteered to give Health the car instead. He was gracious enough to do that.

Alderman Clancy stated well, Dick, if you have any money, as far as I am concerned, left in the account, you can probably get out and purchase a medium-sized car for yourself and put that, maybe patch it up for the motor pool as far as I am concerned.

Chairman Robert stated, Dick, a point of clarification. Are you saying that you can afford to do two cars?

Mr. Houle replied yes.

On motion of Alderman Wihby, duly seconded by Alderman Clancy, it was voted to approve the purchase of two cars from the balance of the FY97 MER account.

Chairman Robert addressed Item 9 of the Agenda:

Communication from Paul Boynton, Chief Executive Officer, Moore Center Services, seeking permission to apply for a special exception to allow them to provide child care to children with special needs in order to meet state and federal mandates at their current location at 132 Titus Avenue.

Deputy Clerk Johnson stated this was a letter that was referred by the Board to the committee. We did discuss it further with the Moore Center. It turns out it is a school building and we have referred him to the School Board. We would just request that this be received and filed because the city has no control over it.

On motion of Alderman Wihby, duly seconded by Alderman Clancy, it was voted to receive and file the communication from Paul Boynton regarding the Moore Center.

Chairman Robert addressed Item 10 of the Agenda:

Communication from Messrs. Casey and Morrisette, Manchester Chapter No. 1 of the DAV, requesting the City's help in repair of the parking area located at 399 Silver Street due to storage of city equipment during the recent repaving project of Maple Street.

Alderman Wihby asked aren't we waiting for a figure.

Alderman Clancy answered I already got the figure. It is \$1,700 and they are willing to pay the figure because when they did resurface Maple Street we used their parking lot for all the old asphalt and gravel and stuff like that so it cracked it. Also, one of huffs hit the flag pole and knocked it over but they are going to make good for that.

Alderman Wihby asked do we have to do anything.

Chairman Robert asked where is the money coming from.

Alderman Clancy answered DAV. DAV is going to do it, but the City is going to do the work in its spare time when they have nothing going on.

On motion of Alderman Clancy, duly seconded by Alderman Reiniger, it was voted to approve the DAV request for help from the City in repairing the parking area at 399 Silver Street.

Chairman Robert addressed Item 11 of the Agenda:

Request by Frank and Martha Jones for the discontinuance of a paper street known as Boston Street.

(Note: communication from the Public Works Director dated 11/12/97 enclosed.)

On motion of Alderman Clancy, duly seconded by Alderman Wihby, it was voted to approve the request for discontinuance of a paper street known as Boston Street.

Chairman Robert addressed Item 12 of the Agenda:

Communication from the Director of Planning seeking the concurrence of the Committee relative to the direction staff is taking with respect to two proposed HOME funding requests.

On motion of Alderman Wihby, duly seconded by Alderman Clancy, it was voted to approve the concurrence of the Committee relative to the direction staff is taking with respect to two proposed HOME funding requests.

Chairman Robert asked is there any discussion.

Alderman Clancy answered as long as the money is there, there is no problem with me. The monies are there. Right Bob?

Mr. MacKenzie responded yes. We had worked it out so the request now by the Elm Street group is for \$300,000. There is adequate funds to cover both that and the NHS request for the Renaissance III HOME's proposal. There are terms to those. The Elm Street Housing Project would be repaid within one year. The rate of interest would be 1%. We do have a lot of work to do if we want to accomplish this. They are hoping to close before the end of the year. There is still a lot of work to be done, including perhaps some help from the City Solicitor's Office.

Chairman Robert asked, Bob, are these properties going to be paying taxes.

Mr. MacKenzie answered we have spoken with them, and that was one of our concerns. I know Sean Thomas is here. They have represented yes and we would include that in the agreement.

Chairman Robert addressed Item 13 of the Agenda:

Update from the Director of Planning relative to City Hall Renovations.

Alderman Reiniger stated I want to point out that there are neighborhood residents here and board members from neighborhood housing services and I want to thank them for coming.

Mr. MacKenzie stated just a quick update on the schedule. The contractor is in both buildings. The bulk demolition in the interior is done. That was a little bit slower than expected but we are still about 25% done on the entire project so we are moving ahead. Hopefully we will still be to a schedule which gets us to about the middle of September of next year. We have selected a color scheme. I do have that board in case members would like to see that (they were passed along). They had to order the windows for City Hall so the color had to be selected first. We are working, one of the more technically challenging areas is the audio/visual and security areas. We have gone down to Malden, MA and looked at their City Hall where they have a new video set-up composed of four robotic cameras. We are looking at a similar system to allow full coverage of the meetings, including live coverage of the meetings. This would be for Channel 40 and other television stations that might want to broadcast that. We are also working diligently to make sure the sound system is going to work. Sound systems in some of these older buildings can be very technically challenging and we think we can accomplish that. We are certainly hoping that we can improve upon the sound system in the City Hall. For security, we have been working with the consultants, as well as the Police Department, in looking at the security system for the entire building. Those set-ups, we don't quite have all the funding for but we are in the design process and will probably be looking to next year's budget for audio/visual and security. Again, we should be able to accomplish that in July, August and September of next year. The furniture, we are finalizing the furniture and trying to get prices for certain new pieces of equipment. I did look at the issue of retaining the old Aldermanic tables. We did look to see if they would fit into some of the new...we are going to have two new Aldermanic Conference Rooms. One on the second floor and one on the top floor. They are going to be slightly larger than the old Executive Conference Room. So, we could have two rooms to choose from. Those older tables do not exactly fit because of the sheer size of them. There are also certain technical difficulties with reusing some of those older tables. I am not

