

COMMITTEE ON LANDS AND BUILDINGS

November 7, 2007
Aldermen Thibault,
Smith, Forest, Roy, Long

4:45 PM
Aldermanic Chambers
City Hall (3rd Floor)

Chairman Thibault called the meeting to order.

The Clerk called the roll.

Present: Aldermen Thibault, Smith, Forest, Roy and Long

Messrs.: H. Clossen, T. Bowen, K. Sheppard, C. DePrima, R. MacKenzie D.
Cornell, J. Porter, H. McCarthy, J. Minkarah

Chairman Thibault addressed item 6 of the agenda:

6. Communication from Hands Across the Merrimack, Inc. requesting approval to raise additional monies for naming rights of the property.

On motion of Alderman Roy, duly seconded by Alderman Long, it was voted to discuss this item.

Ms. Helen Clossen, 300 River Road, stated we would like to continue fund raising, even though we might be making great progress with our bridge. But if that were the case and someone came along, who would give us money to name the bridge? We would like the privilege of being able to do that. That's all that letter represents.

Alderman Forest stated I read a story in today's Union Leader about Brady Sullivan...

Ms. Clossen stated somebody took a liberty that was not ours. I was going to call out to Sullivan and tell him I didn't know where that came from. I think the author of the piece probably was dreaming a little bit for us. We have had nothing and I will be sure to call Arthur Sullivan to let him know that that didn't come from us. Of course if he agrees to it, that would be just lovely.

Alderman Forest stated well maybe you have a little pressure on him that he can put up the money that he said he was going to put up.

Ms. Clossen stated I was a little bit embarrassed by that.

On motion of Alderman Roy, duly seconded by Alderman Forest, it was voted to allow the group to continue fund raising and look for naming rights, with the stipulation that once they secure someone, to bring it back to the Board of Mayor and Aldermen with possibly what the signage would be, since it is such an integral part of the entryway to Manchester.

Alderman Roy stated and on a side note, outside of the motion, you guys have done a wonderful job. It's fantastic that we're nearing completion. Thank you.

Ms. Clossen stated we will be sure to let you know if we're fortunate enough. And we understand that there are some restrictions about how those naming rights are used. Thank you very much.

Chairman Thibault addressed item 3 of the agenda:

3. Communication from Tom Bowen, Water Works Director, requesting approval of an easement between the City and Attorney David Campbell and Sean Gildea granting the right to utilize a small 2,923 square foot parcel of land located on the easterly side of Londonderry Turnpike north of the Route 101 off-ramp.

(Note: The purpose of the easement is primarily for storm water treatment, the Board of Water Commissioners have acted in favor of the request, and the City Solicitor has reviewed the documents.)

On motion of Alderman Forest, duly seconded by Alderman Roy, it was voted to approve this item.

Chairman Thibault stated Tom, could you come up. You have a question.

Alderman Roy stated Tom, actually it's just a question. A simple yes or no would help. I saw that you would be on the agenda tonight and I wanted to see, do you have a list of properties outside of the City of Manchester that Manchester Water Works owns?

Mr. Tom Bowen, Water Works Director, responded absolutely.

Alderman Roy asked is that possible to email to me?

Mr. Bowen responded sure.

Alderman Roy stated if you could, and as much information regarding those properties would be greatly appreciated. It's for informational purposes only so no worries.

Mr. Tom Bowen stated we'll get it right out to you.

Alderman Forest stated you can't sell them, Alderman.

Alderman Roy stated I will not sell them.

Chairman Thibault addressed item 4 of the agenda:

4. Communication from PSNH requesting the City grant an easement to PSNH for property located in the vicinity of Groveland Avenue within property known as Tax Map 492, Lot 12 at a width of 20 feet and granting the ability for guying/anchoring facilities outside the 20 foot strip to accommodate relocation of a line.

On motion of Alderman Roy, duly seconded by Alderman Long, it was voted to discuss this item.

Alderman Roy stated Mr. Chairman, I think this would be a good question for Mr. Sheppard just regarding the right of way.

Chairman Thibault stated sure. We'll put you in the hot seat right off the bat.

Alderman Roy stated we're on item 4 which is the PSNH Groveland Avenue issue.

Mr. Kevin Sheppard, Deputy Highway Director, stated I believe our Chief of Survey has reviewed this, along with one of our engineers. They don't see it as an issue.

