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COMMITTEE ON COMMUNITY IMPROVEMENT PROGRAM

January 20, 1998

6:15 PM

Chairman Reiniger called the meeting to order.

The Clerk called the roll.

Present: Aldermen Reiniger, Wihby, Clancy, Pariseau, and Girard

Messrs.: Bob MacKenzie, Frank Thomas, Bill Jabjiniak, Tom Sommers,
and Peter Ramsey

Chairman Reiniger addressed Item 3 of the agenda:

The first purpose of the meeting shall be organizational in nature, and requested the Clerk to provide a brief overview regarding typical issues addressed by the Committee.

City Clerk Bernier noted most of you are former members and the new member helped us draft the organization, the description and nothing has changed. I really don't know what else to add because you are all familiar with Lands and Buildings and the three committees that were consolidated into one and made it easier. I assume you had time to look at it.

Chairman Reiniger addressed Item 4 of the agenda:

Communication from the Health Officer advising of the receipt of a \$60,000 grant from the Robert Wood Johnson/Kellogg Foundation's "*Turning Point: Collaborating for the Next Century in Public Health*" initiative, requesting the Board accept same and expend for the purpose intended.

Alderman Wihby moved to recommend acceptance of a \$60,000 grant from the Robert Wood Johnson/Kellogg Foundation's "*Turning Point: Collaborating for*

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the Next Century in Public Health” initiative. Alderman Pariseau duly seconded the motion.

Alderman Girard asked is Mr. Rusczek here.

Clerk Bernier answered he might be in the Personnel Meeting.

Alderman Girard stated I just had a question as to whether or not, and I don't know if anyone from CIP can answer this question. My concern is that this not be any kind of grant that puts the City into a position of actually administering health care, but mainly is just helping people find other resources. That is my concern.

Chairman Reiniger asked can anyone address that issue.

Mr. MacKenzie from Planning stated I can't answer that question.

Chairman Reiniger called for a vote on the motion. There being none opposed, the motion carried.

Chairman Reiniger addressed Item 5 of the agenda:

Communication from the Health Officer advising that the Manchester Kiwanis Club will donate \$100,000 to the City (over a 7-year period) for the purchase of a new dental van and requesting the Board accept same and find a method to finance a new van in a manner consistent with the terms of this award.

Alderman Wihby asked didn't we, at our last meeting, already okay it.

Alderman Clancy stated didn't we just get something down there.

Alderman Wihby replied I thought we okayed it at the last meeting.

Alderman Clancy asked how old is the van they got now. We just had it on display.

Alderman Pariseau noted that is not the dental van, that is for lead screening and all that other stuff.

Alderman Pariseau stated I don't know how we can commit finances for the dental lab for seven years. I mean there is a rule somewhere that we can't commit

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funding to next boards. If you get into a contract with the Kiwanis or whoever...I mean I really appreciate what they are doing.

Alderman Wihby replied I will move what Mr. Rusczek is asking. He is asking us to accept the gift and work with Finance in order to see if we can do it. If Finance says no, we won't do it.

On motion by Alderman Wihby, duly seconded by Alderman Girard, it was voted to recommend that the Board accept a donation of \$100,000 (over a 7-year period) for the purchase of a new dental van and refer to the Finance Department to explore methods of financing a new van which are consistent with the terms of this award.

Chairman Reiniger addressed Item 6 of the agenda:

Communication from the Deputy Public Works Director requesting authorization to register two electronic message boards for traffic control during downtown snow removal operations as well as street construction project.

Alderman Clancy moved to authorize the registration of two electronic message boards for traffic control downtown. Alderman Wihby duly seconded the motion.

Alderman Pariseau asked can we hear from the Public Works Director as to the need. Why do these have to be registered? Are they trailers?

Mr. Thomas answered yes, they are a trailer. You have probably seen them on the side of the highway in construction zones, with flashing lights. They are on wheels and they get pulled behind trucks and as such they have to be registered.

Alderman Clancy asked do we need them downtown. I mean are they just limited to downtown usage?

