

SPECIAL COMMITTEE ON RIVERFRONT ACTIVITIES

March 22, 1999

Immediately Upon Conclusion of Public Hearing

Chairman Reiniger called the meeting to order.

The Clerk called the roll.

Present: Aldermen Reiniger, Sysyn, Thibault, O'Neil

Absent: Alderman Klock

Messrs.: Mayor Wieczorek, Rich Davis, Bob MacKenzie, Peter Ramsey

Chairman Reiniger addressed item 3 of the agenda:

Discussion of Phase I completion of the riverwalk.

Mr. Ramsey stated we've spent a lot of time planning, talking...we probably met as a riverfront team with the seven department heads and have probably have met about 20 times over the last nine months and agree as to what might happen; that on Wednesday LDR and CLD the planner will hold a community-wide stakeholder planning session noting there will be significant changes in concepts presented for debate only...conceptual...I have for you to look at here a secret draft of what you're going to see Wednesday. What LDR proposes is a minor league ballpark where Stark Landing is now, a soccer field, kids park at the southend of Singer Park, a stage, and a facility backstage, and the connection over to the west side; that LDR would envision parking available to the civic center, with a war memorial, water fountain, and additional parking noting it was conceptual only; that Wednesday's meeting is an opportunity to give them input and direction; that the riverfront was developed in four sections: a green section, an art section, an industrial section, housing section, and developmental area at the northend.

Alderman O'Neil stated the stage area would be permanent in that it would be set up in the spring and taken down in the fall.

Mr. Ramsey stated they envision some sort of a pedestrian pathway noting he was unsure as to how big it was; that the minor league ballpark was in the vicinity of \$12 million like the one in Lowell.

Chairman Reiniger stated, Peter, you expect to complete by this summer at least the area in front of Singer Park, do you also expect to complete the area south of the trestle down toward JacPac.

Mr. Ramsey replied to be fair the Mayor's Committee has not decided that yet. I think you can make your argument that it makes sense to go down by JacPac...I don't think we've made that decision yet, have we.

Chairman Reiniger asked is that Committee looking for direction from us to proceed.

Mr. Ramsey replied they are certainly looking for public input, yes.

Alderman O'Neil stated I thought that the discussions we had in the past was pretty clear, but thought it was pretty clear that we wanted to see from the park to the trestle as the first section and then from the trestle as far south as possible at this point so that we could attempt to market the trestle itself for major private donations, I had thought that was pretty clear a couple of meetings ago and don't know why this is all of a sudden bogged down.

Chairman Reiniger stated that was also my understanding.

Alderman O'Neil stated I'm also a little disappointed is where is the rest of the City staff that are supposed to be involved with this project and we have only two people from the project here. I guess I'm a little disappointed in that also. I know there's other players.

Mr. Ramsey interjected I think Bob MacKenzie said he'd be right here, he had to run downstairs. I think the hangup from the trestle itself is not money, the hangup is that there was extensive construction done in front of JacPac, I think it's going to require some negotiations on the City's part indicating I don't feel comfortable doing that myself...those are significant negotiations.

Alderman O'Neil asked, Pete, isn't it possible though that there is a good portion south of the trestle that could be developed, almost immediately, up to the point where the fill was dumped during the JacPac construction, correct.

Mr. Ramsey replied you're absolutely correct. The only consideration has to be...and I promised the Chief of Police that we would not ignore him...he doesn't want to see a deadend because you're asking for security problems and I think he's probably right if you deadend it...he wants it to go somewhere or to do a loop, he does not want people to go down there and hangout at night.

Alderman O'Neil stated my concern is that we don't have a lot of ideal situations in this City, we have to adjust to what's there. I would hope that we could overcome that security concern, I didn't believe we were going to be able to go out as far as Sundial Avenue or the Queen City Bridge, but I thought it was pretty clear that we could go from the trestle southerly a fair distance.

Mr. Ramsey stated there are a couple of solutions to it. Number one, the City of Manchester has a 50 foot easement in front of JacPac right now, about a year ago it was a done deal. The other way you could do it would be to cut up to the east and connect with the railroad tracks which happens in the northend.