Alderman Roy asked so as far as you know, there will be no impact to your department, snow removal, road maintenance?

Mr. Kevin Sheppard replied correct. And I believe a piece of it is across part of the Parks property as well.

Alderman Roy stated so I would ask you if Parks has any objection.

Mr. Chuck DePrima, Acting Parks, Recreation & Cemetery Director, indicated that Parks has no objection.

On motion of Alderman Smith, duly seconded by Alderman Roy, it was voted to approve this item.

Chairman Thibault addressed item 5 of the agenda:

5. Report, if available, from the Planning Director regarding potential acquisition of property abutting the Senior Center (115 West Street).

On motion of Alderman Smith, duly seconded by Alderman Roy, it was voted to discuss this item.

Mr. Robert MacKenzie, Planning Director, stated thank you Mr. Chairman and good evening Committee members. Just to update you, we did go and made an offer on the property. The owner basically did not want to reduce the price much, so we were quite a ways apart. It didn't seem to me that it was close enough that we should come back with a counter right away. So he did drop the price a little bit. For the record, he was asking originally \$210,000 and then we was down to \$200,000, and just for the record this is property on West Street just behind the Senior Center in the West Side Library that could potentially be used for parking. But it didn't appear that we were close. They have tried to market the property but as I understand it today even, the owner has taken it off the market to lease it for a while longer. So I think there is still an opportunity but we're still a ways away from each other in terms of price at this point.

Alderman Forest stated Bob says we're not close, but I'd assume that we want to keep negotiating with the subject.

Chairman Thibault stated right, there's nothing wrong with that. I do have a question, Bob. Something came to me last week about the possibilities of the two parking lots for West High School that are on Granite Street that are possibly going to be coming up for some kind of development of some type. And while we're looking at this for parking for the elderly, I'm just wondering if we shouldn't maybe even go further than that and provide some parking. If we're going to take those two lots on Granite Street, you're going to have cars parked into Goffstown on the West Side. So that's something that really worries me. I would like to have that looked at to some extent and find out where we're at with that, because if they take those two parking lots, I'm sure that you're going to have cars parking all the way to Gossler School. I've been through that before, about 15 years ago, so I really am worried about what's going to happen down there.

It's not that I'm against the development, I'm just against knowing what's going to happen to those cars, you know, so that I do not know what the answer to that is but I would like some kind of idea as to what can be done out there because that's certainly going to create a major problem.

Mr. MacKenzie stated I believe that he's here now and you may want to ask Mr. Minkarah a little bit more. We have met, I know, a couple of times on that site that's currently school parking. But he has been looking at potentially a fairly major...the potential for a fairly major development on that site.

Alderman Thibault stated all right, because I talked to him last week downstairs because I had heard about this. But I'm just concerned about it and I want the rest of the Committee to move on it.

Alderman Smith stated this is a vital spot for parking for West Side High students, and if it goes to major development I can just see...we're talking about the Senior Center, the Cashin Center, for parking; St. Andrews Church. It will impact Notre Dame Avenue and everything else like that. I can't foresee any development going there and causing problems at West Side High, Conant Street and Notre Dame Avenue.

Alderman Forest stated Mr. Chairman, I believe I know...we were talking about this quite a while ago when the Raphael Club was ready to move, and I believe, and I'm not sure now, you may have a little more information than I have. I haven't really inquired in a while. But I was under the impression that it was the lot across the street between Granite and School Street that was potentially going to be sold for development.

Chairman Thibault added and also the two parking lots that I'm talking about.

Alderman Forest stated okay that's something new that I didn't know about tonight.

Alderman Lopez stated I don't want to tip our hand but Mr. MacKenzie I'm sure that this West Side there on the Senior Center is very important to the Senior Center. And I don't know how the Board is going. I don't even...first time I hear about the two parking lots where the high school kids park as to whether there's going to be some type of development or not. It's unfortunately that maybe some negotiations haven't went on yet. But the shop there that you're doing it with, I think it's important for not only the Library and the Senior Center to get that lot somehow. I think it's worth negotiating somewhere along the line, a combination of negotiations or just outright buy that lot. And whatever necessary funds we would get the money from, buy that lot and make parking spaces there. They do

need parking, and as you're well aware of, we do have the 5013C fundraising Committee to assist, but we can't assist with \$200,000. So I think that there is some potential there that we...I wish the Committee would just move forward and grant some way to buy that piece of property or negotiate a final price with the individual and then come back to the Committee, give a final offer and move forward on it.

