

COMMITTEE ON COMMUNITY IMPROVEMENT

August 7, 2000

6:00 PM

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Aldermen O'Neil, Clancy, Cashin, Lopez

Absent: Alderman Wihby

Messrs: R. MacKenzie, F. Torres, W. Jabjiniak, R. Ludwig, Solicitor Clark,
F. Thomas

Chairman O'Neil addressed Item 3 of the agenda:

Report on HOME Projects submitted by the Director of Planning.

Mr. MacKenzie stated I did provide you...there are three categories of items that I did provide at your request in the agenda package. One, identified as agenda Item 3, is a quick overview of what HOME funds are. These are funds we receive from the Department of Housing and Urban Development to be used to make affordable housing. Then you will see a series of tables and charts. Each one of those identify the HOME projects from a few years ago, organizing them both in a chart form, as well as a spreadsheet form to show which projects have been expended and the balance on those projects. The third section is three contracts on three of the major programs that we had with Neighborhood Housing Services so that is just to explain what was in the package. Neighborhood Housing Services is here tonight. They have much more information at the Committee's request and can provide that information to you. I would be happy to answer questions on this information or Felix Torres from NHS is here.

Alderman Lopez asked in reference to Elm Street and Tree Street, could you explain that a little bit. Are we talking about the street or are we talking about a housing project?

Mr. MacKenzie answered we did have another project, Elm Street Reconstruction, a couple of years ago. This, we refer to internally as the Elm Street Housing Project. This is the area in the northern section of Elm Street that NHS has purchased and is proposing to rehab. Tree Streets is another housing project

where they purchased the Kane properties and are now revitalizing those properties. They come from Tree Streets because it is Chestnut Street, Pine Street, Spruce Street and some of the other areas.

Alderman Lopez asked who does audit inspections.

Mr. MacKenzie answered there are several different types of inspections done. On a monthly basis, we get all of the bills from NHS for these projects but we would in fact I think we are going out to monitor their site in a couple of weeks. Also, HUD will monitor both our department and occasionally NHS although I don't think they have done that in several years and in many cases NHS has their own auditing function where they will do specific audits on projects.

Alderman Lopez asked in reference to repayment do we receive any money or have we received any money back.

Mr. MacKenzie answered yes. The most recent is roughly \$108,000 repayment that we received and we got another one today for \$12,000.

Chairman O'Neil stated if I recall most of the discussion last time concentrated around whether it was a loan or a grant. That is probably where we should focus tonight.

Alderman Gatsas stated, Mr. MacKenzie, I believe the last time the CIP Committee met they had and correct me if I am wrong, asked for a list of projects that were loans and projects that were grants. Have we finished that or have we submitted it?

Mr. MacKenzie replied all of the HOME projects are listed here in these tables. I know that at least internally we had...the three largest projects you will see in the contract whether they are loans or grants. I don't believe we had actually listed on these whether they are loans and grants.

Alderman Gatsas stated, Mr. Chairman, didn't you ask for a list of...

Chairman O'Neil interjected I believe we did and that was the center of our discussion the last time was try to clarify what was a loan and what was a grant.

Alderman Gatsas stated and what has been paid back and what hasn't been paid back and who is on first and...

Mr. MacKenzie interjected we don't, in this information, have which ones are loans and which ones are grants. We can provide that. We would probably provide it on this same table because this does list, for every HUD fiscal year, all of the HOME projects and we could identify which ones are grants and which ones are loans.

Alderman Gatsas asked can you give me an estimation then of what you think we have had in HUD projects paid back percentage wise. Give me a round number of amounts of money that we have received in HUD funds and amounts of money that you believe percentage wise that has been paid back.

Mr. MacKenzie answered I would prefer to direct that question to NHS. I believe they will be up here in just a minute to answer questions.

Alderman Gatsas stated but I think they were here last time, Mr. Chairman, if I remember right and that ball was kind of left on the table.

Chairman O'Neil stated we seem to be at a stalemate again. I know the last HOME projects we took action on it was very clear whether it was a loan or a grant, correct?