sure if you want us to proceed. We had looked at some new furniture that would be movable so you could have a U-shape for certain committee meetings, an oval for more different type of meetings, so that they would be adaptable to different types of Aldermanic meetings.

Alderman Wihby asked so the tables we have won't fit anywhere.

Mr. MacKenzie answered that is correct.

Alderman Wihby stated so sell them. Aren't they worth more than \$500?

Mr. MacKenzie answered I don't know.

Chairman Robert asked can you still sell them. Is the offer still valid?

Deputy Clerk Johnson answered I can find out.

Mr. MacKenzie stated it would seem to me that almost any offer at this point would be...

Deputy Clerk Johnson stated Leo was going to move a couple right into the corner there for the next meeting.

Alderman Wihby replied so he was going to use them then.

Deputy Clerk Johnson responded he was going to use one of them back here, but then that might break up your \$500.

Chairman Robert asked do you want to tell these people to sell the tables if they can.

Alderman Clancy replied sure, something is better than nothing.

Deputy Clerk Johnson asked can it be placed in the restoration account.

On motion of Alderman Wihby, duly seconded by Alderman Clancy, it was voted to recommend to the Board of Mayor and Alderman that they take the \$500 offer for the old Aldermanic tables and put the money into the restoration account.

Mr. MacKenzie stated at this point, I would be willing to answer any questions. We are moving ahead. It has been an interesting process since 11 departments are involved in this program, but I think it is making good progress.

Alderman Reiniger asked have they found any interesting objects in tearing out the walls and the floors.

Mr. MacKenzie noted that Walter Stiles believes he found many interesting objects and has collected a lot of bricks. Other than that, I am not aware of any unusual ones. They did find a catacomb under the pavement behind City Hall and I think that is where Walter got a lot of the bricks he is going to be selling.

Alderman Reiniger asked a catacomb, where did that go to.

Mr. MacKenzie replied it was simply taken out, but I am not sure what it was unless it was part of the prison system that once...that is all I have on that.

CONSENT AGENDA

- A. An amending resolution and budget authorizations by transferring 1997 CIP
2.20718 Pharmaceutical Program - \$3,000 ESG and the 1997 CIP 2.50606 Operational & Rehabilitation Assistance - \$2,500 and adding the 1997 CIP 2.20724 Helping Hands Entry Door System - \$5,500 ESG.

- B. An amending resolution and budget authorizations allowing for the acceptance and expenditure of grants funds by increasing the 1997 CIP 4.20105 Juvenile Jail Removal from \$38,330.32 State of NH Dept. of Health & Human Services and by adding the 1998 CIP 4.20105 Juvenile Jail Removal - \$44,181 State of NH Dept. of Health & Human Services.
- C. An amending resolution and budget authorizations allowing for the acceptance and expenditure of grant funds by adding the 1988 CIP 4.10302 MHRA Undercover Officer - \$50,000 and the 1998 CIP 4.10304 MHRA Community Policing - \$68,000.
- D. An amending resolution and budget authorization allowing for the acceptance and expenditure of grant funds by adding the 1998 CIP 4.20107 Local Law Enforcement Block Grant - \$22,037 US Dept. of Justice.
- E. An amending resolution and budget authorization allowing for the acceptance of impact fees from developers by increasing the 1998 CIP 5.10258 Livingston Park Capital Improvement Project - \$33,180 Other increasing the budget from \$500,000 bond to \$533,180 (\$500,000 bond and \$33,180 other).
- F. An amending resolution and budget authorization allowing for the acceptance of impact fees from various developers by increasing the 1998 CIP 7.10103 Annual Right of Way Reconstruction - \$18,000 Other (Impact Fees) increasing the budget from \$1,210,000 bond to \$1,228,000 (\$1,210,000 bond and \$18,000 other).
- G. An amending resolution and budget authorization allowing for the acceptance and expenditure of FAA grant funds in an amount greater than anticipated with the funds for several projects consolidated into two projects and adding the 1998 CIP 7.30282 Airport Site Development/ Wetland Mitigation Project - \$5,222,425 (\$257,871 MAA, \$257,871 State, \$4,700,183 FAA).