Chairman Thibault stated Alderman, I have absolutely no problem with that. All I'm saying is that I wanted the rest of the Committee to be aware of a coming problem. If those two lots are sold for whatever development, it's going to create an awful problem for West High School and the West Side area. That's what I'm concerned about. No reflection on what Alderman Lopez is saying. I don't want to hold that up. I'm just saying that maybe this is something we should be looking now to get something for everybody over there, not just for the elderly. Maybe some kind of a garage that would help the West High School partial as well as the...so buying the land I have no problem with.

Alderman Forest asked could I just make one motion about the property near the library? The motion is that Bob continue negotiating with the owner.

Chairman Thibault responded I have no problem with that.

On motion of Alderman Forest, duly seconded by Alderman Roy, it was voted that Mr. MacKenzie should continue negotiations for the purchase of the 115 West Street property.

Alderman Forest stated and then you can make a motion on the second item...

Chairman Thibault stated I don't think I need a motion. I just want them to be aware and I want the Committee to be aware that there's a problem coming up up there, unless...maybe something could be done in conjunction with this. I don't know.

Alderman Smith asked the parking lot proposal south of Granite Street, which is owned I believe by the Raphael Social Club, has there been any negotiations with them in regards to somebody purchasing that land?

Mr. MacKenzie responded I have not been involved in any and I'm not aware of any myself. And we're talking south of Granite Street, right? I'm not aware of any.

Chairman Thibault addressed item 7 of the agenda:

7. Communication from the Greater Manchester Family YMCA requesting the City to grant use of the right-of-way area adjacent to their building encroaching same for the purpose of constructing an extension to the existing landing and stairs at the entrance to their facility located at 30 Mechanic Street.

On motion of Alderman Long, duly seconded by Alderman Roy, it was voted to approve this item.

Chairman Thibault addressed item 8 of the agenda:

8. Communication from Jerry and Mary Derepentigny requesting to purchase property known as Tax Map 440, Lot 9 off Westland Avenue as abutters to the property.

Assessors – awaiting report.

Planning – report enclosed recommending determined surplus and dispose to abutter at fee to be established by the Board of Assessors and possible consideration of taxes due.

Tax Collector – awaiting report.

Alderman Roy stated actually Joan, if you could join David, my question is closer to you. If there's a report or some information, but it has to do with current ownership.

Mr. David Cornell, Board of Assessors Chairman, stated I spoke with the owner yesterday. He wanted to put this on hold. He is still researching the proper ownership of the property.

Alderman Roy stated the owner being...property that's going to be purchased or the potential buyer?

Mr. Cornell replied currently we have the ownership as the Episcopal Church. There are taxes that haven't been paid for the last couple of years, but there's some confusion as to exactly how the Episcopal Church came to own the property. The gentleman that wrote this letter wants a little bit more time to do some more research before he acts on this. The City is not the owner of record as of today.

Alderman Roy stated okay, so the property that they've been maintaining, the gentleman asking to delay it is the abutter that's requesting to purchase it.

Mr. Cornell stated that's correct.

Chairman Thibault stated move to table.

Alderman Roy asked can we bring it back at another time so it doesn't sit on the table?

Chairman Thibault stated Dave could let us know when this thing is cleared up and we could put it back on the agenda at any time? I have no problem with that.

Alderman Roy stated it could be months if you're talking about ownership issues and especially the church entity.

Chairman Thibault stated why don't we ask the officials to let the City Clerk know to put it on the next agenda of the Lands & Buildings?

On motion of Alderman Smith, duly seconded by Alderman Roy, it was moved to table this item.

Chairman Thibault addressed item 9 of the agenda:

9. Reports relative to a request of Kevin Lane regarding City tax parcel 254-20, if available.

On motion of Alderman Roy, duly seconded by Alderman Forest, it was moved to discuss this item.

Alderman Roy stated this may be a quick question to our Assessor. It's my understanding that we don't own this property. It's State owned and we have no authority.

Mr. Cornell stated it was State owned. It appears now that the City does have an ownership interest in the property. However, he does have to go before the State. I received an email this morning from the gentleman. He has to go to the State and go before, I believe, the Conservation Commission and get that approved. Once he gets that approved he then could proceed through the process to purchase it from the City. But there was some confusion there with the ownership and it was State property that was deeded back to the City.