Mr. MacKenzie replied yes. There were two projects that the Committee took care of and those were very specific.

Chairman O'Neil asked, Felix, do you want to add anything to this discussion. Again, I think it is important tonight that we focus on loan versus grant.

Mr. Torres stated it would be helpful if we had the list of projects that you were looking at and I could go through them and tell you to the best of my ability.

Chairman O'Neil stated I think we were looking in general for a history of what was grants, what were loans, what was paid back, and what is still outstanding. I thought the Committee was pretty clear at the last meeting.

Alderman Lopez asked, Mr. Torres, since you have existed I think the question is that you should know how many grants you have received and how many loans you have received. Yes or no?

Mr. Torres answered I don't know all of them, Sir.

Alderman Lopez asked do you have records on all of them.

Mr. Torres answered absolutely.

Alderman Lopez asked then could you provide the Committee with the complete records of all of the loans and grants and what you paid back in reference to the loans.

Mr. Torres answered yes, Sir.

Chairman O'Neil stated that is what we were looking for from the last meeting and we didn't receive it.

Mr. Torres replied I apologize, Alderman O'Neil. I didn't know that we were going to be providing that information to you.

Alderman Clancy stated, Felix, I think we are looking for how many people owe us money.

Mr. Torres replied talking from my own memory, the first two projects we did which were Cedar/Beech and Merrimack Place were HOME loans or CDBG. I am not sure which pile of money it came from. Those were loans that were to be paid from cash flow on the properties and there is an agreement as to how that gets paid. I know that we have, on occasion, paid that when we met our contractual requirements.

Alderman Clancy asked but aren't they getting a heck of a deal, like 3% on these monies.

Mr. Torres answered those loans were done at the applicable Federal rate, which would have been the market rate for the time but they were paid out of cash flow so it depends on whether the property was performing well or not. Those two were loans. Since then, there was also the Three Corners Project, the Tree Streets Project and Elm Street, which were grants to the NHS which the NHS then loaned to the projects. In addition, we have received over the years and I don't have an exact figure but for several years we received funding for rehab loans and those loans are made and the payments go back to the City. In essence, it is neither a grant nor a loan to the NHS. In some cases, under City requirements for people who are very low income, those people don't pay on those loans. They end up being a lien on the property that is paid back.

Alderman Cashin stated Felix I want a sheet of paper and I want all of the projects that you have done from inception and I want to know if it was a grant or loan and whether it was paid back or outstanding.

Mr. MacKenzie stated we could fairly quickly go through and identify...

Chairman O'Neil interjected let's put together a package. Is everybody clear on what the Committee is looking for? A history of the program. What have been grants, what were loans, and what has been paid back including some recent action that the Committee took with recommendation to the full Board.

Alderman Gatsas stated Mr. Torres I don't want you to feel that this is directed at you because it is not because we should have gotten the information we were looking for from the department head. That is where we originally looked to get that information. However, maybe you can help me with this. When you state that the amount of money that we are giving you reflects in repayment from cash flow if we...let's take a round number. You have a \$1 million project and we inject let's say \$400,000 into that project. You then have the ability to reduce the rental income so that the ITC's are increased so that when you sell the package out to investors the investment tax credit is much larger.

Mr. Torres replied that is incorrect, Sir.

Alderman Gatsas responded then correct me.

Mr. Torres stated the tax credit, essentially the tax credit and we have some information that we can pass out on the tax credit program, but the tax credit is essentially market driven. It is a national market. It is fairly rationale so the return is pretty much decided on the national market. When we get tax credits, whatever the return is for the investor, what the HOME funds do is either make the project feasible or not. If the project was not feasible, they would not invest and they would just go to another project.

Alderman Gatsas asked but if we are injecting cash into the project and you say that the City is paid back through cash flow, if you reduce the rental income from let's say \$300/unit to \$200/unit, the cash that we have injected into the project at that point doesn't have a return basis because the rental income has come down so that the cash flow coming back doesn't suffice paying back the \$400.

Mr. Torres answered I understand what you are saying. Conceptually that would be correct except that our rents are structured to be as affordable as possible.