Alderman O'Neil stated you're talking the riverwalk or are we talking a road itself.

Mr. Ramsey replied I'm talking a connection. It could be a riverwalk...I would prefer a riverwalk that goes in front of JacPac, it's beautiful land down there and connect up right in front of Hesser College; that was the original plan.

Alderman O'Neil stated I think it could get bogged down a little bit in trying to resolve this dumping issue in the area of JacPac.

Mr. Ramsey stated I think it's up to someone in the City and I'll help, I'll be glad to help, somebody to negotiate with JacPac to get that cleaned up.

Aldermen O'Neil asked if you were given the green light from the Board of Mayor and Aldermen you could complete...I believe this was our discussion at least two meetings ago...you could complete from Riverfront Park southerly as far as JacPac, correct.

Mr. Ramsey replied I would like to, I think the committee would like to, is that fair to say.

Alderman O'Neil stated I will make that in the form of a motion and whatever we call our special team be directed to complete that portion of the project. I thought that was pretty clear.

Alderman Thibault asked where is Bob MacKenzie and where is whoever else is supposed to be involved with this.

Alderman O'Neil interjected there were a number of City departments...Finance has been represented, Solicitor has been represented, I believe Highway, I believe we've asked Parks and Rec to be on the Committee to tie in with the west side project.

Alderman Thibault duly seconded the motion that it go all the way down. I'd like to see it go all the way down to Sundial Avenue.

Alderman O'Neil stated I had the opportunity last fall to walk the site. When JacPac was expanded there was some clean fill dumped where the riverwalk would potentially go and that's an issue that needs to be resolved whether JacPac will be responsible for that or is that our responsibility. But, there is still a pretty good distance from the trestle south that could be developed at this time. I certainly have the utmost respect for the Police Chief but I think it's an issue we can overcome, the security down there.

Chairman Reiniger asked doesn't the easement down through JacPac solve access issues.

Alderman Thibault stated I would think it would.

Alderman O'Neil stated I believe it would, Mr. Chairman, so my motion is to keep this thing moving...we had hoped to get some of this done by the summertime so that we could properly market the trestle.

Mr. Davis stated depending upon available funding I know that you probably won't have everything that you want, we won't have everything that we want for Phase I, but depending on available funding my question would be would you prefer as a committee to head south from the trestle or do you want to make that connection to the west side. Now, ideally we'd be able to do both and start developing the trestle in the first phase. I know the City is very anxious to complete the connection over to the Piscataquog corridor and that trail that they've been working on for sometime and I guess our question to you or my question would be if we can't do both, is it your preference to head south or head west.

Alderman O'Neil replied my observations from when I walked the property was that south of the trestle was relatively flat, was in an advanced stage, I believe, could be the finishes touches put on it to make it the walk. I believe the trestle will have a significant to it more so than heading southerly and that's why I think what we had hoped for was and again, I don't want to speak for the Committee,

was if we could show a substantial amount of the east side done, I know one of the things the Committee has been working on is trying to market the trestle for possible sponsorship...if we showed that much it might get some real involvement and I'm a little disappointed to hear that that hasn't been the thought going on because I thought it was pretty clear from the Board on that.

Mr. Ramsey stated the good news about the trestle is that we're probably about a month away from coming back to you with some pretty significant developments, but it's going to take your review...it's good news, it's really positive stuff about what's happened over the last couple of weeks.

Alderman Thibault stated it's a possible that both can be done, in fact.

Mr. Ramsey stated it's going to take some pretty unique thinking on everybody's part, but I think we're coming up with it, it's pretty exciting what's going to happen. I think we're going to know within a month.

Chairman Reiniger stated I think the strategy that Alderman O'Neil has mentioned makes sense in his motions and I think there's no question that the trestle is a key prize in this whole thing, but I think it makes sense to complete as much of this area as we can which would actually make it easier to raise money for the trestle.

Chairman Reiniger called for a vote on the motion. There being none opposed, the motion carried.

Chairman Reiniger asked, Peter, is there anything else you want to raise about Phase I.

Mr. Ramsey replied not at this time. You've seen the mockup of that at the last meeting, those haven't changed much.

Chairman Reiniger addressed item 4 of the agenda:

Discussion of Phase II funding needs of the riverwalk.

Chairman Reiniger stated, Peter, why don't you remind the Committee of the definition of Phase II versus Phase I and does that end at the Langer Building or does Phase I end at Granite Street.

Mr. Ramsey replied under the original plans that we approved a year ago at the Board level, Phase II goes from Stark Landing up to Jillian's. Phase III goes from the beginning of Jillian's up to the edge of Arms Park which are each a little over \$1 million. The exciting thing about it and you have to give the Mayor credit...

Alderman O'Neil interjected can I ask one question, Mr. Chairman. Peter, when you say a little over \$1 million is that design and construction.

Mr. Ramsey replied yes. The exciting part about this if you haven't been by the river in the last couple of weeks and you have to give the Mayor of the City a lot of credit for this is there have been major improvements down there...the burned out building down there than Dean Kamen owns was one of the worse building in the City which is now gone is a \$3-4 million project and Don Clark and Dean Kamen will tell you that the Riverwalk that you people voted for is part of the reason they decided to move forward as well as the good economy, but we have seen a \$3-4 million investment of private money, it's working and that's the dream that it's all going to be fixed up down there. In connection to that is that the improvements that they are making down there also saves the City money because we can bring the Riverwalk back on the land there which is a significant development. Dave Fong and Bob MacKenzie have done some tremendous design work in those buildings, it's beautiful stuff and you're going to see some of that on Wednesday, it's simply beautiful. Parking is an issue, we know that but the Mayor has recommended \$1.2 million...it's really up to this Committee, I think whether we want to do Phase II or Phase III, they're both important parts. Phase II is the U-shaped building...Phase III would be from Jillian's up to Arms Park, both important sections.

Mr. Davis asked, Peter, is it fair to say that funding may depend to a great extent on the outcome of the planning process...in other words, we're talking an estimate that we made based on CLD's original engineering studies, but in fact we're engaged in the planning process right now that could add significant public amenities as you showed on your map there. Could the funding priorities or funding needs change as we go through this planning process.

Mr. Ramsey replied sure. As you see on the conceptual if after the people in Manchester start to hear about a proposal for a minor league ballpark it could be a \$12-15 million project...the whole thing is fluid, but I think that's a positive thing. I don't want to look back five years from now and say what happened to our Riverwalk. If we get this thing built within the next year-and-a-half we're going

to see major economic development, it happened in Peoria, you people saw it happen in Peoria. It took three-and-a-half years to generate \$100 million in Peoria, it could happen here in Manchester. The proof is in the pudding...\$3-4 million has been invested by a business owner, not City money. This is private money in a building that has been a wreck, that's great news.

Alderman Sysyn stated that will bring jobs also.

Mr. Ramsey stated absolutely and it's going to bring challenges for us, we know that...parking is already a challenge and we've got to deal with that and the committee has spent hours and hours talking about that, but I don't think these are negative things. I think they're positive.

Alderman O'Neil stated I guess if the Committee is looking for some direction to me it makes sense to continue with the actual Phase II and not shift to Phase III at this time. It is the most difficult time of the project and I know there's some permitting required, but I'd like to see us move forward on Phase II and moved on that.

Alderman Thibault duly seconded the motion.

Chairman Reiniger asked does that include the appropriate City officials negotiating easements...I'm not sure.

Mr. Ramsey stated the plan right now is to have the people at CLD go out and get the easements. I would like to see that happen yesterday. It's going to take a while...I think there are eleven (11) easements that we need to obtain, I think we have a couple, but the good news is nobody is negative. Not only landowner or stakeholder on the river is negative in any way, it's all positive.

Alderman Thibault stated I think this is why we should move along on Phase II, I agree.

Alderman O'Neil stated I don't know if it would be appropriate in Phase II, but a discussion we had at the last meeting was a permanent stage in the park and we talked about...

Chairman Reiniger interjected why don't we stick to the actual Riverwalk first.

Chairman Reiniger called for a vote on the motion. There being none opposed, the motion carried.

Chairman Reiniger asked are we done with Phase II before we get onto other items.

