

COMMITTEE ON COMMUNITY IMPROVEMENT

January 18, 2022 at 6:15 PM

Chairman Stewart called the meeting to order.

The Clerk calls the roll.

Present: Aldermen Stewart, Trisciani, E. Sapienza, Cavanaugh, Heath

Messrs.: S. Wickens, K. Ferguson, T. Fleming, T. York, R. Duval

1. Amending Resolution and Budget Authorization authorizing and appropriating funds in the amount of \$8,000 for CIP 412222 Department of Justice Investigation.

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

2. Amending Resolution and Budget Authorization authorizing, appropriating, and transferring funds in the amount of \$3,671,701 for CIP 811422 ARPA - Revenue Replacement.

***Alderman E. Sapienza** moved to approve. **Alderman Heath** duly seconded the motion.*

Alderman Long asked are these the original appropriations that we did to this revenue replacement in June. If not, do you know where it is coming from?

Sharon Wickens, Finance Officer, stated in the Mayor's packet, she had appropriated \$937,000 for the FY21 budget and she appropriated \$3.6 million but that was never put into a project. It is just sitting there on the balance sheet. I think we just forgot about it when we put it into the project for the FY21 budget. We never moved the other amount and we realized that as we were reconciling things. It was part of the packet and it was approved by this Board for that purpose.

Alderman Long asked so it is the same.

Ms. Wickens answered yes. It was just never moved.

***Chairman Stewart** called for a vote. There being none opposed, the motion carried.*

3. Amending Resolutions and Budget Authorizations, authorizing, appropriating, and transferring funds in the amount of \$43,250,000 from CIP 712722 Various Capital Improvement Projects to several EPD projects.

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

4. Communication from Leon LaFreniere, Planning & Community Development Director, requesting an amendment to CIP 212422 ARPA - Ready, Set, LAUNCH changing the administering department from the Health Department to the Planning & Community Development Department.

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

5. Communication from the Planning & Community Development Director requesting an amendment to CIP 810822 ARPA - Small Business Grants & Program Assistance changing the administering department from the Economic Development Department to the Planning & Community Development Department.

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

6. Communication from the Planning & Community Development Director requesting project extensions for CIP 611221 TWH Cares and CIP 811921 Cultural Competency Training through June 30, 2022.

Alderman E. Sapienza asked what is Cultural Competency Training.

Kathleen Ferguson, HR Director, stated Cultural Competency Training is equivalent to our Diversity, Equity and Inclusion Training. We know that there are so many different cultures here in the city and we just want to make sure that our employees who serve the public have cultural competency as well as diversity, equity and inclusion training to make sure that they stand by the core values, especially SPIRIT.

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

7. Communication from Mark Gomez, Parks, Recreation & Cemetery Chief, requesting an amendment to CIP 511222 - ARPA Park Rangers by making various line item adjustments to the budget authorization to account for anticipated expenses.

*On motion of **Alderman Trisciani**, duly seconded by **Alderman Heath**, it was voted to approve.*

8. Communication from Catherine Naczas, Executive Director of Manchester Housing & Redevelopment Authority (MHRA), requesting an extension of the maturity date of their existing \$650,000 HOME loan (CIP 612004 MHRA - Mary Gale Home Loan Restructure - 600 Maple Street) from 12/1/2033 to 2/27/2037.

*On motion of **Chairman Stewart**, duly seconded by **Alderman Trisciani**, it was voted to approve.*

9. Communication from the property owners of 1044 Hayward Street requesting subordination of a City lien in the amount of \$31,650.

Chairman Stewart stated I know that these type of requests have come before this committee from time to time. I think it is something that ultimately we need a policy on so that we are applying consistent criteria and fair to all concerned parties. I know historically speaking, and Todd or Leon please correct me if I am wrong, we have generally denied such requests if money is being taken out and not being put back into the property. That has been the past practice but not a policy. In speaking to staff, it sounds like they might be able to draft a policy for our consideration at a future meeting. As it stands right now, we do have a request before us.

Alderman Trisciani stated in talking to Planning about this, this lien per say is really money that the homeowner took out to do a lead abatement project, which is technically not necessarily something that is payable back to the city. If someone takes money from this program it is HUD funding and they have a commitment where it stays as a lien for three years and during that term they have to have completed the project obviously and removed all the lead and created a safe housing situation. They also have to keep rents affordable. While I hate when someone says they will be moving out of the city, I get their family situation and in my mind this is money...I don't believe Leon is here to confirm this but I think the lien on this property technically has another two years and I feel like we would still be in an economic position, even third on the lease, that if he chose to sell the building the HUD money would come back because they would have broken the terms of the agreement. However, the reality is if they are planning on moving, we have two years left where we will have another affordable home in the city that is lead free and under the agreement the property owner would keep it as affordable for the remaining two years of the term. Is that correct Todd?