Mr. Thomas replied no. Right now they are being used on the Elm Street project. We are also using them at night when we pick up snow on Elm Street. We block off the streets and we use those message boards to tell people both in advance of when we are going to block off the streets saying that at such and such a time snow removal operations will be taking place and then when the street is blocked off the message boards will be used again. In addition, once they are no longer needed and turned over to the City by Superior, we can then use them on our own reconstruction projects.

Chairman Reiniger called for a vote on the motion. There being none opposed, the motion carried.

Chairman Reiniger addressed Item 7 of the agenda:

Communication from Paul Albiani requesting installation of seating and bicycle racks on City property between 83 Hanover Street and Citizens Bank.

Alderman Clancy asked this bicycle rack now, say we have an accident down there. Who is going to be liable? You know they are going to put these right on the sidewalk probably.

Chairman Reiniger replied what kind of an accident.

Alderman Clancy asked is this part of the downtown user friendly or...

Alderman Girard asked the City Clerk to explain the conversation he had with Mr. Albiani since the letter is to him and it references a conversation with him.

Clerk Bernier replied last October, he had a concern if I can recall correctly, in that 83 Hanover Street, between Citizen Bank and 83 Hanover Street there is a space with a little green grass there or whatever. Does everybody have that in their mind? That is where he wants the bicycle rack because kids come in and use that building for different events or activities and they just leave their bikes on the sidewalk or place it on the grass. He thought it would look better if they had bicycle racks. That is what I remember.

Alderman Pariseau asked can you refer this to Highway to have them look at the possibility of including it with the downtown renovation.

Chairman Reiniger replied I think it is Parks & Recreation. I guess the Solicitor should look at it in terms of the legal issue.

Alderman Clancy asked who owns the land where the bicycle rack is going to be.

Clerk Bernier answered it is owned by the City.

Chairman Reiniger asked is it on the sidewalk.

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Clerk Bernier replied no. You have the sidewalk and then you have maybe 20 feet of grass.

Alderman Clancy asked where by the bank. Between the Amoskeag Bank and the side back street there?

Clerk Bernier stated that is correct.

Alderman Pariseau asked where that volunteer office used to be.

Clerk Bernier replied on the other side of that block.

Mr. MacKenzie stated that within the Elm Street Project they are going to be putting bicycle racks at selected locations. That was requested by a number of people. I think the racks selected are fairly durable. They are a u-shaped rack as I remember. In this particular case, the property as I remember it, and I haven't spoken to the gentleman but it is in the right-of-way between behind the parking garage. If it is in the right-of-way and the City is installing these racks and it has been reviewed by a number of departments, it would seem reasonable that if there is money available in the contingency they could also include the same type of rack in this particular location.

Alderman Girard stated you mean the contingency that is part of the reconstruction.

Mr. MacKenzie replied as part of the Elm Street Reconstruction Project, yes.

Alderman Girard said and Mr. Albani is saying that the area is already being used for bicycles.

Clerk Bernier replied well what happens is that the kids use the building and they just leave their bikes on the sidewalk and on the grass and they are just laying down.

Alderman Girard stated, Mr. Chairman, I would like to move this item subject to review by Planning and Highway for finances as part of the Elm Street Reconstruction Project.

Alderman Clancy stated well if they are going to be buying some bike racks they might as well buy them all at one time.

Alderman Wihby replied well let them buy it.

Alderman Girard stated that is what I am saying. As part of the Elm Street Reconstruction Project I move that we approve this subject to the review of Planning and Highway. Mr. MacKenzie are you overseeing the funds for this or is Highway?

Mr. MacKenzie stated Highway is directly administering them. It is a CIP project and Sam Maranto is monitoring the project so he coordinates with the Highway Department.

On motion of Alderman Girard, duly seconded by Alderman Clancy, it was voted to approve the installation of seating and bicycle racks between 83 Hanover Street and Citizens Bank subject to review by the Planning and Highway Department to see if it could be incorporated into the Elm Street Reconstruction Project.

Chairman Reiniger addressed Item 8 of the agenda:

Communication from David Chapdelaine requesting the City purchase his two lots on Cleveland Street (#64 and #65) due to both environmental and economic hardships encountered as a result of the West Side Pumping Station.

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to deny the request for the City to purchase two lots on Cleveland Street (#64 and #65).

