

COMMITTEE ON LANDS AND BUILDINGS

February 17, 2026 at 5:00 PM

Chairman Trisciani called the meeting to order.

The Clerk called the roll.

Present: Aldermen Trisciani, Sapienza, Bonilla, Kaw-uh, Kantor

Messrs: S. Nienaber, M. Lowe

1. Communication from Faye Morrison, Parking Manager, requesting authorization to install a mural on the Victory Parking Garage.

Alderman Trisciani: We did receive communication from parking manager Morrison that they did want to take this off the agenda.

*On motion of **Alderman Sapienza**, duly seconded by **Alderman Bonilla**, it was voted to receive and file.*

2. Communication from Manchester Connects requesting authorization to install a mural at the Canal Street and Pleasant Street crossing.

Suzanne Nienaber, Southern New Hampshire Planning Commission: I am here in the capacity as co-chair of Manchester Connects.

Matt Lowe, Manchester Connects: I am the chief Operating Officer of a local civil engineering firm Hoyle Tanner but on the steering committee with Manchester Connects.

S. Nienaber: The packet you received tonight includes an overview of a mural installation at the intersection of Pleasant and Canal which is a very trafficked pedestrian area that has some serious safety issues. Manchester Connects has targeted that as a priority especially because my co-chair Shana Hawrylchak from the SEE Science Center, really witnesses that as being a target pedestrian pathway for folks who are traveling to and from the mill yard every day. We have been in conversation with the City since about 2024 to really talk about what may be possible there. We had a mini charette to look at a range of safety and design improvements there. We basically worked with DPW with the Economic Development Office and other Manchester connects members with a lot of design expertise. Laid out a plan for a vision for that area but then put out for grant funding and we did receive \$25,000 from the HUD Foundation and with that we decided that the most important thing to do was to install a mural in terms of creating visual appeal and attention immediately. We also built-in funding to cover maintenance over a 5-year period and also to do some structural improvements. Including installing missing railings and doing some concrete ceiling and clean-up there. We wanted to protect the structure of the retaining wall and also create a good base for the mural. The mural itself focuses on the history of

Manchester and natural amenities. We had a mini charette hosted at SEE Science Center to complete that work and we have a concept in the packet.

Alderman Kaw-uh: I have a question regarding the TAP grant that the city won I think in 2019 or so. Do you have any concerns about what might happen to the mural once that gets funded, if it ever gets funded?

S. Nienaber: We're looking forward to that opportunity for the TAP grant to be constructed. Under the current tenure plan, that's scheduled for construction in 2030. At this point in time, we were really conceiving of a mural as being a kind of midterm to temporary fix so that we maintain that for 5 years, ideally when it comes time for reconstruction, the engineers can think about how to integrate the mural as appropriate.

Alderman Kaw-uh: Have these designs been shown to the Manchester Arts Commission or the Heritage Commission since it's in that historic area?

S. Nienaber: Yes. They've been floated through the Arts Commission because the Arts Commission will be holding the maintenance funds so that when ABC, Arts Build Community, completes maintenance on an annual basis, they will receive funds on that time. We came to this committee first; we'll be showing them to the Heritage Commission as well.

Alderman Bonilla: Love murals, big fan of them. My thing is just making sure that the City just gets a copy of the maintenance plan and the 5-year contract.

S. Nienaber: We have a red-line contract that we can submit to you and we will also include the maintenance plan and maintenance schedule.

Alderman Trisciani: One more point of discussion. I think rather than submitting it to us, I think we can run it through the Economic Development Office.

*On motion of **Alderman Bonilla**, duly seconded by **Alderman Kaw-uh**, it was voted to approve.*

3. Communication from John Griffin, Esq., on behalf of the property owner of 290 Granite Street, requesting a revocable license agreement for the construction of a permanent structure that will be partially within the city's right of way.

Alderman Trisciani: I did have a discussion with DPW about this and they did not have any concerns.

*On motion of **Alderman Bonilla**, duly seconded by **Alderman Sapienza**, it was voted to approve.*

4. Communication from Chuck Kurfeks, Commercial Assessor, regarding the market value appraisal of the Wilson School property.

Alderman Sapienza 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 Bonilla** duly seconded the motion. The motion carried with **Alderman Kantor** being duly recorded in opposition.

Chairman Trisciani called the meeting back to order.

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

On motion of **Alderman Bonilla**, duly seconded by **Alderman Kaw-uh**, it was voted to approve of the Assessor's market value appraisal of the Wilson School property and to set the minimum bid as determined by the committee.

On motion of **Alderman Trisciani**, duly seconded by **Alderman Kaw-uh**, it was voted to expedite the committee's report to the full Board this evening.

Alderman Trisciani: I do have one order of new business if you would indulge me: we have been having some discussions with the vendor who is working toward selling hot dogs down at the mill girl statue in the area that we've had reserved. When we redid the statute and the stairs as you guys know, we did create the pad for a vendor. That is parks and recs purview. I would like to bring forward a motion to grant approval to Dube's Dogs to operate at the mill girl steps location for a term of 5 years at the cost of \$500 per year subject to all other licensure.

On motion of **Alderman Trisciani**, duly seconded by **Alderman Kantor**, it was voted to approve with **Alderman Sapienza** being duly recorded in opposition.

There being no further business, on motion of **Alderman Kaw-uh**, duly seconded by **Alderman Kantor**, it was voted to adjourn.



Clerk of Committee

Meeting Start Time: 5:00PM
Meeting End Time: 5:28PM
Minutes Prepared By: Tom Hilton