

BOARD OF MAYOR AND ALDERMEN

August 2, 2022 at 7:00 PM

Mayor Craig called the meeting to order.

Mayor Craig called for the Pledge of Allegiance, this function being led by Alderman Gamache.

A moment of silence was observed.

The Clerk called the roll.

Present: Aldermen Cavanaugh, Fajardo, T. Sapienza, Trisciani, Levasseur,
E. Sapienza, Burkush, Barry, Gamache, George-Kelly

Absent: Aldermen Stewart, Long, Sharonov, Heath

PUBLIC COMMENT

Mayor Craig advised that the purpose of the public comment session is to give residents of Manchester the opportunity to address the Board. All people wishing to speak will have up to three minutes to do so and any comments must be directed to the chair. Any resident wishing to speak will come forward to the nearest microphone, clearly state their name and address when recognized and give their comments.

Brandon Lemay, 36 Lynx Way, stated:

I am just here once again to talk about affordable housing. I am an organizer for Rights and Democracy and the Manchester Housing Alliance. The Manchester Housing Alliance is a coalition of Manchester residents who want safe, accessible and affordable housing for all of us here in Manchester. I am here to talk about what I have been hearing from other cities and towns across NH. That is that there are a lot of solutions that are kind of restricted to just the state level. I feel like we have very little control over what we can actually implement in terms of housing reform here in Manchester and really anywhere else. Among certain things is I would really like to see some sort of statewide motion that would allow cities and towns to be able to put more requirements on affordable housing or even just housing in general whether it comes to can you rent out a unit if it does not meet basic building codes. That is not something that you can control on the city level. That has to be a state level thing. I would like to see cities and

towns have the option to mandate that landlords cannot discriminate based on source of income. This is something that the town manager of Keene has indicated they are looking at supporting and calling state legislators to do that. One thing I would like to put in your ear tonight before I finish up is I would really like to see certain requests of the state from this body whether it is some sort of non-binding resolution indicating the kind of control we could do here at the local level because we are a Dillon's Rule state and cities and towns don't have a lot of power to enact certain reforms over their own jurisdiction. Everything I said here was kind of vague tonight but it was a conversation that I wanted to start. Thank you.

Jessica Margeson, Cartier Street, stated:

I am speaking on behalf of and as a member of the Manchester Housing Alliance Leadership Committee. The Manchester Housing Alliance is a coalition of Manchester residents who envision safe, affordable and accessible housing to all Manchester residents. The Leadership Committee is the elected board representing the members. We are here tonight to talk about the upcoming housing developments at the locations of the current Pearl & Hartnett Street parking lots. While public comment for these developments are closed, we want to publically state our thought on the situation. We are happy to see hundreds of housing units being added to such a tight market but we would like to provide a few good remarks about these developments. In the city's 2021 Affordable Housing Task Force report, it was indicated that if the housing trends continued the city would need to add approximately 1,800 units to the market in order to maintain a healthy vacancy rate. The same report admitted that we needed units that are charging a low market value to be affordable to the majority of Manchester residents. The ones I am seeing that are taking the longest to find a place and have the hardest time finding a place are the ones who don't income qualify and most of those are up to 30% AMI. The lack of affordable housing for that part of the market is going to have disastrous results. Something no one is really talking about right now is the 18-month limit we have with the NHERAP program. That program has been out a while and some people have already used their 18 months. We are going to have more evictions coming down the road for that tight of a market. Housing insecurity is felt most by those on fixed incomes, including those who are elderly and those with disabilities. Of the 500 proposed units, 40-50 will be affordable. NH Housing released their 2022 rental report

yesterday and it confirms what we already know. Rental costs are still escalating and more units at these high rents are not going to help the people with modest incomes who are important to our community and our membership. We are simply asking to make sure that more of these units are accepting Section 8 vouchers which will alleviate a large issue in the city. Many of them just stopped searching for a place. We are not sure if any of those 40-50 units would take the housing choice vouchers. We at the Manchester Housing Alliance work with thousands of tenants who have housing choice vouchers and the common problem voucher holders are facing is finding a landlord who will take the voucher. NH is the only New England state that allows landlords to deny taking them. Thank you.

Glenn Ouellette, 112 Auburn Street, stated:

I want to start off by calling out someone that I want to take to the Mayor's Office because that is the way we are supposed to do it. I want to call out Alderman Levasseur. He should know better. You can't call a hospital and ask if someone is in the hospital. He didn't do that but he is calling a lot of my friends and asking them if I had a heart attack. If you really want to know how I feel, you should be calling me. It is just not becoming of an alderman. He does not represent me obviously. I will leave it at that. Yes, I am back in recovery and it is not easy to get rid of Glenn Ouellette, trust me. Anyway, there are a couple of items I want to mention. One is on the corner of Lake Avenue and Elm Street when you turn left going south there is a green light and no arrow. There is one on Bridge and one on Valley and one on Queen City. I live that way and often I have to go up that street and most of the time I cannot turn because of oncoming traffic and because there are two lanes you don't see the second lane when the vehicles are too tall turning. One day we are going to have an accident there. There is a lot of traffic in that intersection right by the SNHU Arena and I don't think it would cost too much to take off the regular light and make it an arrow. Another thing is affordable housing. I know you guys are working very hard and I congratulate you all on that but right now we have people that are in wheelchairs that have to accept housing even though it is on the first floor where they have to climb stairs to get to their apartment. That is not handicap accessible. What I am trying to say it is not your fault but this is serious business. We are the biggest city in NH and because of our services, these people come here. When you start building affordable housing, make sure that

the new buildings have elevators or they can get to their apartment without climbing stairs if they are in wheelchairs. Most of these people cannot afford to buy a wheelchair that climbs stairs. With that, I wish you all luck with the meeting.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman T. Sapienza**, it was voted to take all comments under advisement and further to receive and file any written documentation presented.*

CONSENT AGENDA

Accept and Remand Funds

2. Donation of \$250 from FIRST to the Manchester Fire Department.

Approve Under Supervision of the Department of Highways, subject to funding.

3. 50/50 Sidewalk Petitions

Residential:

- 25 Ward Street
- 35 Steinmetz Street
- 44 McCarthy Street
- 75 Plymouth Street
- 1288 Hall Street

REFERRALS TO COMMITTEES

COMMITTEE ON FINANCE

4. Resolutions:

"Amending the FY2020 Community Improvement Program, authorizing and appropriating funds in the amount of Seven Hundred Twenty Six Thousand Two Hundred Six Dollars (\$726,206) for the FY2020 CIP 212020 System of Care-SAMHSA."

"Amending the FY2021 & FY2022 Community Improvement Program, authorizing, appropriating and transferring funds in the amount of Four Hundred Sixty Two Thousand Three Hundred Ninety Five Dollars (\$462,395) for the FY2022 CIP 510822 FY22 Deferred Maintenance-P&R."

"Amending the FY2022 Community Improvement Program, authorizing, appropriating and transferring funds in the amount of Four Hundred Six Thousand Five Hundred Fifteen Dollars and 62/100 (\$406,515.62) for the FY2022 CIP 811422 ARPA-Revenue Replacement (Budget)."

REPORTS OF COMMITTEES

COMMITTEE ON ACCOUNTS, ENROLLMENT AND REVENUE ADMINISTRATION

5. Advising that the update on the Revolving Loan Fund has been accepted.
(Unanimous vote with the exception of Alderman Levasseur who was absent)
6. Advising that the Finance Department reports:
 - Accounts receivable over 90 days
 - Aging report
 - Outstanding receivableshave been accepted.
(Unanimous vote with the exception of Alderman Levasseur who was absent)
7. Recommending that the Deputy Finance Officer be authorized to write off the fourth quarter receivables identified.
(Unanimous vote with the exception of Alderman Levasseur who was absent)
8. Recommending that the request for the establishment of an ALS Response Reserve Account for the Fire Department be approved.
(Unanimous vote with the exception of Alderman Levasseur who was absent)
9. Recommending that Ordinance Amendment:
"Amending Chapter 33: Military Service of the Code of Ordinances of the City of Manchester by amending language under §33.080 (A)."
ought to pass and be Enrolled.
(Unanimous vote with the exception of Alderman Levasseur who was absent)

COMMITTEE ON BILLS ON SECOND READING

10. Recommending that Ordinance Amendment:
"Amending Chapter 33: Human Resources of the Code of Ordinances of the City of Manchester by adding Juneteenth as a holiday under Chapter 33.075 Holidays."
ought to pass and be referred to the Committee on Accounts, Enrollment and Revenue Administration.
(Aldermen Gamache, T. Sapienza and George-Kelly voted yea; Alderman E. Sapienza voted nay and Alderman Fajardo was absent)

COMMITTEE ON COMMUNITY IMPROVEMENT

11. Recommending that the Amending Resolution and Budget Authorization providing for the acceptance and expenditure of funds in the amount of \$726,206 for CIP 212020 System of Care-SAMHSA be approved.
(Unanimous vote)

12. Recommending that the Amending Resolution and Budget Authorizations providing for the transfer and expenditure of funds in the amount of \$462,395 for CIP 510822 FY22 Deferred Maintenance-P&R be approved.
(Unanimous vote)
13. Recommending that the Amending Resolution and Budget Authorizations providing for the transfer and expenditure of funds in the amount of \$406,515.62 for CIP 811422 ARPA-Revenue Replacement (Budget) be approved.
(Unanimous vote)

COMMITTEE ON PUBLIC SAFETY, HEALTH AND TRAFFIC

14. Recommending that the request from the Fire Department to enter into an agreement with the State Fire Marshal's office regarding emergency hazardous material responses to communities not part of the coverage area of a regional hazardous materials team be approved.
(Unanimous vote)
15. Recommending that the following traffic regulations be approved:
30 MINUTE PARKING
On Elm Street, east side, from a point 145 feet north of Lowell Street to a point 20 feet north
Alderman Long
NO PARKING - BUS STOP 6AM-6PM, MON-SAT
On Elm Street, east side, from a point 65 feet north of Lowell Street to a point 80 feet north
Alderman Long
NO PARKING ANYTIME
On Young Street, north side, from Jewett Street to Somerville Street
Alderman Heath
STOP SIGN
On Cotter Court at eastern intersection with Young Street, SE Corner
Alderman Heath
NO PARKING LOADING ZONE
On Grove Street, north side, from a point 130 feet east of Wilson Street to a point 60 feet east
Alderman Sapienza
RESCIND NO PARKING LOADING ZONE
On Grove Street, north side, from a point 150 east of Wilson Street to a point 40 feet east
Alderman Sapienza
RESCIND NO PARKING - BUS STOP 6AM-6PM, MON-SAT
On Elm Street, east side, from a point 65 feet north of Lowell Street to a point 100 feet north
(ORD 7892)
Alderman Long
(Unanimous vote)

16. Recommending that the request from Alderman Ed Sapienza for the acquisition of traffic signs at Connecting Road/Brown Avenue, Brown Avenue/South Beech Street, and Frontage Road at HD Supply at a cost of \$12,000 be approved.

The Committee further recommends that the \$12,000 be taken from the contingency account.
(Unanimous vote)

*HAVING READ THE CONSENT AGENDA, ON MOTION OF **ALDERMAN T. SAPIENZA**, DULY SECONDED BY **ALDERMAN TRISCIANI**, IT WAS APPROVED.*

REGULAR BUSINESS

17. Communication from Jared Landry advising the Board of his resignation as a member of the Manchester Housing & Redevelopment Authority Board of Commissioners.

*On motion of **Alderman Barry**, duly seconded by **Alderman Gamache**, it was voted to accept with regret.*

Mayor Craig stated it is not on your agenda but last Friday you all received a copy of Chief Parent's retirement letter effective September 1, 2022. I want to personally thank the Chief for his more than 34 years of service to the City of Manchester.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Trisciani**, it was voted to accept the retirement with regret.*

18. Nominations:

Personnel Appeals Board

Ernesto Burden as a regular member, term to expire March 1, 2023

Susan Champagne as a regular member, term to expire March 1, 2024

Board of Health

Elizabeth Soukup as a regular member to replace Tanya Tupik, term to expire July 1, 2025

Parks & Recreation Commission

Erin Loomis Laughlin as a regular member to replace Michael Dimos, term to expire July 1, 2025

(Note: Pursuant to Rule 20 of the Board of Mayor and Aldermen, these nominations will layover to the next meeting of the Board.)

19. Confirmations:

Conservation Commission

Isaac Rugali as an alternate member, term to expire August 1, 2023

Zoning Board of Adjustment

Guy Guerra moving from an alternate to a full member, term to expire March 1, 2023

Personnel Appeals Board

Max Latona as a regular member, term to expire March 1, 2025

Peter Madden as a regular member, term to expire March 1, 2025

Board of Health

Jennifer Wyman as a regular member, term to expire July 1, 2025

*On motion of **Alderman T. Sapienza**, duly seconded by **Alderman Cavanaugh**, it was voted to confirm the nominations as presented.*

20. Confirmation of Jeffrey D. Belanger as the Planning and Community Development Director.

*On motion of **Alderman T. Sapienza**, duly seconded by **Alderman Trisciani**, it was voted to approve the confirmation.*

21. Confirmation of Timothy J. Clougherty as the Public Works Director.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman T. Sapienza**, it was voted to approve the confirmation.*

22. Confirmation of Lisa M. Drabik as the Human Resources Director.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman T. Sapienza**, it was voted to approve the confirmation.*

23. Confirmation of Lee Ann Provencher as the Residential Assessor.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Barry**, it was voted to approve the confirmation.*

Alderman Cavanaugh stated I just want to congratulate all of the candidates and say that there are a couple of great Memorial High graduates that are representing the city here.

Mayor Craig stated congratulations everyone. You are joining a great team that is here already and we are very happy to have you.

- 24.** Tentative agreement between the Manchester School District and the Manchester Teacher's Association.

***Alderman Trisciani** moved to ratify the agreement contingent upon BMA approval of supplemental appropriations of \$3.9 million in FY23 and \$2.5 million in FY24. Alderman **T. Sapienza** duly seconded the motion. Mayor Craig called for a vote. The motion carried with Alderman E. Sapienza abstaining.*

- 25.** Communication from Kevin Kintner, Arts Commission, requesting a minimum of \$500 from the Manchester Art Fund account for booth rental, a pop-up tent and flyers/postcards to participate in the Manchester Arts Festival in September.

*On motion of **Alderman T. Sapienza**, duly seconded by **Alderman George-Kelly**, it was voted to approve the request.*

- 26.** Master development agreement between Lansing Melbourne Group, LLC and the City of Manchester for the Pearl and Hartnett Street Lots.

Alderman Levasseur asked Jeff Belanger to come forward. I am not sure if you can answer these questions but I know a couple of the representatives for Lansing are here. My question is why are we starting with Hartnett first and not Pearl Street?

Jeff Belanger, Planning & Community Development Director, answered that was part of the new arrangement that has been created since our last meeting in July. It is going to help the parking garage be developed later so we don't have a situation where the city has put for a significant amount of money to pay for the garage and we don't have the development falling behind it. Now the work has flipped. In the last draft that you saw, the parking garage was going first and that created a situation where it was possible that for catastrophic reasons like bankruptcy of LMG or something like that where the

rest of the building doesn't happen. Now that is assured not to happen because we don't even convey the Pearl Street lot until after the Hartnett lot has already started its foundation.

Alderman Levasseur asked Sharon are we going to be going out for bond on a parking garage now. We aren't going to wait two years and try to figure out what the market is going to look like and what the rates are going to be?

Sharon Wickens, Finance Officer, answered we won't jump on this right away. We don't want to start something until it is built. We are going to buy the garage once it is fully built.

Alderman Levasseur responded but we are going to have to bond the money to buy that garage.

Ms. Wickens replied right so about 90 days before it is complete we would probably go out and buy it with a bond. I imagine the bond won't be issued for about two years. We will be signing a purchase & sales agreement. If LMG comes forward with a price that we don't find reasonable or doesn't work with this TIF, we don't go forward with this and get out. If they come forward with something that works and it works within the TIF, we would go ahead and sign the P&S. The price is set once we sign that.

Alderman Levasseur stated I don't see it written in the contract that we have an opportunity to bow out of a parking garage. I didn't see that in a special paragraph in specific writing. Maybe it was floated in some language somewhere but it doesn't say anywhere in there that we don't have...I mean I guess...

Mayor Craig interjected this is just the management agreement.

Alderman Levasseur stated in the agreement that I read today I didn't see a specific line...my point is if I am going to be buying a \$20 million parking garage I want to know what the price is today before I vote on this project. That is number one. Number two, if we are going to vote on a \$20 million parking garage we need to get the best rate and

we need to go float those bonds early. I don't trust in two more years that we are going to be...I don't know where the bond market is right now. Is it 5% right now? Maybe we are getting a better rate.

Ms. Wickens stated I would think that the rates we are getting now would be high and probably in the next year will still be high. It will start to come down once CPI comes down. I used a large number of \$25 million thinking the parking garage is going to be closer to \$20 million just to make sure that this works. I don't want to have any surprise where I guess \$25 million and it comes in at \$30 million. If LMG comes forward with a price that does not work with this TIF, we will not sign the P&S agreement and will not go forward.

Alderman Levasseur asked so we are not going to sign a P&S agreement for the purchase of the Pearl Street lot but the Hartnett will already be going...when we vote on this we are voting on Hartnett...I am assuming we are voting on what you sent us today in writing.

Mayor Craig responded correct.

Alderman Levasseur asked is there another agreement out there I don't know about.

Mr. Belanger answered that is the agreement alderman. I would refer you to Section 3.3 that describes how the city...one of the conditions precedent to closing is that the city approves the development plan and part of the development plan is the purchase price of the garage. We do not close without approval of the purchase price of the garage.

Alderman Levasseur asked when are we going to know when the closing is. When do we know when we are going to close on this property? After they have already put the foundation in on Hartnett? Today when we vote on this, we are approving this project.

Mr. Belanger responded this is step 1 of a multi-step process.

Alderman Levasseur asked how many votes are going to come before this Board.

Mr. Belanger replied there is going to be a determination of surplus that is going to happen at the same time as the P&S and that is going to be months from now after a TIF is created and after planning and zoning approvals happen.

Alderman Levasseur asked so this is not a binding agreement to actually pay for a parking garage at this point.

Mr. Belanger answered correct.

Alderman Levasseur asked and this is not a binding agreement to sell the two lots. That is going to come in a separate agreement?

Mr. Belanger replied yes.

Alderman Levasseur stated I am glad I asked these questions.

Sue Manchester, Attorney, stated if I might add, the master development agreement while it is just a step it is an important step. It shows the intent and it shows good faith on both sides. When this is signed then Peter can really get down into the dirt and figure out the costs and engineering and all of that.

Alderman Levasseur stated I support the project. When this is done, it is going to be huge for this whole area. I really think it is great. I am not a big fan of having to buy a parking garage and the city owning it but I understand the whole piece and our private-public partnerships have worked well for us in the past. This company has a great track record. The only reason I bring this up is because I would prefer that we go out for bond now. I like to know what my prices are going to be. I want to know what we are going to be locked in at. I don't see the rates going lower. Maybe you in the real estate market have a different outlook than I do but I don't believe the rates are going to be lower so I am a little bit concerned about getting stuck with a 9% bond or a 7.5% bond

rather than a 4.5% bond now. I would like to see the city move on that and get us the lowest rate we can. I am not going to not vote for the project. It is just a red flag.

Ms. Wickens stated we can look at rates when we sign the P&S and the Board agrees that the parking garage is a reasonable price. Once you bond, we have to spend that money pretty quickly, within two years. Hopefully the garage is done and there are no delays.

Alderman Levasseur asked when do you anticipate entering into a P&S for the lots. Six months out or much earlier?

Mr. Belanger answered much earlier.

Alderman E. Sapienza stated I have a few things as far as clarification. If I understand it correctly, there will be three different accommodations. There will be studios, one-bedroom and two-bedroom units. Also there will be low income, workforce and market rate correct?

Andrew Holton, LMG, replied correct.

Alderman E. Sapienza stated so conceivably a low income person could be occupying a one-bedroom apartment and a market rate person could be living in a studio and paying more for it correct.

Mr. Holton responded correct.

Alderman E. Sapienza stated that just seems backwards to me. Is that because of federal law? What is the deal there? Why would we have a situation where someone is paying market rate for a studio apartment and paying more than someone getting the low income rate occupying a one-bedroom?

Mr. Holton answered that is definitely going to be part of this project and you are assessing the dynamic accurately. I think part of the way we have designed this project

is to respond to what we have heard are some of the acute affordability needs in the City of Manchester. We partnered with NeighborWorks, which is a completely different structure. They go after the low income housing tax credits or programs in order to facilitate an affordable project that is then available to people within those income restrictions. I am not an expert in that so we have partnered with someone that we understand is an expert both regionally and in the state to help guide that process. Our team, LMG, is then going to be responsible for the market rate and the workforce housing, which again is defined as 80% of the area median income. So those 80 units will be available within the same sort of space. There are two buildings, one on Pearl and one on Hartnett, that will each sort of have a component of workforce units that will also be available to people who meet those income requirements.

Mayor Craig stated Robert Tourigny from NeighborWorks just happened to walk in.

Alderman E. Sapienza stated great I will bounce this off of him and maybe he can explain it better, not that you didn't explain it. Can you clarify something for me? We have studios, one-bedrooms and two-bedrooms. We also have low income, workforce and market rate. Conceivably we can have a low income person occupying a one-bedroom and someone paying market rate for a studio and actually paying more money to live in that studio than the low income person is paying to live in the one-bedroom. If that is the way it is and that's that, fine but could you provide any information on that?

Robert Tourigny, Executive Director, NeighborWorks, stated when we structure a low income housing tax deal we actually do a percentage of each type of unit so it is not concentrated in one area over another. We will do a mix of unit styles to accommodate all of the income ranges that we are trying to target.

Alderman E. Sapienza asked so the scenario I gave could conceivably happen and that's that.

Mayor Craig replied yes and it is happening today just so you know.

Alderman E. Sapienza stated I have one more question. When we say low income or workforce do assets come into play at all? In other words, could you qualify for the low income rate and have \$1 million in your checking account?

Mr. Tourigny answered it is an income test, not an asset test and the income verification is based on household income so all of the members of the household's combined income needs to be reported. If it is a two-person household, we count both of their income. If they had \$1 million in assets that were income generating, then that income would count towards their qualification.

Alderman E. Sapienza asked but only if they were income generating. If they were gold bars they wouldn't count. Thank you.

Mr. Tourigny replied I haven't encountered that but that is correct.

Alderman T. Sapienza stated my concern is with the default remedies if the developer defaults. Prior to closing it is pretty clear well actually default after closing is pretty clear but it looks to me like once they build their two foundations, the ones that they are going to own, whether they finish the projects or not we have no remedy.

Mr. Belanger stated in negotiating with LMG, it is clear that any kind of right of reverter is not going to happen after the significant construction occurs. That is kind of universally true. It is not going to be part of the real estate deal when you can take the land back after someone has sunk a significant amount of investment into it. I think that Andrew would be able to say better that I could how incentives of his lenders are highly in line to finish the construction of any structure that they start, even if they were to go bankrupt or anything. The bank that loans them money wants to see a completed product even if they are out of the picture and will make the investment necessary. They need to get collateral and the income generation.

Atty. Manchester stated you would have all remedies of law. You could sue. I am not going to say that if the developer went bankrupt there would be a lot of money there but that is true in any kind of a contract agreement between parties. It was the same thing

with the Tru Hotel. This is actually stronger than the remedy we had with the Tru Hotel. With the Tru Hotel the right to repurchase ended on closing of the construction loan, not as late as building the foundation. The problem is with lenders. They will not close if there is any kind of right of repurchase or reverter that they can't control.

Alderman T. Sapienza stated I may not be looking for a reverter or a right to repurchase. I am looking for some kind of guarantee that this project is going to get completed. We did have some very strong guarantees because I remember going back and forth with Peter at the time. We had some very good protection for the city.

Atty. Manchester responded that was a much smaller amount and Peter is not willing to do that here.

Mr. Belanger stated what might address your question also is we have changed the sequence of construction for this deal since the contract that you saw at your last meeting. At your last meeting it was the parking garage goes first and then Pearl Street apartments and then Hartnett apartments. We flipped that. Now we don't convey the Pearl Street lot until the Hartnett lot has started construction and has substantial completion of the foundation. That is going to start first. Then we convey Pearl Street and the Pearl apartments and garage start at the same time. The city does not pay a dime on that garage until all certificates of occupancy are issued for the Pearl Street apartments. That to city staff is really the best assurance. It is that change of sequence so that the city is not paying anything until the buildings are done.

Alderman T. Sapienza stated my concern is that if the buildings only get half done we have lost all of our parking and we are sitting here with half completed buildings and no recourse.

Mr. Belanger replied if the buildings are half completed, they would get completed even if LMG were to go bankrupt.

Mr. Holton stated in any situation I have experienced, and again I am thankful that I have experienced a lot or seen a lot, but lenders want to finish the project because they

have a lot riding on it too. There are all sorts of incentives that align sort of where the lender wants to go with where the city wants to go. Again, we see that the lender would complete it in the event that we were unable to do so.

Alderman Levasseur stated I want to congratulate the people who worked on this. Jeff, you guys worked really hard and this Board in our non-public sessions made a lot of relevant negotiation points. I know Peter well. I have known him for a long time and it took a lot to get him to bend in the way we wanted him to bend and the big one was the parking garage. For him to agree to build the apartments first is really the candle on the cake. I think it was a really good concession. My understanding is that financing is already in place for this project correct?

Mr. Holton responded we are in serious discussions. I wouldn't say that it has been finalized but we have serious interest. In fact, that is part of why Peter cannot be here today. He has a meeting early tomorrow.

Alderman Levasseur stated this has been going on for over a year and we finally got to this point with the negotiations. I don't know who drafted the memorandum but it was nicely done.

*On motion of **Alderman Levasseur**, duly seconded by **Alderman Barry**, it was voted to approve the master development agreement with LMG.*

27. Report(s) of the Committee on Community Improvement, if available.

There were none.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Fajardo**, it was voted to recess the meeting to allow the Committee on Finance to meet.*

Mayor Craig called the meeting back to order.

30. Report(s) of the Committee on Finance, if available.

The Committee on Finance respectfully recommends, after due and careful consideration, that Resolutions:

"Amending the FY2020 Community Improvement Program, authorizing and appropriating funds in the amount of Seven Hundred Twenty Six Thousand Two Hundred Six Dollars (\$726,206) for the FY2020 CIP 212020 System of Care-SAMHSA."

"Amending the FY2021 & FY2022 Community Improvement Program, authorizing, appropriating and transferring funds in the amount of Four Hundred Sixty Two Thousand Three Hundred Ninety Five Dollars (\$462,395) for the FY2022 CIP 510822 FY22 Deferred Maintenance-P&R."

"Amending the FY2022 Community Improvement Program, authorizing, appropriating and transferring funds in the amount of Four Hundred Six Thousand Five Hundred Fifteen Dollars and 62/100 (\$406,515.62) for the FY2022 CIP 811422 ARPA-Revenue Replacement (Budget)."

ought to pass and be Enrolled.

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman Levasseur**, it was voted to accept the report and adopt its recommendation.*

31. Report(s) of the Committee on Public Safety, Health & Traffic, if available.

There were none.

32. Report of the Special Committee on Airport Activities, if available.

There were none.

33. Resolutions:

"Amending the FY2020 Community Improvement Program, authorizing and appropriating funds in the amount of Seven Hundred Twenty Six Thousand Two Hundred Six Dollars (\$726,206) for the FY2020 CIP 212020 System of Care-SAMHSA."

"Amending the FY2021 & FY2022 Community Improvement Program, authorizing, appropriating and transferring funds in the amount of Four Hundred Sixty Two Thousand Three Hundred Ninety Five Dollars (\$462,395) for the FY2022 CIP 510822 FY22 Deferred Maintenance-P&R."

"Amending the FY2022 Community Improvement Program, authorizing, appropriating and transferring funds in the amount of Four Hundred Six Thousand Five Hundred Fifteen Dollars and 62/100 (\$406,515.62) for the FY2022 CIP 811422 ARPA-Revenue Replacement (Budget)."

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman T. Sapienza**, it was voted to waive the reading by titles only.*

*On motion of **Alderman Fajardo**, duly seconded by **Alderman T. Sapienza**, it was voted that the Resolutions ought to pass and be Enrolled.*

34. Bond Resolutions:

"Authorizing Bonds, Notes or Lease Purchases in the amount of Ninety Six Thousand Three Hundred Three Dollars (\$96,303) for the 2023 CIP 410023 AED Replacement (Fire)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Seventy Five Thousand Dollars (\$575,000) for the 2023 CIP 410123 Purchase of 5 Buses (MTA)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2023 CIP 510023 Derryfield Park Renovations (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Fifty Thousand Dollars (\$150,000) for the 2023 CIP 510223 FY23 Park Playground Replacements (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Thousand Dollars (\$200,000) for the 2023 CIP 510323 FY23 Park Deferred Maintenance (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Twenty Five Thousand Dollars (\$25,000) for the 2023 CIP 510423 Green Streets Tree Canopy (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Fifteen Thousand Dollars (\$15,000) for the 2023 CIP 510523 Livingston Park-North Little League (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Thirty Five Thousand Dollars (\$135,000) for the 2023 CIP 510623 Livingston

Park-North Soccer League (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2023 CIP 510723 Livingston Park Track Renovations (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Seventy Thousand Dollars (\$70,000) for the 2023 CIP 510823 Precourt Park-South Little League (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Twenty Five Thousand Dollars (\$25,000) for the 2023 CIP 510923 Precourt Park-South Soccer League (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Twenty Five Thousand Dollars (\$125,000) for the 2023 CIP 511023 Sheehan Basquil Park-Pony League (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Thirty Five Thousand Dollars (\$35,000) for the 2023 CIP 511123 Stevens Park-Cal Ripken Baseball (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Fifty Thousand Dollars (\$150,000) for the 2023 CIP 511223 West HS Tennis Courts Renovation (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Fifty Thousand Dollars (\$150,000) for the 2023 CIP 511223 West HS Tennis Courts Renovation-Schools (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2023 CIP 511323 Playground Replacements-Schools (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2023 CIP 511423 School Parking Lot Rehabilitation (DPW-Parks, Rec & Cemeteries-Schools)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Fifty Thousand Dollars (\$50,000) for the 2023 CIP 511523 Cullerot Park Access (DPW Parks, Rec & Cemeteries)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Two Million Three Hundred Thousand Dollars (\$2,300,000) for the 2023 CIP 710023 FY 23 Roadway Program (DPW-Highway)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Six Hundred Fifty Thousand Dollars (\$650,000) for the 2023 CIP 710123 Mill Girl Stair Replacement (DPW-Highway)."

“Authorizing Bonds, Notes or Lease Purchases in the amount of Seven Hundred Thousand Dollars (\$700,000) for the 2023 CIP 710623 MER Program (Fire Dept.).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Fifty Thousand Dollars (\$50,000) for the 2023 CIP 710623 MER Program (Fleet).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Forty Five Thousand Dollars (\$45,000) for the 2023 CIP 710623 MER Program (MTA).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred One Million Dollars (\$1,000,000) for the 2023 CIP 710623 MER Program (Police Dept.).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) for the 2023 CIP 710623 MER Program (Public Works).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Six Hundred Thousand Dollars (\$600,000) for the 2023 CIP 710923 Deferred Maintenance-Municipal (DPW Facilities).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) for the 2023 CIP 711023 West Side Arena Refrigeration System Replacement (DPW-Facilities).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Million Dollars (\$3,000,000) for the 2023 CIP 711123 FY23 Deferred Maintenance-Facilities (DPW Facilities - Schools).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Thousand Dollars (\$100,000) for the 2023 CIP 711223 ADA Sidewalk Improvements (DPW-Highway).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2023 CIP 711323 Amoskeag EB & Canal Ramp Design & Construction (DPW-Highway).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the 2023 CIP 711523 Commercial Sidewalk 50/50 (DPW-Highway).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2023 CIP 711623 Downtown Sidewalk Repairs (DPW-Highway).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred

Thousand Dollars (\$200,000) for the 2023 CIP 711723 Elm St Bridge Design & Construction (DPW-Highway)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) for the 2023 CIP 711923 Sidewalk Rehab & Expansion (DPW-Highway)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Seventy Six Thousand Five Hundred Dollars (\$76,500) for the 2023 CIP 712023 Weston/South Willow St Intersection (DPW-Highway)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) for the 2023 CIP 810023 Various Technology Projects (Information Systems)."

*On motion of **Alderman E. Sapienza**, duly seconded by **Alderman T. Sapienza**, duly seconded by **Alderman Trisciani**, it was voted to waive the reading by titles only.*

*On motion of **Alderman Cavanaugh**, duly seconded by **Alderman T. Sapienza**, it was voted that the Bond Resolutions ought to pass and be Enrolled.*

35. Ordinance:

"Amending Chapter 33: Military Service of the Code of Ordinances of the City of Manchester by amending language under §33.080 (A)."

*This Ordinance having had its final reading by title only, on motion of **Alderman Levasseur**, duly seconded by **Alderman Burkush**, it was Ordained.*

NEW BUSINESS

Alderman Levasseur stated Tim Clougherty has been on the job for a day and has already an announcement that Bridge Street is going to be paved. I think he has been holding on to that one for a month. When they did Valley Street they did it the day I finally sold Theos and that was my way to work every day. Now they are doing Bridge Street and I am so happy because it is a main street into the city and is a mess. I want to ask a question but I am not sure who to direct this to. I got an email concerning the issue along the river north. Somebody wrote something to Colonial Village saying they are responsible for all the trash along the river. I think I spoke with Bob about that. There was a letter that went out. Did everybody get a copy of that letter or just me? I

got a copy of it but I had gone down there maybe three months ago on a tip. It is really bad but we couldn't find an owner. Somebody mentioned it might have been Colonial Village but I spoke with Bob Gagne. Unless something has changed, they are not listed as the owner on the GIS system.

Peter Chiesa, Deputy Solicitor, there is a lot that is right along the river and it is owned by Colonial Village. There are three parcels that they own and that is one of them. There were two camps down there – one was on our city property which we cleaned up and there is another camp with a bunch of litter that is still there that hasn't been cleaned up. They have been notified by letter. The Health Department has been down there and they are going to be taking action I think on Thursday if it is not cleaned up and the issues they have identified aren't corrected. I believe the police are still going down there at least every other day to make sure the place isn't being occupied by new homeless people.

Alderman Levasseur stated I counted nine camps down there along the water. That was below the tracks. Was there a camp above the tracks that I didn't see? Do they still own below the tracks?

Atty. Chiesa responded Colonial Village owns a parcel between the tracks and the river where the large camp resided.

Alderman Levasseur asked and they haven't done anything about it.

Atty. Chiesa answered not to my knowledge.

Alderman Levasseur stated then I will notify one of the people I was in contact with because I was under the impression that they didn't own that land but I guess they do.

Atty. Chiesa responded I can send you the deed if you want.

Alderman Levasseur replied I don't need to see a deed. I will just tell them by phone and then you guys can deal with it. I am glad to see that it is being cleaned up because it is bad.

Alderman T. Sapienza stated the people from Colonial Village sent an email complaining about city services. I believe everyone has seen that.

Atty. Chiesa stated it is their property and their duty to clean it up and they have been told that on several occasions. They do have counsel now which is a help as opposed to having to deal with the management company. As I said, the Health Department is taking a look at it and there will be potential citations if they don't take action.

Alderman Levasseur asked how many square feet frontage way do they have. Is it 100 or less?

Atty. Chiesa answered it is roughly the width of Colonial Village.

Alderman Levasseur stated so it is a big spot.

Atty. Chiesa responded yes. It is basically everything north of the culvert.

Mayor Craig stated quickly the packet that you have goes through a lot of events in the city that I will run through. Movies and concerts in Veteran's Park are continuing this Wednesday. Next up is August 3, Truffle, and August 10 the movie The Wedding Singer. We have rescheduled Black Panther for August 24. Upcoming community events included the Arts Builds Community Mural Festival August 11-21, Manchester International Film Festival on August 12-14, Arts & Crafts Fair at Veteran's Park on August 13, Mahrajan and Eastern Food Festival on August 19, Wenyen Gabriel Basketball Camp on August 19, We Are One Festival on August 20, Recycled Percussion Sky Show on August 27, and Cruising Downtown is scheduled for September 3. The Gail Singer Memorial Blood Drive is August 24 & 25. The City of Manchester has held the distinction of being the corporate winner in the past and I hope that we will continue with that going into this year. There are two Wellness on Wheels

events on Tuesday, August 9 at Beech Street School from 4 PM until 7 PM and Tuesday, August 23 at Gossler Park from 4 PM until 6 PM. It is a great opportunity to speak with and meet with various city departments as well as our community partners throughout the city.

TABLED ITEMS

36. Ordinance Amendments:

"Amending Sections 33.025 & 33.026 (Compensation Manager) of the Code of Ordinances of the City of Manchester."

"Amending Sections 33.025 & 33.026 (Human Resources Analyst) of the Code of Ordinances of the City of Manchester."

"Amending Sections 33.024, 33.025 & 33.026 (Project Coordinator) of the Code of Ordinances of the City of Manchester."

"Amending Sections 33.025 & 33.026 (Water Works Director) of the Code of Ordinances of the City of Manchester."

"Amending Sections 33.025 & 33.026 (Water Works Deputy Director-Finance and Administration) of the Code of Ordinances of the City of Manchester."

"Amending Sections 33.025 & 33.026 (Water Works Deputy Director-Water Treatment and Supply) of the Code of Ordinances of the City of Manchester."

"Amending Sections 33.025 & 33.026 (Water Works Deputy Director-Water Distribution) of the Code of Ordinances of the City of Manchester."

These items remained on the table.

*There being no further business, on motion of **Alderman Barry**, duly seconded by **Alderman Levasseur**, it was voted to adjourn.*

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand".

City Clerk