Alderman Girard asked can we have the Public Works Director explain this to us.

Mr. Thomas stated we are presently taking a look at whether there is any merit in that. We are in the process of making modifications to the West Side Pump Station which will improve the odor conditions that emanate from that station and what we want to do is evaluate the impact of those improvements to see if it improves the situation. The problem is that this Mr. Chapdelaine's property abuts. You look out the window and you are looking at the facility so it is something that we are in communication with this gentleman and something that we are going to continue to monitor.

Alderman Wihby asked Frank, the motion is to deny the request. Do you have a problem with that?

Mr. Thomas replied no.

Alderman Girard asked were any discussions held with Mr. Chapdelaine prior to the building of that pumping station. Were there any considerations of the impact to his property?

Mr. Thomas replied there has been no monetary, as far as damages to his property. He was aware of what was going on because we had to acquire the land next door and I am sure he was contacted. As far as doing any type of appraisal on potential impacts to his property, no.

Alderman Girard asked do you have any idea of the degree of validity of his concerns with the odor. He is rather strong in his wording here.

Mr. Thomas answered it is a viable concern and I am not going to say it isn't. However, we have had odor related complaints down in the Brown Ave area, up in the Pepperidge Drive area and instead of buying out all the property down there, we have made major investments into eliminating the odors and we, I wouldn't say we have eliminated them all, but we have made tremendous strides. We are, as I mentioned, looking at addressing the odor situation. If that doesn't improve it, then there is a potential that we will talk to Mr. Chapdelaine again.

Alderman Girard asked what is your time-frame for those improvements.

Mr. Thomas replied the improvements are probably under construction as we speak right now. So come Spring time we will be able to evaluate it. In the meantime, there is nothing that says that Mr. Chapdelaine couldn't take some kind of action against the City if, in fact, he feels that there have been significant impacts to his revenue.

Alderman Girard asked is he aware of the improvements that are taking place.

Mr. Thomas answered yes he is.

Chairman Reiniger addressed Item 9 of the agenda:

Communication from the Riverfront Park Foundation, Inc., regarding a Riverwalk Esplanade along the Merrimack River.

Alderman Pariseau stated I was going to refer it to the FY99 CIP budget.

Chairman Reiniger replied they are going to make a presentation.

Alderman Wihby suggested that the presentation be made last so that more Aldermen could view it.

Chairman Reiniger replied that is a good idea.

Chairman Reiniger addressed Item 10 of the agenda:

Communication from the Director of Planning seeking authorization for EPD to submit State Aid grant applications for projects as follows:

- CIP 7.40321 Paquette/River Road Sewer
- CIP 7.60321 CSO Engineering, Planning & Design
- CIP 7.60322 Treatment Plant Odor Control
- CIP 7.60323 Cohas Brook Interceptor Project

Motion to accept made by Alderman Wihby and duly seconded by Alderman Pariseau.

Alderman Clancy asked about the Treatment Plant Odor Control, what treatment plan.

Mr. MacKenzie answered I believe that is the main treatment plant off of Brown Avenue.

Alderman Clancy asked well why don't we include Chapdelaine in there. Even though we denied it, they can look at it at the same time.

Alderman Wihby stated this is already done. We are just asking for money to...

Mr. MacKenzie interjected this is a request to get reimbursement from the State for funding.

Chairman Reiniger called for a vote on the motion. There being none opposed, the motion carried.

CONSENT AGENDA

Chairman Reiniger 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. 1995 CIP Budget Authorization:
7.40370 Sanitary Landfill Closure - Revision #4
- B. 1998 CIP Budget Authorization:
7.30104 Downtown Revitalization Elm Street Reconstruction -
Revision #1
- C. An amending resolution allowing for the acceptance of grant funds for the Respect Committee Activities and Planning Project at Weston School in the amount of \$8,450.00 from the Walker Foundation.

**ON MOTION OF ALDERMAN WIHBY, DULY SECONDED BY
ALDERMAN CLANCY, THE CONSENT AGENDA WAS APPROVED.**

- D. An amending resolution and budget authorizations transferring \$9,200.00 in
ESG grant funds from the 1997 CIP 2.50606 MEH Operational and Rehabilitation Assistance to a new project, 1997 CIP 2.20725 NCADD Carpet Replacement.