On motion of Alderman Wihby, duly seconded by Alderman Reiniger, it was voted to accept the Consent Agenda.

TABLED ITEMS

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)

Communication from the Director of Planning seeking the Committee's acceptance of the assignment of promissory notes and mortgages from the Manchester Housing and Redevelopment Authority of various Housing Rehabilitation Programs.
(Tabled 6/24/97)

Report of the Mayor's Baseball Advisory Committee regarding a feasibility study to explore the possibilities of locating an affiliated baseball franchise in the City.
(Tabled 8/26/97 pending further information from the Parks Department.)

Chairman Robert asked does anyone want to take any of the table items off.

Alderman Wihby asked does anyone know where we are with #15.

Mr. MacKenzie stated that is still pending. I am still working with the IRS on that one. My purpose for leaving that there is upon working with the IRS we probably have to come back.

All of the above items remain tabled.

NEW BUSINESS

Chairman Robert stated there was a request in the Traffic Committee for some flashers to go to the Board and ask to take some money out of contingency.

Alderman Clancy asked for what.

Chairman Robert answered for flashers at the intersection of Weston and South Jewett Street. I thought it was appropriate to take it on myself. It wasn't referred here, but I thought I would take it on myself to...and this is for the committee's information, that we look for the money in the Community Improvement Program as an option so when this goes to the full Board we will know what we are talking about.

Alderman Wihby asked is that at Weston and Huse Road.

Chairman Robert replied no, Jewett.

Deputy Clerk Johnson stated they wanted to put two flashers, one at Jewett Street School and one at Southside and put a 20 m.p.h. sign.

Alderman Clancy replied, Carol, they are going to be coming in again for the new middle school too you know.

Deputy Clerk Johnson responded right now there is a problem...as it was explained to the Traffic Committee and the Traffic Committee approved it and has made the recommendation to the Board of Mayor and Aldermen. The request was to do something about the traffic flow problem in that area and that Weston and Huse intersection. What they did is they voted to have the Weston and South Jewett Street intersection reviewed by Highway and looked at by Police and other entities, but they did want to make it a 20 m.p.h. zone and put flashers by both schools. That was with the support of the Police Department and Traffic and it was about \$5,000.

Alderman Clancy asked how much left in contingency.

Deputy Clerk Johnson answered I don't know, I am not the Finance Director, but that was the recommendation to the Board of Mayor and Aldermen is to approve the flashers, set the 20 m.p.h. zone, and to take the funding from contingency.

Chairman Robert stated I brought it up to the CIP people and I am bringing it up here now so we can talk about it an go. Right now, Bob is looking and he doesn't see any.

Alderman Wihby responded we are not looking to use CIP money anyway.

Deputy Clerk Johnson replied they presumed that there would be probably no CIP cash available to do it. They saw it as an emergency safety issue that had to be addressed and they passed it on that basis.

Alderman Wihby asked, Bob, you can't find any money. Can you keep looking for the next meeting?

Mr. MacKenzie responded unfortunately this area is not eligible for CDBG funds so it would have to be, and it is not bond eligible, it would have to be CIP cash. We will take a look again.

Chairman Robert asked would this committee support looking for it if something comes up.

Alderman Clancy responded yes.

Mr. MacKenzie stated the Neighborhood Resource Center design is moving along rapidly. We hope to go out to bid next week and we do have an elevation and a site plan for anybody who would like to take a quick look at them. This, as you may remember is on Lake Avenue for the enterprise community. I think the design by Fred came out pretty well given that it is not a large chunk of money. This could potentially include community policing. There is room, and at least a lab for it.

Alderman Clancy asked this partial land right here. Did you buy any land right here? Did you buy any of this land at all recently?

Mr. MacKenzie answered yes. There was a parcel purchased in conjunction with NHS to provide...here is Lake Avenue right here going, this is actually the parcel that will provide the parking for the building right here.

Alderman Clancy asked so where is the North American Club?

Mr. MacKenzie pointed it out.

Alderman Wihby stated that is for sale.

Alderman Clancy responded well we only gave it to them for a buck.

Alderman Wihby stated well why don't we get it back from them.

Mr. MacKenzie stated the price was actually \$100,000 and we sold it for about \$50,000.

Alderman Wihby asked how much are they looking for.

Mr. MacKenzie stated they are asking for \$100,000.

Alderman Wihby responded well give them back the \$50,000. Tell them we will buy it for what we paid for it. Isn't there a gym and stuff in there. Can't they incorporate that into the whole thing?

Mr. MacKenzie answered we have been discussing that.

Alderman Clancy stated so this land here you must have bought from Gemopolous. Did you?

Mr. MacKenzie replied yes. The purchase price was \$17,000.

Alderman Wihby stated I think you ought to buy that and make it a part of the thing.

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

A True Record. Attest

Clerk of Committee