

COMMITTEE ON COMMUNITY IMPROVEMENT

July 11, 2000

5:30 PM

Chairman O'Neil called the meeting to order.

The clerk called the roll.

Present: Aldermen O'Neil, Cashin, Lopez

Absent: Aldermen Wihby, Clancy

Messrs: Alderman Gatsas, B. MacKenzie, B. Jabjiniak, K. Sullivan,
K. Sheppard

Communication from Director of Planning requesting project extensions through December 31, 2000 as listed.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to approve project extensions through December 31, 2000 as listed.

Communication from Director of Planning submitting a budget authorization for the McLaughlin Middle School Addition, and requesting authorization to submit related resolutions, when prepared, to the Board for the July 19 agenda.

Deputy Clerk Johnson stated we would note that there is a handout for that resolution and budget startups.

Mr. MacKenzie stated we do have here a CIP amending resolution, a bond transfer resolution on the second page and two startups. One decreasing an older project the Special Needs Educational Facility. The other budget authorization to startup for the McLaughlin School addition. The total amounts started for the McLaughlin School at this time would be \$726,000 and that number has been consistently shown to the Board and the School Board and it is composed of \$700,000 in Development Impact Fees and \$26,000 from a balance of an older project which we have reviewed with the Highway Department and School and they have concurred with it.

Alderman O'Neil asked School does agree with moving this money.

Mr. MacKenzie replied in the affirmative.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to approve budget authorization for the McLaughlin Middle School Addition and authorization to submit related resolutions, when prepared, to the Board for the July 19 agenda.

Communication from Director of Planning submitting a revision to the FY1999 Special Needs Educational Facility project authorization to accommodate approximately \$30,000 to address emergency capacity increase issues at Central High School.

Mr. MacKenzie stated the School Administration recognized an emergency need for additional capacity at Central High School. The enrollment is expected to skyrocket next year. Already this year it was very high. They had identified six rooms that could be created by certain changes relatively simple changes that would cost somewhere between \$28,000 and \$30,000. They felt that the money could come from this older project the Special Needs Educational Facility which has been completed.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to approve a revision to the FY1999 Special Needs Educational Facility project authorization to accommodate approximately \$30,000 to address emergency capacity increase issues at Central High School.

Alderman Gatsas asked that original amount is \$200,000 what is the balance.

Mr. MacKenzie replied the balance was \$58,000 that was available. That was the Easter Seals building on Auburn Street. So \$26,000 is going towards the McLaughlin Middle School and \$30,000 towards this Central High School project.

Alderman Gatsas asked are we going to leave the other \$2,000.

Mr. MacKenzie replied if there is any final tie-up issues at Easter Seals and once those are completed that project will be closed out in about four to five months.

Budget authorizations and resolution providing for the acceptances and

expenditures of grant funds for the Health Department, Health Disparities program and Adolescent Pregnancy Prevention program.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to approve budget authorizations and resolution providing for the acceptances and expenditures of grant funds for the Health Department, Health Disparities program and Adolescent Pregnancy Prevention program.

Budget authorizations and resolution providing for the acceptance and expenditure of grant funds for the Police Department, StreetSweeper and NH Drug Task Force projects.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to approve budget authorizations and resolution providing for the acceptance and expenditure of grant funds for the Police Department, StreetSweeper and NH Drug Task Force projects.

Update on the Enterprise Community Grant (EC) to be provided by Planning Staff.

Mr. MacKenzie stated I do know that some of the members here tonight may not be familiar with the Enterprise Community program. Manchester, because of certain poverty rates, was designated an EC community back in 1994 and the City received \$3,000,000 to work on specific projects that would help low income people in the center city get job opportunities. Most of that money has been committed. Most of the money went to projects such as the Community Policing program, the Neighborhood Resource Center, the Small Business Incubator in the millyard and three other projects. There was a small balance left. A group called the Enterprise Community Board, which is composed of residents and others, controls the money. A small balance out of the \$3,000,000 was actually submitted to five separate mini grants to certain agencies. Bill Jabjiniak is here and he can answer any questions. We do want to keep the Board up-to-date on this project. It was a fairly major project. It is winding down in terms of its commitments but some of the members may not have even heard of the Enterprise Community because it happened several years ago. Bill and myself will be available to answer any questions.

Alderman Lopez asked you mentioned that a Board runs this. Who is the Chairman of that Board.

Mr. MacKenzie replied Dean Christen is the Chair of the Board.

Alderman Lopez asked is he accountable to you.

Mr. MacKenzie replied in the affirmative and stated they work with our office.

Alderman Lopez asked how much money is in there.

Mr. MacKenzie replied the total project was \$3,000,000, which was the grant that we got back in 1994. There was a balance after all those projects were funded of roughly \$80,000 out of the \$3,000,000 that was left.

Alderman Gatsas asked the amounts of money that are shown here have some of these projects received CIP fund money in the budget year 2001.

Mr. MacKenzie replied I know one of them has, The Way Home and Child and Family Services are the only two.

Alderman Gatsas asked do you know how much they received.

Alderman Lopez replied \$100,000 CIP.

Mr. MacKenzie agreed and stated The Way Home received \$100,000 for a construction project that was not operational. Child and Family Services does operate perhaps three programs for the City and if you wanted to I could check to see what those three were.

Alderman Lopez asked since 1994 did these people receive additional monies.

Mr. MacKenzie replied these groups have not...the only one that has received EC money is the Manchester Youth Build Odyssey Operational Support.

Alderman Lopez asked is there a crosscheck where the Aldermen know when they approve the CIP budget that these people have received other money. Is there any correlation there.

Mr. MacKenzie replied I would have to say that all of these agencies typically receive a lot more money than they receive from the City. They do receive State Grants and Foundation Grants. Typically the amount they will receive from the City is a fairly small percentage of the total amount. It is important to them though because with the City contribution they are able to leverage much larger grants from other groups.

Alderman O'Neil stated it is not like we can take this money and do a project in East Manchester.

Mr. MacKenzie stated it has to be within the benefit Enterprise Community area. Bill has attached a map of the EC area on the back. The money has to be primarily directed towards that area.

Alderman Gatsas asked Bob, is there a list of people that understand that this money is available or how do they participate in a program. Are these the only agencies that qualify or are there others that qualify and who does the selection of where the money is going to go.

Mr. MacKenzie replied there were other agencies that competed. I would defer to Bill because he would know how many agencies. There were some that did not get funding under this process under this final round.

Alderman Gatsas asked who were the other three and how much were they requesting.

Mr. Jabjiniak replied the Small Business Incubator requested \$30,000 that was not funded.

Alderman Gatsas asked were they funded through CIP at all and how much were they given.

Mr. MacKenzie replied in the affirmative and stated I will check that if Bill wants to keep going.

Mr. Jabjiniak stated Child and Family Services requested two additional programs. They were not funded and I have here \$13,000 for one request and \$2,000 for another request. Those are two additional programs besides the diversity training. There is a mentorship program that was applied for by Compassion Connections in the amount of \$30,000 that was not funded. This is just the RFP process for this Enterprise Community funds.