Todd Fleming, CIP, replied at this point it actually would be three years. They haven't gotten their lead safe certificate yet. Their final invoice for this project will probably be processed sometime this month and then the compliance period would be three years from when the lead safe certificate is issued. That would probably be January 2025.

Alderman Trisciani asked but this isn't money coming out of any city budget but really HUD funding where other communities handle this as a grant but we choose to do it differently and put a lien on it to make sure that we are keeping the property affordable correct and make them hold up their term of the agreement.

Mr. Fleming answered we are consistent with other programs in the state. Yes, I believe the state program is a grant but ours is what we would call a forgivable loan for the reasons you stated. The mortgage is recorded and then forgiven at the end of the three-year compliance period.

Alderman Trisciani asked and during that period obviously we just check to make sure they are keeping things affordable.

Mr. Fleming responded yes on an annual basis we get a report from the owner certifying that the lead safe improvements are being maintained and the units are being rented to low and moderate income households at affordable rents.

Alderman E. Sapienza stated so to be clear, as of today we don't know if this project has been completed and if it is lead free right.

Mr. Fleming answered as of today I would say the majority of the improvements have been done and the final invoice is being processed. An inspection will be done as part of the program.

Alderman E. Sapienza stated it might be better to wait until we know it is completed.

Mr. Fleming replied I would defer to you on that. It will be completed. The contractor is currently on-site working. I don't see any reason why it wouldn't be completed.

Alderman Heath asked would it be possible to hold this request until it is completed. Maybe we can table it and have him come back when it is ready.

Chairman Stewart stated it is something we could do.

Mr. Fleming stated I think this could be tabled. If it is not approved tonight then basically they won't be able to get their line of credit approved for what they want to do. If they choose to move forward on their own then that would be up to them.

Alderman Trisciani asked can we make the approval conditional upon final certification because it sounds like the certification is going to happen. If the contractor is on-site...I would just hate to hold up their equity line.

Mr. Fleming stated we track when invoices are processed for these projects and when I looked at this project today there is an actual invoice that hasn't gone out yet. It should be processed in the next two weeks. Basically the way it works in the lead program is as the unit is completed it is inspected and they do dust wipes and once it is cleared the contractor gets paid for that unit. I could double-check on what is happening with that particular unit.

Alderman Cavanaugh stated I vote in the minority a lot of times with these but I do think it is good to have these property owners refinance and get a better rate because the

rates are so great right now. I totally understand what Alderman Heath is saying about confirming the certification but I would hate to hold this up. If we can approve this contingent upon confirming that I think that would be good.

Chairman Stewart stated I would be supportive of that. I just want to be clear that they are not putting the money back into the property. They are taking money out to buy another property out of town.

Alderman Cavanaugh asked that is where the \$31,000 is going. It isn't for lead abatement?

Alderman Trisciani stated in his letter, he and his wife and their young children are going to move further south to be closer to their family. I hate the fact that they are leaving the city but in the same token we have a property owner that cares enough about his property to take care of the lead abatement and to rent it out as affordable. His apartment would then become one more affordable apartment in the pool that we have very few of right now. As much as I hate that they are leaving the city because I hate when young people leave, I think there is something here where we could have a win on this as well.

*On motion of **Alderman Heath**, duly seconded by **Alderman Trisciani**, it was voted to approve the subordination conditional on certification of completion of the lead abatement program.*

- 10.** Petition to discontinue a portion of West Central Street.
(Note: Recommendation from the Department of Public Works attached.)

Chairman Stewart moved to approve. *Alderman Trisciani duly seconded the motion.*

Alderman Cavanaugh stated I did get a correspondence from Atty. Deachman late this afternoon. He says his client is the owner of the hotel and the parking garage and I just want to make sure that all of the abutters were contacted and they do know what is going on and have had an opportunity to weigh in.

Chairman Stewart stated we have Travis York, the building owner and Robert Duval from TF Moran here.

Travis York stated yes we have met with the various abutters. We met first with the hotel back in late September/early October and have had continued communications with the general manager there and the general manager of the parking garage. We recently exchanged communication that was favorable with them. It sounds like something maybe hadn't been communicated to the right folks but we will certainly insure that that happens.

Robert Duval, TF Moran, stated I brought with me an email from Kim Roy on behalf of the hotel/garage saying the concept is beautiful and she was forwarding to their ownership.

Chairman Stewart stated Kim Roy being the general manager of the DoubleTree and parking garage.

Alderman Long stated I can also confirm that when I first got a call from Mr. York on this proposal about two and a half months ago, my first call was to the hotel and I spoke with Ms. Roy. She was going to talk to everybody and she called me back and said there were no issues.

Chairman Stewart called for a vote. *There being none opposed, the motion carried.*

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

A True Record. Attest.

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

Clerk of Committee