

AGENDA

COMMITTEE ON LANDS AND BUILDINGS

April 8, 2008

Aldermen Smith, Gatsas

Osborne, M. Roy, J. Roy

5:30 PM

Aldermanic Chambers

City Hall (3rd Floor)

1. Chairman Smith calls the meeting to order.
2. The Clerk calls the roll.
3. Communication from Howard McCarthy requesting access to the power box in front of Radisson Hotel and Stanton Park.
Gentlemen, what is your pleasure?
4. Communication from Richard Marston on behalf of West Side Little League requesting to rename the Southwest Little League complex to Francis "Pat" Lally Memorial Complex, noting names of the four fields at the complex will not be changed.
Gentlemen, what is your pleasure?
5. Communication from Richard Marston on behalf of the West Side Little League requesting to name the major division field at Cullerot Park to the Joe Sullivan Field.
Gentlemen, what is your pleasure?
6. Communication from Mark Brewer requesting authorization for the Airport Director to negotiate and execute documents for the purchase of a 1.0 acre parcel of land.
Gentlemen, what is your pleasure?

7. Communication from Ken Edwards, Manchester Housing and Redevelopment Authority providing a status report on Northwest Business Park, requesting the transfer of \$2,595,879.16, in various funds to MHRC, and recommending approval of a \$1,000,000 line of credit from MDC to MHRC and the City of Manchester. .
Gentlemen, what is your pleasure?

8. Update from Brandy Stanley, Parking Manager on negotiations with Wall Street Towers, if available.
Gentlemen, what is your pleasure?

TABLED ITEMS

A motion is in order to remove any item from the table for discussion.

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.
(Tabled 2007.)
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.

9. 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; *additional updates received in 2007; awaiting further details from MEDO.*)

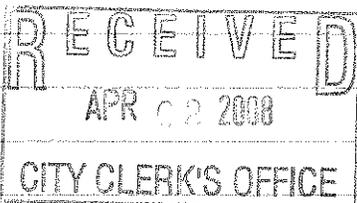
10. If there is no further business, a motion is in order to adjourn.

April 2, 2008

To Mister Alderman George Smith,
I, Howard McCarthy, Requests
to speak before the Board of
Aldermen of Land and Buildings
on April 8, 2008 in regards to
given access to the power box
in front of the Radisson Hotel
and Stanton Park for electricity
to power a vendors ice cream
cart, - a freezer, small refrigerator
and a Popcorn machine. I also
request to speak before the board
in order to present my case. It is
imperative I speak prior to any
discussion of my request before the
board. It is the only way a just
decision can be made. I need
at least 15 or 20 minutes for my
presentation. I will answer all
questions to the best of my ability

Thank You,

Howard McCarthy





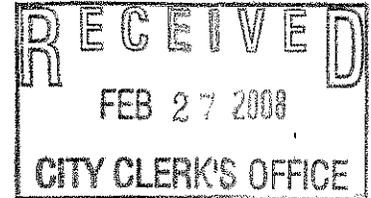
Manchester West Side Little League

PO Box 4326
Manchester, NH 03108-4326

WWW.MWSLL.COM

February 19, 2008

Parks and Recreation Commission
625 Mammoth Road
Manchester, NH 03104
Attn: Mr. Chuck DePrima, Acting Director



RE: Requesting the renaming of a Little League complex

Dear Mr. DePrima,

As of January 11, of 2007, Little League Baseball, Inc. granted the combining of the two Little Leagues (West LL and Southwest LL) into one which is now known as Manchester West Side Little League.

Prior to our request to Little League Baseball to combine, we approached the Manchester Parks & Recreation Department to insure that we would have the use of both complexes for the league's use which was granted.

The League's Board of Directors would like to change the name of the complex from Southwest Little League to the Francis "Pat" Lally Memorial Complex. This is being done in conjunction with the families of John Sullivan & the Frances "Pat" Lally. There is a Trust Fund that was setup by John Sullivan, in honor of his long time friend, Pat Lally; and is handled by John Sullivan's daughter, Atty. Margaret-Ann Moran. There are 4 fields at the complex on Harvell Street all having different names assigned to them. The field names will not be changed. We are only asking to rename the complex. We would like to have a dedication of the complex's new name at West Side Little League Opening Day Ceremonies on Saturday, May 3, 2008.