Alderman O'Neil replied in Phase II we currently have \$1.2 million and I confirmed with Peter tonight the figure of \$100,000 for the stage...I guess there was some discussion about possibly taking \$100,000 out of the Phase II money for the permanent stage and I think it would be appropriate, I think we need to get moving on it if we want to be in the concert business this spring and summer.

Chairman Reiniger asked the number you're referring to the \$1.2 million, is that the number proposed in the CIP budget.

Mr. Ramsey replied correct.

Chairman Reiniger stated don't forget some of that includes parking.

Alderman O'Neil stated I guess I wasn't aware of that then.

Mr. Ramsey stated there is no money in the budget...if the Committee wanted to entertain the idea of a stage which would follow the Peoria plan of bringing people down to the Riverfront...Singer Park last year, by the way, had about 40,000 people visit it in its first year of operation. With a concert venue you're probably talking double that.

Chairman Reiniger asked where does the \$100,000 figure come from. Peter have you developed that.

Mr. Ramsey replied Lee Bernard Associates and our architect have come up with that number.

Chairman Reiniger asked how would this stage compare with the one in Veteran's Park, would it be competing, would it accommodate much larger type, different type.

Mr. Ramsey replied we see it as a permanent structure that could...the original discussion about Singer Park included ideas about graduations held on the river, all sorts of opportunities and events basically seven or eight months a year and it would be at the end of Singer Park...not on City land, of course, and it would be a permanent structure with storage underneath. It would be like a pillbox...40 feet from front to back, 60 feet wide that could accommodate pretty much any band or event you wanted to handle. We've talked to the Philharmonic as you know and other organizations. The possibilities are there.

Chairman Reiniger stated, Alderman O'Neil, I think it was a month or so ago that you were talking about a very ambitious concert series coming back to Manchester, so your hope with this stage is to be able to do that.

Alderman O'Neil stated in discussion with both the promoter of the Alabama concert as well as a representative of the Don Law Company there were two uncertain costs that would deter a possible promoter from doing business here. One, is the rental of a stage per event and that if somehow the City of the Park foundation or whomever could come up with a fixed stage for the concert series that would be a cost that would make Manchester more attractive and the other item which we still need to do some work on is trying to develop a policy with regard to Police protection because they said they can't come in with an unknown number, it's quite an expense and that was something that we were going to try to develop. I think the Administration Committee was going to try to develop a policy so that they understand the need to Police protection but they also need to know that cost up front and not go through a negotiating process with it. If it's one Police officer for every 500 or for every 700, whatever is determined they would know that ahead of time...their projected ticket sales they would know what their Police protection costs would be.

Mr. Ramsey stated we talked to Skip Ashooh about that and we're going to work together to try and figure that out with the Police Department and the City Clerk.

Alderman O'Neil stated going back to your question, Mr. Chairman, yes the stage was a key factor. If they had to go out and rent a stage every show it doesn't make sense to do shows here, but if there was a fixed stage it would make Manchester more attractive.

Mayor Wieczorek stated one of the problems that we had when we had the stage at Arms Park noting that was a big expensive stage...after we stopped having concerts there it started to deteriorate a bit, kids were skateboarding...very, very dangerous and that's the reason why we finally had to take Parks to take it down.

Alderman O'Neil stated I believe, your Honor, this is in the secured part of the park...it's fenced all the way around and I don't know, Pete, if it would be up year round or would it be taken down in the fall or what.

Mr. Ramsey replied I think the plan is for a pillbox like structure on the base, so you could store everything underneath and then lock it up, it would be a big cement pillbox.

Alderman O'Neil asked did I hear you correctly earlier you believe there's money within the existing budget to purchase that.

Mr. Ramsey replied Bob MacKenzie and I have talked about that and the money to finish Phase I will...the good news is the estimates are coming in a little bit cheaper because of CLD refining their numbers; that's the good news.

Alderman O'Neil moved that we go ahead and purchase the stage as soon as possible so that we could be in the spring and summer/fall concert series. I don't know how long it would take to order.

Mr. Ramsey stated I think if we move on this we can get it done for the summer, my hope is we could have graduations down there.

Chairman Reiniger asked would you make that a motion.

Alderman O'Neil replied yes, I do, Mr. Chairman.