Alderman Roy asked so like the previous parcel we're waiting for other actions before we can take action?

Mr. Cornell responded that's correct.

Alderman Roy stated with all due respect to tabling it, I'd prefer just to receive and file and have it come back fresh on a new agenda, because it may come back with a new Board, depending on how long it takes to work through the State.

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

Chairman Thibault addressed item 10 of the agenda:

10. Request of Howard McCarthy that the City provide electric supply to power a vendor's cart at Stanton Plaza.

Deputy City Clerk Matthew Norman noted that Mr. McCarthy was present and also that as the licensing authority for this location, we do have some issues with this.

On motion of Alderman Forest, duly seconded by Alderman Roy, it was voted to discuss this item.

Alderman Forest stated I know he's requesting power and I believe, if I recall right, this Board brought something up years ago about putting power up there for like the Christmas trees and the Christmas lights, and we were informed, I believe it was by Tom Clark, about liability as far as electrocution and all that. We never pursued putting electrical outlets out there for any reason. That is the concern I have is the liability, and who is going to cover this if we do this.

Alderman Roy stated my biggest concern...and while I support the business occasionally through participation with their products, I just have a concern about when we supply electricity in a plaza to one, are we then moving it down to the state where the vendor at the hotdog stand at the Old Mill... This could lead to a can of worms that I don't think we're ready to address. I think we should possibly look to come up with a better solution that may have some permanence to it.

Chairman Thibault asked why don't we ask Tom about the liability problems with that?

Mr. Arnold stated I guess liability would depend on how it's done. I obviously haven't spoken to Mr. Clark about what he may have said some time ago. I know when we had Elm Street redone, electrical was installed and was there. I don't think we're talking about the same thing in Stanton Plaza, due to the expense. I mean, obviously, if the City just strung cords or something like that, yes there could be liability if someone were to trip on them. That type of thing. So it depends on what's being sought.

Deputy City Clerk Norman stated Mr. Chairman, I would just add that Harry Ntapalis has also weighed in on this and he sees that there's a pretty significant liability with cords. What's available right now, my understanding is, the kiosk that Intown has down there has power to it. I know that Mr. McCarthy has talked to Stephanie Lewry. The only way to get power from that kiosk to his car is obviously through an extension cord. A number of questions came up: Is it circuit breaker-protected? If it blows a breaker, what happens? Who plugs it in? Does somebody come down on a Saturday to plug it in? Then there's an obvious issue with electrocution or somebody tripping over the cord. So there's a bunch of issues that Mr. Ntapalis brought up. Howard and I have spoken about this. For several years he's tried to come up with something down there. We encouraged him, like the other vendors, to get a generator which could power his cart. The newer ones don't make a lot of noise, and it probably wouldn't interfere with too much down there.

Chairman Thibault stated I wonder where we should send this for a review or a look-see or whatever.

Deputy City Clerk Carol Johnson stated we're recommended it be denied. The staff recommendation is to deny.

Alderman Roy stated I was just going to...as far as this request goes, I was going to offer a motion for denial, but that we do ask the Clerk's office to work with the Solicitor and Risk Manager to see if there is a potential to do this. But it brings in so many other questions of permanence, and then do we get the Assessors involved as to value of leased property from the City? I've often had questions when vendors leave, whether it be tables or tarps up, especially during busy summertime months, my understanding of our vendor licensing is that everything leaves when the vendor leaves and comes back when they come back, and leaves again. I've noticed in some locations picnic tables, tarps, tents, tend to be somewhat semi-permanently erected and then when they have to comply...so I think it opens a can of worms that we're not ready for.

Alderman Forest stated there's something else that just comes to mind. Apparently I think we all forgot, we have a Verizon contract within Hanover to Lake Avenue and all the way down to Canal Street, and I think this is in this area, so that's something else that the City Solicitor's office or somebody should look into.

Deputy City Clerk Normand stated there's a 1,000-foot boundary around the Verizon. You are correct. But this Stanton Plaza is an exemption within that. So

that's the one place that vendors that don't own property in their area can set up. It's the only spot.

On motion of Alderman Roy, duly seconded by Alderman Long, it was voted to deny this item (with regrets).

Mr. Howard McCarthy stated I did request to speak.

Chairman Thibault stated I didn't realize that. I'm sorry.