Alderman Gatsas stated but they are not market.

Mr. Torres answered no, they are not market.

Alderman Gatsas stated so we are really giving you a cash injection into equity to reduce the rental payments.

Mr. Torres replied absolutely. That is correct.

Alderman Gatsas stated so that is why when you say that we get paid back according to cash flow, then if the cash flow is such that there is nothing to pay back, we are the last ones on the ladder.

Mr. Torres replied you are not the last ones, but you are certainly not first. That is correct. In first position is typically the bank. They put in traditional debt and then depending on the first to deal, then the City is somewhere in that line.

Alderman Gatsas stated right so we are really a partner. Do we ever realize any of the percentage of probability on a sold property?

Mr. Torres replied we have never sold a property and that is not our intention. If we were to sell a property...

Alderman Gatsas interjected you sell the financing out to investors don't you.

Mr. Torres replied true. They own 99% of the project, but if we were to sell a project, the City would be paid off.

Alderman Gatsas stated explain to me how you sell to investors but you don't sell the project out.

Mr. Torres replied because they are paying more than the market value of the property. Their equity that they are putting in the property, in essence they are paying for the tax credits that are associated with and have been granted to the property.

Alderman Gatsas asked so there is value to the tax credits.

Mr. Torres answered there is. Absolutely.

Alderman Gatsas asked so the City never sees any of that value coming back for the sweat equity that we put in.

Mr. Torres answered no but no one does.

Alderman Gatsas stated the bank in the first position does.

Mr. Torres replied the bank in the first position does. That is true. They get a return for their money.

Alderman Gatsas asked so we are your silent partner that only gets money if the cash flow is there and if the cash flow is not there we receive nothing.

Mr. Torres answered that is correct.

Alderman Gatsas asked but the investors that are coming in pick up the big chunk of the ITC.

Mr. Torres answered they get the tax credit. That is correct.

Chairman O'Neil stated I think what we are going to do tonight is...is everybody clear on what the Committee is looking for. History, loans, grants, what has been paid and what hasn't been paid. Secondly, if I understand from staff, the two important projects, Way Home and Families in Transition, we have already approved and the full Board has already approved for approximately \$150,000?

Mr. MacKenzie replied we were under the gun to meet certain HUD obligation commitments and we believe that the two actions the Committee took last time and the full Board has approved dealing with The Way Home and Families in Transition meets those.

Chairman O'Neil stated the Manchester Street Project is no longer requested, correct.

Mr. MacKenzie replied correct. The private individual that was requesting funds is no longer asking for those. At this point, while there are unprogrammed funds that NHS is still interested in, there is no need to act in August to meet any HUD deadlines just to be clear.

Chairman O'Neil asked are you comfortable with that, Felix.

Mr. Torres answered that is fine.

Chairman O'Neil stated so if we can, for the next CIP meeting, get this history together and be prepared to present that to the Board. Get it to the City Clerk ahead of time please so that the Committee has time to review it.

Chairman O'Neil addressed Item 4 of the agenda:

Resolutions:

"Amending the 1994, 1995, 1997, 1999 and 2001 Community Improvement Programs, transferring, authorizing and appropriating funds in the amount of Two Hundred and Fifty Thousand Dollars (\$250,000) for the 2001 CIP 650601 Concord/Elm Street Improvements Project."

"Amending the 1999 Community Improvement Program, authorizing and appropriating funds in the amount of Four Hundred and Five Thousand Dollars (\$405,000) for the 1999 CIP 310199 School to Work Project."

"Amending the 201 Community Improvement Programs, transferring, authorizing and appropriating funds in the amount of Thirty Five Thousand Dollars (\$35,000) for the 2001 CIP 612001 Manchester Emergency Shelter Rehabilitation."

"Amending the 2001 Community Improvement Program, authorizing and appropriating funds in the amount of Ten Thousand Dollars (\$10,000) for the 2001 CIP 710201 LED Replacement Program."

Mr. MacKenzie stated we have people here available to make a presentation if the Committee so wishes.

Alderman Lopez asked do you have something on Concord/Elm Street.

Mr. MacKenzie answered yes we do. I will turn it over to Bill Jabjiniak and Ken Rhodes from CLD who are here to discuss that.

Mr. Jabjiniak stated you should recognize these City-owned buildings at the corner of Concord and Elm Street. It is something that we are in the process of renovating now. It is also the future home of Margaritas Restaurant. We are also thinking ahead and we have another renovation building across the street and that is a property that we are trying to redevelop and move forward at the same time. Some of the excitement that the Chase building has created will allow this to become a destination. Really, we are trying to facilitate some future development. We are proposing to make Concord Street one lane from Nutfield to Elm Street. We are proposing to widen the sidewalks and create an area for outdoor use on

both corners. One of the main questions that we are going to anticipate is that we are losing some parking in the front of these two buildings. Anticipating that concern, we have addressed it by addressing parking coming up here and replacing eight out of nine spaces. One of the items that came out in discussion was a concern about how dark this area was here along the Chase Building for safe passage. So as we redesigned some of those improvements, public safety has been addressed and we have worked with the Police, Fire, Traffic and Highway Departments to move pedestrians along in a safe manner. We are looking to transfer some funds from some revolving loan funds that are out there to accomplish this. We have gone through a couple of different estimates. I think we are looking forward to getting this done as part of the project this fall. I guess I want to remind people that both...we have Margaritas here and we have some proposals on the Bond building and they are looking at over \$500,000 each to put into the building on their own. Obviously, we are looking to stimulate some retail development down there.

Chairman O'Neil asked, Alderman Clancy, has this been to the Traffic Committee.

Alderman Clancy answered yes.

Chairman O'Neil asked and it has passed.

Alderman Clancy answered yes

Alderman Pariseau stated I asked about the expense associated with this project and we were advised that it was \$200,000. Now they are looking for \$250,000.

Mr. Jabjiniak replied I believe the question at the time was do we have a range of how much it was going to cost and I gave you a range of approximately \$200,000. We have gone back and reviewed those estimates and because of contingencies we have asked for \$250,000. I don't want to have to come back in front of this Committee again.

Alderman Clancy moved to approve the Resolutions.

Alderman Cashin asked not to exceed \$250,000, right.

Mr. Jabjiniak answered absolutely.

Alderman Cashin duly seconded the motion. Chairman O'Neil called for a vote. There being none opposed, the motion carried.

Chairman O'Neil addressed Item 5 of the agenda:

CIP Budget Authorizations:

1994	6.50216	Business Revolving Loan Fund - Revision #2-Closeout
1995	6.50216	Business Revolving Loan Fund - Revision #3-Closeout
1997	6.50216	Business Revolving Loan Fund - Revision #1-Closeout
1999	310199	School to Work Grant - Revision #2
1999	612001	Manchester Emergency Shelter Rehabilitation
1999	650299	Revolving Loan Fund Reimbursement - Revision #1
2001	650601	Concord/Elm Street Improvements
2001	710201	LED Replacement Program

On motion of Alderman Clancy, duly seconded by Alderman Lopez, it was voted to approve the CIP budget authorizations.

Chairman O'Neil addressed Item 6 of the agenda:

Communication from the Deputy Public Works Director advising that TRB Development has submitted a price of (\$163,192.00) for emergency repairs to the exterior stairs of the Practical Arts Building at Central High School.

Alderman Clancy stated, Frank, I know that time was running short. This didn't go out to bid or did it?

Mr. Thomas answered it is really two contracts. We had a contract to do the Beech Street side and the other set of stairs came up so we have a contract now with the contractor. This was basically for information. We don't need any approvals on these funds. If we don't do the repairs, quite frankly our engineers, our structural people, have said that they are unsafe and they would have to be closed for the school year.

Alderman Lopez asked \$163,000 to build some steps.

Mr. Thomas answered these aren't just steps. If you go by the Beech Street side of Central High, you can see that there is a large staircase that goes into the facility.

Alderman Lopez replied I am familiar with it, but \$163,000. Maybe we should have a City employee go over there and build them.

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

Chairman O'Neil addressed Item 7 of the agenda:

Report of the CIP Sub-Committee (MTA) recommending that:

- 1) the Manchester Transit Authority (MTA) become a City department;
- 2) that the MTA will report to the Board of Mayor and Aldermen on a revised bus scheduled by October 1, 2000;
- 3) the City's Human Resources Department to facilitate training meeting(s) between management and labor; and
- 4) address true performance measures.

Alderman Cashin stated I would like to move to Executive Session under RSA.

Deputy Clerk Johnson asked do you want to defer that to the end of the meeting.

Alderman Cashin answered that is fine with me.

Chairman O'Neil addressed Item 8 of the agenda:

Report on Expedited Projects submitted by the Director of Planning.

Mr. MacKenzie stated you will find in your package that there are actually four separate sections. One is a report by Parks, Recreation & Cemeteries on their projects. There are two reports from the Highway Department, one on the general projects and one more specifically on the school projects and I provided a short report on other projects that are not done by either Parks & Recreation or Highway. I think what is amazing is the number of projects that we currently have undergoing in the City. It is actually a monumental undertaking to get all of these projects done. At this point, I would be happy to answer any questions if I can on these. I did want to check on how often you would like to have these reports. I did get the impression that the Committee wanted more regular reporting on these projects. Monthly reporting is going to be somewhat time-consuming, but it could be done.

Alderman Lopez asked on Livingston Park could we get some clarification. I know the agreement is probably not here but maybe we can talk about what obstacles we have such as the lighting and when we anticipate putting the light over there or is there such an animal or whatever so that we can clear that up.

Mr. MacKenzie answered I know that Mr. Johnson is here and he would be the one to answer that.

Alderman Lopez asked, Ron, could you bring us up-to-date on Livingston Park. I am reading here about the lighting situation. Where does it stand at this time?

Mr. Ludwig stated we actually bid the lighting as an addendum to this project from the beginning, but that didn't have a lot of impact on time frames. We felt that the...all of the conduits are in and the concrete piers are in to accept the light poles and we are ready to go. There should not be a problem. We can tell them now to get the lighting in this fall. The majority of this contract...we had one bidder on this contract and it was quite a bit higher than we anticipated. It had to be pared down quite significantly to get the work done. The lighting project, to the tune of about \$80,000 was inserted in lieu of skipping some of the improvements to the front of the pond area like docks, dam, etc. Again, the project is very much a sub-contracted project although the person who bid it is a general site contractor. There is not a lot of dirt pushing. We made a decision to, given the nature of the majority of the work, the interior lighting, the sports lighting, we had adjustments to make to the electricity in that we weren't really involved in getting...which was the donation of the scoreboard. It came in significantly larger in that it needed, and I couldn't believe it when I read it, 148 amps for a scoreboard. The message center that the scoreboard has is a \$40,000 unit. It meant that the conduits that we had run over to feed, just about any other scoreboard that we have in the City would be fine, had to be changed out. In fact, we had to go back to the main power source. We couldn't feed it off the Gatsas building. We had to feed it from another power source. So we did run into a few problems there. The landscaping issue, we feel would be a lot better to put off until the fall. We didn't have a lot of success the first time around. We tried to use some of our own material from a nursery that we had years ago and that didn't work so we felt that in general the majority of the items under the contract that was awarded and the way the park was being used, the playground area, the pool, etc., it wasn't in our best interest to go in there and do major work with any heavy construction in the parking lot at this time. I think the lighting, to answer your question, we would like to see it in this fall. It is a matter of getting the material from Musco Lighting Company on the site and setting them on the piers and wiring them in.

Alderman Lopez asked do we have a full-time employee at Livingston Park now.

Mr. Ludwig answered as a part of the agreement the Board actually awarded me one position. He has been there since March but I am still working down two people in that division. So ultimately I went up one at Livingston but down two throughout the City. That wasn't a real good deal for me but it is done.

Alderman Clancy asked, Ron, these lights that you are putting in up there would that be good enough to hold a high school baseball game.