Chairman Reiniger stated that would come out of what fund.

Alderman O'Neil replied the balance of Phase I funding.

Alderman Sysyn stated Bob MacKenzie is here he should be able to answer that, if you have enough money.

Chairman Reiniger stated, Mr. MacKenzie, your name has been brought up frequently here. But, we're talking about doing a stage with some of the balance of funds from the completion of Phase I of the Riverwalk and apparently you have been spoken to about this, about the feasibility of doing this. Is it feasible to tap some of these monies.

Mr. MacKenzie stated I think it's probably feasible although I want to make sure of what the actual construction costs are.

Mr. Ramsey interjected I got a call from Lee Bernard today and he said about \$100,000.

Mr. MacKenzie stated I do also want to make sure it's a bondable project because the amount...

Chairman Reiniger stated Peter was saying that in more recent discussions with CLD that the numbers have been fine tuned such that there would be enough of a balance from the Phase I completion to also accommodate the stage.

Mr. MacKenzie stated I haven't heard about that, I think originally we had talked about roughly \$350,000 for the big long park area and I think that perhaps that there were some quotes coming in that the stage could of that.

Mr. Ramsey stated I had said under \$1.6 million.

Alderman O'Neil reiterated I think that's important, Mr. Chairman, that we get going on that, I really do. If the Alabama concert was any indication there are people very interested in coming to Manchester but we have to give them something to come to.

Chairman Reiniger stated to recap, Bob, last year the Aldermen programmed \$1.6 million. Of that, how much has been spent.

Mr. MacKenzie replied so far we have contracts now for design master planning (\$222,000), I don't believe we have had encumbered other than the commitment of about \$350,000 for that first phase on the Singer site.

Chairman Reiniger asked wasn't there some work done last summer, I don't know if that money was spent for that or what.

Mr. MacKenzie replied that is going to be part of that \$350,000. So, of the \$1.6 million so far, encumbered is roughly \$600,000.

Alderman O'Neil asked where is the balance of the \$1 million earmarked for.

Mr. MacKenzie replied we had hoped to get from Singer Park to Jillian's. There are some potential options to go south or even across the river and across the bridge.

Alderman O'Neil stated I guess, Mr. Chairman, I'm a little confused because isn't Phase II funded out of the FY2000 \$1.2 million.

Chairman Reiniger stated partially, isn't it.

Mr. Ramsey stated while Bob was gone, I talked about JacPac.

Mr. MacKenzie stated we do need a little bit more time, it's important to get the engineering done right because if it's not then we can spin our wheels even more. There is roughly \$1 million that's not committed at the present time, we want to make sure we get the maximum bang for the buck. So, when we get the estimates in if we could go northerly all the way to Jillian's that would be an ideal connection from Singer Park up to Jillian's. If the estimates come in too high, however, we may want to look back and say there's other directions we could go...southerly, for example, down past JacPac to Hesser College or even across the river.

Chairman Reiniger stated this \$1 million does not include what is in the proposed budget for FY2000.

Mr. MacKenzie replied that is correct.

Chairman Reiniger stated as it stands now that would be another \$600,000 for parking, etc.

Mr. MacKenzie replied that is correct and we are also looking for a grant from the State...another \$500,000 (CDFR) which we would use somewhere up around the Seal Tanning building or near the Granite Street Bridge.

Mr. Ramsey stated to be fair to Robert and I've got to confess that I'm part of the reason for the confusion here, I went to the Mayor about a month-and-a-half ago and urged the Mayor to put more money in this next year's budget to try to finish this thing up. The Mayor put what he thought he could afford. I would argue for more money because I'd like to see the thing done, but I think the good news is as Robert indicated we have to work hard on the engineering part to fine tune these numbers. It's unclear what Langer's going to cost at this point.

Alderman O'Neil asked are we saying then that with the balance of \$1 million funded in FY99 and the recommended \$1.2 million in FY2000 that we could do both Phase II and Phase III.

Mr. Ramsey replied if it was all committed to Riverwalk, I don't think the concept now is that it is. I think there has been some discussion about parking and we all know that is a major issue.

Alderman O'Neil stated is it my understanding the State has money for the parking issue.