Please advise us of what steps need to be taken in order to accomplish the renaming. I would be very happy to attend any Commission meetings to answer any & all questions. Thank you for all your considerations.

Sincerely,

Richard Marston,
League President

RECEIVED

FEB 20 2008

MAYOR'S OFFICE

Cc; Atty. Margaret-Ann Moran, representing the Trust
Mayor Frank Guinta, Aldermen George Smith, Mike Lopez, Dan O'Neil,
Kelleigh Domaingue, Tom Mattson Parks & Rec., Director of LL Parks



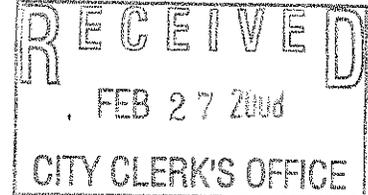
Manchester West Side Little League

PO Box 4326
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February 19, 2008

Parks and Recreation Commission
625 Mammoth Road
Manchester, NH 03104
Attn: Mr. Chuck DePrima, Acting Director



RE: Requesting to name a field at Cullerot Park

Dear Mr. DePrima,

The Board of Directors of West Side Little League wishes to name the major division field at Cullerot Park the Joseph "Joe" Sullivan Field. As anyone in Manchester can attest to, Joe Sullivan is certainly than well-known. A very long time supporter of West and now West Side Little League, coaching kids for more years than he wants us to recall, an English teacher of 30 years at West High School, and a softball coach for a girls HS team. Over the years he served on many of Manchester's various Boards, including the Parks & Recreation Commission. It's the League's desire to see to it that we dedicate by naming the Major Division field in his honor this year.

As far we can tell this field has not been named in the past. If we are wrong, please let us know so that we can review that information and revise this request. Please advise us of what steps need to be taken in order to accomplish the renaming. I would be very happy to attend any Commission meetings to answer any & all questions.

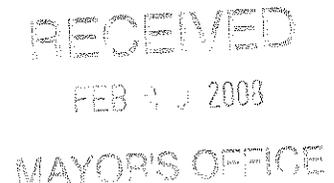
Thank you for all your considerations. We are most pleased to work with the Commission in any capacity.

Thank you for all your consideration.

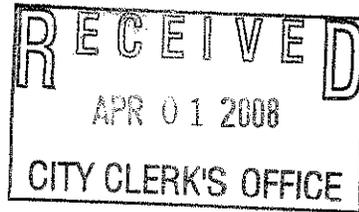
Sincerely,

Richard Marston,
League President

Cc; Mayor Frank Guinta, Alderman; George Smith, Mike Lopez, Dan O'Neil,
Kelleigh Domaingue & Tom Mattson, Director of LL Parks



Mark P. Brewer, A.A.E.
Airport Director



One Airport Road
Suite 300
Manchester, NH
03103-3395
Tel: 603-624-6539
Fax: 603-666-4101
www.tfymanchester.com

March 31, 2008

The City of Manchester
Board of Mayor & Aldermen
One City Hall Plaza
Manchester, NH 03101

Re: Purchase of Property

To The Honorable Board:

I am requesting authorization as Airport Director to negotiate and execute the purchase of a certain property located at One Delta Drive in Londonderry, NH. This parcel (shown as Map/Lot 14-21-3 in the attachment) consists of approximately 1.0 acre of land presently owned by AeroRepair Corp. The purchase price is \$500,000 based on appraisal and review appraisal.

The Airport desires to purchase this property due to its proximity to Runway 35 and that a portion of the parcel falls within the Runway 35 Runway Protection Zone. The federal and state governments will reimburse 80% of the acquisition costs.

Therefore, I respectfully request that the Manchester Board of Mayor & Alderman authorize the Airport Director to negotiate and execute the purchase of the 1.0-acre parcel identified above.

I will be available to answer your questions regarding this request at the next Board Meeting scheduled for April 15, 2008. I thank you for your consideration of this important request.

Sincerely,


Mark P. Brewer
Airport Director

Attachment

C: Dave Bush

Dick Dunfey
Secretary/Treasurer

M A N C H E S T E R
HOUSING AND REDEVELOPMENT CORPORATION

William B. Cashin
President
Marion G. Russell
Vice-President
George N. Copadis
Trustee
Fern G. Gelinas
Trustee
M. Mary Mongan
Trustee

February 25, 2008

IN BOARD OF MAYOR & ALDERMEN

DATE: 3/4/2008

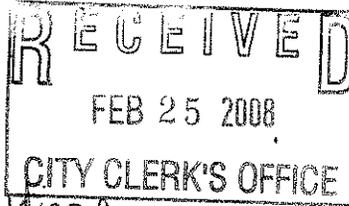
Board of Mayor and Aldermen
City of Manchester
One City Hall Plaza
Manchester, NH 03101-2097

ON MOTION OF ALD. O'Neil

SECONDED BY ALD. M. Roy

VOTED TO

Referred to
Lands and Buildings



[Handwritten signature]
CITY CLERK

RE: Status Report
Northwest Business Park

Honorable Members of the Board:

As you know, the Manchester Housing and Redevelopment Corporation, on behalf of the City, is developing the Northwest Business Park at Hackett Hill containing approximately 425 acres in two phases. The park is zoned Research Park (RP) and the Northwest Business Park Development Plan anticipates uses such as general office, research and development, engineering, laboratories and light manufacturing. Phase I of the Park has frontage on Hackett Hill Road and ends at the water tower. It contains approximately 140 acres and has been subdivided into twelve parcels of between three and twenty-six acres. The first phase has the potential to support approximately 500,000 square feet of building construction. Proceeds from land sales are projected to be between seven and eight million dollars and the annual real estate tax revenue after build-out, at the current tax rate, is estimated to be \$700,000 per year.

The development process includes: a wetlands survey; assessment of unique features (such as vernal pools); design of the subdivision of the property into marketable parcels based on topography and wetland locations; New Hampshire Department of Environmental Services (DES) Wetlands and Alteration of Terrain permitting; and construction of infrastructure (roadways and utilities) to support future development.

To date we have completed the wetlands survey, assessment of unique features and subdivision process and are working on the Wetlands and Alteration of Terrain permitting through DES. The permitting process has been difficult based on Department of Environmental Services (DES) and Environmental Protection Agency (EPA) concerns regarding the potential effects of development on the environmentally sensitive surrounding area. Recent meetings with DES have resulted in agreement that to alleviate concerns regarding post development surface water run off, the project will be designed based on the use of porous pavement technology. Porous pavement allows surface water to penetrate and be filtered by layers of specific types of gravel and eliminates the need for catch basins and underground storm water drainage systems commonly used in the parking areas of commercial developments. The use of porous pavement throughout all of the areas to be privately developed has the full support of DES and EPA. Now that all the issues affecting DES approval have been identified the engineers are preparing the required documentation and an extension to the application for submission deadline has been granted to April 11, 2008.

Once DES permitting is obtained the bid documents (plans and specifications) can be completed for construction of improvements of roadways and utilities. Also, appraised values can be finalized for each parcel and the marketing effort can begin.



In order to prepare for the cost of construction of the infrastructure, additional funding will be required. We have identified potential sources of funding for your consideration which should be sufficient until proceeds from land sales are generated to offset costs. The attached summary outlines the proposed sources and anticipated expenses for your consideration.

Should the Board wish to proceed as outlined, it would require Board approval to transfer and make available the following existing funding:

| | | |
|----|--|----------------|
| 1. | Proceeds from the sale of French Hall | \$1,156,879.16 |
| 2. | Manchester Air Park land sales | \$650,000.00 |
| 3. | Jac Pac: CMC parking revenue, sale of freezer equipment and the Key Span lease | \$314,000.00 |
| 4. | Water tower antenna lease revenue | \$475,000.00 |

In addition, we recommend consideration be given to approval of a \$1,000,000 line of credit from Manchester Development Corporation (MDC) to MHRC and the City of Manchester. The MDC Board approved the line of credit concept on February 8, 2008 and the MHRC Board approved it on February 19, 2008 subject to the City of Manchester Board of Mayor and Aldermen approval. The line of credit would be drawn on to pay construction contract requisitions. Interest would be paid to MDC on any outstanding balances and payoff would be from proceeds from land sales at Northwest Business Park. Should the Board wish to proceed with a line of credit the terms, conditions and form of line of credit would need to be drafted and agreed to by all parties.

Should you have any questions we are available.

Sincerely,



Kenneth R. Edwards
MHRA Assistant Executive Director