Mr. McCarthy stated I've been listening to you people but I don't think you really know all the facts. I've put a request in so I could speak so you could hear me out before you discuss the whole thing. It's just my luck. I come in here and I hear all the approvals and you come to me and you want to deny me without hearing me speak. First of all, I want to congratulate the people at the voting yesterday who won. Condolences to the people that lost. Let me start out by saying, Howard Howard is my name. You don't know me; that's a shame. I come before you to make a request. This is my way of giving you a test. And listen to your words of wisdom and hope for my best decision. I requested...I saw Matt Norman a long time ago about this and he told me that it might be a problem. He told me why don't I go to Parks, Recreation & Cemetery. So I went there. I must tell you that the first person I saw who worked there who does not work there now because he retired, was Ron Ludwig. I told him that I wanted to be a vendor on the street and sell ice cream, and I needed electricity because I did not want to go to a generator. A generator is expensive, it's loud and it's polluting. And he said to me, I don't see why not. Best words I've heard since my trek of trying to get some electricity for my cart. I want to sell ice cream, popcorn, cold drinks...perfect for a summer snack. Anybody that's on the street of Manchester would welcome that, I believe. In other words it's a little bit of Americana. Over in Goffstown I think everybody here knows about the popcorn cart. That has become a landmark. I believe Manchester needs something like that. And I'm just the guy to do something like that. That cart over in Goffstown was put there back in 1930 and it's still there today and it's a landmark. If you were to go to Goffstown and you were to ask for directions to some place, they would say do you know where the popcorn cart is? Manchester needs something like that. And I'm just the guy to do it. I have the passion to do it and I want to do it. Do you think it's for me? It isn't. It's for Manchester. Yes. Do you believe that I'm not in it for the riches? I'm not 80 but the day after Christmas I'll be 80. Do you think, anybody here, that I am interested in putting a lot of money in my pocket? I'm not. I'm interested in promoting Manchester. I have been to...

Chairman Thibault stated I have to interrupt you. Let me say this. The motion to deny means that right now, based on what we've heard, it would be denied.

However, that doesn't stop Matt and whoever else has to look into the liabilities for the City and come back to you with something. I have no problem with that. But, you know, it's not something that we can just approve right now tonight. We have to look at the liabilities of what the taxpayers of the City of Manchester would be liable for if something did happen. And I guess that we have people that will be looking at that and then give you an answer.

Mr. McCarthy stated I have been cautioned on that. So I took the liberty of seeing people that really know what's going on. I saw an engineer. I don't want to start mentioning names who I saw. I just want to let you know, and you can find out yourself. I saw an engineer and he came down. He plans electrical projects. He knows what he's talking about. And I showed him that power box and he said to me there is absolutely nothing wrong to plug into that box to get your power. It's perfectly safe. I have spoken to the electrical inspector here in Manchester, Mr. Gilbert. He also has said go ahead.

Chairman Thibault stated I'm sure these people would be involved in the decision that's going to be made. Like Matt just said, our Risk Manager seems to have a problem with it. Let's find out what they are, what these things are, and then let's handle it from there.

Mr. McCarthy stated I just want to say a couple more words. Now there's nothing special about me. But the project of being a vendor and wanting to do what I want, to spread the word of the do's, the don'ts...people from the outside coming to...a street vendor like me that wants to do this and wants to get into this for Manchester and spreading the news. It's different. It's different. And I can almost envision that someday that spot that I'm requesting will be there perpetually.

Chairman Thibault stated that's a great possibility.

Mr. McCarthy stated you have to look at it from a different point of view. I don't know what you all were talking about. I'm half deaf, all right?

Chairman Thibault stated I'm sorry.

Mr. McCarthy stated oh no, I mean I'm hard of hearing. I'm not that bad off. But I tell you I have something different to offer. Selfishly speaking, I do not speak for all the power boxes on the street. Just for the fun of it today I did sort of count the...They start about Wall Street. And there's about twelve. And it ends in the Banknorth building that's after the Radisson. And there's about twelve boxes. Not every spot or power box is adequate for a vendor. Just in case, because I know there are people going to follow me and say, well, if Howard McCarthy can

have electricity, why not me? I don't advocate that every power box is okay for a vendor. Why is the spot that I am requesting, and I have requested and I have got permission because to set up a cart there, because previous to me there was a vendor there for a couple of years, So it's okay to have a cart there. It's all about the power. Now, those power boxes, from what I understand, from another source who told me why they're there, they are there mostly because of emergencies or other vendors for special events and things like that. As far as I'm concerned, if a special event comes, well that supercedes me. No problem. I just won't be there. It's safe to have a unit and plug it in there. There are two 20 amp circuits there in all those power boxes. I had this cart, it's a homemade cart but it's adequate. There's no sense in me spending thousands of dollars to put a cart there when a homemade cart that's safe and has been approved by Health, Police, and Fire and whatever else is involved. All of those have been looked into. So selfishly speaking, the spot that I am requesting to be in, right in front of the Radisson, nothing could be better or finer than Carolina. The point is that it is the perfect spot for me. Stanton Plaza is there; the benches are there and people who would buy an ice cream or a bag of popcorn do not want to hear the banging of a generator. It's safe, it's clean, it's expensive. A friend of mine is a vendor right across from WMUR and he's a good friend of mine. He has a generator that operates his unit, but it's a big unit, it's a 25-foot unit. He sells sausages and hotdogs and everything else you could imagine. It costs him, at three dollars a gallon now, it's costing him about nine dollars a day for electricity. What I have is as couple of freezers, a popcorn unit to make popcorn, and a refrigerator. Peanuts, pennies a day to operate it. I'm a vendor over in Londonderry and I operate over there on weekends, and the cost is less than \$20 a month. I am willing to double that so the City will never accuse me of trying to steal money.

Chairman Thibault stated but you understand that's not my problem. My problem is that we...

Mr. McCarthy stated I'm just adding something to you. That I am not speaking for every other vendor that may come along and want the power because I have it. I am not...I've taken the place of Miles Standish. When John Alden said to Miles Standish, Will you ask Priscilla for her hand? And Miles Standish said speak for yourself John. Well, if any other vendor comes along and wants to copy what I'm doing, let them speak for themselves. There are maybe other spots that you'll have to contend with.

Alderman Forest stated could I just make a motion...I know we denied it. Could I just make a motion that Mr. Howard does his homework a little bit, comes back and works the issue out with Matt?

Chairman Thibault asked where do we send it though?

Alderman Forest responded to Matt's office and Matt will work it out with Henry and all that.

Deputy City Clerk Normand stated my understanding of the previous motion is that we'll work with the Solicitor's Office and the Risk Manager to see if this can work somehow at that location. And we can get in touch with Mr. Howard.

Chairman Thibault stated do you want to make a motion on that?

Alderman Forest responded I just did.

Deputy City Clerk Normand stated there already is a motion. We don't need to.

Chairman Thibault stated very good. They're going to be looking into it and you'll hear from us.

Mr. McCarthy stated common sense tells me there's no reason why I can't be on that spot.

TABLED ITEM

11. Communication from Mayor Guinta requesting staff prepare recommendations relating to placing out to competitive/sealed bid parcels located on Granite Street, Phillippe Cote Way and Seal Tanning parking lot as requested by David Brady of Brady-Sullivan.

Tabled 08/22/2006.

(Note: communication from Jay Minkarah advising of efforts made for disposition of these properties and providing recommendations to direct staff in taking actions for disposal and development of the parcels, and formation of a staff committee to review proposals received.)

On motion of Alderman Smith, duly seconded by Alderman Roy, it was voted to remove item 11 from the table.

Alderman Smith stated I'd like to see where we are. This has been going on for about a year, a year and a half, maybe even two and a half years. I'd like Jay Minkarah to come up to see where we are, where this is.

Mr. Jay Minkarah, Economic Development Director, stated I believe everybody has had a chance to see the memo that was prepared. I think this was in response to the request that this Committee made at your last meeting, that we come back with a report. As the memo says, this has been pending, from what I can see from

the record, it's been pending for at least a year and a half if not longer. I don't think I need to go through a lot of the background, but basically we have two competing interests or two different property owners in the vicinity of the Seal Tanning lot, as well as Granite Street and Phillippe Cote who have an interest in potentially acquiring these properties for the benefit of rehabilitating or further rehabilitating their properties. For the past several months what we've been trying to do is come up with a resolution where perhaps we could come up with a solution that would satisfy everybody's needs. It would provide the parking that each of the parties needs in a way that would be acceptable to them. We have not been able to do that, primarily because their differences really are divergent. The proposal I think that we have laid out before you is to put out a request for proposals, but not simply to put out the properties for sealed bid. To put it out for a request for proposals in a way that would insure that we're meeting what the City's interests are, or as I perceive the City's interests to be in that area, and that is providing additional parking in the area so that we can further rejuvenate the buildings or rehabilitate buildings in the area and in particular to hopefully restore some of the historically significant buildings within that area. We want to see more economic development, we know we need more parking, and we want to see more of the properties rehabilitated. So the proposal is really, put the properties out, put them out separately, because that would allow for the possibility perhaps of two separate proposals to come in with two separate property owners, to create a committee, including some key members of staff, the Planning Director, the Public Works Director, of course Finance, as you can see, as well as an Alderman, to review the proposals. Because I think there are a number of things that would have to be evaluated, not just how much are they willing to pay, how many parking spaces. You've got to look at the quality of the buildings, the quality of the jobs, at what's going to be proposed. So that's really the proposal that's out there. It authorizes the staff to prepare the request for proposals, issue it, create the committee to review them, and then obviously, assuming that we do get some successful proposals, and I think we will. In talking to the property owners, both parties are so very interested in moving forward in redevelopment projects, so that's the really the hope, that we could come in with some good solid proposals that we could bring back to you for the disposition of the properties.

Alderman Roy stated I'd like to make a motion that we let Jay go out to look at selling these properties. I think the absolute highest scrutiny needs to be taken with whether or not they're sold as a total parcel or individually, but I do believe individually may help the two developers. The first part of that, without overstepping my bounds too far, if a committee is put together I would like to be on it. I would request that my name is considered.

Alderman Smith stated Jay, as you well know, this was a done deal by this Committee for 1848 Associates until Brady Sullivan came in. And that what quite

awhile ago. I have a letter here dated by you, August 18, 2006, that you were going to take requests for proposals and so forth like that. And here we've been sitting on it, and I would like to instruct you as the Economic Director to lead the charge. This has been going on, this has been sitting here. I'm just looking back at my notes and the notes go back all the way to '05. And I'd like to have something done. We have Hackett Hill out there. We have JacPac. We have Ash Street School. Everybody says everything is going well. Well, I'd like to see some results.

Alderman Long stated Jay, just correct me if I'm wrong. There are two entities that are looking at this property. If we give it to one entity the other entity is going to be harmed, and visa versa.

Mr. Minkarah responded potentially, yes.

Alderman Long continued if I'm one of the entities getting the property and I get it, I'm taking care of myself. So in effect, that's going to affect the whole City. It's going to affect that area of parking and subsequently we'll have a company not being able to expand or even worse, dropping their leases because of parking problems. So what you're saying is at the start of the next session you'll have a committee together to see if they can't force feed whatever entities are interested in this property to come up with an agreement that's beneficial to them as well as to the City.

Mr. Minkarah stated I think the request would be to put out a request for proposals so that we can solicit the proposals from those property owners, and potentially others. There might be other property owners who would come forward as well, and what the committee could basically do is evaluate those proposals with just that criteria in mind: What is the impact of these going to be to the City? How would we best benefit from entertaining one or more proposals.

Alderman Lopez stated I think that the last comment that you made, best interest of the City, and I think that I'd ask the Committee to put a timeframe on it so it doesn't go another year. Sixty days.

Mr. Minkarah stated yes, we can issue it in sixty days.

Alderman Long seconded the motion of Alderman Roy to authorize the Economic Development Director to look at selling these properties. There being no opposition, the motion carried.

Chairman Thibault stated it's in your court, Jay.

Alderman Forest stated I do have a question for Jay, and I am putting you on the spot on this but I know I've asked this about the Hackett Hill Road area that I needed a report. Is it going to be ready for tonight?

Mr. Minkarah responded no, it won't be ready for this evening. We are still...

Alderman Forest asked will it be ready for the next aldermanic meeting, because I know I've been asking for it for a couple of months.

Mr. Minkaray, stated yes. We had been hoping that we would have concluded the permitting process by now, but that has not been the case, so we are still waiting.

Alderman Forest stated I just want to, like I say, one of the things, I just want an update on CB Ellis and what they are doing and what really they're supposed to be doing that I really haven't heard about.

Alderman Long asked Mr. Chairman, do we have to put item 11 back on the table?

On motion of Alderman Long, duly seconded by Alderman Roy, it was voted to put item 11 back on the table.

There being no further business, on motion of Alderman Long, duly seconded by Alderman Forest, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee