

BOARD OF MAYOR AND ALDERMEN

July 1, 2025 at 7:00 PM

Mayor Ruais called the meeting to order.

The Clerk called the roll.

Present: Aldermen Morgan, Goonan, Long, Fajardo, T. Sapienza, Kantor, O'Neil, Levasseur, Terrio, E. Sapienza, Burkush, Barry, Vincent

Absent: Alderman Thomas

Mayor Ruais stated before we jump into the public comment period, I would like to call Director Drabik forward. This is a moment I have been sincerely dreading since we first had this conversation. As we all know, unfortunately unless the Board can write an ordinance demanding that she stay...I can walk through a number of these things Lisa but I think the work that you have done in the three years here really speaks for itself. Lisa has been with us in the city since 2022, most notably just recently having been able to get that compensation study, the modernizing of our pay play for the city and bringing everybody to market rates. That was certainly a crowning achievement of her time here. Having the opportunity to work with you and your staff has been immensely helpful to myself and to the Board. I see a number of your staff in the back. That is something that you should be deeply proud of. Building off of that, being able to negotiate 11 of the 13 contracts that we have on the city side and getting those unanimously passed and through the Board...I could keep going line by line here. Strengthening employee benefits and streamlining a number of city policies and ordinances. Oversaw the implementation of our new HR Info system. Modernized HR operations for the city. Reduced the rate at which our healthcare costs were accelerating. That, I think, is one of the stories we haven't told enough. As we were working last year on the healthcare rates, we saw a massive increase that has been compounding over time. We were able to take the necessary action last year and the proof is in the pudding this year with the very marginal healthcare costs this year. I can go through these bullets and accomplishments but I don't think they tell the tale. When I first started talking to department heads about Lisa's imminent departure, the first thing that almost every person said to me was oh sugar. They were really disappointed and

upset that they were losing you. Speaking on behalf of myself, this job can be all consuming as mayor and being able to have somebody like Lisa that I could rely on to give me really good advice, tell me where I was missing the mark on something and where we could potentially do it differently was enormously important and extraordinarily helpful for me especially because I hadn't served on the Board before. You were able to really work with me and the Board to get a lot of really impressive things done over the last two years. If we could all give Lisa a round of applause and thank her for her contributions to the city.

Presentation of a key to the city to Lisa Drabik.

PUBLIC COMMENT

Mayor Ruais 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 must sign up with their name, address and topic prior to 7 PM. Once called, they will have up to three minutes to speak and any comments must be directed to the chair and concluded when their time is up. If the Clerk calls their name and they are not present to speak, they will not be given a second opportunity. Any resident wishing to speak will come forward to the nearest microphone, clearly state their name and address when recognized and give their comments.

Bryce Kaw-uh, 639 N. Bay Street, stated:

I came here tonight to support our city establishing a community power aggregation program. Thanks to a state law passed in 2019, municipalities like Manchester are allowed to purchase energy directly from wholesale electricity suppliers in search of the lowest possible price for their residents. We have great local examples to follow like the Community Power Coalition of NH and Keene Community Power. These programs have allowed other municipalities to obtain energy prices significantly lower than what one would pay for default supply with a traditional utility company like Eversource, Liberty or Unitil. These programs help people save money and I know a lot of Manchester residents and businesses are really concerned about the cost of living right now. I believe that the mayor and aldermen should be focused on making Manchester more affordable. Establishing a community power program is one way we can

accomplish that. Another important aspect of community power is that in NH customers are allowed to opt out if they wish to remain on their current energy supplier. We would not be taking choices away from people but instead giving them greater freedom to choose where they get their electricity. This includes more environmentally friendly sources too like solar and wind and I believe that it is long past time for us to join our neighboring communities and get Manchester onto community power. I ask that the BMA take the next steps to establish a community power aggregation program here in Manchester. That means adopting a joint powers agreement, officially designating an electric aggregation committee and getting the ball rolling on this important effort. We shouldn't have to wait any longer. Thank you.

Lois Cote, 150 River Road, stated:

I have lived in Manchester for about 75 years. I am here this evening to ask you, the Board of Mayor and Aldermen, to stop industries, companies and other entities from sending PFAS chemicals to our wastewater treatment plant. There are thousands of PFAS notoriously called forever chemicals because they are indestructible by any means yet discovered. Created by Dupont Chemical and 3M, they were known by their makers to be toxic and dangerous since the 1950's, well before those companies were forced to disclose some of the truth. Remember our Teflon, non-stick fry pans that we stopped using when the health warrants came? I have provided copies for you of two articles addressing PFAS history and harms and I will quote here from one of them titled Beating the Waste Cycle: How PFAS Disposal Perpetuates Contamination. PFAS are used in hundreds of products such as food packaging, clothing, carpets and cookware for their waterproofing and grease proofing properties. They are called forever chemicals because they never breakdown in the environment which means they could move through the waste cycle indefinitely. PFAS chemicals suppress the immune system and are associated with cancers, reproductive and development harms, and reduced effectiveness of vaccines. In a study recently published in the Journal of Chemosphere, scientists concluded that burning chemicals known as PFAS do not effectively contain or destroy them but rather end up just returning either the same chemicals or their by-products back into the environment. In Manchester, the solids called sludge that remain after wastewater is treated are burned in an incinerator at the treatment plant on Winston Avenue. This does not destroy PFAS. Another quote from

the article “thus far laboratory scale studies have shown that when incinerated, PFAS can breakdown into toxic volatile chemicals and complete destruction of PFAS is dangerous because it can result in the formation of smaller PFAS chemicals and incinerators then emit them into the air.” Research shows that airborne PFAS can travel several miles from facilities like incinerators contaminating air, soil and water in nearby communities and increasing exposure for people in the area. What does that mean for us? Well, most of us already have some PFAS in our bodies but PFAS exposure daily in the air we breathe, on our clothing and bodies, in our gardens and swimming pools and on our children’s toys...the NH legislature has given the city and other wastewater treatment operators explicit authority to regulate the amount of PFAS industrial users send to wastewater treatment plants. Let’s not add to the cumulative weight of our health risk when you do have a better choice. Please exercise your authority and protect our community from PFAS pollution. Thank you.

Leslie Want, 623 Belmont Street, stated:

Thank you for listening to my testimony. I know most of you are thinking I am probably here to speak on an education matter but this evening I am here to address a very important health concern for our entire city. Most likely you have heard of PFAS chemicals already due to Merrimack’s lawsuit with Saint-Gobain Plastics. PFAS chemicals cause an array of health problems with our immunity and reproductive systems, potential cognitive delays and behavioral changes in children as well as cancer. My son works a very short distance from the wastewater treatment plant and has told me that the area outside his workplace smells horrible. What we know is that PFAS are going into the wastewater treatment plant and we know for sure that the sludge that is incinerated...these chemicals are being released into the air in Manchester. Manchester’s sludge incinerator is, by the way, the only one in the state. We also know that the chemicals travel easily by wind and water far and wide throughout our environment which means that we are most likely all breathing them in from the incinerator no matter where we live in the city. I will never know if my own cancer diagnosis at age 35 is due to PFAS, which have been in the environment since long before I was born. What we do know is that everyone has predisposition and exposure during a lifetime that makes them susceptible to cancer. I can tell you firsthand as a healthy young person with a one-year-old daughter that I never expected

to be diagnosed with a brain tumor. I never heard anyone say that they were prepared to hear that they have cancer or an autoimmune disease. We know that the best we can do is to limit our exposure to these harmful toxins that are being released. This is where you come in. The state has given you, the Board of Mayor and Aldermen, the authority to protect our community by amending the sewer use ordinance and add PFAS. You can protect the people you represent by changing the ordinance limit of the amount of PFAS that enter the wastewater treatment plant from upstream industrial sources. Changing the ordinance will not have a significant fiscal impact on the city but will have a huge impact on those of us living here. Please help protect our entire community, perhaps including your own family. Thank you.

Deb Roux, 97 Springwood Way, stated:

The past few times I have talked to you about the national monument to the forefathers because I want to educate everybody on the importance of the history of our country and I just wanted to put it out there that a year from Friday is the 250th anniversary of the signing of the Declaration of Independence and I am curious as to what the city has planned for that celebration because I believe we should really be talking it up this next year and the importance of knowing what our forefathers created for us and the structure of government we are supposed to have. I want to put it out there that I would be willing to help or head up a committee or do whatever I can to make it a grand celebration for the 250th next year. I will email all of you my contact information again so if anybody has any thoughts or ideas on what can be done to bring this awareness to everybody in our city, I would be happy to hear them. Thank you.

Kathleen Carswell, 385 Amherst Street, stated:

I have to wear the mask because I have been cancer free for a year so far and I am still on a trial so I have to stay healthy. That is why I wear the mask. It is not to insult anybody. My three things are one, Hallsville School. It is a good idea for that since people don't want Section 8 housing there. Can we please maybe do elderly housing with veterans also? Let them live there. Don't put a pickle ball court there because I will tell you right now that you will get so many calls in one day that your phone will be screaming. Maybe put up a community garden. Nobody's home value will go down. If anything, it will increase if you help the elderly and veterans. Second, I hope you can

get a 100% guarantee from the federal government that they are going to pay for any immigration ICE detainees at the Valley Street jail before we put anybody in there so we don't pay for that with our tax dollars. That is also very important because I don't see the government signing any 100% guarantee that they are going to foot the bill for that. Third, the PFAS chemicals coming out of the wastewater plant are going to be going into the Merrimack River. Do we want another lawsuit like they had down in Merrimack? We can't afford that in Manchester. It is disgusting. I don't want to see neighbor after neighbor going all the way down to the Atlantic Ocean basically getting affected by PFAS chemicals in the water because they have to process water down the river to be able to use it. It is only common sense. I don't know who thought about that one but that was not an Einstein idea to say the least. Finally, if I can please get some help from the Police Department in our neighborhood. I have had two different drug incidents. One when two people were passed out from doing heroin on the 105-degree day last week in their car running the air conditioner with their windows down passed out. I called the Police Department thinking that would be faster. EMS beat the police there. They woke them up and she tried to wake herself up. She couldn't. She told me to go to f*** myself and drove off. I said great. Then the police show up and they are already gone. She shouldn't have been driving. The other one was my neighbor and I followed someone for an hour and a half the other night in the pouring rain until 12:30 AM because he was walking in the street higher than a kite. Then he went and picked his friend up on Maple Street and pushed him in the wheelchair up Maple Street in the road. I was trying to give the police locations but there was no response. They said they had a shooting but can I get at least one officer in the city please to help? Thank you.

Beth Scaer, Nashua, stated:

On Saturday during the Manchester Pride Parade, I wore large signs that said why are so many girls having double-mastectomies and no puberty blockers and my husband wore signs that said there is no such thing as a trans child. We were repeatedly blocked from walking down the Elm Street sidewalk by a member of Antifa. From Citizens Bank to The Thirsty Moose, he used his umbrella to try to block our path and after I was able to pass him, he stood behind me and brought the umbrella down in front of me to trap and blind me. Then he tried to incite a mob against me and screamed in my face. Then

he chased me. Instead of helping me, the officer at the parade accused me of being the instigator, threatened to arrest me and forbade me from standing on the public sidewalk in front of the Pride Festival. Another officer who I talked to later that day told me that I wasn't welcome at Manchester Pride and that my messages didn't belong there. A third officer who I met at the Police Station on Monday morning told me that the actions of the umbrella wielding madman were protected by the First Amendment and implied that since we have had previous encounters with this crazy person we were also to blame. This reminds me of the old days when abused women were sent back to their wife beating husbands because they must have done something to cause the abuse. I was the victim. The police refused to help me and I want justice. I also want to exercise my First Amendment right to be on the public sidewalk at Manchester Pride or any other event in the city without being terrorized. I spent several hours at Boston Pride with my signs a few weeks ago without any incident. I wasn't expecting Manchester Pride to be a free-for-all for Antifa. You can watch the videos of what happened to me on Saturday at x.com/sidewalk_steve. Thank you.

Joan O'Brien stated:

I am the President of the NH Animal Rights League. I don't live in Manchester but we have members all over the state including Manchester and I visit the city often. Recognizing that you guys have big problems here, I did want to raise an animal welfare concern and that is the Reptile Expo, a recurring event that happens at the Double Tree Hotel. You had one in March and you had one this past weekend. This is not a traveling exhibit. It is a live animal marketplace where reptiles and amphibians are sold in the thousands to anyone who will pay for them. We visited in March and again this weekend and we saw animals crammed in plastic deli containers and tubs stacked up under harsh lighting with loud noises being handled by whomever. We saw teenagers leaving with snakes tucked under their sweatshirts not even in containers. I saw a couple of guys in the parking lot who had just bought a tortoise in a giant cracked Rubbermaid container and they admitted to me that it was an impulse buy. These animals are often sold to people who have little understanding of their complex needs and many face poor conditions and neglect when they get wherever they are going. I have brought along some testimony from a woman named Monique D'Allaire who used to work at these expos and has some insight or knowledge. She has seen vegetarian

lizards force fed meat to bulk them up. She has seen snakes in containers eating each other and countless reptiles thrown in the trash because they died in transport. As I said, I am not from Manchester but I really love Manchester. We recently hosted the Manchester Vegan Chef Challenge and I met so many wonderful people and so many cool people. Manchester has a gritty side but why can't it have a heart? Why can't it have a heart for the animals and not be cruel? I think it takes away from what is so great about Manchester. That is all I wanted to say. Thank you.

Stephen Scaer, Nashua, stated:

As my wife said, I stood outside of the Pride Festival wearing a sign that said there is no such thing as a trans child. I don't harass anyone. I wait for people to approach me about this important discussion. Unsurprisingly, I was surrounded by people who didn't like my message. They hemmed me in and pushed at me and swore in my face. When that didn't silence me, all someone had to do was shout to a police officer we have a situation over here and immediately the police officer had me moved to the other side of the street. This is an old technique. People used to use it against the suffragists. I know that Putin does that to silence any unrest. You cause an unrest and then you blame it on whoever you want to silence. I really appreciate the Police Department and I know they have to deal with violence and horrible crimes every day and I know they are short-handed. I hope that you will emphasize to them the importance of the First Amendment and that we can all safely express an idea in the public square. Thank you so much.

Paul Galasso, Meredith, stated:

It has been a while since I visited last. I live in Meredith but I do volunteer work here in the city. When I attend these meetings, each time it has been to discuss my own observations on the homeless and the progress being made by the mayor and his staff with the homeless initiatives group. I don't have time to go through all of the things that I have seen in a very positive way but progress is being made. One thing in particular that I thought was effective and it is kind of old news now because it is winter related but when 1269 Café discontinued overnight stays and the city acted to get 39 Beech Street open up the Engagement Center to allow homeless who didn't have a bed to come and at least stay in a warm area, that was a massive undertaking. I remember talking to

people when they first learned of it and also after they began using it. Some people actually wanted to stay. There are two camps – one at FIT and 39 Beech. Two different communities but the FIT community wanted to go to 39 Beech because they were being treated so well. The other thing I wanted to highlight were some other observations. I don't have statistics but I know the mayor and his team keep data and I don't know if this lines up with what they have but the first thing is it seems like there are more very serious mental health problems. I was just there 45 minutes ago and I will give you three examples of it. People have difficulty, as broken as they are, making the right decisions to climb out of the circumstances they are in. When they are that mentally ill, there is no chance and I don't know what we can do as a city here. It is a horrible thing to see and their behavior and some of the things they say and do are very sad. The second thing is it seems there are a lot more women. Again, I don't have the data but I was just over there a little while ago and talked to a pregnant gal I have been talking to for a couple of months now; a gal that was in rehab and now she has slipped back into it and she wants to get back out. She just had her stuff stolen and got beat up and has a black eye. There are a lot of those kind of stories but it seems like there are a lot more women and I don't know why. The last thing is I want to give some kudos to the police. They do an excellent job. Just today, and that is probably the reason I stayed late just to give you an example, we had a drunk homeless man who is well known. The police 4-wheel off road vehicle pulls up and called him by name and said I am disappointed by you today brother. You went five days, you were cool, and now you had to do this. Come on, you owe it to yourself. Then he drove away. I just wanted to give a shout out to that officer and the others. Mayor, I did leave you a message about a thing that was going on with another police officer. I have already started a conversation with the police and elected not to bring that up here. Keep up the good work.

Glenn RJ Ouellette, 112 Auburn Street, stated:

I will have lived at 112 Auburn Street for 25 years come December. Do you know that if I have to leave that apartment and I want to remain living downtown because with my medical condition and the buses downtown and the doctors nearby that my rent won't be the same rent that I have now yet the state passed a law that landlords now without any reason once your lease is up can ask you to leave? My biggest fear is how many

seniors and handicapped people that are now renting are going to be outside because they can't afford the increase in rent. I am hoping that the Governor vetoes the bill if it is not already too late. Manchester. Two weeks ago, you had Phish and roughly 90,000 people visited our city in three days. The roads were...oh my God, it made me think of Boston but it was controlled. I want to thank the departments heads of all the departments – Police, Fire, EMT's, Highway and whoever else was involved. No more than a few people were arrested. That is a job well done. We need more of those festivals. We underutilize lately Veteran's Park. We used to have so many festivals but we don't have them anymore. We have a few. That is important to our downtown. It brings the people of Manchester and those outside to those festivals. It helps the economy of our hotels and restaurants. Manchester is not a city that likes to celebrate itself. We just went by another June 1 last month and nobody mentioned that the city was celebrating another birthday as the City of Manchester. We can do better than that. We cannot just see no the news the negative. There is so much positive in this city and we need to keep it going. This is a good city. The last thing I want to say is there is a tree on Auburn Street right across from where I live. It is a city tree that has been hit twice already by tractor trailers. It is dead and every time there is wind, branches come down. It seems to me that my property management doesn't care about contacting the city so I am hoping that you get rid of that tree because it is a safety hazard. I also want to wish everybody a happy Fourth of July. I am glad that we are having fireworks and a military band again this year. Thank you very much. Keep doing your work and remember the elections are coming up. You can start registering on the 15th of July.

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

CONSENT AGENDA

Accept BMA Minutes

2. Minutes from the May 20 BMA and Finance meetings, and the June 3 BMA meeting.

Accept and Remand Funds

3. Communication from Jodie Nazaka, Economic Development Director, requesting permission to accept \$5,000 from SNHU on behalf of the Arts Commission.

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

4. 50/50 Sidewalk Petitions:

Residential:

1 Francis St
46 Hilton St
69 Brook St
81 Hamblet St
195 Bridge St
451 River Rd
955 Chestnut St

Commercial:

828 Beech St
947 Wellington Rd

Information to be Received and Filed

5. Office of Youth Services Department Report for May 2025.
6. Communication from Comcast regarding a price increase to the Netflix Standard Subscription and other packages.

REFERRALS TO COMMITTEES

COMMITTEE ON FINANCE

7. Resolutions:

"Amending the FY2023 Community Improvement Program authorizing and appropriating funds in the amount of Eight Thousand Five Hundred Dollars (\$8,500) for the FY2023 CIP 210623 Public Health Preparedness."

"Amending the FY2024 Community Improvement Program authorizing and appropriating funds in the amount of Thirty Thousand Dollars (\$30,000) for the FY2024 CIP 212124 Oral Health Program."

"Amending the FY2026 Community Improvement Program, authorizing and appropriating funds in the amount of One Million Six Hundred Thousand Dollars (\$1,600,000) for the FY2026 CIP C300040526 Opticom System."

"Amending the FY2025 Community Improvement Program authorizing and appropriating funds in the amount of Fifty Thousand Six Hundred Sixty Dollars and Ten Cents (\$50,660.10) for the FY2025 CIP C330040225 FY26 Manchester Police Department Highway Safety Grant."

Bond Resolutions:

"Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2026 CIP C020080126 2026 Revaluation."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Seven Hundred Thousand Dollars (\$700,000) for the 2026 CIP C100071826 Purchase of 6 Buses (Fleet Replacement)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2026 CIP C100071926 Purchase of 5 Buses (Fleet Expansion)."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the 2026 CIP C100080326 Information Technology Network Infrastructure."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Ninety-Six Thousand Dollars (\$596,000) for the 2026 CIP C130080226 Technology Projects."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Six Hundred Thousand Dollars (\$600,000) for the 2026 CIP C210070926 FY26 Deferred Maintenance - Municipal."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Three Million Four Hundred Fifty Thousand Dollars (\$3,450,000) for the 2026 CIP C210071026 FY26 Deferred Maintenance Program."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Eight Hundred Thousand Dollars (\$800,000) for the 2026 CIP C210071126 Carpenter Library Roof."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Fifty Thousand Dollars (\$50,000) for the 2026 CIP C210071226 Odd Fellows Interior Finishes."

"Authorizing Bonds, Notes or Lease Purchases in the amount of Three Million One Hundred Eight-Four Thousand Dollars (\$3,184,000) for the 2026 CIP C230071326 Motorized Equipment Replacement."

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Thousand Dollars (\$100,000) for the 2026 CIP C300040126 Protective Equipment (Gear)."

“Authorizing Bonds, Notes or Lease Purchases in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) for the 2026 CIP C300040326 Fire Station Alerting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Seventy Thousand Dollars (\$170,000) for the 2026 CIP C300040426 Women’s Locker Room Expansion.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Dollars (\$1,000,000) for the 2026 CIP C500070126 FY26 School Paving.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C500070226 FY26 Parks Paving.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Four Million Dollars (\$4,000,000) for the 2026 CIP C500070326 FY26 Roadway Program.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2026 CIP C500070426 FY26 Sidewalk Rehab and Expansion.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the 2026 CIP C500070526 Traffic Signal - Deferred Maintenance.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Thousand Dollars (\$100,000) for the 2026 CIP C500070726 Pedestrian Signal Installation.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the 2026 CIP C650050126 Parks Deferred Maintenance.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Twenty-Five Thousand Dollars (\$325,000) for the 2026 CIP C650050326 Wolfe Park Recreation Complex.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C650050426 Park Playground and Retrofitting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Fifty Thousand Dollars (\$150,000) for the 2026 CIP C650050526 CPTED - Parks Lighting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C650050626 Livingston Park Improvements.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C650050726 School Playground Replacement and Retrofitting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Four Hundred Thousand Dollars (\$400,000) for the 2026 CIP C650050826 FY26 School Deferred Maintenance - P&R.”

REPORTS OF COMMITTEES

COMMITTEE ON COMMUNITY IMPROVEMENT

8. Recommending that the Amending Resolution and Budget Authorization providing for the acceptance and expenditure of funds in the amount of \$8,500 for CIP 210623 Public Health Preparedness be approved.
(Unanimous vote)
9. Recommending that the Amending Resolution and Budget Authorization providing for the acceptance and expenditure of funds in the amount of \$30,000 for CIP 212124 Oral Health Program be approved.
(Unanimous vote)
10. Recommending that the Amending Resolution and Budget Authorizations providing for the acceptance and expenditure of funds in the amount of \$50,660.10 for CIP C330040225 FY26 Manchester Police Department Highway Safety Grant be approved.
(Unanimous vote)
11. Recommending that the request from the Planning and Community Development Director for extensions to various CIP projects be approved.
(Unanimous vote)
12. Advising that the FY25 Third Quarter ARPA Funds Report submitted by the Planning and Community Development Director has been accepted.
(Unanimous vote)

COMMITTEE ON PUBLIC SAFETY, HEALTH AND TRAFFIC

14. Recommending that the following traffic regulations be approved:

CROSSWALK

On Blaine Street west of Second Street
Alderman Barry

NO PARKING ANYTIME

On Greenview Drive, west side, from a point 194 feet south of Front Street to a point 70 feet further south
Alderman Thomas
(Unanimous vote with the exception of Alderman Goonan who was absent)

15. Recommending that the request from the Deputy Public Health Director for amendments to Chapter 117 Food Service Establishments of the Code of Ordinances of the City of Manchester by making changes to reflect the new food code and increasing various fees ought to pass and be referred to the Committee on Bills on Second Reading for technical review.
(Unanimous vote with the exception of Alderman Goonan who was absent)
16. Recommending that the request from the co-chairs of GLENDI 2025 to close Kenney Street at Hanover Street and Amherst Street at Hilton Street from 10AM to 11PM on September 12 and 13, and from 11AM to 5PM on September 14, for its annual festival be approved.
(Unanimous vote with the exception of Alderman Goonan who was absent)

JOINT SCHOOL BUILDINGS COMMITTEE

17. Advising that the Manchester School District Priority I status and financial report for May 2025 submitted by LeftField has been accepted.
(Unanimous vote with the exception of Alderman O'Neil and School Committee Member Turner, who were absent)

*HAVING READ THE CONSENT AGENDA, ON MOTION OF **ALDERMAN TERRIO**,
DULY SECONDED BY **ALDERMAN O'NEIL**, THE CONSENT AGENDA WAS
APPROVED.*

REPORTS OF COMMITTEES

COMMITTEE ON HUMAN RESOURCES/INSURANCE

13. Recommending that the request from the Parking Manager for an addition to the division's complement of one (1) newly created Parking Operations Superintendent position, grade 21, as well as adoption of the new classification associated with the position be approved.
(Unanimous vote)

Alderman O'Neil stated could we have the Parking Manager come up. I am trying to get my arms around why for 15 or more years we haven't needed a number two position there. I haven't read anything in what you presented that makes me think we need the position. Can you share with me as best you can why you believe we need a second supervisory position?

Faye Morrison, Parking Manager, replied I think the reason it probably hasn't been asked for is because the work that I am being asked to do hasn't been done in quite a

long time as I have said a few times before when I have come before this Board. It would be impossible for me to do the 31-year upgrades that need to be done and also do the event things that I need to and the homeless stuff I need to do. Victory Garage is becoming a much bigger project than I think was first imagined. I also need someone with some experience in parking that is more recent as we look at replacing over 300 pieces of infrastructure and building a new data management system. This isn't just about someone to supervise as I have said. I also need this person to be able to do real practical work. There are only so many things I can do in a day and the requests continue to come in. I had one come in on Friday from Alderman Long that I am trying to work on and get done to create some loading and unloading areas and also to look at the Canal Street lot and how it can be improved. It would be impossible for me to get to every project that this city needs done in parking without some help. I am already right here on the water line. I think the reason a lot of things haven't been done around parking is because no one person could do it all without help so it just doesn't get done. That is not in the best interest of the city. Things don't get less expensive; they get more expensive as I am finding. So, there are things you need done that need to be done right now. You are already behind. There is no other way to paint it other than that. It would probably take five years to get your parking situation to where it should be.

Alderman O'Neil stated I interpret what you say as we have been poorly managed for a number of years.

Ms. Morrison responded I did not say that sir.

Alderman O'Neil replied that is what you are saying. You used the term in your letter "31-year deficit" with system upgrades. We have had system upgrades.

Ms. Morrison stated you have not had any substantial upgrades since...

Alderman O'Neil interjected have we had system upgrades. You want to use the word substantial. That to me is a dig to the people who have worked in the system.

Ms. Morrison replied that is not what I said. What I said is that the work just hasn't been done and I understand why it hasn't been done. It is a huge undertaking and no one person could do it alone. I am admitting that and asking for the help I need to make sure that Manchester gets the best system they deserve and also that the money that is being entrusted to me to spend on those systems, including Victory, is spent well and competently.

Alderman O'Neil stated I will just say that you don't need to oversee the lighting. We have a Facilities Division who has worked with EEI who is going to oversee the project.

Ms. Morrison responded actually I do. That garage is my responsibility. I may have help and I appreciate that help but the day-to-day project management of not only the lighting project but some of the other safety measures that need to be upgraded are my responsibility as the Parking Manager.

Alderman O'Neil stated I think you will have to learn that we have some great assistance in other departments.

Ms. Morrison replied they have been very helpful to me but at the end of the day, alderman, with all due respect it is my responsibility.

Alderman O'Neil responded I disagree with you on that. It is going to be Public Works that manages that through a contract they have with EEI to do the lighting upgrade.

Ms. Morrison stated sir I am the one who has been doing the walk-throughs with EEI. I am the one doing the meetings. I have appreciated everyone's help. DPW and Owen have been a fabulous resource for me. Steve Mangone has also been very helpful with the security pieces. At the end of the day, it is the Parking Manager's responsibility to make sure those things are done and I take that responsibility very seriously. I want to make sure that not only is it done but that it is done well. There are a lot of moving pieces here and it is not just about the lights and it is not just about security. It is about the building being clean and about being able to put in the fencing that keeps it secure. We have just as much of a homeless problem in that parking garage as we do a theft

problem. One of my employees had their vehicle broken into on Friday. I take these things very seriously. I take the people who rent there very seriously and I want to make sure they are secure and protected and have a good experience when they go in and out of that garage.

Alderman O'Neil stated you are not changing my mind. You want to oversee everything even though there is help in the city to oversee those projects for you. I am going to support this because I have had numerous discussions with the Finance Director about this because she is responsible for parking but I think you have to trust the other people in city government and I don't think you do.

Ms. Morrison responded I do trust the other people in city government as I have said repeatedly. They have been helpful but they can't do everything for me sir.

Alderman O'Neil stated they can do this lighting project. You don't need to oversee that. You need to trust that they can do the lighting project. I just want to say that you have great doers in your department on the enforcement side and the repair of the equipment. You have people that are doers. Many of the aldermen call the enforcement officers directly. That has been the practice for a long time. You have to trust your employees and your fellow city officials. I am going to support this again because I have had a great number of discussions with the Finance Director about it but you have to trust people and I think what you said in this letter is not accurate. I agree that it is a shot at the past people who have overseen our parking system.

Alderman Fajardo stated another perspective is it is clear that you take your responsibilities very seriously. I have had a couple of incidents myself in Victory Garage. I appreciate that you are taking this level of attention and also, I think that people who are on the ground doing enforcement are not the same people who are asked to look at large scale systems and other things. I can appreciate the need to have another supervisory position. I agree with Alderman O'Neil that the city is full of staff who continuously collaborate. I see people in all departments going above and beyond constantly and I think yours would not be the only one that is stretched. What I was going to share was an anecdote. Over the last couple of years, I have been

interested in pursuing some permit parking on a particular block in Ward 4 and I have been continuously turned away because there is no capacity within parking enforcement to cover this area. There is also no infrastructure in place within parking enforcement to be able to accommodate it. All of that to say that I am experiencing some of the challenges within parking and I hope that with this additional staff person we will be able to...

Ms. Morrison interjected it will free up some time for me to have those kinds of discussions if you want to come in and talk to me about it. I am not aware of the area you are talking about but obviously capacity to be able to enforce it and not just create it is something we have to consider. I am also hoping that as we improve things and hopefully revenue increases that we can look at getting staff back to its original complement. I understand that cuts had to be made when they had to be made but now, we can look to the benefit of bringing those folks back on. I know that just hiring one more person has been very helpful. Like the gentleman who talked about the Phish concert, it allowed us to not only leave the Victory Garage open and the elevators and stairwells open for that weekend but I had the staff to be there to make sure that things went well. I was very pleased to find out there were no incidents. It was very crowded but there were no incidents at Victory. We can't go a week without that so I was very happy. I was concerned about the size of that weekend.

Alderman T. Sapienza stated I am happy to support this request. I appreciate how hard you worked with us in committee. I appreciate the final product.

Ms. Morrison responded I am looking forward to it as well. We had a meeting yesterday and the meter project should start the first of August and finish in October. The lighting people will be in next week. We are going to look at storage and hours of operation and get a schedule together so hopefully within a week I will be able to tell you the start and finish dates for that. The outside lighting has made me very happy because it has made a huge difference in illuminating that garage. I shared some pictures with the committee and even the little bit of light that flows into the garage makes what we call the front of house even brighter. I am working with DPW now on finding someone to do what we call wayfinder painting for over the stairwells and over the elevators. You would see a

bigger floor number with brighter paint so that people can find the exits and egress points. It would be like you see in any other parking garage. You see very visible wayfinding things that we want to improve. The two guys that we have hired as Maintenance I and Maintenance II workers in the last month have been just phenomenal in keeping the place clean, which has made a huge difference to folks as well. We are getting there but it is a lot of work and I just want to make sure that work gets done. I want to make sure that it gets done very well. I am just being honest. I do need the help. I know I have a good crew. I meet with them every week. I have a good Clerk in Scott and I just want to make sure that they have everything they need to be successful and that we deliver what the city needs. I know that the lighting project in Victory Garage is important to the Mayor's Office as well and we just want to make sure we deliver.

Alderman Vincent stated I read the letter and did not take it as you were making digs on anybody in the past. The past person that you replaced I am sure had several challenges with funding. Funding is always an obstacle in a city this size. I can tell you that I know your funding is always little and on the low end so you have to be super creative and use what you have and be thrifty with it. You have to answer to people who are going to ask you questions and want details. That is just the nature of the beast that we are in right now and that is what you are walking right into. I appreciate you. You have been very open with me on everything you have done and I look forward to what is happening and what is to come.

Mayor Ruais stated I would just add and I think we can close this out and have a motion but I want to add my thanks. I know you have only been with the city for a short period of time but I deeply appreciate your passion for the position and the clear want that you have to take this effort to the next level. I think what you articulated here is that we want to go to the next level as a city and parking is a big piece of that so thank you.

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

REGULAR BUSINESS

18. Nominations:
Arts Commission
Amy Regan to fill a vacancy as a regular member, term to expire December 1, 2026
Ambar Ruiz to fill a vacancy as a regular member, term to expire December 1, 2027
(Note: Pursuant to Rule 23 of the Board of Mayor and Aldermen, these nominations will layover until the next meeting of the Board.)
19. Confirmations:
Conservation Commission
Thomas Palangas to succeed Bill Gabler as an alternate member, term to expire August 1, 2026
Manchester Development Corporation Board
Andrew Boyle to succeed Stephen Grzywacz as a regular member, term to expire March 11, 2027

*On motion of **Alderman Long**, duly seconded by **Alderman O'Neil**, it was voted to confirm the nominations.*

20. Confirmation of Thomas J. Malafronte as Airport Director.

*On motion of **Alderman Burkush**, duly seconded by **Alderman O'Neil**, it was voted to confirm the nomination.*

Mayor Ruais stated congratulations Tom. I know we have had a couple of meetings to talk about your background but we are deeply pleased to make this confirmation this evening. I had an opportunity to talk to a number of the aldermen after I made the nomination. Alderman O'Neil called me a couple of times and said Your Honor you would be silly not to do this. I am really pleased that we are able to do this this evening. Congratulations. This is a terrific capstone on the 40 years you have been at the airport.

Alderman O'Neil stated I never remember three former bosses calling from out-of-state to say please choose Tom Malafronte. Mark Brewer, Kevin Dillon and Steve Adams all called.

21. Communication from Amy Chhom, Chair of the Manchester Development Corporation Board of Directors, requesting approval to enter into a purchase and sales agreement for the property located at 30 Amherst Street, with a purchase price of \$695,000.

*On motion of **Alderman Levasseur**, duly seconded by **Alderman Long**, it was voted to approve.*

22. Communication from Matthew Normand, City Clerk, requesting the Board reconsiders its vote to accept the report of the Committee on Administration/Information Systems regarding a charter amendment to move the date of the Municipal Primary Election, and further that the report be received and filed.

*On motion of **Alderman Long**, duly seconded by **Alderman Levasseur**, it was voted to reconsider the previous vote to accept the report from the Committee on Administration/Information Systems regarding a charter amendment, and to receive and file the report.*

23. Communication from Jodie Nazaka, Economic Development Director, recommending that the Board should only consider RSA 79-E Community Revitalization Tax Relief Incentive applications within the Redevelopment District, and should implement a temporary pause on its use within the Central Business Service District beginning with applications submitted after July 1, 2025.

***Alderman Long** moved to approve. **Alderman T. Sapienza** duly seconded the motion.*

Alderman O'Neil asked has the Board considered outside the district applications.

Jodie Nazaka, Economic Development Director, answered right now in Manchester there are two districts that 79-E's can be approved. It is the CBSD, Central Business Service District, and the Redevelopment District which is otherwise known as the RDV. Before the public hearing, I handed out a map and that depicts the two districts that they are allowed in. My letter is recommending that the area in pinkish red, which is the CBSD, have a temporary pause. I spoke with Alderman Long about maybe this being referred to the Committee on Administration to set some parameters for the Board to act on in this district.

Alderman O'Neil stated I am looking at the RDV district. Why is that section of the city not included? It goes right around it.

Ms. Nazaka responded that is a separate zoning district. Right now, the first area that was approved for the city was the CBSD and then in 2016 I believe the aldermen voted to extend the 79-E to include the RDV. The area that has the hole in the middle is a separate zoning district. I don't know off the top of my head what that zoning district is. I think it is a residential zone – maybe R-3. Right now, it just follows the outline...

Alderman O'Neil interjected so right now this ties specifically to zoning.

Ms. Nazaka replied yes, the existing zoning district. It is a little confusing that the CBSD is not a zoning district. That is the tax district where taxes are levied on the downtown businesses. The RDV is an established existing zoning district.

Mayor Ruais stated for the Board's edification, one thing that Director Nazaka and I had talked about was the potential if the Board so desires to have her give a presentation at the August meeting on some of the successes we have had in the CBSD. We can talk about it once everyone has had a chance to speak but that is something that the director has talked about wanting to do.

Alderman Terrio asked Jodie I know when Bob Gagne was still here we were talking about special tax districts. Correct me if I am wrong but I thought we weren't supposed to do 79-E in special tax districts.

Ms. Nazaka answered you are talking about the TIF districts, the Tax Increment Financing Districts. Those are part of the reason for this request as well. There will likely be a proposal for a TIF district brought forward to the Board relatively soon for the Pearl Street Parking Lot. Part of that TIF district would overlay the CBSD. The intent of the TIF district is to utilize the extra tax income. So, you certainly don't want to be giving tax breaks when you are trying to utilize that extra income.

Alderman Terrio asked so you will formalize the boundaries of the TIF at a future meeting.

Ms. Nazaka responded yes. Myself, the Planning Director and DPW are working on having that district bound laid out and working on a development plan as well as a financing plan to bring forward to all of you.

Alderman T. Sapienza so I understand the RDV district, it is wonky and disfigured. You said that was due to zoning?

Ms. Nazaka answered yes. It is an existing zoning district so that is the existing boundary of the zoning district. That is how it currently lies in the city. It is probably laid out that way because that is the way the uses in that zone follow. The RDV is a lot of kind of large pieces of property that have more industrial types of uses. In this area, for anyone who wants a conceptual reference, the Factory at Willow Street is in this area and across the street is Logistics Trucking Company. So, there are a lot of industrial uses there.

Alderman T. Sapienza asked when you say it is a zoning district, do you mean that the RDV is the district.

Ms. Nazaka replied yes.

Alderman T. Sapienza stated I am asking why the RDV is shaped like that.

Ms. Nazaka responded it is a zoning district and likely shaped that way to follow the way the uses are in that area. The RDV wouldn't be over any residential uses. It is following the nature of those uses and the abandoned rail corridor. Director Belanger may be able to describe it a little better than I am.

Alderman Fajardo asked how does this jive with the forthcoming zoning revisions and would we need to see an updated map.

Ms. Nazaka answered that is a great point and if there are any zoning districts that will be changing, which there likely will be with an upcoming zoning amendment, the district boundaries that the city has laid out for 79-E are going to have to change as well. That would be a future conversation.

Jeff Belanger, Planning & Community Development Director, stated to answer your question Alderman T. Sapienza, Jodie got the RDV absolutely right. It follows two abandoned rail corridors and there are historically a lot of more industrial uses around those corridors. RDV stands for redevelopment. It was put into place in the 2001 zoning ordinance and is meant to be a transitional district where some of those more gritty industrial uses slowly over time go away and there are other potential uses that could be made there but the shape has to follow the abandoned rail corridors.

Alderman T. Sapienza stated well the rail tracks don't look like that. They are nice and straight.

Mr. Belanger responded the two former railroads; B&M and the Portsmouth Branch did this Y shape and that is why it is like that.

Alderman Long stated my understanding is that the general court allowed us to identify redevelopment districts. Is that correct Jodie?

Ms. Nazaka replied yes.

Alderman Long asked so for example on the west side if it is not in here, we could identify an area for redevelopment which could use the 79-E.

Ms. Nazaka answered yes and the only reason I have not brought anything forward to the aldermen about that is the way the state statute is currently written, it limits the redevelopment district to units of four or less. So, most of the units in areas of the city where we would want to utilize this like the center city and the more dense areas of the west side are typically four units or more. We would have to do a deeper dive to see where in the city this would work. I have made a proposal to a state working board that

works with 79-Es to propose that it be increased to four or more because in Manchester it just doesn't make sense for the areas that we would like to utilize the program for.

Alderman Long stated Your Honor, when I had a conversation with Jodie, I said the Board may be interested in doing some parameters around the 79-E. We have been kind of shooting from the hip and the Administration Committee could review proposals that would help us decide on these applications.

Mayor Ruais replied that sounds terrific.

Mayor Ruais called for a vote on the motion. *There being none opposed, the motion carried.*

24. Application for a Community Revitalization Tax Relief Incentive, RSA 79-E, for 944 Elm Street.

Alderman Terrio moved to approve this for a four-year period because there is no affordable housing. In the past, we have done five and seven for people who have done deed restrictions.

Alderman T. Sapienza duly seconded the motion.

Alderman O'Neil asked how did you get to four and not five. I know why you didn't go to seven but why not five?

Alderman Terrio answered five and seven we have done in the past for people who have had deed restrictions.

Alderman O'Neil asked five doesn't need a deed restriction does it, Jodie.

Alderman Terrio stated we have done deed restrictions for five and seven in the past.

Alderman O'Neil stated I thought it was if it was more than five years it needed a deed restriction.

Ms. Nazaka stated Alderman Terrio is correct. For example, the Wellington Trade Center at Lowell Street got five years and they had a deed restriction that they have four or more units that will accept vouchers. The more recent one was 1138 Elm Street. You granted seven years and their deed restriction is that they have 14 units.

Alderman Kantor asked can we do four and a half. Is that possible?

Alderman Terrio responded I don't want to get into the weeds but I think we should stick with even numbers.

Alderman Kantor stated I was just thinking that he is a lifelong resident and his family owned the building for years.

Mayor Ruais stated we have a motion and a second for four years unless they want to accept a friendly amendment.

Alderman Terrio stated I want to stick with four years.

Alderman Long stated it is \$121,600 for the four years.

Ms. Nazaka replied roughly yes.

Alderman Long stated my concern on this is there were businesses in 944 Elm Street. I don't know what happened to those businesses. I am assuming they were told their leases weren't being renewed so they could do this. That is why I hesitate on granting this 79-E. I don't know how long they are going to keep these units at the price they claim they are going to be at. One of them is a micro apartment for \$1,100 or \$1,200 for 248 square feet. I am not sure...if there is nothing included in this motion, that apartment could be \$1,800 tomorrow because we are not holding their feet to the fire with respect to keeping these units at the price they are giving or doing a specific timeframe.

Alderman Terrio asked do you want to do a shorter time period.

Alderman Long stated I am not supporting this. That was my only concern.

Alderman Morgan stated I think a compromise would be five years. I think seven is extreme but I think five is fair. He already expressed that he is going to put a lot of work and furnish the apartments and do a lot of upgrades. It will be different than most. I don't see why it can't be what we have approved before and do five years.

Alderman Terrio responded in the past, we have done five and seven years for people who are partially or fully doing some kind of deed restriction. It is my understanding that this building has been in the gentleman's family for 50 years. I assume there is no mortgage currently. He is going to rehab and I appreciate that. We are providing an incentive but as Alderman Long just said, he can charge whatever rent he wants as soon as we approve this. There is nothing in this motion, once we grant him the tax relief...he can charge whatever he wants. There is nothing stopping him from doing that. What I wanted to add on to this to segue in what Alderman Long said is in the future when we do the 79-E I was going to propose that five years and above should be restricted to deed restrictions for affordable housing, workforce housing, etc. Everything for four years or less should be for people who aren't providing the city with that. It is capitalism and I appreciate that. Let him make as much money as he wants but we are giving him a tax incentive and he is making a profit. Again, I don't criticize him for that but the city is not getting anything in return. That is why I think four years is generous.

Alderman Fajardo stated I support four years. I was just going to say that when this moved into committee where we can start putting some parameters around it, I would be interested in figuring out if it is possible for us when we grant anything to anyone, to enforce it and ensure that it is not just a handout that we are giving in the short run. Not for nothing, we want to promote development but I would be interested in looking at that side of it as well when this gets into committee.

Alderman O'Neil stated Alderman Morgan I thought I asked the applicant if he was comfortable with a deed restriction and he said no. I don't think five years works then. I asked him that very question.

Ms. Nazaka stated he did clarify after the public hearing that he would rather not have a deed restriction.

Alderman O'Neil stated I don't think five years works then because we would have to have a deed restriction.

Alderman Levasseur asked is there a requirement that there must be a deed restriction if it is five years. We have been handing these things out like candy for a dozen years and I never heard of a deed restriction until the last couple of months.

Ms. Nazaka answered there is no requirement. I think that as the rents have considerably increased in the city over the last couple of years and supply and demand has...

Alderman Levasseur interjected so there is no requirement and his family has owned that property since 1973. They have owned other properties in the city. He actually lives in Manchester and pays property taxes. That is not an easy building to develop. I don't think it has a second means of egress. I don't know if it requires a sprinkler system because there is going to be housing. I think those zoning rules have changed. There is no parking around that area. Here is a guy that is going to invest \$500,000 out of his own pocket until he thinks he can get a better rate because rates are at 7%. This is a Manchester guy and Manchester family that is here. We have given these things out like chocolate candy to people who have never lived here and who have never given us any tax money. This is a Manchester guy who lives in this city. His family is well known and well respected. His father was a doctor in the city who paid a lot of taxes. You know what? This is exactly what we want to do. We want to incentivize people who live in this city and own these properties to go out there and do it. I don't want to give somebody from Massachusetts who couldn't make their payroll got \$5 million and wants to go to seven years now. He is asking for residential parking on that street over

there. We have had people come in here who don't live here. I am glad they do and I am not saying anything against them but when it comes to one of our own residents who was born and raised in this city, I want to give them every shot I can and I think four years compared to five years...I mean he is paying \$121,000 in taxes for that property right now and it is not a big property. It is really not. It is a small building. So, five years is fair. Let's do something good for somebody who is actually in a city property and lives here.

Alderman Terrio stated I appreciate Alderman Levasseur's comments but at the end of the day I don't care where the people are from. What I want incentivized is affordable housing. That is really the important part. When we do the proposal for 79-E in the future, I want to incentivize longer term if you have an affordable housing deed restriction and a shorter term if you don't. I think that is fair.

Mayor Ruais called for a vote on the motion to approve four years with no deed restrictions. Alderman Terrio requested a roll call vote. Aldermen Terrio, E. Sapienza, Barry, Vincent, Fajardo, and T. Sapienza voted yea. Aldermen Burkush, Morgan, Goonan, Long, Kantor, O'Neil and Levasseur voted nay. The motion failed.

Alderman Levasseur moved to approve five years. Alderman Kantor duly seconded the motion. Mayor Ruais called for a vote. Alderman Terrio requested a roll call vote. Aldermen Terrio, E. Sapienza, Vincent, Long, and Fajardo voted nay. Aldermen Burkush, Barry, Morgan, Goonan, T. Sapienza, Kantor, O'Neil and Levasseur voted yea. The motion carried.

Ms. Nazaka stated for the record, they are required to record a covenant that protects the city's best interest but it is not an affordable restriction. I just wanted to make that clear.

Alderman Long asked so the proposal that we were given, is that the covenant.

Ms. Nazaka answered no.

Alderman Long asked so that could be changed right now because they got their approval correct.

Ms. Nazaka responded we work with the Solicitor and draft the covenant based on the approval that the Board gave tonight.

Alderman Long asked does it include the presentation that the applicant gave to us.

Ms. Nazaka replied it would say something along the lines of to convert the upper story to six units, three studios and three...we can make it as detailed as possible but they have never in the past included the rents which I would be hesitant to include due to market fluctuations over the next five years.

Alderman Long stated I understand that. Do I want to help people that were born and raised in Manchester? Absolutely, but giving them tax relief is something that I want to consider. In their application it says affordable housing involved but the answer is not yes. I just wasn't sure on the covenant.

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

The Committee on Community Improvement respectfully recommends, after due and careful consideration, that the request from the Fire Chief for permission to enter into negotiations with Safe Haven for the donation of a Safe Haven Baby Box be approved.

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

The Committee on Community Improvement respectfully recommends, after due and careful consideration, that the Amending Resolution and Budget Authorization providing for the acceptance and expenditure of funds in the amount of \$67,128 for CIP C330040626 Manchester Police Department NIBIN Warranty be approved and referred to the Committee on Finance.

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

The Committee on Community Improvement respectfully recommends, after due and careful consideration, that the Amending Resolution and Budget Authorization providing for the acceptance and expenditure of funds in the amount of \$80,062 for CIP C410021526 Primary Care Services for the Homeless be approved and referred to the Committee on Finance.

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

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

Mayor Ruais called the meeting back to order.

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

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

"Amending the FY2023 Community Improvement Program authorizing and appropriating funds in the amount of Eight Thousand Five Hundred Dollars (\$8,500) for the FY2023 CIP 210623 Public Health Preparedness."

"Amending the FY2024 Community Improvement Program authorizing and appropriating funds in the amount of Thirty Thousand Dollars (\$30,000) for the FY2024 CIP 212124 Oral Health Program."

"Amending the FY2026 Community Improvement Program, authorizing and appropriating funds in the amount of One Million Six Hundred Thousand Dollars (\$1,600,000) for the FY2026 CIP C300040526 Opticom System."

"Amending the FY2025 Community Improvement Program authorizing and appropriating funds in the amount of Fifty Thousand Six Hundred Sixty Dollars and Ten Cents (\$50,660.10) for the FY2025 CIP C330040225 FY26 Manchester Police Department Highway Safety Grant."

"Amending the FY2026 Community Improvement Program, authorizing and appropriating funds in the amount of Sixty-Seven Thousand One Hundred Twenty-Eight Dollars (\$67,128) for the FY2025 CIP C330040626 Manchester Police Department NIBIN Warranty."

“Amending the FY2026 Community Improvement Program, authorizing and appropriating funds in the amount of Eighty Thousand Sixty-Two Dollars (\$80,062) for the FY2026 CIP C410021526 Primary Care Services for the Homeless.”

ought to pass and be Enrolled.

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

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

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2026 CIP C020080126 2026 Revaluation.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Seven Hundred Thousand Dollars (\$700,000) for the 2026 CIP C100071826 Purchase of 6 Buses (Fleet Replacement).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2026 CIP C100071926 Purchase of 5 Buses (Fleet Expansion).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the 2026 CIP C100080326 Information Technology Network Infrastructure.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Ninety-Six Thousand Dollars (\$596,000) for the 2026 CIP C130080226 Technology Projects.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Six Hundred Thousand Dollars (\$600,000) for the 2026 CIP C210070926 FY26 Deferred Maintenance - Municipal.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Million Four Hundred Fifty Thousand Dollars (\$3,450,000) for the 2026 CIP C210071026 FY26 Deferred Maintenance Program.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Eight Hundred Thousand Dollars (\$800,000) for the 2026 CIP C210071126 Carpenter Library Roof.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Fifty Thousand Dollars (\$50,000) for the 2026 CIP C210071226 Odd Fellows Interior Finishes.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Million One Hundred Eight-Four Thousand Dollars (\$3,184,000) for the 2026 CIP C230071326 Motorized Equipment Replacement.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Thousand Dollars (\$100,000) for the 2026 CIP C300040126 Protective Equipment (Gear).”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000) for the 2026 CIP C300040326 Fire Station Alerting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Seventy Thousand Dollars (\$170,000) for the 2026 CIP C300040426 Women’s Locker Room Expansion.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Dollars (\$1,000,000) for the 2026 CIP C500070126 FY26 School Paving.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C500070226 FY26 Parks Paving.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Four Million Dollars (\$4,000,000) for the 2026 CIP C500070326 FY26 Roadway Program.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Five Hundred Thousand Dollars (\$500,000) for the 2026 CIP C500070426 FY26 Sidewalk Rehab and Expansion.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the 2026 CIP C500070526 Traffic Signal - Deferred Maintenance.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Thousand Dollars (\$100,000) for the 2026 CIP C500070726 Pedestrian Signal Installation.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Two Hundred Fifty Thousand Dollars (\$250,000) for the 2026 CIP C650050126 Parks Deferred Maintenance.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Twenty-Five Thousand Dollars (\$325,000) for the 2026 CIP C650050326 Wolfe Park Recreation Complex.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C650050426 Park Playground and Retrofitting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Hundred Fifty Thousand Dollars (\$150,000) for the 2026 CIP C650050526 CPTED - Parks Lighting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C650050626 Livingston Park Improvements.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Three Hundred Thousand Dollars (\$300,000) for the 2026 CIP C650050726 School Playground Replacement and Retrofitting.”

“Authorizing Bonds, Notes or Lease Purchases in the amount of Four Hundred Thousand Dollars (\$400,000) for the 2026 CIP C650050826 FY26 School Deferred Maintenance - P&R.”

ought to pass and layover.

*On motion of **Alderman Long**, duly seconded by **Alderman O'Neil**, it was voted to accept the report and adopt its recommendation.*

29. Report(s) of this evening's remaining committees, if available.

There were none.

30. Resolutions:

"Amending the FY2023 Community Improvement Program authorizing and appropriating funds in the amount of Eight Thousand Five Hundred Dollars (\$8,500) for the FY2023 CIP 210623 Public Health Preparedness."

"Amending the FY2024 Community Improvement Program authorizing and appropriating funds in the amount of Thirty Thousand Dollars (\$30,000) for the FY2024 CIP 212124 Oral Health Program."

"Amending the FY2026 Community Improvement Program, authorizing and appropriating funds in the amount of One Million Six Hundred Thousand Dollars (\$1,600,000) for the FY2026 CIP C300040526 Opticom System."

"Amending the FY2025 Community Improvement Program authorizing and appropriating funds in the amount of Fifty Thousand Six Hundred Sixty Dollars and Ten Cents (\$50,660.10) for the FY2025 CIP C330040225 FY26 Manchester Police Department Highway Safety Grant."

“Amending the FY2026 Community Improvement Program, authorizing and appropriating funds in the amount of Sixty-Seven Thousand One Hundred Twenty-Eight Dollars (\$67,128) for the FY2025 CIP C330040626 Manchester Police Department NIBIN Warranty.”

“Amending the FY2026 Community Improvement Program, authorizing and appropriating funds in the amount of Eighty Thousand Sixty-Two Dollars (\$80,062) for the FY2026 CIP C410021526 Primary Care Services for the Homeless.”

*On motion of **Alderman Long**, duly seconded by **Alderman O'Neil**, it was voted to waive the reading by titles only.*

*On motion of **Alderman Long**, duly seconded by **Alderman O'Neil**, it was voted that the Resolutions be Enrolled.*

31. Ordinance:

“Amending Section 33.024, 33.025, & 33.026 (Parking Operations Superintendent) of the Code of Ordinances of the City of Manchester.”

*On motion of **Alderman Long**, duly seconded by **Alderman Goonan**, it was voted to waive the reading by title only.*

*On motion of **Alderman Long**, duly seconded by **Alderman Burkush**, it was voted to Ordain.*

NEW BUSINESS

Alderman O'Neil stated it was mentioned earlier but I just want to thank the band Phish and their fans along with Tim Bechert and everyone at the SNHU Arena as well as our city departments for a great job. I didn't go to a show but I know people that did and it brought life to downtown Manchester. People spent money. What a great three days in Manchester. It really was and all of our city departments should be congratulated for their efforts.

Mayor Ruais stated yes and the leg work that went into that as this is something that we were talking about in our department head meetings for a number of months. I don't even know where to begin with the thanks but the Clerk's Office, Economic Development, DPW, Chief Marr and the Police Department and Chief Cashin and the Fire Department. This was an entire city effort and it was incredibly well done. I think

Jodie had actually flagged for us via email some threads she had seen online from people who had come to the city to go to the concerts and some of the vendors who said that the city's operation was incredibly well run and extraordinarily efficient. They appreciated the police officers that were walking around. Kuddos to everyone who played a role in this. Thank you. If nobody has taken a look at what Jodie has put together, those three days brought to the city \$14.674 million and 92,000 unique individuals. It was incredibly well done. Thank you.

Alderman T. Sapienza stated we had some speakers during public comment about PFAS in the wastewater. Do we have any data in the city? Could we get EPD to give us some information at the next meeting?

Tim Clougherty, Public Works Director, stated in anticipation of questions based on recent articles in the press, we have sought some information that we want to share with the Board but I am going to have to consult with the City Solicitor to figure out the best methodology to share that information.

Alderman Terrio stated I have two things. There was a public speaker that said Manchester should pursue community power. The city is exploring that and Alderman O'Neil is the chairman of that committee. We have had a meeting and are exploring that. We may or may not go forward but Manchester is exploring community power. The second thing is I want to recognize our own intrepid reporter, Andy Sylvia for winning a prestigious NH Press Association award. Congratulations.

Alderman Fajardo stated I also want to extend congratulations to your colleagues at Ink Link. I think there were 13 awards so congrats to all of you. I wanted to also say thank you to the city departments that successfully oversaw the Pride Parade and Festival on Saturday. I was there and it was lovely. It is not without its controversy right now but I was very impressed by how the police were present and handling everything to the best of their ability. A good time was had by all. Thank you.

Mayor Ruais stated I would just build off of that for one second. The Police Department, whether it was the No Kings Rally out front here or the other protests that occurred at

Veterans Park where they walked down through Queen City Avenue and over to the west side, they have been extraordinarily professional. The men and women of that department do an incredibly good job of deescalating any kinds of situations. I am not familiar with the incidents that were alleged to have occurred during that time period but overall, the Police Department always puts in place really good measures to ensure that the city is safe for those individuals engaging in a form of protest or in this case a parade and making sure that we also protect other's rights within the city as well. Thank you, Chief Marr.

Alderman Morgan stated I want to recognize Erin Fleury, the daughter of David Fleury, Fire Chief, who is now going to Auburn to play Division I soccer. She went to Central and is clearly one of the best soccer players out of Manchester or NH. We wish her luck and we will follow her at Auburn University.

Alderman Long stated I wanted to call out Parkside's Joel Elliot for breaking the national record in long jumping in North Carolina. He is an eighth grader and I wanted to recognize him for breaking that record and wish him luck in the future.

Alderman Kantor stated I have a couple of things. I want to announce that Chill Fest is back. It is a concert series down by the river at Stark Brewery starting July 25 and running every Friday through September. It was a success last year and it is a great time to come together. I want to honor the legendary Don Tibbets, the ultimate gym teacher. He led with positivity and kindness. I am thinking of him and his family at this time.

Alderman Burkush stated I have a question for Chief Marr. This past weekend we had an officer involved shooting. I did write to the Chief and I expressed our support for the officer because I am sure he didn't want to start his shift like that. I want to know if he is okay and getting the support he needs and does he know that we support him?

Peter Marr, Chief, responded yes to all of those questions.

Alderman Long stated I just want to mention that at Arms Park last week they had a forum on homelessness. The stories were about people who were homeless in Manchester that are now self-sufficient. It opened my eyes to what the Police Department and Fire Department are doing. It was testimony of successes of people that were homeless in Manchester for years that have been self-sufficient for the last six months or so. I just want everyone to know that what we are doing is working. There are people successfully getting out of homelessness.

Mayor Ruais stated I appreciate that because it is a perfect segue building off of the conversation that you and I had yesterday and Alderman Burkush and I had this morning. I know I have gotten a number of questions over the last two meetings about an update on the Beech Street Shelter and the Engagement Center. My intent, and I wanted to put this on everybody's radar, is to call a special meeting later on this month to bring the Board into it. There are going to be a couple of actions that I am going to ask for ahead of the August 5 meeting. I have my two-week Army drill coming up from the 11th to the 27th. I will come back to file and I was looking at July 22 or 23 as the meeting date. I do appreciate when I get asked by aldermen what is the plan, what are we looking to do, what is the outline, what is your intent, what are the goals here. I want to bring everybody into that particularly ahead of August 5 when there may be some motions that I will ask for going forward. I just want to put that on everybody's radar.

Alderman Long stated I have another thing to put on our radar. It passed in the state budget that the Brook Street facility that Light of Life Ministries is running will be offered to the City of Manchester to purchase. If the city doesn't want it, they will offer it to the county. I know the county doesn't want it. If nobody takes it, they are going to put it on the market and if they do that it will be residential units. Brook Street is one of two facilities in the state that house women with children and there has always been a waiting list there. That is something that we are going to have to consider. The purchase will have to be before December and if it is not bought by the county or the city then it will go out to market.

Mayor Ruais replied thank you for that. After our conversation yesterday, I called Kristen McKinney and had a conversation with her. I also called Commissioner Weaver

who is on vacation this week. Her and I will have a conversation next week about what this would look like for the city and whether or not we could work something out to make sure we are protecting the women and children located there.

Alderman Terrio moved to enter into non-public session pursuant to RSA 91-A:3, II(d) for consideration of property acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community. **Alderman Barry** duly seconded the motion. Mayor Ruais called for a vote. The motion carried on a unanimous roll call vote with the exception of Alderman Thomas who was absent.

Mayor Ruais called the meeting back to order.

On motion of **Alderman Levasseur**, duly seconded by **Alderman Terrio**, it was voted to seal the minutes of the non-public session so that the proposed actions and decisions reached in non-public session are not rendered ineffective.

TABLED ITEMS

- 33.** Report from the Committee on Community Improvement recommending that the Amending Resolution and Budget Authorizations providing for the transfer and expenditure of funds in the amount of \$400,000 for CIP 610625 80 Merrimack Street (Residence at Chestnut Phase II) be approved.
(Unanimous vote)
(Note: Tabled on September 4, 2024.)

This item remained on the table.

- 34.** Report from the Committee on Lands & Buildings recommending that the request from Alderman Morgan to name the soccer field at Sheridan-Emmett Park after Thamba Mbungu be approved.
(Unanimous vote with the exception of Alderman Long who abstained)
(Note: Tabled on November 19, 2024.)

This item remained on the table.

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

A True Record. Attest.

A handwritten signature in black ink, appearing to read "Matthew Normand". The signature is fluid and cursive, with a long horizontal stroke at the end.

City Clerk