

SPECIAL COMMITTEE ON RIVERFRONT ACTIVITES

May 15, 2000

5:30 PM

Chairman O'Neil called the meeting to order.

The Clerk called the roll.

Present: Alderman O'Neil, Levasseur, Sysyn, Pinard, Thibault

Messrs.: T. Clark, F. Thomas

Alderman O'Neil addressed item 3 of the agenda:

Landlord Waiver and Consent Form - Park Foundation Stage Project.

Mr. Clark stated basically the City of Manchester has worked with the Riverfront Foundation about constructing a stage down at the park. I believe the City has budgeted a certain amount, which would pay for about one-third of the stage and Riverfront Park has requested a loan from the bank for the remainder. This is standard "boiler plate" which would give the bank a security interest in the stage until the loan is paid off. It is my understanding there is no recourse to the City of Manchester on the loan but we will make sure of that before it is signed. The reason it is coming before you is that the agreement that the City has with the Riverfront Park states that "all property that is placed down there becomes City property" the stage will be City property in order to get a security interest you have to give your consent.

Alderman Thibault asked there is no problem as far as the City getting involved with paying anything if something happens.

Mr. Clark replied that is correct.

Alderman O'Neil asked Mr. Clark, you are very comfortable...you indicated to me that this a standard document.

Mr. Clark replied this is a standard document that the bank requires on just about every loan that I have seen. There are different versions of it.

On motion of Alderman Thibault, duly seconded by Alderman Levasseur, it was voted to enter into a Landlord Waiver and Consent Form on the Park Foundation Stage Project.

Alderman Gatsas asked did you draw this up, Tom.

Mr. Clark replied in the negative and stated this came from the bank.

Alderman Gatsas asked when did you see it.

Mr. Clark replied a few weeks ago. There was a question as to whether or not the bank was going to require it and that is the reason it had not come before this board before.

Alderman Gatsas asked does this cover the City in regards to security interests.

Mr. Clark replied in the negative and stated the City will own the stage. This will just give the bank a security interest in the event Riverfront Park fails to pay back the loan of \$200,000.

Alderman Gatsas asked this is asking for interest rates and everything else. How close are they to negotiating a deal that we would not have something that spells out the entire deal.

Mr. Clark replied they are very close. Before this is signed, we will have a copy to go through the whole thing.

Alderman O'Neil addressed item 4 of the agenda:

Rubenstein Parking Lot proposal.

Mr. Thomas stated we were asked to take a look at developing the Rubenstein property into a parking lot. We would be proposing to develop about 476 parking spaces on this property. We would be doing the work with Highway Department forces so we would be just charging material costs except for some small contracts that we would have to put out; clearing, stump removal, removal of some contaminated soil as a result of old diesel spills. There is also some contaminated soil down this end that has been vented for the last few years. I would have to take that out. We realize the savings that a parking garage facility proposes. This upper area, has been a ten-year plan, of what we would be proposing for a parking lot would be a bare minimum. It would be clearing, rubbing the area, grading it off, providing a minimal amount of drainage and one coat of asphalt. Eventually once the parking garage is built it could be upgraded in the future as a possibility that there is a Senior Center proposed as one of the sites at the southerly end, this could provide access and parking for that facility. The cost is only \$150,000 as a bare minimum. This is not going to be a fancy parking facility with a lot of lights,

it is a bare minimum just enough to provide parking in the interim period until we know exactly what is going to happen with the parking garage.

Alderman Thibault asked Frank, when you say poor drainage area or minimal drainage area, I hope that this does not impact any of the other areas down there already such as Singer Park or some of the other areas that are down there.

Mr. Thomas replied in the negative and stated we would be proposing this. This upper wider area here...enough drainage just to get the drainage next to the parking lot that is there now we will try to get it into there. The rest of this is fairly narrow and the grading is such that we can accommodate it back to the southerly end of Singer Field there is a large ravine and drainage pathway through there which we would divert the drainage.

Alderman Thibault asked you do not feel there is any problem there we can drain this off with no problem.

Mr. Thomas replied this is at a very preliminary stage. We wanted to make sure it was feasible for us to do. It would be something that we would start over the summer months and hopefully get completed by early winter or next spring. It would be something that we would be doing in conjunction with our normal construction operations.

Alderman Pinard asked is that close to the Quebec Ciment towers.

Mr. Thomas replied the Ciment towers are on the other side of this, I am not that familiar with it.

Alderman Thibault stated it is across the railroad tracks.

Mr. Thomas stated the cost of this work is estimated at about \$150,000. We would be proposing to take that from the uncommitted balances from the Riverwalk Riverfront development, various bonds that were allocated. Presently there is an uncommitted balance of \$868,000 so we would propose to utilize that as a source of funding.

Alderman Levasseur asked how many parking spaces are you talking about here, Frank.

Mr. Thomas replied 476.

Alderman Levasseur asked how come the one on Franklin Street was \$150,000 and you have \$84,000. Is there a big difference in the quality of the parking lots. Mr. Thomas replied in the affirmative and stated that was a first-class reconstruction that was done. It was done by a private contractor.

Alderman Levasseur asked is this being done by our guys.

Mr. Thomas replied in the affirmative and stated we will just be charging material costs.

Alderman Levasseur asked who do you anticipate being the biggest user of those parking spots from Granite Street north or the people that are in the buildings down there.

Mr. Thomas replied some of these spaces will be able to be leased out to some of the businesses in the millyard area. As I mentioned, depending on what happens with the Senior Center, some of the ones down this end could be assigned to the Senior Center. The parking can be used for events at Singer Field.

Alderman Levasseur stated I am all for this and I would like to see it go forward quickly if we can but I am worried about having proper lighting. I was talking with some people at a meeting a couple of weeks ago and the biggest worry they have is a lot of the secretaries and women who work down there want that parking but they do not like to walk after 4:00 in the winter. Do not bare bones the lighting on that because we are going to be liable for something like that. If you are going to spend a little extra money you should make sure it is as secure as possible with lights because any people down there walking into there at night we could be getting ourselves into some problems. I know you are the professional on that but if you need to spend a little more money we should make sure it is as well-lit as possible.

Alderman O'Neil stated Frank, we could not get into real formal lighting but we could set wooden poles and PSNH will put lighting out and run triplex from pole to pole and that is very cheap as opposed to a lot of underground and setting permanent lighting.

Mr. Thomas stated we will look at that and we will develop a cost. I may have to come back to you with a revised estimate. I understand what you are saying and I totally agree with you. When you have remote parking like this at night. We were instructed to look at was the bare minimum that we could develop this parking realizing that we have issues of this parking garage that is going to be down there and a lot of unknowns. We did not want to make a major investment without seeing what was going to develop down the road. Certainly we can look at running in some poles and lights and come back with an estimated cost to this committee.

Alderman Thibault stated Frank, Alderman Levasseur brings up a real good point. What is the point of making parking down there if it is inaccessible. If the people are not going to use it because there is not enough lighting, especially women. We

should look at this so that it will be lit properly. Like Alderman O'Neil is saying maybe not in a major fashion but so that the area will be lit.

Mr. Thomas stated we will definitely look at that. Our instructions were given to us by the Riverfront Committee was to see what could be done on a minimal basis. If you remember correctly, the area that is now Singer Field, we pretty much graded that off similar to the way we are proposing and put some bare material down and that was used for sometime as a car impoundment area. We envision the same thing here. Of course, if there was a function at Singer Field, those lights would be on and provide a lot of lighting for this parking lot.

Alderman Thibault asked Frank, these new lights that are coming out now spread out an awful lot more light than the old street lights.

Mr. Thomas replied we will look at running in poles. There are ways of putting floodlights on the poles so that you are not looking at a normal streetlight. There are ways of doing it.

Alderman O'Neil stated we will let the Director come back with a recommendation and if he can do it within the number, fine, if not we will allocate more money.

On motion of Alderman Levasseur, duly seconded by Alderman Pinard, it was voted to pull \$150,000 out of the uncommitted balance of the Riverwalk Riverfront Development for the Rubenstein Parking Lot proposal.

Mr. Clark stated I just want to make sure there is no confusion. The City has allocated \$100,000 for the stage. I believe the foundation is borrowing \$200,000. This waiver consent would give the bank a first position lien or security on the stage. There would be no recourse against the City to pay off that loan. However, in the event that the foundation failed to pay it off, for whatever reason, (the intent is to pay it off through concert revenues) the bank would have the authority to go in and sell the stage as a first position and we would get our \$100,000 back or more but the stage is valued at around \$300,000. While there is no recourse back against the City, there is a chance that the bank could take the stage if something came up.

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

A True Record. Attest.

Clerk of Committee