

COMMITTEE ON LANDS & BUILDINGS

April 24, 2000

4:30 PM

Chairman Cashin called the meeting to order.

The Clerk called the roll.

Present: Aldermen Cashin, Gatsas, Levasseur, Shea, Thibault

Messrs.: Jay Taylor, Solicitor Clark, Robert MacKenzie

Chairman Cashin addressed item 3 of the agenda:

3. Communication from the Economic Development Director relative to tenant leases at 1037 Elm Street (Chase Block).
(Note: additional communication dated April 19th requesting specific actions enclosed.)

Mr. Taylor stated as you know we've been working on this project for some time now and we're now getting down to the point where we're starting to talk with tenants for the property and in an effort to try to make this process as streamlined as possible what we're asking for here today is that you approve a process which is outlined in the material you received, but if you want I'll go through it quickly. The generic leases are in there and those have been reviewed by the City Solicitor and the Risk Manager and those will be the forms we'll use in moving forward with leases. It's our request that you allow the Mayor to sign the individual leases using those formats within the parameters listed on the handout which came with your package and what that does for us is to allow us to do timely negotiations with the tenants as they come forward, otherwise, we would have to go through the entire process...this Committee, the full Board...and it could take six weeks to get a lease signed and I don't think that's anyone's intent here. All of these leases would be subject to the review and approval of myself and the City Solicitor and we would make periodic reports to the full Board as well as any Committee that's desired as to what we're doing here. So, we're not trying to shortcut the process, we're simply trying to make it reasonable so that we can get leases signed in a timely manner.

Alderman Levasseur moved for discussion.. Alderman Shea duly seconded the motion.

Alderman Gatsas asked who's negotiating the leases.

Mr. Taylor replied the leases are being negotiated by the property manager with our concurrence and our assistance.

Alderman Gatsas stated so basically all you're asking this Committee to do is to just move a little quicker than what's normal and negotiate the leases and have the Mayor sign them so that you don't have to come back every time. I don't have a problem with that.

On motion of Alderman Levasseur, duly seconded by Alderman Shea, it was voted to approve an expedited procedure of tenant leases in the City-owned Chase Block (1037 Elm Street) as enclosed herein.

Chairman Cashin addressed item 4 of the agenda:

4. Copy of a communication relative to NH DOT request for comments on sale of land to Ciment Quebec.

Mr. MacKenzie stated to brief the Committee on this. When the railroad sells property to a third party the State of New Hampshire has the first option to match that amount of money. They will typically contact the community, frequently they contact me to see if there's any potential interest in the community of any significance that they might want to try and purchase the property. In this case, given that this has been an issue in the community I provided that correspondence to the Mayor and he submitted it to the Board for your review.

On motion of Alderman Shea, duly seconded by Alderman Levasseur, it was voted to recommend that the Board of Mayor and Aldermen find that it has no objection to the pending sale of land of approximately 39,000 square feet by the Boston & Maine Railroad to a third party (Ciment Quebec).

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

A True Record. Attest.

Clerk of Committee