Alderman Pariseau stated the problem I have is the use of these acronyms. I don't know what ESG is nor do I understand what NCADD is. In reviewing the item, where is this National Council on Alcohol and Drug Dependent Shelter?

Mr. MacKenzie replied this particular facility is located on Manchester Street on the south side of the street on the block between Elm and Chestnut Street. The City does receive approximately \$60,000 from the Federal government each year for helping the homeless. In this case, there was money earmarked to the MEH, that is the Manchester Emergency Housing that is run by the Welfare Department. Those funds were not utilized by them so this money is going to another non-profit organization to help with homeless type programs.

Alderman Pariseau asked how long have we been subsidizing these people.

Mr. MacKenzie called on Bill Jabjiniak as he handles that particular program.

Mr. Jabjiniak stated it is a sporadic subsidy. It is on an as needed basis. As Bob indicated, we only get \$60,000 a year or so and as the needs arise we address them on those basis. It is something that we take requests from all homeless service

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providers and try to meet some of their needs at that point. Some years we will support them and other years if the funds are not available we might move it on to someone else in need.

Alderman Girard asked, Mr. Jabjiniak, what are some of the other potential recipients of this money. I am trying to get a feel for the area of the program and the scope it operates in.

Mr. Jabjiniak answered besides our own Emergency Shelter, Helping Hands Outreach Center, the Sobriety Maintenance Center or NCADD which is the National Council on Alcohol and Drug Dependency, the Security Deposit Loan Fund or the Way Home now as I believe it is called, the Soup Kitchen, New Horizons is another one that has received some funding along the way. What we are doing here is simply reprogramming some funds from almost two years ago and utilizing them before they expire to meet a need for one of the providers.

Alderman Girard asked so when are these funds going to expire if they don't get reprogrammed.

Mr. Jabjiniak replied they expire approximately June 30 if they are not spent.

On motion of Alderman Pariseau, duly seconded by Alderman Clancy, it was voted to approve the amending resolution and budget authorization.

TABLED ITEM

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 Program.

(Tabled 6/24/97)

On motion by Alderman Pariseau, duly seconded by Alderman Wihby, it was voted to remove Item 12 from the table.

Alderman Pariseau asked for an explanation as to what this is. We can't even read the pages and Bob is complaining that his department can't handle whatever has to be handled. I don't know what the issue is.

Mr. MacKenzie replied over the past 20 years, the City allocated certain funds, mostly HUD funds, to the Housing and Redevelopment Authority to do various

rehab loans. These rehab loans, some of them were non-payment loans, some of them actually had interest paying loans. What they are doing now is since the City is no longer supporting the MHRA with administrative costs, they are taking all of these older loans and folding them back to the City. Our concern is that there is time involved in servicing all these loans. Again, they are not all actually paying loans. There is really three options that the City can look at. We could hire additional staff in our department to handle these. We could contract out the administration of these, or we could actually sell these mortgages and get proceeds back to use for other purposes.

Alderman Clancy asked how does a person go to get one of these loans. I know there is a lot of people in my area that have loans here. How do they get that?

Mr. MacKenzie answered it was handled, there was an open enrollment period with the MHRA. There are still similar loans available from Neighborhood Housing Services. But they would go, if frequently they were advertised, they would go to the MHRA and say you know I need a loan to fix the basement and boiler of my house.

Alderman Clancy asked any area in town can get a loan or does it have to be the center city or what.

Mr. MacKenzie replied any area is eligible depending on your income limits though you may have to have a full paying loan versus a subsidized rate loan.

Alderman Clancy stated I know people in my ward that got monies and they live up in the North end and they own property in my area.

Mr. MacKenzie answered again, it depends on the income limitations of the occupants of the building. If it is a low income building, the property owner might be able to get a loan. Of course it might not be, as I remembered it when MHRA ran it it was perhaps a sliding scale.

Alderman Clancy asked does that go according to their income or what.