Mr. MacKenzie replied there's a lot of different parking issues in the Millyard. The State would not assist us, for example, on providing additional parking on Bedford Street, Commercial Street, some of the other sides streets where we can maximize and get a lot of additional parking spaces. They're not going to help us on the Seal Tanning lot or the Bedford Street lot or the Myrna lot...those the City is going to have to look at themselves. We are hopeful that perhaps the State could help us on the lot on the southerly portion of Commercial and Bedford Streets and we have been in discussion with them, we are hopeful, but again we have to go through a process and can't tell you what the price tag is today. It is probably going to be about five months before we can give you some good information that we can make those ultimate decisions, so that is why I think it is important to recognize that there is a need for flexibility. We are trying to move ahead as quickly as possible, but until we get all of the final engineering estimates we're not sure, we cannot give you exactly an answer on every specific projects.

Chairman Reiniger stated when you refer to the engineering, you're referring to the area where there might have to be cantilevering along the buildings which is certainly the trickiest part.

Mr. MacKenzie stated yes and that can have a dramatic impact on the costs. We have been in discussions with several of the property owners, some are interested in having the Riverwalk within that first bay of their building, others want it outside the building, but until we can pin that down it's hard to pin down the price tag.

Alderman O'Neil stated I'm still confused on the parking issue here and maybe I neglected to spot it in the recommended CIP portion.

Mr. Ramsey stated to be honest, Alderman, I don't think it's been absolutely clear how much of the proposed two thousand is going to go to parking. Our committee has spent a lot of time discussing how to help with the parking and I think we've come up with some very interesting concepts...those to be flushed out. I think and this is only my opinion as someone who has looked at it now for about a year, I think we could get 500 to 1,000 new parking spaces for pretty short money down there...that does not address a deck. If you start building decks you're going to spend some money, but I can tell you in good faith we have spent considerable time on this.

Mr. MacKenzie stated to talk about the parking I wish we had better numbers but let me play out a scenario. If we were able to get assistance on the major parking area south of Bedford Street then we could rechannel the money that we saved on that project into the Riverwalk itself, that just makes sense to me. If we have to control that property and build some of that ourselves that would be less than potential for the Riverwalk. We can't lose that opportunity for that parking; that parking area in particular the one in the southern end of the Millyard, I think is going to be extremely important for civic center parking, for the Riverwalk and other projects that we work on. So, we can't lose the opportunity if that opportunity comes. But, again, I can predict exactly how much is going to be for parking and how much is going to be for the Riverwalk.

Alderman O'Neil stated it seems like we come up with a number and we're kind of just throwing it into this pot. I'm trying to figure out what are we committing for parking whether it be design or actual building, what are we committing for the Riverwalk itself...design or actual construction and I guess that is where I'm confused here.

Chairman Reiniger stated it strikes me that if you take the proposed number of \$1.2 million and you take Bob's assertion they'd be roughly 50/50 and you take the balance of \$1 million, add \$600,000 for \$1.6 million that would seem to be enough to complete all of it from JacPac up to Granite Street.

Alderman Thibault interjected except for parking.

Chairman Reiniger stated you'd still have the other \$600,000 for the clever parking arrangements for creating ground parking. So, that means if you want to have more money for Phase III the Aldermen have to be more aggressive.

Alderman O'Neil stated if I understand you correctly, Mr. Chairman, based on the monies that was approved in FY99 as well as the Mayor's recommended number in FY2000 your belief is that we can do from JacPac to Jillian's with Riverwalk...I'm saying Jillian's because that's how the Granite Street section...

Chairman Reiniger stated based on what I'm hearing I think it would be doable, but it still might be a tight figure depending on what the engineers say.

Alderman O'Neil stated but also leave a balance of money to address the parking concerns, at least start to address the parking concerns in the Millyard area. I would be in favor of that game plan then and if you want that as a motion, I will move.

Chairman Reiniger replied I don't think we need that to be a motion at this point. We've already made two motions this evening to accomplish that. However, that still leaves the issue of the bandstand, did we vote on that.

Clerk Bernier replied you have the motion by Alderman O'Neil, seconded by Alderman Thibault.