Mr. Ludwig answered it is primarily to be used the way the School Department wants to use it, but it is rectangular field. It is a medium sized soccer field. It is not as big as Singer Park and not as small as some of our others, but a very medium size field that is usable. I understand that there is some desire to use it for girl's field hockey as well but for baseball, Alderman, no.

Alderman Clancy asked how about soccer.

Mr. Ludwig answered definitely.

Alderman Clancy asked say if we had a play-off game here in Manchester. Could we hold soccer up there with those lights?

Mr. Ludwig answered we absolutely could. We have the seating. The seating actually was supposed to go in the middle of May and it was done by the end of April so we have been moving along on the project although it may not seem it to some degree. You don't see a lot happening over the last two months and I agree with that but in general the project is moving along and we will be buttoned up before snow falls pretty good over there.

Alderman Clancy stated my concern is that we are going to spend \$80,000 for the lighting and it is not good enough to hold a high school baseball game. We should make it good enough initially.

Mr. Ludwig replied they are good enough. This is good candlepower for the kind of events that will be played there this year.

Alderman Gatsas asked under School Security, HR Department and City Security, what is the and maybe you can help me Mark there is a question that has been raised regarding accounting. I see the bid is ready to be awarded, but there seems to be a question on finance and on accounting.

Mr. Hobson answered we have been told that there is approximately \$126,000 that has been sent back to the City in the form of rebates that are mostly from Public Service of NH and from an accounting perspective we have been told that most of those funds have been allocated already to the general fund.

Alderman Gatsas asked can you use specifics.

Mr. Hobson answered sure. The Finance Department informed Mr. Robidas and myself that the \$126,000 has been placed already in the City's general fund. We also know from minutes of the Board that the Board took action to use those funds. We have been told that and again this is for a school-related project, so this \$126,000 is now in the City's bottom line to its general fund. The Board took a vote to use that \$126,000 specifically for this project. We are under bid and contract and working with the Highway Department and the School District to get this project done so we had been fast tracked to get this and then found out about 10 business days ago that we are short \$126,000 in this accounting question and frankly we are raising our arms and hands.

Chairman O'Neil asked, Mr. MacKenzie, do you have any idea of what is going on here with this.

Mr. MacKenzie answered I was made aware about the same time about 10 days ago that the Finance Department felt that according to accounting principles these rebates from Public Service Company should be applied to the revenue account rather than being reused for CIP projects.

Chairman O'Neil asked why didn't this come up. This isn't a new issue. We took this action...somebody give me a date.

Mr. Hobson answered two years ago.

Chairman O'Neil asked why all of the sudden is this an issue.

Mr. MacKenzie answered I don't know.

Chairman O'Neil stated I am not passing the blame to you.

Mr. Hobson stated from our perspective it has become an issue from us because we are spending the money on the security projects as part of the whole NORESCO package so we have to move forward and we thought those funds were ours to spend.

Chairman O'Neil asked so what happens now. We don't go out or we go out less \$126,000 worth of work.

Mr. Robidas answered actually we have already signed a contract with that money allocated because we had a motion by the Board, which was approved for expenditure and we also had an expenditure appropriation from the Board.

Alderman Gatsas stated I have almost lost patience. As a matter of fact, I have lost patience with the issue of department heads not being here to either defend themselves or give us answers so there needs to be a full Board action tonight to make it emphatically clear what this Board is looking for. If we can't, then I don't know...we are sitting here on \$126,000 and we are asking people that really haven't made this decision. I think that is unreasonable and unfair to put these people...

Chairman O'Neil stated we have a signed agreement to do this and now they tell us we can't use the money.

Mr. Hobson stated you also have an appropriation that went through the full Board.

Chairman O'Neil asked, Red, has this work started.

Mr. Robidas answered yes. Actually we signed the contract and they began pulling wires in one of the schools last Saturday and we are beginning installation in some of the high schools on the 15th of the month. We have actually put together a tentative schedule for the first six locations.

Chairman O'Neil stated we have to go forward with this and somehow we have to get to the bottom of what is going on.