Mr. Jabjiniak replied currently the program is based on income anywhere in the city as long as they are eligible by virtue of their income. If you go back far enough, we did give loans to investors to help fix properties and when you speak of someone who may own property in your ward and now live in the North end that is still possible. We might still hold that loan. But now we are just giving to one to four unit owner occupied properties.

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Alderman Clancy stated I got two people that called me recently about applying for some money through the Neighborhood Housing. Do they go see Flanders down there?

Mr. Jabjiniak replied that is correct.

Alderman Girard asked, Mr. MacKenzie, what would be involved in accepting these loans for the purpose of selling the mortgages.

Mr. MacKenzie answered I think we would want to do a little bit more research. We have been in contact with Neighborhood Housing Services. Now there national organization does buy these type of loans and we could explore that possibility. Again, not all of these loans apparently are performing. In other words, not all of these are being paid back. We have not, you can see the list if fairly lengthy. We have not gone through to determine how many are really being paid off and how many are not.

Alderman Clancy asked so, Bob, if they don't pay you back why don't we put a lien on their property. That is a good idea. Then when they sell it you get the money back. That is what we should do. If they are not paying up, put a lien on their property. When they sell their house we get the money back.

Mr. MacKenzie replied I think the issue is given the number of properties you see there, it is going to take an individual or two individuals a lot of time to go through, contact each person, check to see when payments were made to see if MHRA had received all the monies on time. It is just a time-consuming process.

Alderman Pariseau stated but the Housing Authority was involved in the process initially. Why can't we send it back to them and ask for an update as to the status of all these loans?

Mr. MacKenzie answered their position now is that since they are no longer getting any administrative costs from the City that they don't want to do anymore work on the project until they would be paid to do so.

Alderman Pariseau stated then we don't want to do any more flowering in front of their locations either. There we go again with the non-profit attitude. I mean I am sorry but that is typical.

Alderman Girard asked, Mr. MacKenzie, do we have to take these loans from the Housing Authority. Are we obligated and if so, why?

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Mr. MacKenzie replied basically they operated the program on our behalf with our funding so in essence they are the City's loans.

Alderman Girard said okay, so we gave them funding to administer a program for us and then we took the funding away.

Mr. MacKenzie answered well, they operated for 15 or 20 years so as their administrative costs got too high we pulled it back in house. Right now it is becoming a burden to try and monitor. The other thing I wanted to point out was that we can sell the performing ones, the ones that have payments coming in, but a lot of these do have liens already recorded against them but there is not necessarily a payment until the property is sold. Somebody has got to be able to track that and keep track of where or when the homeowner comes through or passes on and there is a request for a payoff we have to go and research it, is it \$7,500, is it \$15,000, what is it?

Alderman Clancy asked what percent do they pay on these monies they borrow. Three percent, six percent?

Mr. MacKenzie replied that ranged anywhere from probably zero to six percent over the years.

Alderman Clancy stated well if they are not paying up we ought to do something about it.

Mr. MacKenzie stated well the terms were if it they were zero percent for example, zero percent as long as the owner occupied the property. Once they ceased to occupy and sell it, that money is repayable to us. So there is a lien already recorded.

Alderman Clancy asked does somebody go after these people.

Mr. MacKenzie answered the loan is performing.

On motion of Alderman Girard, duly seconded by Alderman Pariseau it was voted to put the item back on the table and have the Planning Director come back at his most earliest convenience to give recommendations as to how he feels this should be best handled and what his capabilities are to handle them.

Chairman Reiniger addressed Item 9 of the agenda:

Communication from the Riverfront Park Foundation, Inc., regarding a Riverwalk Esplanade along the Merrimack River.

All Aldermen were invited to view the presentation. Chairman Reiniger called Mr. Sommers to the floor.

Mr. Sommers stated Peter Ramsey from the Riverfront Park Foundation and I are here to give you just a quick overview of a project that is being discussed and that we have put quite a bit of, at least conceptual effort into. That is the Riverfront Esplanade or whatever we want to call it, but a Riverfront walk. Beginning at the south end, this project is a total of 2 miles along the east side of the Merrimack River. It starts down near Hesser College underneath Queen City Ave and it goes up to the Amoskeag Falls at the lookout that was just built by For Manchester and the Public Service Company. There are several different sections in this that we will describe to you quickly. The first section goes from south to north from the Queen City Bridge up to the stadium and just beyond where the boat ramp is.

Peter Ramsey pointed to the area on the map.

Mr. Sommers stated I just want to show you what the vision is so you can get some idea. This is the railroad bridge that goes across and is a tentative part of what is being planned. This is a lift of 20 foot wide, 16-20 foot wide paved walkway up through that area utilizing the existing sewer easement area. There is an existing ledge if you will or already contoured area that fits beautifully for this thing. From there, it would go in front of the horseshoe building as I call it, under Granite Street Bridge and then up to in front of the old Channel 9 building where the Granite Street Bar and Grill used to be. It would then extend in front of the Seal Tanning Building as envisioned up to Arms Park and Arms Park we would basically be using the Arms Park riverwalk area with some improvements. As we extend up underneath Granite Street there would be a raised concrete walkway, railed, lit and attached to the buildings. It would lean out over the river. You could use it for different activities including retail. That is the idea that we would use to extend it up to Arms Park and then behind what I know as John Madden's building which is the one we are in, 540 Commercial Street. It would look similar extending up to the overview that was built. You can see, at least I can see and I know some of you that I have talked with can see all kinds of potential. We have come up with a cost estimate for this, for this entire thing of about \$6.5 million. That is, we think, a decent estimate. It can be broken out into phases so that it doesn't have to be done all at once. No, we don't have all the financing ideas put together on this. We wanted to present it to you just so that you know what is going on because we feel the next stage is to start looking more seriously into how to make this thing happen financially. The park that I left off is also a cross

connection at the old railroad bridge over to the west side. You may or may not be aware that Parks and Recreation is now proposing to put a bikeway along that railroad out to Goffstown or towards Goffstown. This would connect with that. So that is part of that \$6.5 million. We feel it is...I could get a lot more elaborate but that is kind of an overview and I think the picture speaks volumes for what we are talking about here. We have gotten, we have been talking with people and we feel we are getting a lot of, everybody likes the idea. It is how are we going to pay for it and we are going forward. We want to work with staff, etc. to discuss different options to pay for it. Ideas have come forward with respect to breaking it into different parts and paying for it in different ways. ISTEA funding may be one of those ways. That is what is being used over on the west side on that railway. There may be other ideas that will be brought forth, maybe even some private funding for parts of it. But, we are looking at a combination of things. Overall, I think that it is a, and Peter's group and we all agree that it is something that could really change and could really help the City out aesthetically and economically.

Alderman Clancy asked how many phases would you do that in.

Mr. Sommers answered we, right now, we have looked at a five phase scenario.

Mr. Ramsey noted the first phase, because it is all on ground now, would be conceivably from Hesser College all the way to the boat landing as it is on land so we would not need State permits or any Federal permits. After you start getting into the water, you start putting piers in the water you have got to have all sorts of permits which would take about a year to get Tom estimates. We have talked to some major corporations already and are pretty confident that a major corporation would help with the bridge. There are real possibilities for sign opportunities for major impact as you drive along here. All of the vistas here, for those of you who have not gone down here, are simply beautiful along here. It is a long walkway perfect for jogging, etc. From here on, obviously from the edge of the u-shaped building where there are now 18 artists by the way in here, from here all the way to here the economic possibilities are phenomenal. We hope to change the economic outlook of the Millyard. Just incredible what you could think could happen. There is no reason those buildings couldn't or it wouldn't be possible for the owners of those buildings to put holes in the side and have boutiques, restaurants, ice cream shops, condos from the top, the possibilities are really endless. What this does is offer opportunities to access it. It is funny what you find in the City here. There are three or four major studies up at Parks and Recreation that have been done over the years saying how Manchester should develop its riverfront, but we never had the money to do it. The challenge for us and the staff and everyone in Manchester is to make sure that it doesn't impact the taxpayers in a negative way. That seems to be the challenge. That is basically

what we are asking for tonight. The opportunity to work with the staff in the next couple of months to try and figure out a way to make this work.

Alderman Wihby stated obviously this is going to need to find out what the funding is going to be and how much private versus public and I know when we talked there was some sort of finance thing that could be done that might be worked out for everybody. I think that we, and I just want to make sure that you guys don't have a problem with this, rather than just send it to the CIP budget I think someone's got to come up with some numbers and try to determine what it is going to cost, where we are going to get the money from and if things can be done. If we sent it to say, Parks and Recreation or if we formed a committee with department heads, Parks and Recreation, Finance, Planning, Public Works and Jay Taylor, you guys can work with them and go over what you have come up with, they can come up with some numbers and then maybe at that point either bring it up to the Aldermen or at that point maybe submit it to the CIP plan. Is that all right with you guys?

Mr. Ramsey answered we hoped that Planning would be involved.

Alderman Wihby replied yeah Parks and Recreation, Finance, Planning, Public Works and Jay Taylor, we will use some of Jay's money when we need to. We will put him on the committee and use his money.

On motion of Alderman Wihby, duly seconded by Alderman Pariseau, it was voted to form a staff committee consisting of members from the Parks and Recreation, Finance, Planning, Public Works Departments and Jay Taylor to look into the financing of this project.

Alderman Clancy asked I know that it is kind of early in the ballgame, but do we have any private monies or is it too early.

Mr. Ramsey answered I have talked to several major corporations and other members of our non-profit group. There is a lot of interest and I can't tell you who because obviously they don't want it in the public but there is a lot of interest in this bridge. Parks and Recreation have done a fabulous job and I didn't know it before I got involved in this that they have done a lot of planning to have a bikeway from here on the edge of the west side of the river all the way up to the Kelley Street Bridge. It is going to be fabulous and it is a perfect connection to this ugly railroad bridge we have that the City owns. It is not hard to imagine the sign opportunities here for a private corporation welcoming people to Manchester. It is not hard to imagine that and several corporations are very interested. If a corporation came up with a million dollars to fix the bridge up it would go a long

way to solving that \$6 million dollar problem. There are other possibilities. Vendors along here. It is really unlimited how you want to think about it.

Mr. Sommers stated because you are going to have to phase the construction anyway you could never build this thing in one year anyway or all at once. I feel that what is going to happen is those opportunities are going to increase as people start to see it happen because then the value is going to be more real to them.

Mr. Ramsey stated if you want to start getting complicated, it is not hard to imagine and everybody knows who drives along the river that some of these buildings are not producing income for the City. Everybody knows that. Is the riverwalk, is an investment by the people of Manchester which is going to benefit all citizens of Manchester, is that going to make some of these buildings bring taxes back to the City. That is the analysis, Alderman Wihby, that we need to have. It needs to be serious at some point.

Alderman Wihby answered one of the things, and Tom was on the committee when we were looking into the train a long time ago, there were residents and owners of those properties there that were willing to do something for that train.

Mr. Ramsey replied in the past month I have talked to several owners of these buildings who would not be opposed to some sort of Disneyworld type vehicle where you could climb on, drive down the walkway from here, all the way down here. You could get off, go to lunch, get back on and come back around.

Alderman Wihby asked Bob what is the timetable for the CIP or Sean, for the CIP budget, how long do they have.

Mr. MacKenzie answered the requests from departments were due today. I think most of them have come in. We will be sorting through the information, organizing it and providing that to the Mayor probably in about two weeks. We are hoping this year to get the whole CIP program adopted relatively early, sometime in April, so we can get a jump on summer time construction projects.

Alderman Wihby asked so you are planning on doing that this year before the budget process.

Mr. MacKenzie replied we have certain projects that we could save a lot of money by getting a jump on it rather than waiting until late June.

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Alderman Wihby asked so the time-frame they have are you going to be able to get together soon and get going on coming up with some different financing or what is going to be done. Will you be able to sit down with them?

Mr. MacKenzie answered I think we can, given the goal of developing a financing package that doesn't have a property tax rate impact, that we can perhaps meld this project, if we find ways to finance it, into the CIP anywhere along the line from now until April and that would be the goal. If we could get private financing, if we could figure out a financing mechanism that doesn't take property taxes I think we could include that in the CIP anywhere up through roughly April.

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

A True Record. Attest.

Clerk of Committee