Alderman Thibault asked doesn't that cut into that money.

Chairman Reiniger stated that would be the next question.

Mr. MacKenzie replied again I am not sure of the cost estimates for that. I have not heard any cost estimates, yes, it would cut into that money. I'm not opposed to the idea, but it would be nice to have a venue directly on the riverfront. It would be good to know if we're talking \$100,000 versus \$500,000 though because that will affect how far the Riverwalk can go.

Alderman O'Neil stated I guess my intent here is it's great to talk about all of these other things, but if we don't start getting people into the Millyard we're not going to need parking spaces nor are we going to need them to use Riverwalk. We have to start enticing them somehow and getting them down there and I believe a concert series will showcase the river for the City of Manchester and I guess my opinion is that if we spend any monies the first money spent should be on purchasing the stage.

Chairman Reiniger stated that would coincide nicely with the completion of Phase I to bring people down to the riverfront which is what we want.

Alderman O'Neil stated we're just going to have to roll along as the numbers start to get fine tuned, we're just going to have to roll along with things, do what we can balancing the parking along with the Riverwalk, but we've got to start to get people thinking about the Millyard and the river in Manchester and I would hate to go another concert series and not attempt to continue to bring people down there.

Chairman Reiniger stated we have the motion by Alderman O'Neil, duly seconded by Alderman Thibault. There being none opposed, the motion carried.

Alderman O'Neil stated at a past meeting we talked about the need to coordinate the west side bike and riverwalk with this project and I haven't seen any indication...we had this team together at one time...are you folks comfortable that we are all on the same track with this and that's not a project out by itself. I really think it's part of the riverfront activities myself.

Mr. MacKenzie stated we have discussed that with both Ron Ludwig and Ron Johnson and I believe even though we have not totally brought that into the fold of the Riverwalk team, I think they recognize the importance of coordinating them and I think they are aware of the wishes of the Board, so we are moving in the direction, we're not quite there yet, I believe, but we are moving toward that.

Alderman O'Neil stated it would be a shame to put this whole thing together, get the trestle completed and then it doesn't fit. I have heard more discussion out this expansion of South Commercial Street and whether or not we're going to Sundial Avenue or is it curving up to Valley Street and I've heard several people say Bob MacKenzie has opinions, Moni Sharma has two different opinions, Frank Thomas has two different opinions, where do we sit with this expansion of South Commercial Street with regard to Riverfront and Millyard activities.

Mr. MacKenzie replied it is a State project that we would contribute a percentage to, so it's like a 75/25 percent match. In the first discussions with the State, I think there was discussions with Moni Sharma and they felt why don't we just look at going down and then connecting to Valley Street. I know in subsequent discussions myself and Frank Thomas had some reservations about ruling out the potential to going to Sundial Avenue. There are issues of security that the Chief has brought up, I think there are options of locating the alignment of a roadway that would not impact on the Riverwalk that could be higher ground that's not within the wooded area and not within the riverwalk and I think the security issues have been raised by the Chief and we want to make sure that we can address those, if possible. So, at this point they're looking at the design of extending South Commercial Street perhaps connecting over to Valley Street but not ruling out in the long-term the potential connector to Sundial.

Alderman O'Neil stated I guess my question, Bob, are we talking about bringing this up so that once it left that point of the Valley Street tie that it would come out...and I don't even know the name of the street...at the set of lights on Queen City Avenue that would bring you down into Sundial Avenue, is that where we're talking about it coming out.

Mr. MacKenzie replied yes.

Alderman O'Neil stated originally I thought there was some discussion about trying to bring it along the river and to me that was just a tight, tight squeeze with it.

Mr. MacKenzie stated I agree with you on that.

Alderman O'Neil asked are we all on the same page with that then.

Alderman Thibault stated I will be attending my first meeting at Southern NH Planning Commission tomorrow, so I should be able to keep the Committee informed as to what's going on there too.

Alderman O'Neil stated the intent is the State would pay for it, we would contribute a portion.

Mr. MacKenzie stated it would be a matching program under the Governor's 10-year program and that it's fairly early on in the planning process.