Alderman Clancy stated we really do have to get to the bottom of this. What power does the Finance Committee have to say that these monies should go to NORESKO or someplace else? You already signed a contract. We didn't know that we were going to have a squabble here on where the money is being spent. Somebody has to answer these questions.

Mr. Robidas replied when we prepared the budget for this particular project, we had allocated and this was in conjunction with the Highway Department and the CIP Office and the Mayor's Office that these monies...there was \$102,500 that was already reallocated by the Board at that time. That money had been there for approximately a year.

Alderman Clancy asked is that the money from the Pine Island project.

Mr. Robidas answered that was money from the NORESKO project and the security. The security project was actually included as part of that initial project.

Alderman Clancy asked did you people talk to the Finance Department at any time.

Chairman O'Neil stated let's bring...I think the only way we are going to resolve this is to bring it to the full Board tonight.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to refer this item to the full Board meeting this evening.

Chairman O'Neil addressed Item 9 of the agenda:

Communication from the Public Works Director requesting the Committee approval to trade in only two of the three refuse packers adding an additional spare truck (#517) to their fleet, thereby reducing the total cost to \$326,264.00 for a savings of \$33,736.00.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to approve this request.

Chairman O'Neil addressed Item 10 of the agenda:

Presentation by the Director of Planning regarding planning for future year CIP projects.

Chairman O'Neil asked can we do this as a handout and review it and pick it up at the next meeting.

Mr. MacKenzie answered this is an important discussion and I recognize that there is not time enough for it, but I do have handouts that kind of summarize. These summarize, as best as we can determine right now, what some of the long-range capital project needs are of the City. This does not include your Enterprise projects, which are also significant. It does not include Airport, EPD, Parks & Recreation portions of the Enterprise fund, which are also substantial but what you will see is that the total project needs on the second page here are roughly \$143 million. That does not include the recurring needs of annual costs such as street reconstruction, which is another \$8 million per year. Given our constraints, Bond Council has indicated to us that our total bonding capacity for a three-year period is \$40 million. I think it will be important that the Board, starting with this Committee, begin to review these long-term needs and find a way...I do have a pie chart here and perhaps we can review it next time that shows how much money we have and potentially start to look at how we allocate the money because

there is no way over the next couple of years that we can address all of these projects.

Chairman O'Neil stated let's make sure, if we can, that we commit some time at a future CIP meeting to review this because I agree. I think it is important, but we have a few fires to put out tonight.

Alderman Clancy moved to enter into non-public session pursuant to RSA 91-A:2 I(c) in order to meet with legal counsel.

Alderman Vaillancourt asked under what possible pretense are we going into executive session. To discuss the MTA becoming a City department? Could you cite the RSA? The people certainly have a right to know, especially after they sat through a two-hour hearing a couple of weeks ago, which is played time and again on MCTV. I think the people are very interested in this and to close this off to the public is a disservice.

Solicitor Clark answered under the Right-to-Know law, the law specifically provides that the body may recess its meeting to meet with legal counsel.

Alderman Vaillancourt asked would you cite the section please.

Solicitor Clark answered RSA 91-A:2, I(C), Consultation with Legal Counsel.

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

Alderman Vaillancourt stated I trust that nothing else would be discussed in this session except what is strictly allowed under the law.

On motion of Alderman Clancy, duly seconded by Alderman Cashin, it was voted to return to public session.

On motion of Alderman Lopez, duly seconded by Alderman Clancy, it was voted to table Item 7 and schedule a meeting with the MTA Commission as soon as possible.

Alderman Cashin stated my understanding is that we want to meet with the Commission is that right and that we are going to table this until such time as the CIP Committee has an opportunity to meet with the Commission.

Chairman O'Neil replied yes. Do you want to include that in the motion?

Alderman Lopez answered absolutely.

Alderman Cashin stated I would ask that this meeting be scheduled as soon as possible.

TABLED ITEM

11. 71-73 Manchester Street request submitted by Amoskeag Residences (AR)
& Elm Street Restoration Project
(Tabled 6/12/00)

This item remained on the table.

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

A True Record. Attest.

Clerk of Committee