Alderman Gatsas asked did they receive funds through CIP.

Mr. Jabjiniak replied in the negative. A project called the Small World Market by Manchester Neighborhood Housing Services in the amount of \$25,000 was applied for that was not funded either. The only other comment I have is Youth Build Odyssey did request the total amount of \$50,000 as you can see there were funded in the amount of \$21,500.

Alderman Gatsas asked did they tell you what those funds are going to be used for.

Mr. Jabjiniak replied for each one of them they do have a detailed description.

Alderman O'Neil asked could staff provide that to Alderman Gatsas if he was interested in the breakdown.

Mr. Jabjiniak replied in the affirmative.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to accept the report as presented.

Communication from Director of Planning submitting a budget authorization for funds earmarked for the design of the West Side Library at the former Brown School and design and land acquisition for a Senior Center.

Mr. MacKenzie stated if you look at the actual description as proposed in the CIP process. There was considerable debate about the West Side Library. This Committee requested that specifically the project come back here to the Committee to review before we did this final startup. The Committee can recommend to the full Board changes if it so chooses but that would be up to the Committee.

Alderman O'Neil asked if the Board has not determined whether or not to move forward with the West Side Library. If we do not do this startup does this restrict movement on the acquisition for the Senior Center.

Mr. MacKenzie replied it would if you did not move forward with this but there are other options if you want to move forward.

Alderman Lopez asked it is very important that we have a special presentation by the Planning Department and the Library because there is another request in here for \$200,000 as to which is priority. In moving forward, the \$150,000 design for the Senior Center should go forward. As to make sure we are not approving for you to go out and get a design on the West Side Library when we have not had the feasibility study presented to this Committee or the full Board it is very important for us to get all of the facts. If there is a way we could not hinder you and move forward with the money in finances so you could proceed with the \$150,000 and holding up on the \$175,000 until we receive a complete report.

Mr. MacKenzie replied if I could suggest, Mr. Chairman, this Committee could recommend that the reference to the West Library in the description be removed at the present time. The money will still be there available for the Committee to use for either West Side Library or I know there is a request in for land acquisition at the Main Library. But we would not proceed with any type of design if that wording were deleted. We could move forward with the Senior Center.

Alderman Cashin asked what are we waiting for.

Mr. MacKenzie replied there is a feasibility study done and completed and we can provide that to the Committee on the West Side Library that was funded partly by the trustees of the library and partly by the City. That feasibility report there should be a presentation so there should be time enough for the Committee to actually review that feasibility study and have people present it. But it is now completed.

Alderman Cashin asked how long has it been completed.

Mr. MacKenzie replied it has been completed for a couple of months now. The Library in discussions with them has been somewhat hesitant at that time to bring it forth for review but when the Committee is ready we will bring it forth.

Alderman Cashin asked you said the Library is reluctant to bring it forth.

Mr. MacKenzie stated Sam, I know that there have been discussions with Mr. Brisbin relative to the feasibility study and the price tag that came out of that and there was some hesitancy at that time to bring it forth.

Alderman O'Neil stated I was involved informally with some discussions that bringing in the report at the time we were trying to put together the CIP budget was probably not the appropriate time to make that presentation between CIP budget and then getting immediately into the operating budget. I was certainly aware of that in that it would be presented in an appropriate time. I do not think it was necessarily any one department. The timing was that we were in the middle of trying to put a CIP budget together and then almost immediately into an operating budget. It was not purposely stalled it was just trying to pick a right time to present it.

Alderman Cashin stated I have no problem with that but when he says that the Library...

Mr. MacKenzie stated I know Sam had spoken with them. They were looking for the right time to submit it to the Committee. There has been a lot going on.

Trustee Sullivan stated unfortunately John Brisbin is out of town this week so Greg Sauer and I are trying to fill in. One of the other things that Mr. Brisbin was trying to gather some information on too is there was some concerns raised by Aldermen regarding the cost of renovation as opposed to the cost of either downsizing the renovation project or doing new construction. He wanted to gather that information so that when we do a presentation then all of the information will be available to the Aldermen so that you can see the various alternatives that there are. There have been concerns expressed by at least a couple of Aldermen regarding the cost of doing the total renovation of the Brown School.

Alderman Cashin asked you agree that we table this until you have a chance to make your presentation.

Trustee Sullivan replied in the affirmative and stated that makes sense.

Alderman O'Neil stated I do not think it was necessarily that we were waiting for the Library it was more when we could fit it in with everything that was going on.

Trustee Sullivan stated it was a combination of factors going on because I know during your budget CIP process a couple of Aldermen were very concerned.

Alderman O'Neil stated the intent was at some point making a presentation. I know some Aldermen have talked about mixed use in the building and during the CIP budget we did not want to get into that debate.

Alderman Cashin stated I remember that I just want to be certain everybody...

Deputy Clerk Johnson stated could the clerk just clarify that that presentation is for the Committee and not for the full Board. I just want to make sure which way the Committee wants to go with that so I can advise you on a report to the Board.

Alderman O'Neil stated I certainly do not have a problem with it being made to the Committee but I think it is going to be an issue that could be debated heavily at the full Board. That presentation might make sense to make to the full Board at an appropriate time.

Deputy Clerk Johnson stated then if I could suggest perhaps because I believe there was also an understanding that the Senior Center you wanted to move forward on. Perhaps the recommendation to the Board would be that a presentation be made regarding the Library and that the \$150,000 be authorized to proceed for the Senior Center. There is going to be a presentation to the Board on

the Senior Center as well coming out the same night that this report would come in so it might tie together.

Alderman Lopez asked Mr. MacKenzie, is the \$150,000 \$175,000 as you indicated that West Library out of there. The intention is to have the money into the finance and available for utilization for the Brown School.

Mr. MacKenzie replied in the affirmative and stated you could for now temporarily eliminate the reference to the West Side Library. That does not get rid of the money but at least it would mean that we would not start up the final design. The Committee would still have the option to look at all the feasibility studies and move ahead later. But it would clearly allow us to move ahead with the Senior Center without starting up the West Library.

Alderman O'Neil stated the action tonight might be appropriate that we approve the \$150,000 for the Senior Center and hold the rest.

Deputy Clerk Johnson stated then you are not taking the Library out of it.

Alderman Cashin stated I have no problem with that I just want to be sure that we do not lose that \$175,000 that is all.

Deputy Clerk Johnson asked the funding portion is already there, right.

Mr. MacKenzie replied the bond resolution is to go to the full Board on the 19th.

Deputy Clerk Johnson stated they could send the bond resolution along. They can authorize \$150,000 in expenditures and hold the rest here in Committee and not remove the Library from the title of the project description.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to authorize funds in the amount of \$175,000 for the design of the West Side Library at the former Brown School and \$150,000 for the design and land acquisition for a Senior Center pending presentation to the full Board.

Alderman Gatsas asked that totals \$325,000 and the total there is \$350,000 what happened to the other \$25,000.

Mr. MacKenzie replied there is \$25,000 earmarked to help complete another project. Information Systems is cramped for space in the basement. They can expand because there is room in the basement of the Central Fire Station. They had design underway and some money allocated so that \$25,000 was earmarked to help complete that Information Systems expansion.

Deputy Clerk Johnson asked did the Committee want to allow that to go forward.

Alderman Lopez asked what we are doing is eliminating the word "West Library" and we are going to get a special presentation on the Library. We are going to go ahead with the \$150,000 recommend it to the Board and we are not in any way loosing the \$175,000. There is going to be by resolution the Board...am I correct.

Alderman O'Neil replied I do not believe we have to take out the word "West Side Library". We just take action on the \$150,000 for the Senior Center.

Alderman Cashin stated you are not taking out "West Side Library".

Alderman Lopez stated the way this is phrased here according to Mr. MacKenzie that is what it would be designed for the West Side Library.

Deputy Clerk Johnson stated but the recommendation to the Board is to expend up to \$150,000 for the Senior Center and the budget authorization is being submitted in concert with that report. So there would be a notation on the budget authorization that the funds would only be spent on the Senior Center and that is why I am raising the issue with the Information Systems that there is \$25,000 in there. What are the actual amounts, Bob that breakdown for the three projects.

Mr. MacKenzie replied it was \$150,000 for the Senior Center, \$175,000 for the Brown School and \$25,000 roughly (the bids have not come in yet) for the Information Systems project. Carol is right, Mr. Chairman, we could do it, as a comment underneath saying that as of a certain date only the Senior Center or perhaps the Information Systems is to proceed.

Alderman Gatsas asked Bob, was the \$25,000 in the CIP budget or did it just appear as \$350,000. Why is the Information Systems project not spelled out in this document.

Mr. MacKenzie replied this particular category has been used to address a lot of changes that come up during the year.

Alderman Gatsas stated there are no changes. We are starting with \$350,000. All you are presenting is \$325,000 and if I did not ask what the \$25,000 was and I am upset that would not be in here. All of a sudden it comes up that there is \$25,000 going to Information Systems. Why would it not be spelled out in this project.

Mr. MacKenzie replied there are always a variety of projects that have to get done that the Board directs us to do. There is usually money set aside each year to fix

things at City Hall. These are small projects and you cannot bond them. That is a catchall to address all the City space needs that we need and come up on a regular basis.

Alderman Cashin asked Bob, are you telling me that \$25,000 is being appropriated to Information Systems without us knowing it.

Mr. MacKenzie replied I am saying that the intent of that money was to address projects such as Information Systems. That is the top priority and we have not seen the bids yet but we felt that since when the bids come in if we do not have the money to do it we would not have any money and we could not proceed. There are always projects in the City that need immediate assistance that small amounts of money are necessary somewhere and because Information Systems did request it in the CIP process. They were not funded the full amount because there was not adequate monies at the time to fund the full amount.

Alderman Cashin asked Information Systems came before us sometime ago. They had a balance someplace and we took that money and put it back in CIP. Then we gave them \$50,000 for telephones in the library and a couple of other places.

Mr. MacKenzie replied in the affirmative.

Alderman Cashin asked and now they are coming in for \$25,000 for renovations. How would we know that if the Alderman had not asked that question.

Mr. MacKenzie replied changes to City buildings do require Lands and Buildings approval. These projects typically come from the Board in terms of you have to make changes at this department or another department. Every year there is either a need to design more space. For example, sometimes funds are required to look at the need for another human facilities buildings because of the Health Department problems. In the past, these funds have been used to make immediate improvements at certain City buildings that need those improvements.

Alderman Cashin asked are you telling me that this Committee in the past has approved things they were not aware of.

Mr. MacKenzie replied the Board, in the past, has approved funds to help...

Alderman Cashin stated I am talking about the CIP Committee.

Mr. MacKenzie replied the CIP Committee has approved funds in the past that have met immediate needs of various departments including design.

Alderman Cashin asked they were not informed of it.

Mr. MacKenzie replied any changes to City buildings have to be approved by Lands and Buildings Committee. So any changes do have to come to a Committee. I am not sure if they come specifically to CIP or not.

Alderman Cashin asked Bob, tonight we have been asked to approve the Senior Center, the Brown School for the West Side Library and also \$25,000 for Information Systems. Where does it say anything about Information Systems here in this document.

Mr. MacKenzie replied if you look at the first sentence the project description is "Designed to insure that smaller scale City space requirements and improvements are handled in an expeditious manner; and designed to allow for planning and design stages of larger projects." Larger projects are specifically identified in the description but smaller projects are not.

Alderman Cashin asked what constitutes large projects and small projects.

Mr. MacKenzie replied there used to be and still is for example an account at the Highway Department that handles annual maintenance for boiler replacement etc. Those projects have not typically gone to a Committee for review. There is typically \$300,000 a year to handle twenty-three different schools. So you do not necessarily earmark all of those annual maintenance and improvements by school because you do not even know what those may be during the year.

Alderman Cashin stated that is a whole different ballgame. That has nothing to do with this. That is money that we put in for the Highway Department to Public Buildings Services in the maintenance account. We know about that. We allocate that money and we do not want to know. I do not want, personally, anything that is going to come to this Committee that is going to be funded through this Committee I want to know about it.

Alderman O'Neil stated going forward what might be helpful is we have to make sure everything gets listed out even as small as it is if it is a \$5,000 action as part of \$50,000 the Committee should know about that. Just spelling that out here would have saved fifteen minutes of discussion on it.

Alderman Gatsas asked Bob, if this had to go to Lands and Buildings for their approval, I would assume that this would have been up on the agenda on the July 19th meeting through the full Board. So the \$25,000 would have been appropriated through the full Board because we would have heard was the full Board has already acknowledged that without anybody on this Committee even

knowing about it. I am back to the position of when I said there is \$2,000 left in that CIP budget that is just hanging around. At some point, if you find a small enough project if that money is not used up and the Planning Department decides that there is a \$2,000 project they can do that just gets done.

Mr. MacKenzie replied the \$2,000 is under the jurisdiction of the School Department. There are always things that have to be done to complete a project like buying additional equipment.

Alderman Gatsas stated maybe that was a bad example, I am saying that any other CIP project that has a minimal amount in it that at your discretion you decide where it is going.

Mr. MacKenzie replied in the negative and stated we provide if you have bond balances...

Alderman Gatsas asked are there no other departments in this City that could use \$25,000 for something else.

Mr. MacKenzie replied there were a number of departments that requested in the CIP process and not all of those could be funded in each year. It was earmarked and it was discussed with Information Systems that there would likely be funds available under this.

Alderman Gatsas asked who discussed that.

Mr. MacKenzie replied that was discussed in the CIP process.

Alderman Gatsas stated I do not think so.

Alderman Cashin stated I do not want to belabor this. We made our point that we want it spelled out so we know what we are funding, Bob. I am not opposed to this if they need it fine. I did not add it up because I did not think it was necessary. From now on we are going to have to and that makes me a little uncomfortable.

Alderman Lopez asked do we have the justification for the \$25,000 that could be presented also as a special note when it goes before the full Board.

Mr. MacKenzie replied when this particular one goes before the full Board. We could provide the request information from Information Systems if you would like at any point.

Alderman Lopez stated it would be important because we just found out that we do not know anything about it so it would be nice to know what they are going to do with \$25,000.

Deputy Clerk Johnson stated Mr. Chairman, the clerk would note that in the past sometimes when you have had CIP projects that entailed small amounts that needed to go through another Committee you might tag it on and part of the project description is the \$25,000 for miscellaneous projects to be approved by the Lands and Buildings Committee. That way in this instance if it got to Lands and Buildings Committee and Lands and Buildings felt that there was another project that came up in the interim that was more critical than the Information Systems project then Lands and Buildings Committee could make that judgment.

Alderman Cashin stated what would happen at Lands and Buildings Committee because I am the Chairman. We would have gotten a report from somebody saying that the Community Improvement Program has already approved this. It falls apart when we know nothing about it.

Deputy Clerk Johnson stated you probably want to change in the description to identify that \$25,000 as being for miscellaneous smaller projects subject to Lands and Buildings approval.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted that the Lands and Buildings Committee identify the \$25,000 for miscellaneous small projects subject to approval.

Deputy Clerk Johnson stated we would put together a report recommending that the \$150,000 for the Senior Center be approved for expenditures and \$25,000 for miscellaneous smaller projects subject to Lands and Buildings approval go forward and advise the Board that the Brown School building design and land associated projects with the library be tabled in the Committee pending a full presentation to the Board of Mayor and Aldermen.

On motion of Alderman Lopez, duly seconded by Alderman Cashin it was voted to recommend the \$150,00 for the Senior Center be approved for expenditures and \$25,000 for miscellaneous smaller projects subject to Lands and Buildings approval go forward and advise the Board that the Brown School building design and land associated projects with the library be tabled in the Committee pending a full presentation to the Board of Mayor and Aldermen.

Alderman O'Neil stated I know we have had some changes in reactivating some committees. We need to make sure that we are getting the full information and

that maybe in the past CIP Committee because of its workload was letting some things slide but we need to provide as detailed information as we can.

Communication from Library Trustees inquiring as to possible funding estimated at \$200,000 to purchase property adjacent to the main Library including demolition and paving over of the site.

Trustee Sullivan stated just by way of background, Alderman, as part of a Planning process a few years ago a report was done by the Library Foundation. It was a needs assessment study which indicated the Library had two needs; one was the West Side Library which you are aware of what we are trying to do there. The other was that there should be expansion done with the East Side branch (the main branch). The trustees decided to go forward on the Brown School project understanding that given budget constraints it would not be wise or practical for us to come in and say we would like to do all of this at once. As part of the long-range planning process we decided to see what was out there in terms of land availability around the main branch and contact the various abutters to see if there was a possibility of doing some sort of a Right of First Refusal process so that if any of these properties were to be sold we would be aware of it and alert this Board, our Trustees and the Library Foundation. As you may be aware a few years ago there was an opportunity to acquire the Hesser College building near the Library. It would have given to us for free. I am not quite sure why but that did not go forward with the City of Manchester so we lost an opportunity there. When we contacted the abutters with respect to doing the possibility of Rights of First Refusal it came to our attention that one of the property owners was placing their three-family building on the market and he plans to do that in September or October. So we decided that we would come to the Board of Mayor and Aldermen understanding your budget constraints to alert you to the fact that this is a possible acquisition. Our proposal would be that the property be acquired and the building torn down and turned into parking until such time as we...and the City feel that it is appropriate for the Library to come back and discuss the possibility of expanding the main branch at the Library. Another property owner (abutter) in the area has indicated an interest in leasing parking spaces on a twenty-unit building nearby which has very little parking and he was one of the abutters we met with and he said if you were able to do that I would be very interested in leasing parking spaces. It is coming together very quickly for which I apologize but with real estate, as you know these things happen quickly. There is a possibility to acquire some property bank it for long-range planning purposes and still have an income to help pay for the cost.

Alderman Lopez stated it is a great idea. The revolving loan account has about \$400,000 in there approximately \$600,000 can any of this money be used to take from there and do something like this.

Mr. MacKenzie replied I know that money has not been touched for awhile so it could potentially be moved by the Board but certainly the \$400,000 CDBG money I am going to check with Sam Maranto that could not be used for a municipal building or land acquisition for a facility such as the Library. The balance of the money is all program income back from originally CDBG money and has to be used for the same thing. In this particular case, I do not believe any of those funds could be used for this type of municipal land acquisition or parking area.

Alderman Lopez stated maybe that whole area should be looked at because for approximately two and one-half years no money has been loaned for any businesses downtown because the bank's low interest rate and you cannot compete with the banks. There is over \$400,000 and that money could be used for something else in the area. Maybe not for buying this building but it is an area that I have to be educated on as to direction of this revolving loan account. We are just holding this money there when we could use it for other projects.

Mr. MacKenzie stated we have at staff level discussed that and maybe that would be a good discussion topic to look into more detail on at a next meeting.

Alderman Lopez asked where would we get the \$200,000 for something like this if this became a priority.

Mr. MacKenzie replied it would have to be either some type of...I am not aware of any Federal Grants although there could be for Library properties. I would defer to the Library on that. It would have to be either a General Bond obligation or cash. I do not believe any HUD funds or certain other type of Federal funds or Enterprise funds could be used for that so it would have to be typically bond. It would be unlikely to find any cash amount that high that could be used for this.

Alderman Gatsas asked has there been an appraisal done on the property.

Trustee Sullivan replied we have not had an appraisal done. We have worked with a local realtor who is helping us in terms of contacting the abutters. When we were originally talking about Rights of First Refusal, Pierre Peloquin who you may know and talked to him about pricing. You know how the real estate market is right now it is rather good and Pierre is well-versed in these types of multi-family properties. He himself in addition to acting as a realtor does a lot of his own buying, renovating and selling. He was fairly comfortable with the numbers that we were talking about but no we have not had a formal appraisal done.

Alderman Gatsas stated \$70,000 per unit seems extremely high.

Trustee Sullivan stated remember that takes into account not just acquisition cost but also demolition cost also cost of paving. There would obviously be other costs in connection with this such as title search, closing costs and that type of thing.

Alderman Gatsas stated if Lands and Buildings Committee took the \$25,000 that has been set aside and add it to the \$175,000 that gives you the \$200,000 for acquisition. There is nobody in this world that does not want it all however for us that only have the opportunity to give out little bits sometimes it is best to take little bits and be happy with that instead of getting nothing.

Trustee Sullivan stated I understand what you are saying and that is why in fact we had not come before the Board with any plans to do anything with the main branch because we understand the need to prioritize and the constraints that this Board acts under. When this opportunity came up however, we thought that we would be remiss not to follow-up on it because it is a good idea in terms of long-range planning that we take advantage of this. We have lost opportunities in the past with the Hesser College building, which should have never happened. The City has in the past lost opportunities with respect to real estate. We could go back several years into other lost opportunities but I thought this way buying property at year 2000 values as opposed to coming back in five or ten years when values would probably be higher and at the same time have an income stream.

Alderman Gatsas asked if tomorrow you were to build a home or were thinking about building a home and the plans for that home were \$150,000 but you were not really sure if you were going to build it because it was going to cost you \$4,000,000 so you did not know where the financing was coming from or whether that was going to be approved. Would the prudent common sense decision be not to spend money for plans on a project that may never get built because that is an awful big chunk. I do not know of anybody that would spend plans on a building and let them sit on a shelf because that building may not ever be built.

Trustee Sullivan replied that is obviously a decision that the Aldermen have to make with respect to the plan for a West Side Library.

Alderman Gatsas asked if it was your money and you had to allocate your funds in your budget and those were your dollars.

Trustee Sullivan replied to be perfectly candid, Alderman, the Library has a lot of needs. When you look at the history of the Library the City of Manchester has not spent money for land acquisition in the past at the Library. The Carpenter

building was a gift to the City of Manchester. We have struggled with a building that is too small. We have a West Side branch that is too small. I understand the analogy that you are using. I do not think that is an appropriate analogy in this instance. We have needs for expansion or doing something with this West Side branch. There is a need for that. There is also a need for doing something with the East Side as I said we put that on hold because we felt there was an opportunity with the Brown School and that was a priority for us to have a quality facility on the West Side which we do not have now. My preference obviously and can happen because I understand that because of the constraints you gentlemen work under. Our preference obviously is to move forward and give the West Side a quality Library that the West Side needs. At the same time engage in what I think is sensible business like long-range planning by taking advantage of an opportunity to bank some land for future expansion needs. If we had done more land banking in the City of Manchester in the past we would all be better off.

Alderman Levasseur asked if the Senior Center moves out of the building that the Library and the seniors share at that building on the West Side that is going to give you a lot more room in that building. Could you make that expansion into that building and just be happy with that.

Alderman O'Neil stated we should stay focused on the issue. This is not about the West Side Library. We started to get a little bit away and I should not have let Alderman Gatsas go there.

Alderman Gatsas stated I merely suggested that there was \$175,000 and \$25,000 that was available.

Alderman O'Neil stated we have missed opportunities in the past whether it is the Library or other City departments to possibly acquire property that at some point might be an asset to us. What I would suggest here is that we allow the Library in working with the various City agencies; Planning, ask Highway Department to take a look at what is a true cost if a parking lot was built there. They do parking lots regularly and they know those numbers. Confirm with Leon LaFreniere demolition cost because he has been doing those fairly regularly and see in fact what is the true number. I do not know that I am going to have a supporting expansion at the main Library but it could be for parking needs, it could be that we want an outside reading pavilion or something. But we can never have those things if we do not have the property to do it. I would suggest that we allow the Library to move forward working with the various City agencies to fine-tune the numbers and make a presentation back to the Board sometime in August or September then we either vote it up or down. I do not think it is a waste of time.

Trustee Sullivan stated thank you Alderman and we will do that and we do not have specific numbers because we wanted to get a sense whether we should take the time and expend the energy to do that.

Alderman O'Neil stated I am not suggesting to go out and get a consultant or anything just use the resources we have Bob MacKenzie and his staff, the staff at the Highway Department or any other agency that you need to utilize to come up with a good number. This debate is not over if we buy the property at the West Side Library. I will not allow that to happen. This does not belong that this project versus whether or not we do the West Side Library. I want to make that perfectly clear that when Kathy talked to me about it I was perfectly clear to her about that. We have to look at this separately. I know that is what Alderman Cashin is concerned about.

Trustee Sullivan stated Alderman, as you know we have been committed for several years to do the West Side. That commitment is not going away.

Alderman Cashin stated Kathy, you know as well as I do that the timing for this could not be worse. The West Side Library is jeopardized.

Trustee Sullivan stated I know the timing is not perfect but this happened because we were looking to see if we could get for free Rights of First Refusal on these properties around the Library and the man said that he was planning on selling his building in September or October.

Alderman Cashin stated I just want you to know how I feel. I will support it because I am not going to stop you from having space around the Library. It is going to jeopardize the West Side Library and I know that it is.

Alderman O'Neil stated I will not support that but it is a golden opportunity that has come up and we need to at least go through the mechanics of it is the \$200,000 a good number. It could be \$150,000 or \$250,000 for all we know. We need to just formally take a little better look at it and see what the true number is.

Alderman Lopez stated I would love to have a West Side Library there is no question in my mind. But the Committee has not received the results of the enormous cost it is going to be and also Bob MacKenzie has not presented through no fault of his own a complete overhaul view of all the projects because we were told there is only \$13,000,000 next year. I would like all of the cards laid on the table. If the Library becomes number one priority I will support it. But there are other projects that we are going to have to be determined through the staff as to what is priority and the State; Granite Street and Riverwalk mandate some. It is

not the case that I do not support a West Side Library I just want to know where the money is coming from and all the cards laid on the table.

Alderman O'Neil stated all I am suggesting is to fine-tune the number because it may not be \$200,000 it could be \$300,000 and that is all I am saying.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to proceed to get firm numbers and report to the CIP Committee.

Communication from Director of Planning advising that the "Startups" for the FY2001 CIP projects that were not handled as expedited will be submitted to the Finance Committee of the Board for approval on July 19.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to receive and file.

Request of Trinity High School for discontinuance of Old Bridge Street and purchase of adjoining property.

Deputy Clerk Johnson stated we have received a letter from the Highway Department and it is indicating that the City does not actually own the property so that will be forwarded to Trinity High School but the discontinuance would require a road hearing and there is an upcoming road hearing within the next thirty days so we thought we would bring it forward to this Committee.

Alderman O'Neil asked who does own the property.

Deputy Clerk Johnson replied it is my understanding by Kevin Sheppard's memorandum that it is State of New Hampshire property at this time.

Alderman O'Neil asked this be referred to Lands and Buildings Committee.

Deputy Clerk Johnson replied that portion would normally go to Lands and Buildings Committee because it was thought that it was City property but it is not. The City Clerk's Office will inform Trinity High School that it is State property and ask them if they want us to proceed but we would still need a motion of this Committee to proceed with the road hearing.

Mr. Sheppard stated this letter was dated back in April or March. Since that time we have had discussions with them. They were informed that property does

belong to the State of New Hampshire. The Clerk's Office should probably still forward that to them but they do know that is State property at this time.

Alderman Cashin asked with your recommendation you are not opposed to the discontinuance.

Mr. Sheppard replied in the affirmative and stated we support the discontinuance.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to refer the request of Trinity High School for discontinuance of Old Bridge Street and purchase of adjoining property to the next Road Hearing on August 8, 2000.

Request for sewer abatement at 141 Cypress Street.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to grant \$102.30 abatement at 141 Cypress Street.

Petition for discontinuance of a portion of Silver Street, from Hall to Belmont Street.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to refer the petition to a Road Hearing on August 8, 2000.

Petition for discontinuance of a portion of Massabesic Street, at the intersection of Lake Ave. and Hall Street.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to refer the petition to a Road Hearing on August 8, 2000.

TABLED ITEMS

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to remove both items from the table for discussion.

71-73 Manchester Street request submitted by Amaskeag Residences (AR).

Elm Street Restoration Project

Mr. MacKenzie stated I know that the Committee is looking for additional information from Neighborhood Housing Services before they proceed. I would note though that in my memo I indicated that after reviewing all of the HOME projects which we will be getting you a copy of once we complete it there is funding that could be re-programmed by the Committee and by the Board that should be committed sometime before August 30, 2000. Funds under HUD if we are going to re-commit them it would have to occur before August 30, 2000. The Board has talked about a couple of these. We did list a few on this particular table as options that the committee would have. Typically, if there is monies available we might go out as a City for Request for Proposal. HOME funds could only be used for low and moderate-income housing. Typically the organizations that would apply for it as either a grant or a loan specifically have to provide certain types of affordable housing. I would be happy to review any of these in more detail or see how the Committee would like to proceed. I just want to make sure that the City does not lose an opportunity to get these Federal funds if we came close to the August 30, 2000 deadline.

Alderman Lopez asked Spruce Street "Swap existing \$100,000" what are we referring to.

Mr. MacKenzie replied what we could do is that CDBG funds are a lot more flexible. They could be used for The Way Home \$100,000 of CDBG. We could substitute HOME funds for. Which in effect that is a swap, which would allow the Board to have \$100,000 in CDBG funds, which can be used for a lot more than housing. That is something that perhaps I would recommend because that would help us commit monies and also give more flexibility to the Board in allocating that \$100,000 to other projects.

Alderman Lopez asked we basically have if we went along with this \$208,000 that we could use. Elm Street Housing \$108,000 and \$100,000 for The Way Home.

Mr. MacKenzie replied in the affirmative and stated if you went forward and proposed re-using that program income we determined that was CDBG money coming back and if the Board was going to grant money to NHS we would recommend that it be HOME funds for housing. CDBG could be used for a lot of different other projects.

Alderman Cashin asked you are saying that if we do this we have another \$208,000 that this Committee can...

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to approve \$208,000 in CDBG funds to Neighborhood Housing Services, which can be used for other projects.

Alderman Gatsas asked we were in conversation about whether these are funds or grants or loans. Mr. Torres was going to come back and enlighten us.

Mr. MacKenzie replied he is still planning to come back and we have talked about it as to the presentation. That is appropriate to do.

Alderman Gatsas asked some of these other projects fall into those same categories.

Mr. MacKenzie replied the only other one that falls into the same category is the Market Street Families in Transition. The City did fund them \$200,000 originally they had requested \$250,000 but that is an option. The other one Spruce Street Housing the money that was allocated to them was a grant because it is transitional housing for certain lead paint items. That would remain a grant. The Manchester Street project by Doug Gherlone would be more of a...if not market rate loan it would be a regular loan but perhaps at some negotiated interest rate.

Alderman Gatsas asked what security position do we hold.

Mr. MacKenzie replied in the Manchester Street project that would be negotiated depending on...we are suggesting that he go to the State to get matching funds to help do the project. We would have to negotiate as to what position it would be.

Alderman Gatsas asked is that with ITC credits.

Mr. MacKenzie replied they have not finalized the tax package. They are looking to find a number of different sources of funding. There could be low income housing tax credits or there could be State HOME funds involved in that project. Clearly that project is going to cost a lot more than \$200,000.

Alderman Gatsas asked you still have not answered my question. My question is what is our security position first, second, fifth, twenty-fifth. Are we lending the money at 5% that in turn because of the same situation that Mr. Torres is in the ITC's are there and they can flip it out at a 14% rate.

Mr. MacKenzie replied what would normally happen would be if the Board said we want to pursue this particular project we would go in negotiate terms and bring those terms back to the Board. Typically for HOME projects though these are marginal projects that would perhaps not happen if not for some type of funds through the City or the Federal Government. These are projects that buildings that may be deteriorating that need some help. Typically we would not end up in a

first mortgage position but we might start to negotiate for that but likely we would be in a second and sometimes even a third position.

Alderman Cashin stated I was not talking about the Manchester Street project I was talking about the Elm Street Housing and Spruce Street Housing that is \$208,000.

Mr. MacKenzie stated the Spruce Street project is currently a grant.

Alderman Cashin asked it does not involve Spruce Street

Mr. MacKenzie replied in the affirmative and stated the Spruce Street project...

Alderman Cashin stated it says "Options for HOME funds" at the top. Manchester Street project \$200,000, Elm Street Housing – Neighborhood Housing Services...

Alderman O'Neil asked is that a grant or a loan.

Mr. MacKenzie replied all of these could be a grant. The funding that we get from the Federal Government allows these funds to be grants or loans. In cases where we are trying to do a specific project to help that would not happen in the free-market system. Typically, those are grants so if we are looking at a homeless shelter normally they would not be able to repay a loan. That would typically be a grant situation and frequently transitional housing. As it approaches a market rate situation we would normally try to negotiate it because the money would come back and then would have to be used for other similar housing projects. But the Federal funding source allows these funds to be used for grants if the City so chose.

Alderman O'Neil asked so the first two could be loans and the second two would probably be grants.

Alderman Gatsas asked your statement was all four could be grants. If I were going to come to you for \$200,000 in a grant I would reduce my rental income to enhance my grant for your acceptance.

Mr. MacKenzie replied that is a possibility.

Alderman Gatsas asked so if I were going to in turn sell my financing package out to investors when they see a grant the value of the project accelerates. How many people in the common marketplace of today understand that these projects or these funds are available.

Mr. MacKenzie replied most developers that deal in low and moderate income housing specifically use HOME funds across the country.

Alderman Gatsas asked how many people are aware of it in Manchester. Is there something that tells the public...we could do one project for \$350,000. How much funds are available.

Mr. MacKenzie replied we are looking right now at roughly \$400,000 perhaps slightly more once we finally reconcile and determine which other projects can be swapped out of older home projects.

Alderman Gatsas asked so the \$450,000 you are talking about is already accommodating that is that right.

Mr. MacKenzie replied in the affirmative.

Alderman Gatsas asked so we could find one other project that would accommodate \$450,000.

Mr. MacKenzie replied in the affirmative.

Alderman Gatsas asked where there any other developers that have submitted for these projects.

Mr. MacKenzie replied in the negative and stated not to my knowledge. Normally, if there were a request for these types of funds we would pass them along as we did on the Manchester Street project. That was a specific request and we passed it along to the Board.

Alderman Gatsas stated the problem I have and certainly I am not looking to deprive anybody of making a dollar. Because a grant is looked at in a more favorable manner than a loan because it is not paid back that the "bang for the buck" comes to the developer afterwards when he is selling this project out with the ITC's. The City is just sitting there saying we have helped the project along but is that really helping the project along. I am sure that I could line up fifty people deep in here if we said to them there are grants coming available in the low income housing area that is a grant and if you reduce your rents which obviously makes sense for the rental structure that is around here now that if they could reduce rents and still recapture their number because of a grant situation.

Mr. MacKenzie stated you have to look at every project and use your best judgement to get the best "bang for the buck" for every project. That is why we would look at what type of project is. Is it a near market rate is it a subsidized

project like homeless housing or transitional housing. Those will all factor in as to how much public need is involved because these funds come from the Federal Government. They have a very specific purpose to help a public need to provide low and moderate-income housing or transitional housing for specific purposes. We have to follow those Federal guidelines whenever we look at these projects.

Alderman Gatsas asked have we ever advertised anywhere that says we have grant money available.

Mr. MacKenzie replied we have gone out in the past for RFP's before. Not for this specific money because of the timeframe that we are looking at but typically we would go out to RFP's and I am not sure how many we got the last time. Typically we do not get a large response to these type of RFP's because of the restrictions that the Federal Government puts on the housing in terms of how much you can rent the units for.

Alderman O'Neil stated it is my opinion and I did not serve on the CIP Committee the last two years but it is my opinion that the determinations of whether or not they are loans or grants belong with the Board of Mayor and Aldermen. To be honest with you, that is where there was some trouble with Neighborhood Housing Services because they thought they had grants and they were actually loans. It has to be perfectly clear moving forward as a vote of this Committee with a recommendation to the full Board whether it is going to be a loan or a grant.

Alderman Lopez stated we had initially seen that we were going to get \$208,000 but after some discussion...you said all four could be grants. These projects are in the works now I presume.

Mr. MacKenzie replied they are in various forms of development or attempting to get...

Alderman Lopez asked why would you not tell this Committee right now or make your recommendation as to the four projects here whether they would be a loan or a grant.

Mr. MacKenzie replied I would say that the Spruce Street Housing would have to be a grant in order to make that project work. We have already looked at that project. It is already identified as a grant of CDBG money. We are just suggesting it become a grant of HOME funds so that we can use that CDBG for other funds. That is the only one we would be recommending as a grant. All the others would be some form of a loan.

Alderman O'Neil stated to clear up The Way Home, we had approved it with Community Development Block Grant money, which was a grant. There was no repay. All you are suggesting is this HOME money is available and issue it as a grant to The Way Home that gives us \$100,000 to do something else with CDBG money. In fact we have approved it you are just suggesting a new way of funding it.

Mr. MacKenzie replied that is correct and since we might lose these HOME funds using these HOME funds before August 30, 2000 could actually gain us \$100,000 in CDBG money on that particular project.

Alderman O'Neil stated I personally do not have a problem with the last two issuing them as grants. I am not convinced on the first two yet.

Alderman Lopez stated the second one is a grant.

Alderman Gatsas stated the second money says \$108,000 is CDBG money. That is a swap again.

Alderman Lopez asked Mr. MacKenzie do you want to clarify that again because I understood the Elm Street Housing and the Spruce Street Housing which is \$208,000 that we could use for something else if we went along with your recommendation.

Mr. MacKenzie replied just to be clear the Spruce Street Housing is a clear swap. So that particular one would help us. The Elm Street Housing is money that we already got back. They issued that check and we have \$108,000 in hand and we could do something with it. That is a little different from the Spruce Street Housing. Elm Street Housing they had hoped to use that money but once the discussion happened last time they issued us the program income and we have that in hand. We do not have to take an action if you do not want to. That money is in hand now for use by the Committee.

Alderman Lopez asked what would you be looking for just the Spruce Street Housing then since we were just in discussion of taking this off the table.

Mr. MacKenzie replied the Spruce Street Housing makes a great deal of sense for the City and allows us more flexibility. The others I would perhaps like you to consider because we may need an action before August 1, 2000 in order to make sure that we do not lose the funds. So I am not saying take an action tonight but somehow I might like to find a form again to bring the group back and decide so that we do not lose some of those HOME funds.

Alderman O'Neil stated I do not think we are going to meet before August 1, 2000 that is a problem.

Mr. MacKenzie stated I say August 1st because that is the last time the full Board of Mayor and Aldermen are going to meet before the August 30, 2000 deadline.

Alderman O'Neil stated there will be a CIP meeting the same week of the full Board which will be August 8, 2000. CIP Committee might be meeting on August 7, 2000.

Alderman Lopez stated help us here exactly what you want. If you are just asking for the \$100,000 so we could have that \$208,000 that we could use. If that is what you want and then table the other items until such a time or do you want approval.

Mr. MacKenzie stated I would suggest to the Committee is they take an action on the third one.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to grant Spruce Street Housing – The Way Home in the amount of \$100,000.

Alderman O'Neil stated I was wrong the Board meeting is August 1, 2000 so if we do not fit it in that day.

Mr. MacKenzie stated the others I view as opportunities. There are funds that we should probably utilize of Federal funds. If the Board sees that those are reasonable projects and that we can define the type of loan that they might be we could utilize those HOME funds and get some participation and make those projects work. But that is a choice this Committee and the Board would have to make.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to move forward with the recommendation from the Director to the full Board on August 1, 2000.

Alderman Lopez stated understanding that he indicated that the full Board has to make the final approval. But to give him an opportunity before he loses the money to work out and plan it and bring it back before the Board on the other three.

Alderman Cashin asked if Manchester Street Housing became a loan we get paid back.

Mr. MacKenzie replied in the affirmative.

Alderman Cashin asked if the Elm Street Housing project becomes a loan we get paid back.

Mr. MacKenzie replied that I would prefer Felix Torres to describe that particular project because it is what is called a “soft loan” and I do not want to get into the details of what a “soft loan” is.

Alderman Cashin asked describe to us a “soft loan”.

Mr. MacKenzie replied a “soft loan” is that it is a financing vehicle that says if we get a certain cash flow we will pay back the City. In many cases, you never get that cash flow so you may not get the return.

Alderman O’Neil stated the problem we had last time with Neighborhood Housing Services was they were “soft loans” and that is why we had Felix saying yes and Sam saying no. Because in fact they were loans but they were never intended to be paid back because there was never enough cash flow to pay them back.

Mr. MacKenzie stated I could not guarantee you that they would be paid back.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to table Manchester Street project and Elm St Housing project.

Alderman Lopez asked is there potential for us to loose any money if we take this action tonight.

Mr. MacKenzie replied not tonight but there would have to be a Board action or later phone poll later in August in order to make sure that we would not be in jeopardy of loosing the funds.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to approve Market Street – Families in Transition project in the amount of \$50,000.

Alderman O’Neil stated one item of new business was presented and we need to approve.

Deputy Clerk Johnson stated it is a \$15,000 appropriation for Fun in the Sun transferring monies from Community Development Initiative Programs and some un-programmed CDBG money.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to approve an appropriation for Fun in the Sun transferring monies from Community Development Initiative Programs and some un-programmed CDBG money.

Alderman O'Neil asked why are some of our construction projects not going out to bid until August when they were expedited.

Mr. MacKenzie replied I couldn't answer that. I prefer the departments to.

Alderman O'Neil stated we were told we had to get them approved and then they do not go out to bid until August losing the whole construction season. Can you check on that for me.

Mr. MacKenzie replied in the affirmative.

Alderman O'Neil stated I could give you the details later on the projects. The final thing was I understand there is some facility work at West Side Arena is the Highway Department involved in that at all. Reviewing construction grade energy audits to determine most cost effective route and rehabilitation work. We have a Facilities Engineer and he is not supposed to be limited to just the school system.

Mr. Sheppard stated as far as energy audits, Tim Clougherty works with Tina Parsons who is underneath us now, reviewing those and taking a quick look at those through the MAAPS program.

Alderman O'Neil asked why is aggregation doing energy audits.

Mr. Sheppard replied I believe that was part of the initial MAAP program to take a look at energy efficiency measures throughout the City in some City buildings. We used NORESKO to do the schools throughout the City. MAAP has brought on Advantage as part of their contract to take a look at energy efficiency in other City buildings. They have take a look at the Wastewater Treatment Plant and made some recommendations, at the Library, various Fire buildings throughout the City and Parks buildings.

Alderman Cashin stated I have no problem with what you are doing. I agree with it. We did it at the hospital and it works but how did this come under Tina Parsons. She is in aggregation what is she now.

Mr. Sheppard replied it was part of the Advantage contract (the company that is doing a lot of the MAAP work for us right now). Energy efficiency measures

were part of that. It is part of their existing contract but it was never exercised until a lot of issues got resolved.

Alderman O'Neil stated you folks are responsible for all municipal buildings and that the Facilities Engineer should not be limited to just school buildings. That he brings in expertise which should be used whether it is fire stations or ice arenas. In my opinion, he should be used to help those projects.

Mr. Sheppard stated we use Tim to his fullest extent and plenty of people know that right now we have over \$5,000,000 worth of schoolwork or various work going on that Tim is overseeing. There is a lot of work out there and we cannot have our pulse on every piece of project. We do not mind overseeing or looking from the outside in and giving comments on plans.

Alderman O'Neil stated but I know even at the tail end of Somerville Street he picked up on some stuff that would have been missed if he was not involved. Even though he was not the lead person on the project. That is all I am saying that he should have his hands on most of the project and that is what is being paid for.

Mr. Sheppard stated what Tim has looked at like with the fire station is to have some energy improvements done. Tim has actually looked at those with Tina and the Fire Department. I do not think he has taken a look at the West Side rink.

Engineer Clougherty stated I am not exactly familiar with the process of the MAAP program facilitates to get a project off the ground but I know that the project at the Central Fire Station with HVAC system and the other fire stations are doing some electrical improvements to the lighting and heating systems. They did what was called a construction grade audit. They are authorized to do that and that basically gives us a report that finalizes some of the numbers that they give us for payback which allows us to say whether the project should be moving forward or not. Once a construction grade audit was brought in on the Fire Department I was brought in to evaluate that report and provide an extensive summary.

Alderman O'Neil asked was that done with the Advantage group.

Engineer Clougherty replied in the affirmative.

Alderman O'Neil asked would you be reviewing their other projects in the City.

Engineer Clougherty replied I am not sure exactly what the scope of work is as far as the ice arenas go or what stage those are in but I do not believe those have moved forward as far as the Fire Department's have.

Alderman O'Neil asked could you folks check on that and let us know. Personally, I have about had it with consultants because they set their own timeline. We commit money and then they do not care if it gets spent. Timelines are not followed because it does not meet the consultant's timeline when we could be committing money for other projects. As far as I am concerned we hire a Facilities Engineer who works with the Deputy Director and the Director they should have their hands not spending all of their time on this but they have already made a big difference in the short time they have taken over the facilities. They should be involved in all facilities.

Alderman Lopez asked do you think this Committee through Mr. MacKenzie, it is very important...I know for myself in making decisions on projects for next year. I would like to see something that we know what is committed by State the Granite Street bridge, the Riverwalk, the Senior Center, West Side Library...how many millions do we need and what is the recommendations or priorities of the Aldermen. Can we get something that is going to show us instead of piece-mealing this together so that we can plan for the future.

Mr. MacKenzie replied in the affirmative and stated we could provide some information on what...there is a lot of engineering this money to do some major projects for next year. We could lay out what all of those projects and options are entailing to make sure you know what all the future options are.

Alderman Lopez stated I would like to recommend that the Planning Board do that to provide the Committee or the full Board through the Committee of all the projects that are on the horizon on the cost factors that have been indicated or approved by the Board so that we can have a big picture. The piece of pie chart that I have seen in your office, Mr. MacKenzie so that we know exactly where we are going. Maybe through some of the expertise of Alderman Gatsas maybe could help us along with the financials because he is very knowledgeable of that. Maybe we could do something but we have to know. If we only have \$13,000,000 next year and we have \$20,000,000 what are we going to do. If we approve something on the spot then we are going to hurt other projects. We need something presented to this Board if it is okay with you, Mr. Chairman.

Alderman O'Neil stated that is fine. The Director understands what the Committee wants.

Alderman Hirschmann asked the expedited projects...the process of expediting CIP projects was very important and that is why we had separated that. Once these projects are expedited and voted by the full Board someone has to follow-up and make sure that the expedited projects are getting done because there is one particular case and expedited project that went by the wayside the bids are not

even awarded yet and there is no work being done and probably will be awarded this week but we will be lucky if the project is done by this year by December 31st. Were there eight projects that were expedited.

Mr. MacKenzie replied there were at least eight projects this year that were expedited.

Alderman Hirschmann asked could you give the Board a monthly status report to let us know that those are getting done. Jay Taylor gives us a report that the Civic Center is getting done.

Mr. MacKenzie replied in the affirmative and stated I could either do that myself or have my staff assemble it or I could bring the departments in to make sure they understand the importance of the immediacy of some of these projects. It would be your choice.

Alderman Hirschmann stated you and I both know Bob, that once these are pass the full Board that they should be expeditiously getting done but they are not.

Alderman Lopez stated there is over \$400,000 in that revolving loan account that maybe the Board could use. If you provide us with that information at the same time I would appreciate very much.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to adjourn.

A True Copy. Attest.

Clerk of Committee