Alderman O'Neil stated the intent would be to tie it to Valley but leave the option if we wanted to put another road southerly to Queen City Avenue, but that second road would not be down along the river, it would be higher up probably east of the railroad tracks.

Mr. MacKenzie stated it could be on the western side of the railroad tracks, there is still land available that you would not have to go down into either the wooded area or down where the Riverwalk will be; that certainly is what I would consider the most appropriate route. I'm presuming now at this point that Frank would probably agree with that, but they haven't even gotten to that plan.

Alderman O'Neil asked what do you do, Bob, when you get to JacPac because when I walked...JacPac is within 50-60 feet of the river, it's very tight down there.

Mr. MacKenzie replied a portion of where they have filled in is where we actually have a signed agreement with JacPac to have a 50 foot right-of-way there which would allow for a roadway and a walkway. So, they have extended out a little further, we understand what they've done, but we have an option with them to acquire a 50 foot right-of-way for roadway.

Alderman O'Neil stated a 50 foot right-of-way is wide enough for a road and the Riverwalk.

Mr. MacKenzie replied yes. You could technically have a 28 to 30 foot wide parkway and then a 10 foot...

Alderman O'Neil stated but then it doesn't come out at the set of lights on Queen City Avenue, it actually ends up going underneath the bridge.

Mr. Mackenzie stated what it would do is go under the Queen City Bridge, curve around to what was called Biron Street at one time although it's not an official platted City street and come up and connect into those lights at Sundial Avenue.

Alderman O'Neil stated that would be Phase II of this project. The Phase I would be the initial part of Valley Street.

Mr. MacKenzie stated I'm not even sure if that's ironed out yet again. These were discussions I had with Frank Thomas, Frank is working on that, he's also on the Riverwalk team so we are going to coordinate to make sure that is done properly.

Chairman Reiniger stated it was my impression that the City as part of the deal with JacPac was given an easement. Are you saying we were given a first option to buy it.

Mr. MacKenzie replied no, we acquired the easement.

Alderman O'Neil stated I appreciate the three members of the team being here, but if the City Clerk could just remind the other members of the team: Highway, Parks & Rec, I don't know if Finance and City Solicitor have to be represented at every meeting but they certainly have been represented at past meetings, but I think it's important that Parks & Rec and Highway be represented when we meet.

Mr. MacKenzie noted that Tom Clark was unavailable. He did want to come to the meeting tonight, but he was unavailable to come to it.

Alderman O'Neil asked are we going to schedule a meeting on a regular basis, Mr. Chairman.

Chairman Reiniger replied it will be wise to have a regular meeting because now with the building season about to start and that actually does bring up one question. Bob, you have a proposed list of expedited bond projects and you do have Riverfront Development...does that cover just the amount in the proposed CIP budget or does that include last year's balance or what.

Mr. MacKenzie replied this would be the proposed \$1.2 million which would be on the expedited listing. There are some parking projects, there is a tentative development project at the Seal Tanning building that we would have to make parking improvements on the Seal Tanning lot in order for that project to go ahead. So, I think it is important to get the money started up fairly quickly so that we can start attacking these issues.

Chairman Reiniger asked, Alderman O'Neil, would you like to have a monthly meeting.

Alderman O'Neil replied yes, as regularly scheduled as we have our other Committee meetings. I think it would be healthy, Mr. Chairman.

Clerk Bernier stated we will be hitting the budget season but could schedule it at 5:30 with the Finance Committee meetings starting at 6:30 PM and do you want to do it twice-a-month or once-a-month.

The Committee's consensus was to meet once-a-month.

Mr. Ramsey stated on Wednesday from 8:30 AM to 12:30 PM LDR will be at the Science Center and it would be nice if you could stop in and look at some of these.

Alderman O'Neil asked, Pete, is it possible to have them do a similar presentation. My concern is I can't get there.

Mr. Ramsey stated if it's okay with you, Mr. Chairman, Robert and I will talk to the planners and we'll ask them to come in as soon as possible.

Alderman O'Neil stated I think it would be healthy, Mr. Chairman, as I don't know if you can get down, but it's tough sometimes during the day.

There being no further business to come before the Committee, on motion of Alderman O'Neil, duly seconded by Alderman Thibault, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee