

COMMITTEE ON LANDS & BUILDINGS

November 17, 2025 at 5:15 PM

Chairman Levasseur called the meeting to order.

The Clerk called the roll.

Present: Aldermen Levasseur, Vincent, Long, Goonan

Absent: Alderman Thomas

Messrs.: D. Yarrington

1. Communication from Dan Yarrington, Founder and President of Tycoon Games, requesting an extension of their lease at 195 McGregor Street on a month-to-month basis at a rate 5% higher than the existing rent, effective December 1, 2025.

Alderman Long: What is the rent currently?

Dan Yarrington, Founder and President of Tycoon Games: It is in the lease; it looks like it is \$5212, but then it escalates up about 3% per year.

Alderman Long: What do you pay monthly now?

D. Yarrington: Including taxes, it is around \$7,500.

Alderman Long: This will go up by 5% of the \$7,500?

D. Yarrington: It will be 5% of the base rent, which is already adjusted up. The taxes get adjusted each year. The Tax Office sends us whatever the taxes are; they usually go up or down – usually up a few hundred dollars.

Alderman Long: As far as everything else in the original agreement, does that stay the same?

D. Yarrington: Yes, that will all stay the same. We have been there for five years now and we are not in a position to extend for the long-term, but we do have the Tycoon Arcade operating there now and we'd like to keep it operating. We have been a good tenant during our time there. There is a thirty-day notice in the lease, so if the landlord wants to give notice after this time-period, we could. Functionally, we want to keep going month-to-month.

Alderman Long: So if you pay December 1, and in January you want to leave, you have to give thirty day notice.

D. Yarrington: At least thirty days notice is what I recall. The lease is from five years ago, I haven't read it recently, but it is here.

Alderman Long: Would you have an issue with a one year lease?

D. Yarrington: At this point we are outgrowing that space. We will likely have to look for a new location. We are working with the Economic Development Department to look at other options in the city. We don't want to interrupt our being there. We have people that come in regularly. We'd rather find a new place, fit that up, and then move into that. That can be anywhere from three or six months from now, so I don't want to be tied to that location for a year.

Chairman Levasseur: I'd like to add an addendum that the City can give thirty days notice to you, so if we decide we want to go in a different direction in the next three to six months, we can.

*On motion of **Alderman Long**, duly seconded by **Alderman Vincent**, it was voted to approve the request with language included in the contract to allow for the City to give 30-day notice to terminate the agreement.*

2. Communication from Mark Gomez, Chief of Parks, Recreation & Cemetery, regarding an encroachment variance requested by 39 Bremer Street LLC to facilitate a safer driveway for the proposed development on Mammoth Road.

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

3. Communication from Jodie Nazaka, Economic Development Director, proposing an ordinance update to Section 36.40 Community Revitalization Tax Incentive of the Code of Ordinances of the City of Manchester regarding the terms of tax relief.

Chairman Levasseur: I like the way we had it before; I like the least amount of restrictions. I like flexibility, and I think this takes away a lot of our flexibility. I think it has worked fine. Every building is different. Some properties you may want to give more benefits to because they are worse, or they are going to add more affordable or low-income housing. This makes it more complicated than it should be.

Alderman Long: It gives the developers a little more understanding of what to expect. This gives some clarity to the developers.

Chairman Levasseur: Point well taken.

*On motion of **Alderman Long**, duly seconded by **Alderman Vincent**, it was voted that the Ordinance Amendment ought to pass and be referred to the Committee on Bills on Second Reading for technical review, with **Alderman Levasseur** being duly recorded as abstaining.*

TABLED ITEMS

4. Communication from Faye Morrison, Parking Manager, requesting approval for the installation of a mural on the Amherst Street side of the Victory Parking Garage.
(Note: Tabled on October 20, 2025.)

5. Communication from the family of Inspector William Moher, a police officer who died in the line of duty on July 3, 1921, requesting that the city find a fitting way to honor his memory.
(Note: Tabled on September 3, 2024.)

These items remained on the table.

*There being no further business, on motion of **Alderman Vincent**, duly seconded by **Alderman Long**, 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.

Clerk of Committee

*Meeting Start Time: 5:15PM
Meeting End Time: 5:19PM
Minutes Prepared By: Michael Intranuovo*