

REPORT OF THE HUMAN AFFAIRS COMMITTEE

MARCH 19, 2003

A meeting of the Human Affairs Committee was held Wednesday, March 19, 2003, at 7:05 p.m. in the Aldermanic Chamber.

Chairman Lori Cardin presided.

Members of the Committee present: Alderman Stephen C. Lamos
Alderman-at-Large James R. Tollner
Alderman-at-Large David W. Deane

Members of the Committee absent: Alderman Marc W. Plamondon, Vice Chair

Also in Attendance: Alderman-at-Large Frederick Britton
Officer Glenn Levesque, Nashua Police Department
Klaas Nijhuis, Deputy Manager, Urban Programs
David Villiotti, Exec. Director, Nashua Children's Home
Richard Wood, Asst. Superintendent Preven., Fire Rescue
Paul Newman, Manager, Urban Programs Department
Katherine E. Hersh, Div. Director, Community Devel.
Alan Manoian, Deputy Manager, Downtown Programs

COMMUNICATIONS

From: Paul Newman, Manager, Urban Programs Department
Re: Community Development Block Grant

MOTION BY ALDERMAN TOLLNER TO ACCEPT AND PLACE ON FILE

ON THE QUESTION

Alderman Britton

Madam Chairman at the appropriate time I would like to talk about a proposed allocation of funds.

Chair Cardin

We plan to take that up under discussion this evening.

Alderman Britton

Very good.

MOTION CARRIED

From: Paul Newman, Manager, Urban Programs Department
Re: HOME Investment Partnership Program

**MOTION BY ALDERMAN TOLLNER TO ACCEPT AND PLACE ON FILE
MOTION CARRIED**

**MOTION BY ALDERMAN LIAMOS THAT THE RULES BE SO FAR SUSPENDED AS TO
ALLOW FOR THE INTRODUCTION OF A COMMUNICATION RECEIVED AFTER THE
AGENDA WAS PREPARED**

ON THE QUESTION

Alderman Tollner

Is this the communication regarding the Community Development Block Grant: Grant Writer and Hunt Building?

Alderman Liamos

That would be correct.

Alderman Tollner

Thank you.

MOTION CARRIED

From: Paul Newman, Manager, Urban Programs Department
Re: Community Development Block Grant: Grant Writer and Hunt Building

**MOTION BY ALDERMAN LIAMOS TO ACCEPT AND PLACE ON FILE
MOTION CARRIED**

UNFINISHED BUSINESS - None

NEW BUSINESS – RESOLUTIONS

R-03-167

Endorsers: Alderman-at-Large James R. Tollner
Alderman Marc W. Plamondon
Alderman Lori Cardin
Alderman Kevin E. Gage

**RELATIVE TO THE ACCEPTANCE AND APPROPRIATION OF FUNDS FROM THE
DEPARTMENT OF JUSTICE, STATE OF NEW HAMPSHIRE INTO SPECIAL REVENUE
ACCOUNT 331-6286 “DOMESTIC VIOLENCE UNIT”**

MOTION BY ALDERMAN TOLLNER TO RECOMMEND FINAL PASSAGE

ON THE QUESTION

Chair Cardin

I believe Glenn Levesque is here from the Police Department to speak on that. Come on up Glenn. Could you give us a brief update on this?

Glenn Levesque

Certainly. I am the grants writer for the Nashua Police Department. This is a continuation grant. We have had it since about '96 or '97. The amount of this grant is \$76,250, and it will support the domestic violence unit at the police department. There is a match, which has been budgeted in contingency to take care of that for us.

Alderman Tollner

Is the match equal to the \$68,000 of the grant?

Glenn Levesque

Not it is not. The match is \$8,773.

Alderman Tollner

This has come before us numerous times, and I think it is a great grant and there is very little expenditure on the city's part as far as our requirement accepting the grant.

Chair Cardin

I agree. Is there any other discussion on this?

MOTION CARRIED

Chair Cardin

I am going to exclude myself from discussion over this next resolution. If you wouldn't mind taking the Chair Alderman Tollner?

Alderman Cardin stepped down from the Chair and Alderman Tollner presided.

R-03-168

Endorsers: Alderman-at-Large Steven A. Bolton
Alderman Timothy B. Nickerson
Aldermen Marc W. Plamondon
Alderman-at-Large James R. Tollner
Alderman Stephen C. Lianos
Alderman-at-Large David W. Deane
Alderman-at-Large Fred Britton

RELATIVE TO THE ACCEPTANCE AND APPROPRIATION OF UP TO \$340,000 OF HOME PARTNERSHIPS FUNDS FROM THE NEW HAMPSHIRE HOUSING FINANCE AUTHORITY INTO SPECIAL REVENUE ACCOUNT 374-7009, FOR A SPECIAL NEEDS TRANSITIONAL RENTAL HOUSING PROJECT TO BE DEVELOPED BY THE NASHUA CHILDREN'S HOME

MOTION BY ALDERMAN DEANE TO RECOMMEND FINAL PASSAGE

ON THE QUESTION

Chair Tollner

Klaas and David would you like to come up?

Klaas Nijhuis

The resolution you have before you is for the acceptance of funds that would be channeled from New Hampshire Housing Finance Authority for a special purpose project to be developed in Nashua at the campus of Nashua Childrens' Home. The actual award commitment at this point is not yet resolved in New Hampshire Housing Finance Authority, and the \$340,000 that is represented in the Resolution is in fact – was our best guess when we helped author the resolution. It now turns out that it is likely that the amount to be received by the city will be closed to \$610,000. Maybe consideration needs to be given for an amendment to the motion.

**MOTION BY ALDERMAN TOLLNER TO AMEND R-03-168 BY AMENDING THE AMOUNT OF \$340,000 TO \$610,000
MOTION CARRIED**

MOTION BY ALDERMAN DEANE TO RECOMMEND FINAL PASSAGE AS AMENDED

ON THE QUESTION

Chair Tollner

Is there any further discussion? David would you like to provide some comment?

David Villiotti

About the project itself? What we intend to do – as some of you might know based on my prior commentary before this committee, we opened last year two facilities to prepare youths 16-18 years old for the obstacles of adult living. These are youth that come out of our larger residential program. It is the case though, and I talked about this some last month that no matter how well prepared those youth are, once they reach the age of 18 they may not have the resources to in fact live successfully on their own in the adult world without any financial or emotional support from their families whatsoever. We presently own the apartment building next door to us at 123 Amherst Street. It is a 5-unit apartment building. Our intent would be to basically gut this building, reconfigure it, and offer fully subsidized apartments to youth -- fully subsidized in the sense that we would have the youth work with young adults actually at that point. They would work; they would pay rental payments to us. It would be our intent to enter those rental payments into an interest bearing account and build a nest egg for the young adults once they leave this apartment. We would have to work out the final details of the operation of the project, but we are thinking that the youth would enter into the apartment once they age out of our program or we would have youth eligible from other programs as well –

anyone that has been involved in the child protective or juvenile justice system and ages out at age 18 would be eligible. They may be able to stay in those apartments until they are 21 years of age and then they can move on. Some may stay after that point, some would probably opt to stay for 6 months or a year and then move on.

We would provide a subsidized apartment. We would also have some staff present in that building to provide not necessarily intense supervision but support and guidance to these young adults in making their first entrance into the adult world. We think it would make a huge difference for youth to have a familiar face, to have somebody to share their problems with, to be next door to the people that they have had relationships with over the years. Once you age out of a program some of them leave with some savings. All too often they burn through those savings because they don't have the positive influences of Nashua Children's' Home staff. They do encounter a fair amount of negative influences though in the community that more or less prey on them. It is not unusual for kids to leave our place at 18 and try to make it on their own to have a couple of thousand dollars saved and 6 months later they have no money at all and they are homeless.

What we are trying to do is to finish the job and to give kids back who are in the unenviable position of being 18 years old and on their own really a fair start and a fair chance to be a productive adult in the community.

Alderman Britton

Dave the original amount was \$340,000 and it looks like you will have \$610,000 available. That is another \$270,000. Can you talk about will some of that enable you to do more work, is it more money than what you need to do the project?

David Villiotti

There are a couple of possibilities. We have – some of the original requirements from New Hampshire Housing Finance Authority in that they were federal funds coming through would have required us, and they may still require us, to not necessarily renovate the building, but basically to gut the building and to reconstruct from there. When we looked at some pre-estimates on that work as well as some of the architectural and pre-development costs it started to get close to that amount. The other possibility that we have talked about with the New Hampshire Housing Finance Authority and actually they raised it with us is that presently there is a mortgage on that building, and there has been some discussion of possibly refinancing at least a portion of that with this loan, which is a zero percent loan with a commitment of 20 years with the possibility of having it renewed afterwards. Right now we are paying about an 8% interest rate on the financing on the purchase of the building. What doesn't get used in the renovation, the reconstruction may get applied towards a refinance.

Alderman Britton

Thank you.

Chair Tollner

Are there any other comments? I remember about a year or a year and a half ago I was over at the Nashua Children's' Home and probably got my 5th or 6th tour of the place, and this came up. I had asked the people there what happens to these kids when they age out. I said what happens when they graduate high school I think is the way I presented the question. The response I got is basically what you said. There is such an investment over the years in these kids that have been dealt such a terrible situation and to let them out in the world where they take their next step without the support is very difficult. I think it is very difficult for people that have the support. Once again, I think this is another excellent program that you are working on, and I totally support it.

David Villiotti

Thank you.

Chair Tollner

Are there any other comments?

MOTION CARRIED

Alderman Tollner stepped down and Alderman Cardin presided.

Chair Cardin

Just to note for the record, I did not vote on that resolution.

NEW BUSINESS – ORDINANCES – None

MOTION BY ALDERMAN TOLLNER TO TAKE FROM THE TABLE R-03-158

MOTION CARRIED

R-03-158

Endorser: Mayor Bernard A. Streeter
Alderman Kevin E. Gage
Alderman Lori Cardin
Alderman-at-Large James R. Tollner
Alderman-at-Large Fred Britton

**RELATIVE TO THE ACCEPTANCE AND APPROPRIATION OF CONTRIBUTIONS
AND DONATIONS FROM VARIOUS SOURCES INTO SPECIAL REVENUE
ACCOUNT 332-6309 "NASHUA FIRE RESCUE'S RISK WATCH PROGRAM"**

MOTION BY ALDERMAN DEANE TO RECOMMEND FINAL PASSAGE

ON THE QUESTION

Chair Cardin

We have someone from Nashua Fire Rescue, Rick Wood.

Richard Wood

I am an inspector with the Fire Marshall's office here. I guess when we tabled this last meeting there was some questions about what risk watch is so I am here tonight to give you an idea about what risk watch is and what it is we are trying to do with this resolution.

Risk watch started about three years ago as a partnership between the Firefighter's Union and the Fire Department. The way this program works it was a curriculum conceived kind of like learn not to burn by the Nashua Fire Protection Association. It is an injury prevention program targeting eight different risk areas that kids are most susceptible to. They include motor vehicle safety, burn prevention, choking and suffocation prevention, poisoning prevention, falls prevention, firearms and injury prevention, and bike and pedestrian and water safety. The way that we operate this program is that we currently are in 40 4th grade classrooms both public and private here in the city with volunteers. We have over 50 volunteers. Those volunteers are actually firefighters on their off duty time that volunteer to go into the classrooms on a once a month basis. They are married to that classroom for the year so that the students in these classes are getting a firefighter from their local firehouse if you will.

It has been very successful. What we are looking to do with this resolution – we partnered in several occasions with different corporations here in the community, most notably the two hospitals in the community, and we received very generous in kind donations from Delta Education. What we are looking to do here is to stop having to come back 3 or 4 times. We did receive a grant from Hillsborough County Incentive Fund, which was the original creator if you will of this account that we are looking to place this in. What we are looking to do now is to have the availability -- most recently we were awarded a \$1,500 give if you will from St. Joseph's Hospital. What we would like to be able to do is put that into this account and expend it accordingly for this program.

Chair Cardin

Good program. How many kids do you say are served by this program?

Richard Wood

There are 40 different classrooms that we are currently in. Our goal is to be in all 4th grade classrooms here in the city in the fall. That doesn't necessarily – it is not a guarantee. There are about 25 kids a class so we are up around 800 kids – somewhere in that neighborhood – a 1,000 kids.

Chair Cardin

Terrific. It sounds like a really good program. Does anyone have any questions? Discussion?
MOTION CARRIED

DISCUSSION

Chair Cardin

I would like to invite Paul, Klaas, and anyone else that would like to come forward and discuss.

Alderman Tollner

Director Hersh said that she would be willing to provide us with a brief update on the on goings of her efforts with working with the Senior Center. If she could take 5 minutes and give us an idea of where they are at I think that would help some of us as far as where we might direct funds.

Alderman Deane

Before Director Hersh starts my one question is this the same group that Alderman McAfee is involved with? Okay. Thank you.

Kathy Hersh

We have been meeting with representatives from the Senior Center since before the holiday. As you all know they have had a proposal to expand their current facilities for some time and they have run into several obstacles; they have run into asbestos on the site and different things like that, which over the years has really prevented them from finalizing their plans and has also increased the costs for them to complete their project.

We did sit down and meet with them and suggested to them that maybe there were some opportunities to find a private partner who might be interested in working with them to maybe do some elderly housing on that site, which would be very complimentary to the Senior Center or other opportunities that there might be. In the meantime, we also were working on the downtown master plan, which is in its final version and going through review at the Planning Board and eventually will come to the Board of Aldermen. That document shows that areas as having more intense use – adding some housing, having a little more focus on the riverfront, which actually is developed as the trail is down along the shelf halfway between the parking lot behind the Senior Center and the river, but right now that path back there is really rather isolated and not connected very well. Therefore, it doesn't provide a really good opportunity or comfortable opportunity for people to walk on. There are a number of pieces that we were looking at at the same time.

The Senior Center did meet with a number of developers that I suggested to them – people who have expressed an interest in doing elderly housing in the City of Nashua over the last year or so and a number of people did go and sit down with representatives from the Senior Center, look at their plans, the Senior Center representatives were amenable to doing so. They have been at the table. We have been meeting either weekly or every other week at least since January. We do have someone who is interested and they are putting together their proformas

and looking at the site. We have, which the Board just approved the Finance Committee just approved on Monday night, a supplemental Brownfields Grant, which gives us the opportunity for us to as a city to look at that site and do the site characterization from the standpoint of the asbestos on that site, which will give further information and better information to be able to understand what we can or can't do with that site.

All of those pieces are coming together and it looks really good. The disappointing part is that we had hoped that there would be some economies of scale that would decrease the amount of money that is really needed by the Senior Center, and it doesn't look like it is really going to do that. It looks like the Senior Center still needs I think at this point they are saying \$1.5 million and it doesn't look like we have been able to reduce that cost, which was initially our goal, but it does look like a better project because you do have that increased use on the site and really that very compatible use. Everybody seems to be very excited and moving forward. There are actually more pieces involved even as this thing is kind of evolving that I can't exactly talk about, but they are all positive and everybody is really working together and excited about being at the table together. It seems, except for the money part, it is a very positive – it has been very positive.

Chair Cardin

That is good news. At least there is something good coming out of this. I think your input and all of your department have really had some major role in getting this to happen. Thank you for doing that.

Kathy Hersh

Thank you.

Alderman Deane

I just have a couple of comments, and it is going to take me a while to understand this, but as of for what the city's involvement with the senior citizen's center I believe they – when I was on the Board of Public Works we waved I believe it was \$900,000 in tipping fees for the anticipated asbestos waste that has to be hauled off that site. I also believe I saw a document, which Commissioner Hall at the Board of Public Works was looking at that abatement work that was like \$25,000. This committee, prior to my arrival, had given them \$225,000, and after my arrival I had co-sponsored legislation with Alderman Cardin to increase the amount of parking spaces around that facility at no charge that were maintained by the city to help with their parking problems over there. What I don't seem to understand and I am probably going to have a real hard time grasping the fact is that area over there is laddened with asbestos form Temple Street to the water. To even contemplate to continue on building over there to me just does not make any sense at all. The ground is unstable because it has been filled so much. I think that is one of the reasons why there are so many problems with the sewer lines and the storm water lines over there because of the amount of asbestos that has been dumped in there. Although people don't want to talk about it, it just seems like that Bridge Street property, which has been cleaned up, the old Mansville site, which has been cleaned up, which is flat, which has water and sewer already on it, which would require moving probably 6 inches of loam off of it and then could build something that would be ADA compliant all on one floor, they would have ample parking.

The worst part of that property is where it – it is not the worst part of the property, but the

problem part of that property with all of the sewer interceptors and I believe there is some railroad right of ways and what not out in the rear part of that lot closest to the river and I know it is on everybody's list as keep it as a green space or put a train station there. My theory in reality on this is that if we were going to do something – I agree with Alderman Britton that something should be done, and even if it became a bond issue – asking for \$1.5 million out of CDBG I think is a little much. That is a lot of money. When you look at all of these interest groups that this money is spread out to and it is spread pretty thing – I think that we get for the money that is put out and for the way the money is used I think the community – these people use their money wisely. It is well planned on what they are doing and it helps a lot of the housing and the non-housing and things of that nature – these people wouldn't have this money and they wouldn't be able to utilize it and repair their buildings that are helping out the less fortunate.

I just can't see spending much time on the Temple Street site. I know there is a green space issue and I know there is a train station issue, it is just if we are going to build something – I wonder what a building that has the square footage that they would need or what they would want or would require after we figured out who was there and what they needed – we own the land so they don't have that cost and if we put something up over there. I don't know what they would be able to do with that facility over there, but it just seems like a prime location to do something on where you would be starting from scratch and the price will probably be a lot cheaper to put that building up.

Kathy Hersh

We certainly share some of the concerns that you have, which is why that site characterization is really important and once that is done, which is our highest priority – we were just waiting for the contract to get approved so that we could move forward and have a GZA start that site characterization, but that is an issue, however, because they have an existing building that they are adding to as opposed to starting from scratch they have more of a known and they are not – and although there is some asbestos where they are planning to put the addition, the majority of the asbestos is in the back, and that is going to stay a parking lot. That is currently the plan. The site characterization may lead us to look at other alternatives. At this point, I think it is reasonable to be able to do what they want to do within the amount of money. I don't think it will save you any money to put it at another site because you are going to have to build the entire 25,000 square feet as opposed to 7,000 with the basement underneath it.

Alderman Deane

If you priced out a steel structure that they have now on a slab – they are looking at foundations and digging and asbestos abatement – if you poured a frost wall on a slab and made it all one level I don't think the cost is going to be what they are going to be spending over there. I would like to see the numbers on that.

Kathy Hersh

I will do the numbers. I will make sure that I get the numbers and make sure that it is accurate.

Alderman Deane

It just doesn't seem – granted...

Kathy Hersh

If that is an alternative, that is what we should be looking at.

Alderman Deane

Even if you use Bridge Street and I know a lot of people don't want to use the Bridge Street property because well initially Paul Newman had come forward with a bus depot there – they didn't want to use that area because of the increase in traffic and there is no green space in that neighborhood. Very rarely do you see that piece of property being utilized unless – usually on Sundays that lady has her dog thing there or an occasional pick up soccer game, but it is really that piece of property really isn't utilized. Granted it is nice to have green space. The further you walk in the back down there is some beautiful property down there. The property that abuts the river that runs around the back is a beautiful piece of property. The city is lucky to own that.

I know we have to deal with this eventually. I just can't agree with doing anything on Temple Street it just doesn't make sense to me. If Kathy can show me otherwise financially it does I will gladly hop on the bus.

Alderman Britton

Thank you Madam Chairman. I want to congratulate you and your committee on all the hard work that you do year after year providing money to these very needy organizations. I have come this evening to speak on behalf of the Nashua Senior Center and ask the committee to consider using some of your funding that is available this year for new activities – to provide more monies to the Senior Center. I know in the past that we have provided funding. We provided \$100,000 initially when they went to develop the center itself - \$100,000 of the \$350,000 cost. We have abated tipping fees and we have helped them with parking. They still need our help. As you all have read in your handout this evening the elderly population is increasing by 3-5% a year, the existing 10,000 sq. ft. building would be expanded by 7,700 sq. ft. and undergo major renovations. They need our help. They have been trying very hard. They have raised \$940,000 out of an anticipated cost of \$2.4 million. They may have to modify that \$2.4 million plan. I think as all of you are aware they have been before the Board of Aldermen – before your committee and provided a detailed briefing on their proposed plan on their renovation and expansion.

I would ask the committee to – even though this year we are in the last year providing funding to the Senior Center through CDBG funding and that will be \$225,000 that this committee has allocated. I would ask the committee to consider allocating another \$225,000 over 5 years to help the Senior Center. Providing these funds through CDBG would negate the need of increasing property taxes and providing it through property tax income or would actually lessen the amount that we have to bond if the Board decided in the long run to bond and help the Senior Center with their renovation and expansion. The CDBG eligibility is established. They have 3,000 members. Sixty percent of the members have income below \$20,000 a year. Activities are presented by HUD to be eligible. I would ask the committee to consider funding another \$225,000 over 5 years. This would show a tremendous commitment by the city, by this committee, it would lessen, as I mentioned before, revenues from taxes or from a bonding effort,

it goes to an excellent cause, they need our help. They are in a desperate position at this time. According to Director Hersh they are going to need the funds one way or another even if they do have a partnership to build some senior housing. That is my request Madam Chairman.

Chair Cardin

Thank you Alderman Britton. I think \$1.5 million is unreasonable to take from CDBG over any amount of years. I don't think it is the right place to get that kind of money. There are many organizations and many programs out there that we would not be able to fund or support if we decided to even – if we even considered giving them \$1.5 million. I don't know if someone wants to make a motion.

Alderman Deane

Where did this \$1.5 million come from? Is that what they need currently from what their original estimated bottom line was for construction? The way that Kathy is talking about it now they are going down other avenues to look at other things to do – other ways to do things. This is just a – I would consider this like a study number right?

Chair Cardin

My understanding Alderman Deane is that project is now at about \$2.4 million and they have raised \$900,000.

Alderman Deane

Yes, but the scope of the project has changed significantly since – just have to listen to what Kathy had to say.

Chair Cardin

I don't know that what they are doing is changing all that significantly. I think the same amount of square footage is going to be added; the same improvements that they talked about initially are still going to be done. Even though they partner with someone else I don't know that their plan has changed all that much.

Kathy Hersh

I would concur with that. It is really what we were trying to do by looking at some other partnerships was to see if there were any economies of scale and any ways of combining two different uses and generating a project that would cost the Senior Center less. That was a great idea, however, it wasn't successful in really lowering the costs of the Senior Center. They go back to their – what they are doing right now, which is what their plan is, and still working with this other entity to see how that also fits, but it wouldn't change really their need for the \$1.5 million at this point.

Alderman Deane

What is that building assessed at do you know?

Kathy Hersh

I don't know. I can look it up.

Alderman Deane

Then they have the land next door to it that house that they bought and tore down, they have that as well.

Kathy Hersh

That is the city's property.

Chair Cardin

They did land swap.

Alderman Britton

We did a swap with them.

Kathy Hersh

Does the Senior Center own that piece in front? I apologize.

Alderman Deane

They own that piece of land that Park construction has been staging on for the CSO work in that neighborhood. I was just wondering I know part of the deal they had with Park was when Park construction was done they had to return and repave the parking lot and put it back because it is totally – that one whole section is pretty beat up. Have they gotten to that Paul already?

Paul Newman

Just to make sure you are talking about the right pieces, the city had the piece immediately adjacent to their building, which was the entrance to the parking lot. The city did own that and then as was mentioned there was a house further to the east that the Senior Center on their own acquired. They owned that lot further to the east. Then as some people recalled there was a swap of the property that the house sat on with the city's parking lot adjacent to the – the bit of the parking lot adjacent to the Senior Center. The piece of park now is actually city land.

Alderman Deane

The house is torn down.

Paul Newman

Actually the Senior Center owns the part that continues to be used as a public entrance to the parking lot.

Chair Cardin

Are you done Alderman Deane?

Alderman Deane

I guess so.

Alderman Tollner

We could go in a lot of different directions with this project for the Senior Center. I agree with just about every speaker. I agree with Alderman Deane that maybe that isn't the best location if you really do want to expand. I also agree that if we find a different location – I already have a couple of things; not that there are 15 chefs, but I thought of something the other day and I was going to call a business that has a building in Nashua that would be a nice fit.

I agree with the need for us to do something for the Senior Center. I am not comfortable taking all of the money out of CDBG even if it is over an 8-year period. I think that we have been very supportive of all of the agencies and some of the programs that we have approved in the past. As mentioned to some of you earlier a number of years ago the Boys & Girls Club put a pretty extensive renovation together for their facility and all of the numbers added up. They had this much money from outside donations, this much money from other grant monies, this much money from the city grant CDBG, and we have done a lot for them also over the last couple of years as far as infrastructure around the site. I think what we are going to have to do is do one or two things – a combination of CDBG money and then maybe take some money out of the city budget whether that is through a small bond or out of the budget.

The thing that I am a little concerned about is that we keep throwing out this figure of \$1.5 million and that is basically to do work at that site regardless of what the project is going to look like. That is a considerable amount of money. Is a million dollars a considerable amount of money? That is more reasonable when you look at this, but the bottom line is we need to come up with something because they have been floundering with this situation for the last 2-3 years and that is where I agree with Alderman Britton. If you look at other cities there is a considerable amount of city money, programs, revenue that is given to the seniors. All you have to do is look up in Manchester. I do think that there is something that we should do for the seniors after everything that they have given the city. I can't imagine living here my entire life as a senior citizen and having to go to that building everyday and not having the support that you might be able to get from other communities. Bottom line is we need to come together and do something. I don't think it is taking all of the money out of CDBG, because that is not what CDBG money is for. If we did that there would be a considerable number of agencies, programs, lives that would be disrupted, but maybe a combination of a number of different things to get to that end point is the right way to go and we just need to stay focused on it in the coming months.

Chair Cardin

Are you making a recommendation Alderman Tollner?

Alderman Tollner

Not right now I am not. I would like to see how the conversations go and then I would be happy to make a recommendation.

Alderman Deane

I just would like to see some sort of a report from the steering committee of their findings and recommendations. I remember when Mayor Streeter appointed Alderman McAfee as the Aldermanic Liaison to the Steering Committee and that was over a month or so ago wasn't it Kathy? How long have you guys been meeting? We haven't heard – a couple of months – we haven't heard anything. I agree with Alderman Tollner that something should be done. I think that bottom line of \$1.5 million is a hefty sum to be taken out of this fund. I would just assume find another funding mechanism for this, but I would like to see some sort of documentation about what the recommendation of the steering committee is and not dilly dally around with taking dribs and drabs out of CDBG. I think that is the wrong way to do it. If we gave them \$15,000 a year for 100 years they would get their \$1.5 million right? They are asking for \$1.5 million and they need this money to start building. Even if you gave them \$225,000 and you gave them \$50,000 a year for 5 years that still isn't going to help them build the building. By the time they get that money Fred then it will be – this is either got to be built now – this is the problem they had before they got their money together and as things slowed down and ground to a halt construction costs kept going up, ad up, and up, and then as the economy went south there was nobody there to help them out with donations. When times were good the donations probably came a little easier. Now the donations aren't coming anymore so they have some money but not enough, they have a plan of what they want to do, but they are short the funds. They want to do the construction now. Funding out of CDBG I think isn't the way to do it. I would just assume find another way to do it.

Chair Cardin

I share your frustration. I think that the whole effort that they have put forth in raising funds has – I have been frustrated. I have been frustrated because my understanding is that some of that money had been taken out for operating – they were kind of defeating their own purpose with their capital campaign, and I don't know if someone does make a motion to add some money to CDBG to help them move a little bit further – we need to make sure that what they are doing is what they need to be doing. You build a building and you can't just let it run into the ground for the next 20 years. They need to have an ongoing plan for this. They build a new building and they don't do any fundraising or any capital campaigns for the next 20 years they run it into the ground and they come back with their hand out again I have a problem with that. I don't know if it is a Board issue or administration issue or – I think it is something that we need to hold them accountable for and if we're going to give them any money make sure that they are doing what they need to be doing over there.

Alderman Britton

Thank you Madam Chairman. They have raised a little over \$940,000. I am on the Board of Directors of the Adult Learning Center. We had a capital campaign and raised $\frac{3}{4}$ of a million, which ended about a year and a half ago. The economic times were better. This is a substantial number to raise. We have had their Board of Directors before us, their building committee before us pleading almost begging for money so they can stay in operation and

continue to support the seniors of Nashua. They have plans. They have architectural engineering plans. They have spent \$340,000 in that area. They talked about a scaled down version. I think this is their Cadillac version in my opinion of what they need to do. They talked about spending less money to renovate and expand and they may have to do something of a lesser project. I think this is a very good way to spend CDBG money. They are in an area where they are eligible that low income is mentioned – 60% of them make \$20,000 or less. We have abated monies. We have given them money. They still need more money. They need our help. I think this is a fair way of doing it and perhaps an amount of \$225,000 over 5 years would be reasonable, it certainly would stay away from that big number of \$1.5 million. It would, as I mentioned before, it enables them it enables us to have almost of a ¼ of a million dollars to help them with their project and it lessens the amount we would have to raise through taxes or through bonding in one way or another.

Chair Cardin

Alderman Britton do you know when the last amount of money is that they have raised? They have raised \$900,000. Have they stopped? Is it done? Have they raised any money over the last 6 months or is that something they had done and just...

Alderman Britton

I don't know how much they have raised over the last 6 months. I know I gave Pat Francis some ideas on organizations to go to to try to raise money. I think we have an excellent chance here of showing our commitment of showing a continuing commitment to someone who needs help. They need our help.

Chair Cardin

I don't disagree with ...

Alderman Britton

I see this as a partial way of helping them.

Chair Cardin

But is it going to make a difference. I guess that is my question. If we give them \$225,000 and they need \$1.5 million what is that going to do for them if they are not able to raise more money?

Alderman Britton

Well I think that is another part that the committee is looking into – is there a way where the committee that Director Hersh serves on and Alderman McAfee – they have already looked at a lot of these building organizations, but it sounds like Director Hersh has mentioned an area where there may be someone now that will be able to combine the Senior Center's activities with some senior housing. I just think we are in a position to help here. It is your committee Madam Chairman. You have as mentioned in your cover letter there are some over \$300,000

perhaps to work with for new activities. If \$45,000 or \$50,000 of that is taken for the first year it would still leave a substantial amount left. I know everybody is doing their best, but I think they really need our help and we have a chance to help them here. Thank you.

Chair Cardin

Thank you.

Alderman Liamos

Thank you Madam Chairman. The government doesn't always move at breakneck speed, but in this case I agree with all of the discussion this evening, but I also agree with Alderman Britton's position that he stated – it demonstrates some level of commitment. I agree with my colleague, Alderman Deane, who said \$225,000 of a \$1.5 million requirement isn't going to get there. We have the administration, the department head Mrs. Hersh, Alderman McAfee, we have teams of folks working I believe in a good faith effort to try to find a resolution here. There is no easy answer. There will not be any money just dropping out of the sky for us. It will require either bonding or it will require a line item in the budget to get this project completed, but at the same time I agree that the \$1.5 million can't come out of – it would suck up all available funding on a one time basis, but I am willing to support \$45,000 over 5 years as a start. We recognize that it is probably going to be after this budget season, maybe sooner, but we've got a number of activities and actions going on with partnering, looking at the site, and the management of the center themselves have to re-look at their project in terms of what realistically is affordable, is buildable, and is executable in a prescribed timeframe.

I will repeat what Alderman Britton said that it does demonstrate some level of commitment. I recognize the city has other ongoing activities we may see this calendar year; and additional request for funding either by way of whatever avenue we go be it either an appropriation or through the bond process, but I am prepared to support and make that motion for \$45,000 over 5 years as a start for this particular entity knowing full well that it will not get us there, knowing full well that the price of construction continues to escalate. To me it feels like we are getting it off the dime.

MOTION BY ALDERMAN LIAMOS TO FUND \$225,000 TO THE NASHUA SENIOR CENTER OVER THE NEXT FIVE YEARS

ON THE QUESTION

Alderman Deane

I can't support doing that. I think this is doing – money is one thing, but it is belaboring the fact that the place is not going to get built. It will give them a little more money to put in their till each year for 5 years so it will not really help with the overall construction of the facility unless they find people that will do the work for them and wait to be paid down on it. What I would like to see would be a proposed start date for construction, and I am being told – Alderman Britton stated that they had spent money on architectural fees and plans – have they been approved by the city and can they pull a building permit? Do they have a contractor lined up to do this work?

If we were going to bond it, it would have to go through the Legal Department because we would be bonding a private entity. This Senior Center is not part of the City of Nashua even though we talk donations. I would want to ask the Legal Department – I look in the past at

some of the stuff that this Board has bonded and this by far in some instances rather has a little more equity in it I think from a bonding standpoint because it is an investment into the people that built this community basically.

Although I don't really like bonding much of anything I just look at the past at some of the bonding that we have done, I look at what the benefit that the community will get from this project. I don't know though if we can legally bond this project because it is not part of the city unless it fell under the privity of the Park & Recreation Department or something. I don't know if that would have to be set up. I will talk to the Legal Department tomorrow and ask them these same questions to see if it would qualify. If it does qualify I would just assume with rates low and construction slowing down a lot – they will probably get some better numbers on their project. I would just assume get this project built and done and move on. These people have been at this for years and I think piecemealing them by giving them – as Alderman Lamos said it is showing our commitment to the seniors, but it is not what they need. It might help them a little bit, but when you start paying down like that – if that was part of an operating cost that helped with some programs over there or something that might be something different, but that is not what it is. These are straight up building costs that they need now. I can't support doing that. I want to look into this and talk to the Legal Department tomorrow and see what they have to say. I will ask Kathy and if they find that we can do it – maybe Kathy knows if we can do it or not, but I would just assume file legislation and make sure everything is done properly and just bond \$1.5 million and be done with it. Thank you.

Kathy Hersh

I did talk to the Legal Department about exactly that today. I talked to Corporation Counsel Connell and he felt at first look that there was a possibility that the city should be able to do that, but I really needed to be in touch with Mrs. Anderson and check with her from a bonding standpoint, which I did put that call in but she has really been tied up all day. I will talk to her tomorrow about that. I am pursuing that and I can keep in touch with you on that or you can give David Connell a call as well yourself certainly.

Alderman Deane

Thank you.

Alderman Britton

Thank you Madam Chairman. I don't want to be repetitive. I just want to mention a couple of things. They did talk about a scaled down version of this, something in the \$1.7 million area was a scaled down version of what they want to do. \$225,000 is pretty close to a quarter of a million. That is a substantial amount of money. It is a big commitment from the city through CDBG funding, which doesn't affect our tax base and if we do go out and do some more bonding to help them, if the Board decides that is the right thing to do, it is a quarter of a million dollars less that they would have to raise. I think it is clean and neat, it is permissible, it shows commitment. They need our help and I would like to see us do it. Thank you.

Alderman Tollner

I just have a question for Alderman Britton just to clarify. Over a five year period.

Alderman Britton

Yes.

Alderman Tollner

I just want to make sure it is not in one lump sum. I can support that. What I would like to have when we support that is to have them work with Paul Newman or Klaas to handle it just like we do with other projects that we have in the city whether it is the soup kitchen, Children's Home, not that they have to use certain contractors or get approval, but we do need to have someone act on the city's behalf when we are making an investment. I will say this is a well deserved investment because I agree with Alderman Deane that a lot of those people are natives and have lived here their whole lives, however, I also want to state that I don't think that this committee in the 10 years that I have been on this Board has made an investment to this degree, this level, continuously for any other entity in the city. We have already provided CDBG money in the past plus city services and extending it 5 years. I am totally in support of it, but I want people to recognize that this is a pretty substantial commitment on top of what we have already made. It is a good commitment, but they need to recognize that we haven't done this for anybody else. That in itself I think shows the commitment that the city needs to do.

I will go back to the concerns that Alderman Deane mentioned earlier. We have to make sure that this is a legitimate project and it is set up and organized and we know where every dollar is going. This is a substantial product that has been approved by a number of entities so the money we are investing we're not going to look back two years from now and see a similar situation that we have seen over the last 2-3 years over there. There really does need to be a legitimate business plan built and communicated to the Board of Aldermen and provide us with an update. You have to look at it as if we are a bank and we're investing money in this particular project. Again, it is a worthwhile cause. It is a commitment on the city's part, but the Senior Center needs to make a commitment on their part to provide us with the detail and line everything up in respond to the concerns/the valid points that Alderman Deane brought up because they are valid.

Chair Cardin

I agree Alderman Tollner. I think that once this building is built they should have a plan on how they are going to maintain it and keep it a nice building for the next 20 years and not just let it run into the ground because they don't have any money to do anything with it. I think they do need a good plan. I think it is a worthwhile project. I will support this \$225,000 out of CDBG.

Alderman Tollner

With conditions.

Chair Cardin

I think they need to know that this was a struggle for me. We turned them down last year, and I didn't regret doing that last year. I understand it is a worthwhile project and they need to get it done.

Alderman Deane

Let me put it in layman terms ... **tape flipped** ... they are putting a building up. They put up 4 walls, but they can't put their roof on it because they are waiting for their \$45,000 a year so each year they put another little piece on. That is where I am kind of lost. If these people want to do this – I have the same concerns that you have Alderman Cardin that looking into – I am going to look into this bond issue. You either build it or you don't. If they wanted to paint or repair one side of their building every year then this is great give them \$45,000 a year and let them do one side of the building, next year they can do the next side of the building, but that is not what they are doing. They are putting on a whole addition, a whole 7,000 sq. ft. of structure and they are renovating the existing one that is there so piecemealing \$45,000 a year is great to do but it is not going to get them what they need.

Chair Cardin

Alderman Deane I think that in other cases when we have done multi-year projects I think the group usually takes out some kind of a construction loan and then that is security for paying it back or something to that affect.

Alderman Deane

Are these guaranteed funds? It would be awful difficult to use these as collateral as guaranteed funds against a loan.

Chair Cardin

Maybe Paul or Klaas can answer that.

Paul Newman

Yes that is typically what happens as Chairman Cardin described that they get short term financing based on the city's commitment. From time to time a financial institution will call us to see what the history of funding under the program is so that they feel that they have security. With 20 or so years now of CDBG and pretty steady funding that usually is sufficient so they go out and get that loan so they have access to the entire multi-year funding – the initial year plus the financing for the other and then that is paid back as they get each incremental grant with interest. You probably may recall on all of these multi-year commitments that the city does have an opt out in the event that the grant should decline below a certain amount.

Alderman Deane

I see this \$225,000 over 5 years better spent on something else. It is not that I don't support the seniors. You are crazy to say that you don't. I am just looking at what their goal is and this isn't part of their goal even though they could use our commitment as collateral to borrow more money against – it still doesn't give them what they need to do what they have planned to do over there. How many years has this been going on? How many years 20 years?

Kathy Hersh

Well 4 years that they have had this plan.

Alderman Deane

I think the city and the Board of Aldermen should step to the plate and deal with this. I think people have been tiptoeing around it too long and we're just giving them another little cracker to make them happy. They are going to come back because this isn't going to – I think we owe it to that population to do something with this. I agree with you Alderman Cardin. I think a plan should be in place and we should see how it is going to be operated and make sure that we get a good investment for our dollar. I can't support giving them \$45,000 a year for 5 years.

Alderman Lamos

Thank you Madam Chairman. As often is the case Alderman Deane is very much the voice of reason and I agree with him. I agree with him pure and simple. Yes, we do have to come to the realization that we have to find some financing mechanism be it either bonding if that is a pathway to go or some other direct financing mechanism that the city wishes to do to get this program over the finish line. I agree with that, but I also think the reason I make the motion is just to get something started. Maybe the Chairman can help me with this – the purpose this evening is to get us formed up in a resolution. I don't know what the plan of closure is relative to the various ongoing studies. Maybe I should, but I don't. I don't know what the timing of that is going to be in terms of whether it will happen prior to the budget this year and adopted in the budget in July or not. At least it continues our ongoing commitment, which the city has been very generous. I agree with everything my colleagues have said here tonight in terms of doesn't get us there and your putting up the walls without a roof. At the same time, every trip starts with the first step. This is just the first step down what has been a repeated pathway. I certainly respect the opinions of everyone here, and I know that this Board is committed to supporting our seniors because they clearly have made a great contribution in all of our lives. Thank you.

Alderman Tollner

What I would like to request maybe is to make the motion tonight for this money over the next 5 years, but ask the Senior Center to come in and make not a lengthy presentation – half hour presentation on what their proposal is, what their designs are, where they are getting the funding from, and what additional funding that they need. I think Alderman Britton said it – there may be a number of options. I think they did present a number of options at the breakfast I attended a while back. If this \$1.5 represents the Cadillac plan then let's see what the Buick looks like. After we provide them with this grant money maybe they can work with Paul Newman's area and some other entities and put together a proposal on where they think the monies are going to come from. Then I think we can address what I think Alderman Deane is getting at is we will build this thing, but we need to know what they are going to build, what the timeframe of the build is, where it is going to be built, and what are the different avenues of financing that they are going to get – what is coming from CDBG, what is coming from donations that they have raised. Then we can find out whether we can bond or not and what we want to fund. They have two weeks before our next meeting. We can ask them to come in with a very detailed presentation of the snapshot and I think that will make everybody real comfortable and we will have a real good handle on where they are going with it and how we can help them.

Alderman Deane

I am still going to follow through on what I said earlier. I am going to try to get a hold of the plan to see what they are building. I will have this attitude of build it right and build it once. There is no sense nickel diming ..

Chair Cardin

Maintain it.

Alderman Deane

You see what happens – when you start nickel and diming things it comes back and 6-7 years from now when they downgrade the product instead of spending the money initially they find out that the product doesn't hold up and then they are replacing it again. They are not going to be putting in gold faucets and things of that nature.

Alderman Tollner

A good example is the old high school.

Alderman Deane

There you go and what is that costing us?

Chair Cardin

We have a motion to recommend \$225,000 over a five-year period to the Nashua Association for the Elderly building expansion/renovation project.

Alderman Tollner

I have a question for Paul or Klaas. In this motion that we are making to provide them with this money do we have the ability to put some stipulations on that as well?

Paul Newman

Absolutely.

MOTION BY ALDERMAN TOLLNER TO AMEND TO STATE THAT A BUSINESS PLAN BE PROVIDED AND THAT THESE MONIES ARE TO BE SOLELY DEDICATED TO THE CONSTRUCTION DEVELOPMENT OF A SENIOR CENTER

ON THE QUESTION

Alderman Britton

Just a point of clarification. First of all I believe maybe we need Klaas or Paul to explain it. I believe they haven't received any monies yet, the money is still sitting here so, therefore, they have not from my knowledge level spent any money so far on even architectural and

engineering. Could either Paul or Klaas explain that? I guess what I am trying to say is they haven't had a chance to spend any money on anything else and I don't think they can anyway.

Alderman Tollner

I agree. I don't think that they have spent any of the CDBG money yet. They have already spent money for architectural designs and things like that.

Alderman Britton

That is correct over \$300,000.

Alderman Deane

Getting back to my point they can't spend any money on constructing the building because they don't have enough money to complete the building.

Paul Newman

Typically a project that might be approved includes – might include design costs if we don't do it in house, which we certainly cannot in this case. They have a professional architectural firm doing it, although we have professional architecture capabilities, but not at that scale. The construction itself. Just to clarify we advance the funds proportionally throughout the project so that the city's financial participation is never ahead of anyone else's. Say if the \$225,000 is 10% of the project we would pay out 10% as the project for each invoice whether it is design or construction – if you wanted to restrict it just to construction it would be spent in the same fashion as a percent of the total.

Chair Cardin

Is that your intent Aldermen Tollner just for construction?

Alderman Tollner

Yes, just for construction.

Chair Cardin

Is there any other discussion on that? So there was an amendment added to the stipulation for the Senior Center to come in with a business plan and for the CDBG funds to be used solely for construction. Is there any other discussion?

MOTION CARRIED

Chair Cardin

Now to recommend the \$225,000 over 5 years as amended.

MOTION CARRIED

Chair Cardin

What I would like to do is start at the top of this possible projects list and go down the list. I don't know if we want to make a motion for every dollar we add or wait until the end until we have a resolution somewhat in order.

Paul Newman

I would suggest to use the spreadsheet that was in that communication you got under suspension of rules. That was the latest one dated March 19th. There was a previous one that I had distributed at another meeting.

Housing Improvement/Opportunity Acquisition Program

Chair Cardin

Let's start with the - \$150,000 – That is a continuation. That is something that we have been funding right along. Is that something you wanted to discuss?

Klaas Nijhuis

We would certainly offer any answers to questions that you have, but this is essentially the program where we help low-income homeowners of 1-4 families in our target area with renovations to their buildings and emergency repairs outside of our target area. The nature of the repairs are such that they both enhance the quality of the neighborhood and the quality of life for the individuals and whatever tenants they may have in those buildings. Again it is for 1-4 units.

Alderman Tollner

The \$150,000 how do we look at projects where requests are made of us and how do we go about approving it or not approving it or approving a particular project over another one?

Klaas Nijhuis

We do it in a revolving basis. They come in and they go out. Essentially we have limits to the amount of money we will put towards repairs. That is based on a first unit of \$25,000, \$5,000 additionally is what we have been historically using. We could conceivably fund \$40,000 towards a property if it was a 4 family. We income qualify the landlord/owner and they have to be a resident on site and then we qualify the tenants that are in place. They need to be at or below 60% of medium area income. Because the demographics of the community have changed we have since decided that it is better to move to an 80%, which is still defined by the feds as low income household because we have the monies available and we have desperate need. That is where most of our requests are coming from that particular segment.

Paul Newman

As I mentioned in my cover memo these funds all do come back, which is the great thing about this investment. They are deferred payment loans that would be payable only when a property is sold or transferred so the owner has the benefit of living in safe and standard conditions as

long as they are there. When the property is sold usually with some added value/come incremental increase in the value it can be paid back and still have the proceeds from their equity. Basically it is a first come first served process as people apply.

Alderman Tollner

Thank you. In looking at this list I think the first 5 items we could pretty much skip. We have made a commitment whether it be the 2nd of two or 4th or 5th year or 3 years unless someone on the committee has a question then we can move to the next one.

Chair Cardin

I have no problem with that does anyone else? Are there any questions on any of those? Great.

Nashua Soup Kitchen and Shelter: renovate 4 properties

Klaas Nijhuis

About a year and a half ago the Nashua Soup Kitchen entered into a contract with a consultant to do an asset management plan to look at all of the four properties looking at the life cycle of all of the systems within those properties and to look at what deferred maintenance needs to be addressed immediately in the short term. That resulted in a report that identified about \$15,000 worth of immediate repairs that you helped fund last year and we are now moving to the near term repairs. As you know their properties shelter 3 transitional households, they shelter about 30 beds both in family and singles and also the operation of the soup kitchen itself and the operations of the various programs including job training and other case management services.

Chair Cardin

What is the committee's pleasure?

Alderman Deane

Give it.

Chair Cardin

Do you want to recommend the full \$15,000?

Alderman Tollner

I'm looking at all of these – I'm fine. I was looking at the bottom line. I was thinking we were going to have to make some serious cuts – then again if you take the \$1.5 million out we are okay.

Chair Cardin

Okay so we want to recommend \$15,000 for this. Okay.

Code Enforcement Officer

Kathy Hersh

The Community Development Division is requesting funding for a code enforcement officer. We currently have two code enforcement officers and we have a zoning enforcement officer. The two code enforcement officers probably spend most of their time in the inner city because that is where the greatest need is for focusing on code enforcement in the inner city. It is important for us to be able to have the staff to be able to really make sure that we keep on top of the housing in the inner city – that is where we have the most challenges. In many ways our code enforcement officers are certainly focused on code enforcement but also are very familiar with the programs that the city offers including urban programs and public health programs and things like that. They have good rapport with the landlords. We have excellent housing in our cities compared to other cities of our size and larger and that is thanks to efforts from the code enforcement department, from the fire marshal's office, from the housing improvement program, and things like that. I think this is a really good investment of money. It would give us the ability to really target more units. Laura Games, our zoning code enforcement officer, did an evaluation last year and she determined that in order to inspect all of the multi-family housing units in the city of Nashua once every three years we would need 10 housing code enforcement officers to do that. What we are really asking for is for an additional code enforcement officer or even part time if the committee so chose to really be able to continue to focus on this area as diligently as possible. Thank you.

Chair Cardin

Why are you looking for that here and not in your regular budget?

Kathy Hersh

I could look for it in any other place. It is the same as the grant writer, which is also being requested here. Because the majority of the time in fact all of the time of this position would be spent in the target area for CDBG it is a legitimate request, and in fact my understanding is that years ago one of the code enforcement officers was funded out of CDBG on a regular basis.

Chair Cardin

Thank you.

Alderman Tollner

I had the same question. I have some concerns with funding city positions/staffing out of this. I think we made the transition a few years ago from personnel and sidewalks into programs. I realize it is a legitimate request because of the nature of CDBG, but that was the same question I had.

Chair Cardin

I have the same concern. We already take a good portion of salaries out of the Community Development Block Grant. I know Paul has provided me with a breakdown – payroll CDBG

amount is already at \$108,000. I really am not inclined to take more salaries out of this account at this point.

Kathy Hersh

Similar to, and I don't know if you want me to talk about the grant writer now or come back up – it is entirely up to you.

Chair Cardin

You can do it now.

Kathy Hersh

The grant writer position is a similar from the discussion and your concern standpoint is similar position. I did request this last year as well out of CDBG and the Human Affairs Committee suggested that I pursue this in the budget and it wasn't funded out of the budget either. The reason why a grant writer would be a very important resource to have is because there are lots of funds out there that we just do not have the time to be able to go after because of all of the other things that we are doing. If we had a grant writer that focused on this that had a program, put it together, and made sure that we kept on target and was really focused on pursuing those grants we believe that we could certainly generate more than the cost of this position.

One of the things that we did with the revolving loan fund loan officer, which we came in to renew that contract recently was that we funded that position out of the revolving loan fund, but we funded it on a contractual basis on a 6 month basis so that we could come back to you and say how are we doing, give you the numbers this is what we have been able to accomplish with this amount of money and let you take a look at it and you see whether or not it is a good value, if it is a good investment for your dollar, and do it that way. It doesn't have to be a position that is a full time position it can be something that we contract out on a basis that you so choose. That could be the case for the code enforcement officer as well as the grant writer position.

Chair Cardin

I would be a little more inclined to go with that type of position so that if this person isn't getting any funds or grants or anything that the position go away. I would be inclined to go with your alternative of 20 hours a week and then it is not a full time commitment out of this fund.

Alderman Tollner

I was thinking the same thing. I guess if we funded \$20,000 a year and it is on a contractual arrangement we can go back and measure whether we got for lack of a better term our monies' worth. I guess the one thing I would ask in agreeing with this that we get a commitment from the Director that during the course of the next 12 months we would not try and – not that we would, but make a commitment that satisfies us that we would not try and increase this position to a full time nor am I interested in providing any benefits or other things that would come along with this. I think it is a good idea that we give it a shot. I think it is thinking outside the box and if we do get some grants that could practically fund the position itself and possibly add some other grants that we may not have gotten – I just have a concern that when we add positions a year later – this is not directed at your department it is every department in the city – hey let's do

a part time position and then you hear 6 months later hey you know what I heard they made it full time because they took money out the grass seed account and they made it full time and then all of a sudden we have benefits on top of that and 9 times out of 10 once we add a new position you don't see that often the city eliminating positions after we have added them.

Chair Cardin

If you advertise a position as a grant funded position and if it doesn't get funded the next year the position goes away. To me that ...

Alderman Tollner

That doesn't always happen that way.

Chair Cardin

Okay.

Alderman Tollner

We have a number of examples. I think it might be safe to say it is in every department in the city. I do think it is a good idea and I would support it as long as we get that commitment.

Chair Cardin

You are talking about \$20,000.

Alderman Tollner

\$20,000 without benefits. Quite frankly I don't care whether it is on a contractual basis or not I will leave that up to the Director, but then we go back and this time next year we will measure whoever the individual is in there – granted they need a few months to get going and write the grants and look for the grants, but let's see what the return on the investment is. I just want to be clear I am not really interested in adding positions to the city's roles given everything that is going on.

Alderman Deane

If we funded the \$40,000 I look at it like this – this position at what you are paying it should be bringing what 5-7 times back what you are paying out in salary?

Kathy Hersh

I couldn't give you a number of what it will pay back out.

Alderman Deane

If you get a good writer and they could bring in \$250,000 - \$300,000 in grants. Look what that fellow that the police department got does. Man we need another one of him. He does an excellent job. I think a grant writer is worthwhile. If you get a successful candidate to do this

type of work and you subcontract it or whatever your intentions are I would be more inclined to – I know you should look before you leap, but I would – I have been on the web and I have looked at the grants that are out there and it is phenomenal. It goes on forever. I don't think you could review them all in your lifetime. It would just seem to me that I would be more inclined to fund the \$40,000 and get somebody in there and start bringing some money back here and making it worth our while. It is kind of foolish not to have a grant writer that is putting in the time. For the \$20,000 what you will get – I think there is so much out there and it is time consuming. I would get our best bang for our buck. If you put through another \$20,000 and you got another \$150,000 in grants it would be worth it.

Chair Cardin

You are going to recommend the full \$40,000?

Alderman Deane

The \$40,000.

Chair Cardin

Do you want to weigh in on that Alderman Liamos?

Alderman Liamos

Thank you. Director Hersh as part of the normal duties of the folks in your department – some of your downtown development folks and things like that – do they have grant writing as far as their – I have a number of tasks where I work – is grant writing on anyone's task list for things to do?

Kathy Hersh

Everybody grant writes if there is something that is part of their responsibilities that there is an opportunity to respond – that there is a grant that is out there that is an opportunity to respond to, and based on what their other responsibilities are they have time to do it. It is time consuming. Certainly we went after the LCHIP money, which was \$200,000 recently. We went after DES water supply money, which was \$250,000. We went after Brownfields money, which we just got another \$100,000 from Brownfield Supplemental Grant. We actually applied for another Brownfields grants and we didn't get that. We do go after them, but there is just so much more out there that potentially could be sought if you had a program and somebody that really focused on it and put together all of the information for example about the city so when you write a proposal you just pull that up, plug it in, and you just move right along. There are a lot of things that you could do if you were focused as a grant writer on what you were doing – on just doing that. Then keeping track of that and of when you need to send that fund updates, when you need to go back and renew that – there is a lot to it if you are going to do it on a consistent basis. I see a potential here.

Alderman Liamos

I would be inclined to start off with the part time position. My reasons being the person in that position would be motivated to grow that area and put a little opportunity there to grow that

position. I don't like adding staff under this type of arrangement because I think for one it circumvents the budget process and two I feel that this is more towards non-personnel type of arrangements. I will support Madam Chairman the approach for \$20,000. Thank you.

Chair Cardin

I think I am going to support the part time position as well. I agree with your comments Alderman Liamos that we get someone in there, see what they do, measure their success, and maybe take it from there.

Kathy Hersh

I just wanted to let you know that the proposal that was in your original packet was actually not the correct one. The one that came in the packet that Mr. Newman sent on March 13th is the correct one. The first one did not have – I didn't realize I had to include benefits in that. Even if I hired somebody on a contractual basis somehow or another those benefits will end up in that – it is not like you pay somebody \$20,000 or \$20,000 with benefits. Do you know what I am saying? You pay a contractor a little bit more and they cover their own benefits type of thing. However you want to work it is – a part time position -- I would be very happy to start with a part time position and then make sure I came back in 6 months and updated you to make sure you knew exactly – and to keep it on a contract basis if that is what the Board is comfortable with because that would be fine with me. I do want to point out too with the revolving loan fund officer that I could have come back to Finance this past time with a one year contract and instead I chose to come back with a second 6 month contract because I would just assume come back to you, have you make sure that this is still what you want to do, and go forward with that. Thank you.

Chair Cardin

We would pay someone – even if it were a city position \$5,400 in benefits on a 20 hour position?

Kathy Hersh

That is what Paul gave me the number that ... that is the percentages that come out of Human Resources.

Alderman Tollner

If this is a contracted. I am not interested in paying benefits for anybody so we hire different contractors – we hired a contractor to work on Pennichuck, we hired a contractors to do the work on designing streets, planning, etc. we don't pay, they charge a fee for their contract, and they are responsible for getting their own benefits so if out of this \$20,000 \$5,000 of it or even \$2,000 is going towards benefits that is not my intent. My intent is that we hire someone, we contract with them, they grant write, we pay them the \$20,000 – they can do whatever they want with that \$20,000 we give them – if they want to buy benefits themselves they can. Then we measure it a year from now.

Chair Cardin

Six months Alderman Tollner.

Alderman Tollner

I'm sorry.

Chair Cardin

Kathy is going to come back in 6 months.

Kathy Hersh

In 6 months.

Alderman Tollner

Six months might be fine, but we are going to fund it for a year at \$20,000.

Chair Cardin

Right.

Paul Newman

I think what Kathy was trying to explain is she gave me an updated version of this, which I got the old version on your agenda – this is the correct one, which included the benefits if it were going to be a regular city position. What I would say is that the \$20,000 would not be sufficient to hire somebody half time because the contractor has to pay her own benefits. The original \$20,000 did not have benefits for a city employee so if you are trying to buy out the private market you will probably have to pay a bit more per hour.

Chair Cardin

You are saying you would need the \$27,400?

Paul Newman

I was saying say for example it is a city employee and you are paying them \$15 an hour plus \$5 an hour for benefits, if it is a contractor you will pay them \$20 an hour for the same thing.

Alderman Tollner

If we are hiring someone for a 20 hour work week – if you annualize that to 40 hours a week it is a \$40,000 a year job. Forty thousand dollars a year you would have people lined up in front of the building if you were going to pay them \$40,000 a year to be a grant writer. We hire temporary help all the time and we don't spend one nickel on paying for benefits. There are people that do this part time and they may get their benefits elsewhere. If you are an employer a lot of employers don't even offer health insurance. You have to work at least 30 hours to even

get an option to get health insurance. This position is 20 hours a week. I'm not interested in providing benefits for 20 hours a week. I am interested in giving this a shot at \$20,000 a year/20 hours a week and hiring them on a contractual basis. I am sure that we can find a grant writer – somebody that has done it in the past that doesn't have the ability to work full time now maybe for a number of different reasons to give them an opportunity, but not to provide benefits.

Before we vote on this \$20,000 is for contractual arrangement for a grant writer.

Chair Cardin

Is everyone good with that?

Alderman Liamos

Yes Madam Chairman.

Chair Cardin

Okay.

Area Agency for Development Services: housing renovations

Alderman Deane

That is the bathroom renovations?

Alderman Tollner

Paul I have a question of either you or Klaas. If I'm looking at the copy that I have and I look at the totals with all of these different requests – here is a good example the area agency – if we were to go down this list and pretty much fund everybody we would be at a deficit right because of the requests in excess of the available if I am reading it right is \$1.7 million. If I take out the \$1.5 request for the Senior Center then that puts me roughly about \$270,000 in the hole and then if I add back in I thing it was \$45,000 as a result of the commitment so I am looking at roughly \$315,000 that I am in the hole so as I am going to go down this list instead of maybe cutting some of these one here – that is a significant amount of money – as we look at some of these numbers the \$42,000, the \$73,000, the \$33,000 while I am maybe very comfortable because I think they are good programs we will have to start shaving a little bit off of each item.

Chair Cardin

On their projects they have three different locations listed; one is for \$11,100, one for \$14,590, and one for \$16,400. We could choose to fund one, two, or all of those. We don't need to fund all three at this point.

Alderman Tollner

I will make a motion Madam Chairman to fund the \$14,000 and the \$16,000 requests for a total of \$30,000 and then I will just highlight that and when we are done we have an opportunity to go

back so for the Area Agency my request would be a total of roughly \$30,000 and change for those two out of the three projects.

Chair Cardin

How does the committee feel about that?

Alderman Liamos

I will second it.

PLUS Co: renovate group home at 62 Harbor Ave

Chair Cardin

One time request of \$33,000. This is to renovate just one bathroom?

Alderman Tollner

It says three right?

Klaas Nijhuis

Yes, it is a gang of bathrooms at their facility at 62 Harbor Avenue. What is of interest here is these are bathrooms for the handicapped, and because of how you configure bathtubs these have been subject to severe water damage so it is desperately in need of replacement. In fact to the point where HUD has done their annual inspection of these properties and said if you don't take care of this problem your other funding – your operational funding is at risk. It is I would said a quad of bathrooms I believe.

Alderman Deane

Who is responsible for this maintenance?

Klaas Nijhuis

The agencies themselves are responsible for their operating budget and the maintenance of their buildings. When they have a shortfall, these are subsidized programs, depending on the good will of this country and taxpayers as well as foundations and others. It appears that the PLUS Co. here was unable to find other sources.

Alderman Deane

Things don't rot over night. This must have been an ongoing problem for quite some time. Didn't we give them money last year for other rot repair on the outside of that building over there?

Alderman Tollner

Exterior renovations - \$14,000.

Chair Cardin

Alderman Deane a lot of the groups that come before us are very similar circumstances and situations. The soup kitchen – it might not be bathrooms, but it is similar circumstances where their buildings start to decay and don't have enough money in their operating budget to fund those projects. It is typical of all of the agencies that come before us for this type of funding.

Alderman Deane

I understand, but they have something to get into such disrepair where they might lose other funding to me seems a little ludicrous, but...

Chair Cardin

I see where you are coming from.

Alderman Deane

I support doing the repair work because it needs to be done. I support keeping that amount of money in there to do the necessary repairs.

Alderman Tollner

Keeping in line with where we are going as far as balancing the bottom line when we get down I will make a motion to approve the one time figure of \$30,000 to the PLUS Co. to renovate the group home at 62 Harbor Ave.

Chair Cardin

Is everyone okay with that?

Alderman Deane

No. I want to keep it at the \$33,000.

Chair Cardin

How do you feel Aldermen Liamos?

Alderman Liamos

Seeing as how we have so many worth charities – a 10% challenge there I think would be acceptable for me so I will support the \$30,000 motion.

Chair Cardin

They just had a great wild Irish breakfast and probably raised some good money there so I would support the \$30,000 there as well.

Keystone Hall (GNCA): Pine Street Extension renovations

Paul Newman

Keystone Hall currently operates as a dormitory style residence for those they are treating and in-patient/out-patient substance abuse issues. They are requesting these funds to modify their facility to create semi-private rooms, which would allow them to provide in-patient residential treatment for a person seeking recovery from addictive disorders. Currently the dormitory style layout does not allow them to meet requirements for licensed residential treatment facility. If they were to get that license they could access state funding for these services. They are seeking funds from a number of other sources. Of course, the city did support them previously with a capital project in FY '91 when they first moved into this building. Has anyone here seen or not seen ... **tape inaudible** ... They would change their sort of method of operation and have this sort of in-patient residential treatment and would seek additional grants from health services and ... **tape inaudible – speaker away from microphone...** They have showed us some floor plans they had a contractor draw up for them. I don't know if they have gone through the preliminary permit – at this point. I don't believe they have.

Alderman Tollner

I will make a motion to fund this at \$69,674.

Chair Cardin

We are going to save the motion until the end, but if you want to just make a recommendation that would be good. Thank you. The recommendation is \$69,674.

Alderman Deane

I was thinking we could put in \$50,000 in this and reduce this. Don't forget you have added \$45,000 already with the senior's money and now you are playing catch up. I figured if we gave them \$50,000.

Chair Cardin

I would support \$50,000.

Alderman Lamos

I am fine with that Madam Chairman.

Chair Cardin

I will put a little star next to them in case we come up with a few extra. Thank you.

Adult Learning Center: \$250,000 over 5 years

Chair Cardin

This is a multi-year commitment so we can add that \$45,000 in.

Community Council: 7 Prospect Street

Chair Cardin

I thought they came to us for air conditioning last year and we talked about them donating the air conditioners. Did they do a different project?

Klaas Nijhuis

They came to you for a two-year project to do both heating and air conditioning. They had old bidding done not understanding the requirements for doing CDBG funded projects have some onerous requirements around wage rates and that sort of thing, which made the bid for the heating plan come in substantially higher than they originally anticipated so they borrowed from the second year, which was anticipated to pay for the air conditioning to pay towards the heating plan. Their request now is to take the remaining \$19,000 that they have available from your two year funded grant and add to that \$21,000 to pay for the anticipated costs for the air conditioning.

Alderman Tollner

I do remember them coming back last year because they had some ... **tape inaudible** ... I do remember them coming to some meeting or there was a communication where they had to flip some funds. I will recommend funding that at \$20,000. I don't think they can really get the job done for ...

Alderman Liamos

I do have one question – the building currently is air conditioned now it is just done by a room air condition. Is that a correct statement?

Klaas Nijhuis

That is a correct statement and room air conditioners have a very short life compared to large whole building air conditioning systems.

Alderman Liamos

I understand the economics, but better is the enemy of good enough. I would like to hold that \$20,000 my distinguished colleague at large until we cut through the list because that to me is a nice to have as opposed to a people must have. That is just my opinion and I throw it out there for consideration. Thank you.

Alderman Tollner

I will go along with that with the intent of bringing it back. This is a good example of they did have a plan and they did come and they did communicate with us that they had trouble with it. This is just a continuation of them trying to wrap it up. I would be more than happy to hold it until the end and we can see what we can do.

Nashua Center For the Multiply Handicapped: 18 Simon Street

Chair Cardin

This is a one-time request of \$21,100.

Klaas Nijhuis

We have assisted the multiply handicapped in the past with the roof and HVAC replacement. The monies that were made available for roof repairs weren't going to cut it frankly. They anticipated doing emergency repairs. Essentially the roof is gone. We anticipated that they would come with a request for re-roofing the building. In fact, they came with a request to take care of the two year finished because they have had to go and seek other funding to take care of that roof issue beforehand. The interior repairs are natural wear of using a facility like that with the kind of clients that they have plus the damage that resulted from the roof leak. Their request is for flooring and interior finishes.

Alderman Deane

The damage from the roof leak isn't there any insurance claim involved there?

Paul Newman

I spoke to the director as Klaas did. I didn't ask that question. I don't know.

Chair Cardin

On their request, it says replace water damaged ceiling tiles.

Alderman Deane

That should be done by the insurance adjuster.

Chair Cardin

If the rest of it is just replace floor tiles from being worn and carpet from being worn and painting hallways – the only thing that talks about damage from water damage is the ceiling tiles, which is probably the least expensive thing on their list.

Alderman Tollner

Over the last 20 years they have only come to this committee with 4 requests with the last large one being back in '01. I think Alderman Deane brings up a good point. Maybe you can research the insurance, but I don't think the insurance is going to cover all of it. I would recommend that we go with a figure of \$11,100. Then maybe prior to our next meeting either Klaas or Paul can get back to us – if they have already gone the route where the insurance has already picked some of the costs up that would be one thing. If they haven't looked into it that is another thing. Maybe \$11,000 is the right amount. My recommendation is \$11,100.

Chair Cardin

Is everyone okay with that?

Paul Newman

I will certainly pursue that with them. I am sure they could come to the hearing next month and speak to that as well.

Hunt Building: water infiltration study/infiltration reduction measures

Chair Cardin

This is a one time \$15,000. Then we have one time \$50,000 for infiltration reduction measures so why don't we take those two up together.

Alderman Deane

What I know about this project or the building itself they have an infiltration problem up on the upper part of the building. They know where the water is coming from. I think they have collapsed terracotta drains around the outside of that building that probably have been backfilled. Where they came up with the \$50,000 price – this is a serious problem that this building has especially with the mold and the mildew in the basement of this. It would almost seem to me that they have to take a backhoe around the building and dig it up and put some sort of drain tile in and then seal the walls. I would like to see some money left in there to do that actual work. I think as far as spending \$15,000 on a study to tell you that a foundation wall is leaking is a little ridiculous. That is just my opinion.

Alderman Tollner

I have a question of Paul and Klaas. Can you go through with that – building master plan \$25,000 and then to Alderman Deane's question the water infiltration study? I agree that we need to reduce the problem that is over there and that is \$50,000, but – then HVAC strategies – I know what HVAC is, but \$7,000 to develop a strategy on HVAC?

Alderman Deane

Well you have to strategize on how to get it up on the roof.

Alderman Tollner

Maybe you could help me with that.

Paul Newman

The Hunt Building Trustees have endeavored to get assistance from a number of different resources to help them go at this problem and on the moisture in the basement they did give a cover memo from Steven Dookran of Public Works – he and his staff did an assessment to determine where the likely sources were. Indeed some of them are fairly straightforward. I didn't in this memo give the entire report, but it is in the folder of all the project requests. There

are indeed rain leaders they simply were cut off at some point and they are not directed away from the building. There is some old coal shoot areas where there is evidence of infiltration. My staff and Klaas and some of his staff have been in the building in the basement as well and don't see some of the problems as quite as major and significant in terms of just dealing with it on the inside. A lot of it is just eliminating the mold that is there, getting rid of a lot of moisture absorbing material that has been left to sit in the basement that generates the mold, and to do some surface treatment down there and then to deal with the moisture on the outside. We have been involved from time to time and then Public Works as well and our Risk Assessment Department also did an analysis, but was just kind of telling you what the problems are with mold.

To go on to the air conditioning. We did review that in house and perhaps Klaas would like to speak to that – if you recall it was some time ago ... **tape flipped** ...

They got a proposal to look at the strategy for the air conditioning and we had some concern with it. I don't think we would probably encourage funding of the sort of scope that was presented, which was not to get actual specifications and construction documents to go out to bid with. If you want to consider it under a different light where they would actually be developing specifications for it that is an avenue.

Finally, the building master plan – what they are endeavoring to do here and this seems quite reasonable is to develop a long-range investment plan in the building to determine what the priorities should be and begin to estimate the costs on those. The last time that was done was in the early '90s when the Chamber of Commerce was contemplating moving in there. It could take off from there. The trustees are simply looking to help them as they go out and raise funds, make proposals to city funding to determine where they should best put their money.

Just a note that it was also submitted to the Capital Improvement Committee – the entire \$167,000, and it achieved a rating from the Capital Improvement Committee of B1 so they were actually just one notch out of the A priority rating for their first time requesting this.

Alderman Tollner

There is a lot of gray in this one other than the water filtration. \$25,000 to put a plan together as far as how we are going to use the building, what we are going to do with the building – I do agree that the water issue is huge and if you don't do anything with that now a year from now you will be paying double or triple that so I would be comfortable with recommending the water infiltration reduction measures. What I would have liked to have seen on that is maybe some quotes on it as far as what is the work they are going to do. I know you are going to bid it out later on, but that particular issue they can come back with an estimate of \$38,000, they can come back with an estimate of \$60,000 we don't know. As far as the air conditioning and the HVAC strategy I guess I would go along with the comment that Alderman Liamos made earlier – it would be great to have air conditioning and everything in that building but...

Alderman Liamos

Isn't there air conditioning in there?

Alderman Tollner

No there is no air conditioning – not that I am aware of.

Alderman Deane

The building isn't utilized for 4 months out of the year because you can't go in there – you can't sit in there. The amount of renovation work that has been done; the glass – I agree with Alderman Tollner except for one thing. We have to come up with solid numbers. We can't wait for people to come and give us estimates. If you are going to approve this as far as the study I wouldn't approve – we pretty much know I would cut that. We pretty much know where the leaking is and if not they can just go around and they will find it. I think we would have to approve up to the \$50,000 to take care of the infiltration problems. I would support that. The master plan I would kind of hold off on that. The HVAC strategies I believe that is part of the design to have that work in there – with the architecture in the building it is not – you are not just strapping ductwork up. They are going to want to fit that in so that it doesn't destroy the integrity inside the building. That is probably why there is a lot of work – can you comment on that Paul?

Paul Newman

Just to say that they did actually in that case get a quote from **tape inaudible...** It was broken up by different spaces in the building. That was how they came at the \$70,000.

Alderman Deane

The one thing I would like to see on the AC is it is a beautiful building and it should be utilized in the summer and it is not. How did they break it up, in what sections – there are parts of that – can we piecemeal parts of that for the building that aren't being used in the summer?

Paul Newman

I don't have the full binder for the proposals. It did have separate quotes for the reading room...The main library was \$28,600. The lobby and main entrance was \$22,500.

Alderman Deane

You know what the problem is though you either do the building or you don't basically. Unless you can isolate those rooms totally.

Paul Newman

I think there was the notion that the quote was as perhaps a phased project. They are all separately operated – separate units. Part of it is because of the nature of the building that you almost have to do it that way as I see this. Then finally the third one was the sitting room, which was \$8,400. That doesn't come up to \$70,000 but this was almost a year ago and I think we talked about the notion that once it is done under CDBG there would probably be some incremental time and federal regulations that would affect the price and bring it up a bit more.

Alderman Deane

What did their total come up to a year ago under –

Paul Newman

Around \$60,000 or a little under. They figure it will be another number of months before they would actually go out to bid and do it.

Alderman Deane

I would like to leave that in there. Either that or take that Salem Street – maybe redirect a little of that up there. That is a building that should be utilized. They close it for the summer and it is ridiculous.

Chair Cardin

Well maybe they should take care of the priority items, which are the water infiltration and come back next year for the air conditioning. I think \$70,000 for air conditioning out of this budget right now is a lot. I would be willing to go with the \$50,000 for the water infiltration, but I don't know that I want to give them \$120,000 this year out of this. Maybe they can come back next year for the air conditioning. Fix the main problem first. What is your pleasure Alderman Liamos?

Alderman Liamos

I agree with Alderman Deane it is a treasure. I also agree that we have approximately by my calculations \$147,900 to go. The \$50,000 is an absolute necessity. I would be willing to support that. Let's press on and finish scrubbing the list and see what we can go back to amongst the other priorities that we have here would be my pleasure.

Alderman Tollner

What is the recommendation?

Chair Cardin

The recommendation is so far \$50,000 and Alderman Deane wanted to leave the \$70,000 in for the air conditioning.

Alderman Deane

Take out the infiltration study, the master plan, the HVAC strategies – remove those. Then redirect maybe some of that Salem Street – didn't we give them \$10,000 here last year?

Paul Newman

That is correct.

Chair Cardin

Even with \$10,000 it will not get them – I think \$120,000 for that purpose for one year out of this budget is a lot. I would be willing to support the \$50,000 for the water infiltration.

Alderman Tollner

I will go with the \$50,000 with the water filtration and why don't we put the \$70,000 for the air conditioner in the same room as the same parking lot that we put in Community Council.

Chair Cardin

Come back to it later if we have money?

Alderman Tollner

Right.

DPW: Salem Street Park

Chair Cardin

One time request for \$11,259.

Alderman Deane

Cut. They just bought all of this playground equipment/park equipment the other night at Finance. CDBG money was given to them last year right Paul didn't we give them – Salem Street tot lot \$10,000.

Paul Newman

Correct.

Alderman Deane

Now they are coming in and asking for another \$11,259.

Paul Newman

Correct.

Alderman Deane

There is money in their operating budget for that and there is money in capital improvements for that. I thought giving them the \$10,000 to help them out over there was worthy. We gave it to there and we gave it to Bellevedere as well. Each of them got \$10,000 a pop last year. I would just assume cut that one out. That would be my recommendation.

The next one oh boy I don't know if I even want to go down that road.

Chair Cardin

Sullivan Park?

Alderman Deane

I am staying away from there.

Alderman Tollner

Where is that write-up?

Chair Cardin

It was in a letter from Nick Caggiano.

Alderman Deane

Way in the back after the resolution part I think.

Chair Cardin

\$11,259 was actually Memorial Park lighting balance that he wants to reallocate to the Salem Street tot lot for improvements to the park including, but not limited to, lighting, fencing, benches, planting, signage, play equipment, and a play surface. That would bring the total funding to \$21,259.

Alderman Deane

Let me get out my book. There is a proposal for the Park & Recreation Department in their budget where they change the name of it from ball field rehab. to park rehab. I believe there is about \$265,000 budgeted in their operating budget along with capital improvements. Let me get the number.

Alderman Tollner

Would Alderman Deane mind if we talked about Sullivan Park while he was looking at the budget book?

Alderman Deane

Go right ahead.

Alderman Tollner

The \$10,000 that Nick has requested for Sullivan Park I can live with that. That needs a lot of work over there. I agree.

Chair Cardin

The basketball court over there is in pretty rough shape. I don't know if they put in her to add a new one.

Alderman Tollner

I think it was just lighting, benches, receptacles...

Chair Cardin

A new basketball court.

Alderman Tollner

Oh it was okay.

Chair Cardin

And the rehab of the old court.

Alderman Deane

\$237,260

Chair Cardin

Okay we will get right back to that. We moved on.

Alderman Tollner

If I could make a recommendation to fund the \$10,000 for Sullivan Park.

Chair Cardin

What is your pleasure Alderman Liamos?

Alderman Liamos

That is fine. I used to play there as a kid.

Alderman Deane

I have a question. Where is that money being transferred from – being moved from where to where?

Alderman Tollner

For Sullivan Park?

Alderman Deane

It is not.

Chair Cardin

It is not. There are other monies.

Alderman Cardin

There is additional money coming - \$30,000 in total.

Chair Cardin

That was from CDBG originally for this project. It is not being transferred from any other project to my understanding. It has all been slated for Sullivan Park.

Alderman Deane

What is the total cost of the project?

Chair Cardin

\$30,000.

Alderman Deane

There is no money from the Anheuser Busch sunshine fund? They just spent all of that money down at that splash pad that ...

Alderman Tollner

I think the way the request was written up was \$10,000 from CDBG and they have approximately \$20,000 of other CDBG funding. Isn't that right Paul?

Chair Cardin

That we have approved in the past.

Alderman Tollner

At Sullivan Park don't they have old CDBG money that is more or less in escrow that they ..

Paul Newman

\$20,000.

Alderman Tollner

Then this \$10,000 would give them the \$30,000 that they need to do the two basketball courts, the benches, and receptacles.

Chair Cardin

I will tell you the basketball court over there is used from morning until night all summer long. It is in pretty rough shape and they intend to add a new one so I think it is a good use of the money.

Alderman Deane

I know the park needs a lot of work I am just trying to look at some of these numbers here. They have a line item in their budget, which they changed the name of the line item from spring ball field rehab to park rehab. Now they can spend it on whatever they want although they did that anyway. There is \$237,000 in there. They also have that sunshine fund from Anheuser Busch, which they can go after. They have taken another \$20,000 that they got from CDBG – I think they spent \$160,000 on an artificial ice rink out of this same ball field rehab account. I think if they had enough moxy to do that then they could find another \$10,000 in their budget. I know the basketball court needs work but there are other avenues of funding if we are trying to trim this a little bit unless it is imperative that either the \$10,000 makes the job, but I find that hard to believe.

Alderman Tollner

I am looking at it that they have requested \$10,000. I understand there are other monies in there for park rehab., but the Board of Aldermen may request of that department in the future to possibly take money out of park rehab and put it into streets –given the crazy winter that we have had. There are some people that are not comfortable bonding for street repair. We may be looking at other areas in that budget to come up.

Alderman Deane

It is \$10,000.

Alderman Tollner

I am talking about the other money. We can use CDBG for this particular piece. Some of the other monies that may be dedicated to situations like this may be needed for streets.

Chair Cardin

What is your pleasure Alderman Liamos

Alderman Liamos

I think Alderman Deane is on the deck.

Alderman Deane

It is \$10,000.

Alderman Tollner

I know it is \$10,000.

Alderman Deane

It is not \$800,000. They have \$237,000 in this.

Alderman Tollner

My point is if they have \$237,000 we may come after a chunk of the \$237,000 to fund streets or something else and that is the reason why I am thinking let them have the \$10,000. It is in an area of the city that we can use CDBG money for that. That is my logic.

Chair Cardin

I am willing to support the \$10,000.

Alderman Liamos

I too Madam Chairman.

Alderman Deane

I do not.

Chair Cardin

So noted Alderman Deane. We'll go back to the Salem Street lot. Did you find what you were looking for Alderman Deane?

Alderman Deane

I just got done explaining it so you might as well fund that as well. There is \$237,000 in there, but there have been comments made that we might use it for paving or we might not fund it so why bother.

Chair Cardin

Well it might be slated for other projects as well. I am sure that is why they put it in there.

Alderman Deane

What the \$237,000?

Chair Cardin

Yes.

Alderman Deane

It is put in here every year and I don't think there is much of a plan in place. It is more or less a slush fund for doing renovation work or whatever that they work out of – they have combined a bunch of different accounts into one so when they go into a job – like Roby Park they spent a majority of that money for the Roby Park work out of that account last year.

Alderman Tollner

I will recommend \$10,000.

Chair Cardin

I would support \$10,000.

Alderman Liamos

Okay.

North Riverfront Promenade design

Chair Cardin

This is a one-time \$75,000 request.

Kathy Hersh

We have two requests here that are a result of our downtown and I would like to ask Alan Manoian if he could give a summary of those for you.

Paul Newman

Just before you start – Sullivan Park and Salem are both in for \$10,000 at this point?

Chair Cardin

They are.

Alderman Tollner

Does the clerk have a total?

Alderman Liamos

I do Alderman Tollner. My total is \$77,900.

Chair Cardin

Remaining.

Alderman Liamos

To be allocated.

Alderman Tollner

Allan is there a write up in here in the packet that I am just not seeing?

Alan Manoian

I believe there is yes.

Alderman Tollner

Here it is.

Allan Manoian

Both of these projects are intricly tied to the redevelopment of the downtown Nashua riverfront and Railroad Square. You go back to the central Nashua plan that was done in 1981 and the riverfront and the concept and design of a riverfront promenade has been a major part. It has sort of been the driving component of the new downtown Nashua, the new economy and everything that probably now two generations of Nashuans have worked towards to bring the downtown back. The riverfront is the great focal point, and if you will, the engine of the future downtown. If you look at any great downtowns that have revitalized themselves and brought themselves back across the nation over the last 30 years you will notice that they all start at the water when there is some waterfront/riverfront, etc. You can actually look at the Main Street bridge and my great mentor Paul Newman and if you go down around that bridge and you will notice on the railings there is actually an opening that was purposely designed some 21-22 years ago – an opening designed for the future promenade or boardwalk going off the Main Street bridge on the north side of the river following the riverfront. This is something that has been planned for, has been articulated, and has been invested in for many years.

The opportunity we have today on the riverfront is in many ways driven by potential private investment/significant investment. This is the way we have always run our program downtown – we will make a public investment there if there is a great private sector investment that is willing to partner with us and do something grand. That is when we tend to partner up and work with them. Both of these projects and requests are intrically connected. They both have to do with the property that is owned by Brad Hill. I am sure you are all familiar with the Gooddales Bike Shop right there at 46 Main Street. A lot of folks didn't realize Brad not only owned that structure – what right now I will call the bike shop, but also the whole riverfront parcel of land there almost 2 acres of land going eastward down the riverfront towards what is now Margarita's or the powerhouse. You have that whole riverfront parcel that Brad owned and we worked with Brad immediately upon knowing that he was going to be going up to Broad Street in a beautiful redevelopment project up at the Whitney Screw plant, and Brad being the great Nashuan and great downtown advocate and a guy that really has a sense of future, he approached us and

said we need to work together on finding the right new redevelopment for the north side of the river. It was very important to us that we find a developer who wanted to do the right thing with that building first of all that sits on Main Street and also do the right thing with the riverfront.

We actually funded – we commissioned a study to see what could be done on that riverfront creatively in terms of new development, and in fact we did entice a developer to consider doing new construction on the riverfront. I want you all to put it in the context of the fact that there has not been a new structure built on the downtown Nashua riverfront since 1918. Not 1980, 1918. In 1969, the Nashua River was one of the ten most polluted rivers in the nation and no one would build down there. That is why everyone was trying to get away from the riverfront. All of these years of work have made it possible for redevelopment there. We have found a developer here in the community who is willing to go forward and build a major new residential structure right on that riverfront. If you will the front – the address of this building is going to be the Nashua riverfront. I would have brought some larger graphics if I knew I was going to do an extensive presentation tonight, but nonetheless. This will be approximately a 4-story structure. It will have 22 new residential units in it built right on the riverfront. The issue is to make that type of a great redevelopment happen – by the way this will be probably about a \$4 million private investment – this is what we are trying to leverage and make happen down there. To make that redevelopment work and that great new riverfront address we have to go forward with building the riverfront promenade – a walkway if you will on the north shore of the river.

This is a great opportunity. We have been waiting for the right opportunity to a major private investment and it has happened. I commend the Board of Aldermen for all of your support through the years with the Railroad Square redevelopment because the fact that we have stabilized Railroad Square everything we did with Deschenes Park, with the police station, etc. has again made it possible so that the risk has been greatly lessened for private investment in this area. It has all gone forward all through the years to get to this point. So we in working with this developer a portion of the riverfront boardwalk close to where this building would be – they will be responsible for funding the construction, the design and construction of it. What is most important though is to make sure there is a unified design concept for that entire riverfront walkway. The city – we would most likely be involved. We are still working this out because this deal is all sort of being put together, but we would most likely be involved in funding if you will the western portion of this new promenade walkway – if you will wrapping around the Gooddales Bike Shop building, going around behind it, and heading down again eastward on that riverfront. We need funds to do proper architectural and design work to see how would this type of boardwalk – and I tell you folks I assure you it is a very, very tricky on because we are literally going to have to come off that Main Street bridge. We don't want to wrap around the north side of the building because you have an active railroad track there and it is pretty tight on that building. We want to wrap that boardwalk so it is coming off the Main Street Bridge. Literally it needs to be affixed or attached to this 1866 structure, probably by means of a rather interesting boardwalk, and we are going back and forth whether this is **tape inaudible ...** whether it is done with peers, whether it is done with suspension bridge, etc. spanning around that building connecting up with the riverfront and eastward down to where this great new building will be built on the riverfront heading towards Margaritas.

This developer is going forward doing all of his architectural work, design work – they are designing their portion of their boardwalk – the promenade walkway there. We need now and the timing is critical, to step up to the plate, get our funding so that we can fund the firms that we'll need to do our design work. This all needs to be integrated right now. It is absolutely exciting. It is the largest redevelopment project that has happened in downtown Nashua

probably since post World War II and it is all about the riverfront.

We request the \$75,000 so we can in fact go forward, contract with a firm to do our architectural design work for how we can best design that new promenade bridge around the building connecting up with what they are doing there, and you have one of the hottest new pieces of property and a great tax generating property that frankly is going to probably lead to the explosive redevelopment of Railroad Square – expansion of tax base, structures that are there, infrastructure that is there. This is sort of finally we put together the right team. Many, many year of work in getting the private investment in the area, and here we are today on that particular one.

Alderman Tollner

Allan you said that the actual promenade itself would be funded by the developer?

Allan Manoian

A portion of it abutting the structure further down.

Alderman Tollner

Forty six Main Street – whoever is going to move into that building or possibly own it – the plan is to start it there and the city would pay for that portion or the developer would pay for...

Allan Manoian

Correct. It would be the portion of the boardwalk starting right at the Main Street bridge, if you will the east side of the Main Street bridge – the sidewalks again there is an opening right there that was done 22 years ago – right connecting – wrapping around. We have to get around that building literally wrap around it to get to the back and the riverfront beyond eastward.

Alderman Tollner

How do we come up with a figure of \$75,000?

Allan Manoian

It is really a figure that was generated from our past experiences with firms and discussion with the developer the firm that they have hired. This seems to be a reasonable figure for the length – the portion that we are talking about. We are not talking about a ½ mile long stretch of riverfront here. The length of this portion is approximately 300 feet so it is a modest scale at that number, but it is probably the most intricate and complex portion of it. We feel that \$75,000 from everything we learned would be sufficient to bring in a proper firm that could do this type of work and have the experience and background to do it properly.

Alderman Tollner

How far along are we with working with this developer – are we 70% sure that this is going to move forward and they are going to do it – 50% sure? What stage are we at with them?

Allan Manoian

To be honest with you they have their team together, they already have the design concept of the structure, they are ready to go before our Boards. Really Alderman Tollner what they are waiting for to frankly cinch the deal and this is where we are at a gain now of economic development having to do some incentives – they really want to see that the city is partnering truly with funding at least the design work of this portion of the boardwalk. This is sort of the issue that is the little hangup. Once we can go back to them and say yes we are ready to partner with you in terms of doing the design and architectural work on that portion their project is a go. We are having meetings with them on a regular basis. We just met with them last Friday and again detailed, length meetings. We all feel comfortable, but thus we are here tonight to see if we can come forward with this type of incentive. If not the development might not – frankly they said if we can't do it they may not go forward with that plan.

Alderman Tollner

If we were to approve this or a portion of this, in your mind, this would pretty much solidify what they are looking for as far as a commitment from the city in order to get the project done.

Allan Manoian

It would because you know what we are talking about building here is the public access way on the riverfront. This is going to be the public walkway and they are building their portion of the walkway again to be accessible to the public and we think it is appropriate. They understand hey this is part of the public walkway; it is not in front of our building, we would think if the city is serious you will at last go that far and it seems reasonable.

Alderman Tollner

Do you think that this developer – if stating what you said is correct, which I don't doubt it, and that this developer is so far along and so committed to the project that would they be willing to split the cost with the city if they were to walk away from this project? Basically what you are asking us to do here is to commit for a particular project in order to move further along or wrap up what they are looking to do. If we are willing to make that commitment I would like a little commitment back for the city's part if we are going to extend this money for this study I don't want to be left even though it is probably a good project regardless, but maybe now might not be the perfect time if they were to walk away from this project. How many rocks do they have in the bag? The rocks we're going to have in the bag are we will fund this to a certain extent, but if they turn around and say hey I have changed my mind they necessarily haven't lost anything and we've extended ourselves to a certain extent.

Kathy Hersh

You as a Board usually don't vote on this until around the 15th of May and I would expect certainly by the 15th of May we really will have absolute solid commitments of this is what the developer is doing. This developer is at the point that it is starting to put this before boards. Has he gone to the Conservation Commission yet?

Allan Manoian

Just informational, but they are on the agenda for the Historic District Commission actually for this Monday for preliminary information.

Kathy Hersh

They are starting all of that process and within a very short few weeks we will be able to very confidently say exactly whether or not this is 100% going forward or not.

Alderman Tollner

One last question – how much money do we have left? You said \$70,000?

Alderman Liamos

\$77,900.

Alderman Deane

I just want to know once you get this design done where are we going to get the money for the restoration work and is it going to be common practice to tap this money every year for anything that goes on down in that area on the riverfront?

Kathy Hersh

The transportation enhancements round, which is every two years, is coming up this summer and we will be applying for funding to complete this project through that if we haven't identified other sources, but we don't have intentions of coming to the city for funding. The Transportation Enhancement Funding does require a 20% match so we will need to be able to be looking for that, but other than that we hope to be able to get the 80% someplace else. As far as coming back to the city for additional economic development projects to the Community Development Block Grant for additional economic development projects yes. I would hope that we would have that opportunity to be able to present those to you and whether you chose to fund them or not is certainly your prerogative or whether maybe you chose to fund them through other sources, but I think it is our duty and responsibility to present to you every opportunity we can to advance economic development downtown, which just increases the viability and livability of our community.

Alderman Deane

This 46 Main Street building the old Gooddales Bike Shop is going to be turned into a restaurant is that what you are telling me – the new building restaurant owner?

Allan Manoian

Yes that is what is being proposed as a usage for the property. Are we on the other item or are we still on the ...

Alderman Deane

I am just looking at both of them.

Allan Manoian

Should I address that for a moment?

Chair Cardin

Sure.

Allan Manoian

As Brad was going forward redeveloping his property – this was all one parcel the building itself and the land, what this new developer is proposing – has an option now on the property – the new developer will actually subdivide off this front building, he is going to sell the building potentially to a restaurateur and again we worked very, very hard – the building could have gone for another usage, which would not have been conducive to what we are trying to make happen in Railroad Square to make it a place that is going to be open in the evening, lit up and a people generating place – that is what needs to happen right there on that Main Street bridge – very, very important the usage – a restaurateur – the developer will go forward, will sell off the front building, and this is the intention/the deal that is already being struck, and we are actually working with regard to the facade restoration of this building with the proposed owner, the restaurateur of the building. In order to make that new restaurant work and this sort of to be the great anchor, the gateway to Railroad Square and the riverfront promenade, the facade of that building must be restored. Again, as we have a Railroad Square historic facade restoration program, which we have used throughout the years out there, this building again is going to be absolutely crucial – the redevelopment of it. The restaurateur that is going in there is a very well known reputable restaurateur. If the restaurant opens and goes in there it will result in the creation of 30-40 new jobs – jobs of people that live in this neighborhood that will be working there.

Absolutely crucial the façade of the building is done. This building is one of the most high profile historic structures in all downtown. It is the gateway to the riverfront promenade, and again as an incentive to make this whole multi-million dollar deal happen and get this riverfront, this section absolutely where we have hoped and dreamed it would go for the last 25 years we feel it is appropriate to go in, partner up, and dedicate \$50,000 of CDBG to the façade restoration and ultimately we would like to do \$65,000. Again, the new owner of this building will cover the other half. We have a contractor right now doing an estimate for this façade restoration who is working for the restaurateur and again we are looking at approximately \$130,000 - \$150,000 for the façade. We thought as a proper incentive because we really did shape the way Brad went about marketing this building, getting the usage right, getting the whole riverfront vision that needs to happen there – we felt it appropriate that we should at this time do a one shot partnership deal, restore the façade of that building, and we have our north riverfront promenade. High-octane economic engine stuff. It changes the whole Railroad Square environment.

Alderman Tollner

We have \$78,000 left. If you had to split your children up and these two items were your kids.

Allan Manoian

I know how I would answer it, but she can answer that one.

Alderman Tollner

I think we should provide a little bit of incentive to the restaurateur but I also have a concern where if someone is buying the building and they own the building are we going to give them that much – In the greater scheme of things it is not a lot given the amount of money that they are going to invest. I understand that.

Allan Manoian

The restaurant will probably be – to purchase the building, redevelopment of it into a restaurant probably about a \$600,000 project and we are saying \$50,000 – to make sure and this is the point Alderman Tollner with all due respect we have to guarantee that façade is restored properly, truly historically properly. We're afraid that the person may go in and just – that will be good enough – and it will sit there for the next 30 years being half way done, they will get the restaurant going and ... this is our chance to make sure it is done write, set the standard in the square and everything else follows from it.

Alderman Tollner

Let's just say you have \$77,000 and you have a request for a total of \$125,000.

Kathy Hersh

I am going to answer it a little bit differently than the question. One of the other things that you have to discuss on your agenda tonight is home funds because the city has been fortunate to get a direct allocation of home funds now, which is the first time that we have, which Mr. Newman will be talking about. One of the things that Mr. Newman and I talked about recently in the last week or two is the fact that some of these funds that are being proposed under CDBG could actually also be covered under home funds. I don't know whether or not there is any consideration or if this is the right time for the Board to talk about what you are planning to do with the home funds and how you might go about doing that, but there is this other pot of money that might be able to defer some of the costs – you might be able to do both. Therefore, that is why I am not ready to say which one I am ready to give up. If I have to I will.

Alderman Lamos

Thank you Madam Chairman. I have a question on the promenade design. If we use these CDBG funds are we going to be guaranteed public access to the private property?

Allan Manoian

That is the whole point of the redevelopment project, yes.

Alderman Liamos

In the total context we are really going from Main Street down to Margarita's.

Allan Manoian

Then we will be as part of the whole downtown master plan – the plan is then – we have been talking with BAE Systems because they are actually the next really large property on that riverfront and both Margarita's the folks that own nothing would be better for their business to extend that beautiful riverfront promenade past their establishment. We have already been in negotiations for quite some time with BAE Systems, and we will connect up with the railroad bridge and pedestrian bridge that crosses the Nashua River, which low and behold comes out at Temple Street where the maybe new Senior Center and housing – it all sort of connects up and around. The intent is to go down to connect right through the old power house and Margarita's, hook up with BAE Systems, that riverfront, over to the railroad bridge, which has a pedestrian sidewalk, which was beautifully designed thankfully many years ago, and connecting over thus onto the south side of the river – the promenade that Kathy was discussing behind the library, which the city owns. We would like to raise that up. The tricky part will be behind the old Telegraph building. That is going to be another fun, tricky one some day down the line.

Back to the Main Street Bridge we have done the Park De Notre Renaissance Francaise on Water Street. We have a public easement on the riverside of Clock tower Place. We have acquired the Cotton Transportation Bridge. Then going across the river we come around and we have a 20 public easement and have been having wonderful discussions with Pastor Paul Berube of Grace Fellowship Church on the north bank of the river hooked right back up at Main Street Bridge at the 46 Main Street. There is the 1.5-mile loop and that is the future economic engine of the new downtown Nashua and that becomes a powerful, powerful reinvestment area. That is where all of the new building will be built. This is where we propose to build the brand new museum. This is where we hope the performing arts center will be build. It is really the key to tying together the whole vision. I tell you if we can make this redevelopment project happen Alderman Liamos and you see a grand new structure built on that riverfront you will see a lot of investors in the city follow suit. They are waiting for someone to take the first big step just as what the Focus family did with the Merchant's Exchange building in downtown in 1989 when people told them they were crazy. We are dealing with the same sort of scenario today. They weren't crazy they were very, very smart.

Chair Cardin

Does anyone want to make a recommendation or do we want to wait and talk about the other pot of money that we may be able to tap for some of these projects?

Alderman Deane

Has that already been thought about – another pot of money?

Chair Cardin

We are talking about the home funds, which is the next resolution we need to draft this evening.

Alderman Tollner

What is the number on that again?

Chair Cardin

Paul do you have the number on the home funds?

Paul Newman

The dollar amount? \$582,617.

Alderman Tollner

If you could just define for me what are some of the restrictions that we need to work under for that?

Paul Newman

You do have one remaining proposal on the CDBG list did you want to talk about that now and come back to that?

Chair Cardin

Yes, why don't we talk about that one and then come back to this. I would rather get through this list and then decide what we are going to do with that. We just have one other item.

MicroCredit (NHCLF): self-employment training

Chair Cardin

It is a one-time request for \$12,500.

Paul Newman

This is a proposal from New Hampshire Committee Loan Fund. I will ask Klaas to also speak to this. It is seeking \$12,500, which would go toward total program costs of \$27,817 of which the rest is funded from private sources such as Public Service of New Hampshire.

Klaas Nijhuis

This particular request would be for an expert in the area of helping low income individuals establish their own businesses. It is about creating economic opportunities for those at the margins so that they can actually contribute and pay property taxes in cities like ours and contribute meaningfully to the economic life of this community and perhaps move on to places where they then can help in private support of the various social service functions that we have and fund. It is essentially about helping the Hispanic community and other low income individuals in this city through technical advice and access to small loans, loans that the normal market would not provide, but loans that they desperately need to buy the small capital purchases so they can start things such as cleaning businesses or beer making businesses or

those sort of things that hopefully put them to self sufficiency and becoming a meaningful contributor of city economy.

Chair Cardin

It sounds like an interesting program. Is this a new program?

Klaas Nijhuis

This is a program that has been running by the Community Loan Fund for a number of years already. They have 5 regional representatives and the representative that they hope to fund out of this portion would serve the Hillsborough County area. Just a portion of her funding would come from us and there would be a targeted dedication to the Nashua community. Already working through such things as the Hispanic Network, the Adult Learning Center and other venues. Training is already in place and happening. They just would like the city's support to continue with what is turning out to be a very worthwhile operation.

Chair Cardin

It sounds like a great program to me.

Paul Newman

We asked what sort of loans they make in dollar amount and I think the average is around \$600.00.

Chair Cardin

Six hundred dollars?

Paul Newman

For cleaning supplies or some sort of equipment.

Chair Cardin

It sounds like a good bang for the buck.

Alderman Deane

I like it.

Alderman Tollner

Recommend at \$12,500.

Chair Cardin

I would like to recommend \$12,500.

Alderman Deane

That is good. Leave it in there.

Chair Cardin

I think it sounds great.

Alderman Tollner

Add that to your list the Alderman from Ward 8.

Alderman Tollner

Going back to the discussion of maybe some of the approvals that we have made tonight we can transfer those monies to home funds – we have the \$582,000 available?

Chair Cardin

Well Paul can speak to that, but my understanding is some of the projects that are on here are eligible for that funding and if that is the case there is a possibility that we could go back to the Hunt Building and add \$70,000 for air conditioning – Dave Deane's air conditioning. I am sure we can let Paul speak to that.

Paul Newman

The Home Investment Partnership Program has been in existence since the early 1990s. It is really the principal program that Congress has created and funded continually for affordable housing assistance to communities across the country. Some of the other programs go direct to non-profits and other housing sponsors. This goes directly to states and cities. Up until this year Nashua had not been a direct recipient. We had approached New Hampshire Housing Finance Authority back in the inception of the home program, and asked them to provide Nashua a special set aside, which was agreed to back then and which we have continued all of these years. Through that process, and of course, Klaas Nijhuis here is in charge of the home program and I will turn it over to him in a moment, but you can see a list of the 70 or so units that have affordable housing that have been created in Nashua by virtue of this program. Additionally at leverage is a tremendous amount of other investment public and private.

Alderman Tollner

Can I just ask a quick question before I forget? Is there any way – we extend a lot of money out of the welfare budget to support people that are in need that are in different housing. Some of that might be low-income housing. Is there any way that we could take some of these monies to help offset some of the dollars that may be pushed that way out of the welfare budget or no?

Paul Newman

There are a number of different eligible activities under the home program. There is the creation of new affordable housing units through conversion of existing buildings or to rehab existing apartments typically under non-profit sponsorship and then the rents are controlled and

reduced. It can be used for home ownership. Indeed it can be used for rental assistance meaning like the section 8 voucher program that our Nashua Housing Authority administers, which subsidizes the rent in private market units out there. In the short time that we have had since we became aware we were going to get these funds – in fact it was the same day that HUD Manchester office found out we were going to get them it is just two weeks – just yesterday. Of course we have operated certain type of the home program, which is because we were getting the state's money and they had already decided how it was going to be used, which was for creating rental affordable housing. We have gathered home funding plans from a number of other communities. Just a very few do use it for direct rental assistance of tenants. I talked to one whose experience with it was dreadful apparently and I am not sure of what all of the ins and outs of that are. As I suggested in my memo I would suggest that we principally stick for this first year with those that we know to be tried and true and investigate and find out what the perils are of other types of uses of home funds such as direct rental assistance. We simply don't have the ability to tell you that it can be run – that it can be done well, that it can be effective...

Alderman Tollner

We are facing a considerable deficit in the welfare department. We have never gotten these funds before and I am not saying that we should use all of these monies to offset the welfare overruns that we are dealing with, but we have been told a lot of the costs on the welfare overruns are dealing with subsidizing different housing situations. Before we look at this \$582,000 and say wow we have this money that we didn't have last year to spend the other side we have this welfare budget where we know we are in a deficit and the deficit is even going to grow. If there is any way that we can research and find out if we can take a portion—maybe it is \$100,000 that we will not have to fund out of contingency and support the welfare piece – if there is any way whatsoever that we could possible use some of these funds to supplement that I think that the city should look into it. If we don't know I understand you want to say let's run it through this year because maybe next year we may not get it next year. Maybe the economy will be better next year and we won't have the pressure that we have on the welfare budget, but I mean that welfare budget is a huge deficit and we're taking money from other areas to fund that. Then maybe what we could do is where we have already made some commitments madam Chairman on some of the other housing we can ship that over there and maybe we can find the money and not have to split the children up.

Paul Newman

As I said I am not trying to suggest that you preclude using it for anything from any of those eligible things that home can be used for, but at this point in time since we have to keep the application process for home on the same track as CDBG that we suggest strongly urge that you stay with what we know to be effective and productive until we find out more about the other ways of using home. I think it may well be that Nashua – that is a need that could be met that way. On the other hand, the consolidated plan talking about the use of these resources to emphasize the creation of permanently affordable housing. The shortcoming of using it for the short-term solution is that it is money flowing out every year ... **tape flipped** ...you establish a permanently affordable unit, which is a resource forever. Rental assistance it goes out every month and every month.

Chair Cardin

I agree with that. I think the more we can do permanently affordable I think we get more bang for our buck.

Alderman Deane

What are your recommendations Paul in what we have on CDBG list for funding and what that money can be used for in lieu of what is currently there?

Paul Newman

Again, I will tell you the ones that would be eligible under home as we understand it, which would be out the ones that you looked at funding this year, the Area Agency for Developmental Services, the PLUS Co., Keystone Hall I am just not sure, but at least those two that I mentioned. That is shelter housing so that would not work. It has to be units.

Alderman Tollner

PLUS Co. and Area Agency – what was the third one?

Paul Newman

That was it.

Chair Cardin

The soup kitchen and shelter wouldn't fall under that?

Paul Newman

They are not permanent housing units they are group residences.

Chair Cardin

Right.

Alderman Deane

What about the Housing Improvement/Opportunity Acquisition Program?

Paul Newman

I was only speaking of the new ones. Yes actually that could either be funded with Home or augmented with Home. The only difference I should say – there is a key point to be made on this and that particularly affects that program. I think you heard Klaas earlier say that the income limit for the housing improvement program is 80% medium income. Under the Home program it is 60% medium income. We suspect that there are a lot of people that now participate in the program would not be able to if it were 60%. That is what it comes back to a lot of the time is income.

MP Housing would potentially be – although you have already approved the two year funding for that so that might be a little complicated to unfund it and ...

Chair Cardin

What about Neighborhood Housing Services?

Paul Newman

I don't believe so because it is a service as opposed to direct affordable housing. They are doing things like home ownership counseling, but not actually.

Chair Cardin

That is not an eligible expense under the Home? I thought I saw something about it's ...

Paul Newman

As Klaas pointed out – all recipients of Home funds must set aside at least 15% for community housing and development organizations. Indeed there is \$87,392 – some of that could be used to offset or could be used substantially to offset this. I'm sorry it is the \$29,131 for their operating. Sorry. I am looking at the second page of that memo.

Most communities do use that 5% toward this kind of an automatic funding for the ... **tape inaudible** ... in fact it is a mandated level. I guess the choice would be whether you wanted to directly offset dollar for dollar or some portion of it. In other words there is about \$30,000 there. Do they benefit an additional \$15,000 by virtue of now having Home program in Nashua and reduce the CDBG by that amount.

Alderman Deane

What I would like to see would be the redirection of some of that money so that we could deal with the Community Development requests – the façade restoration, the riverfront design – what are we sitting on now \$77,000? Was that it?

Alderman Lamos

No. We are at \$65,400 right now.

Alderman Deane

The \$65,400 and get the A.C. back in the Hunt Building. You would end up redirecting – we had \$125,000 plus \$195,000 - -about \$130,000 of the Home money redirected into this where we can swap that out with the CDBG money and fund those three items and then still have the balance of that \$582,000.

Paul Newman

Could you run the numbers you are trying to fit in? It is the \$125,000, which is \$75,000 plus \$50,000...

Alderman Deane

The riverfront promenade was \$75,000.

Paul Newman

Plus the \$50,000.

Alderman Deane

Then \$70,000 for the Hunt Building. That is \$195,000. Then you take the \$65,400 that we have right now that we can spend and that will give you about \$130,000

Chair Cardin

Plus the \$30,000 from Area Agency and \$30,000 from PLUS.

Alderman Tollner

I think what Alderman Deane is saying is let's add back in the work for downtown Railroad Square, take that money, add the air conditioning for the Hunt Building, come up with that total, subtract the amount that we have in deposit, and then whatever that balance is left take the overrun and put it in the Home. That way Allan and Kathy can get started on the work that they requested, and then we take the other money and take it out of the Home fund. I just have one question. What if we don't use all the Home funds right away?

Klaas Nijhuis

We would carry them over for a number of years that we can. What would happen is we could build bigger projects. As you take away \$80,000 of Home funds you take away one unit of housing you could develop. My consolidated plan, which we did about three years ago, which really endorses the path where we do the investment – publicly facilitated process with community participating identified the need of creating 670 units of housing and laid out the plans for CDBG and Home investment. We are in the beginning of May having a conference in this community around ending homelessness and about creating the back end of the funnel and stoppering up the front end of the funnel. I think there is a definite move towards the creating of – the willingness within the provider community anyway – the creation of affordable housing units so that we can take care of the welfare problem that you are faced with and all of these other things. That is what happens.

Alderman Tollner

Did I clarify your position correctly?

Alderman Liamos

Thank you Madam Chairman. I know it is getting late, but I'm a little bit concerned about heading down the pathway of reprogramming funds that the ink is not quite dry yet on the \$582,000. That is my first issue. The second is I am not convinced that the promenade design or the façade restoration is really – I know that Mr. Manoian made a compelling argument, but I

also look at that as something that is nice to have, but not necessarily – the developer is going to go downtown and put that kind of investment in they will do it on the economics of the job, they are not going to do it just strictly on whether or not we will be providing 10% of the cost on that. That is just my opinion. I would be more inclined to just work on the two areas that Mr. Newman identified as far as the Area Agency and the PLUS Co. and freeing up \$60,000, which would bring our total to approximately \$125,000, and then from there if the committee felt obliged to fund \$125,000 for the design and the restoration if the committee feels the emphasis should be. I quite frankly would probably fund \$100,000 of that and then I would go back up and put the other \$10,000 back in for the multiply handicapped and I would probably throw the other \$10,000 back towards the Community Council or something. I think we can horse trade this most of the night. I will stand wherever the committee would like to go with this, but I am just figuring we have some alternatives here that we could look at.

Alderman Tollner

I think it is safe to assume that we could say the Area Agency and the PLUS Co. and push that over to the HOME funds. I think everybody agrees that is a legitimate opportunity.

Alderman Liamos

A conservative approach.

Alderman Tollner

This year we have an opportunity and maybe next year or the year after we may not have an opportunity to fund the air conditioning for the Hunt Building and it is a pretty substantial building in Nashua so given that we are dealing with \$282,000 of more or less grant money that we didn't know that we were going to get I wouldn't necessarily spend all of it right now, but it does give us some added flexibility. I look at what I am hearing that Manchester is doing as far as their economic development and incentives and everything that they are doing – if we could clean up that area of downtown that may be the start of something substantial. They are asking for \$125,000. I would fund it at \$115,000. I also would go back because I think there was one area where we said we would go back to and that was Community Council. If I am not mistaken I think there was a motion to hold off on that for a little while and come back to it. What I would probably do is fund that. The other one I would go back to would be if I am not mistaken I forget which one had the air conditioning in the windows or whatever it was.

Chair Cardin

Community Council.

Alderman Tollner

Okay fine.

Chair Cardin

It was \$21,000 that they are asking for.

Alderman Tollner

I think we were having a conversation about funding \$20,000. I would recommend that we fund that at \$20,000. Let me go back one more time. Area Agency and PLUS Co. move over to Home funds.

Alderman Liamos

Are you going to do the full \$42,900 and \$33,000?

Alderman Tollner

I would do the \$42,000 and the \$33,000 and move that to HOME fund.

Alderman Liamos

\$42,000 even and \$33,000 even – Home funds.

Alderman Tollner

Right.

Alderman Tollner

Then I would recommend

Alderman Liamos

Just stop there Alderman Tollner if you don't mind – that plus us back up under CDBG by \$60,000. That gives us a total of \$125,400.

Alderman Tollner

Then what I would do is I would recommend \$115,000 for the north riverfront promenade and 46 Main Street. That leaves me with \$10,400?

Alderman Liamos

That would be correct.

Alderman Tollner

Then I would recommend – I would just ask Paul going back to Margarite's Place – I know that this is a second year commitment but it adheres to the guidelines of the Home fund does it not?

Paul Newman

Correct.

Alderman Tollner

I would recommend that we take the MP Housing for \$24,500 that is the second year of our commitment and move that over to Home funds. That gives me an additional \$24,500 right Alderman Liamos?

Alderman Liamos

That would be correct Alderman Tollner.

Alderman Tollner

What is my number now?

Alderman Liamos

\$34,900.

Chair Cardin

What have we given Community Council nothing?

Alderman Tollner

I haven't gone to Community Council yet. Then I would give Community Council \$20,000. That leaves me with \$14,900. Then the only outstanding item that we would have left would be Alderman Deane's air conditioning for the Hunt Building.

Alderman Deane

I would need \$55,100 for that.

Alderman Tollner

Then I would go back to Paul and Klaas and ask them to go look up on top for the housing piece and see what we can get.

Paul Newman

The \$55,100 represents the old quote?

Alderman Tollner

\$55,100 would be the variance that we would need to fund the air conditioning for the Hunt Building. We have \$14,900 left in the kitty so to speak. If you or Klaas have any recommendations.

Chair Cardin

I would say Community Council if they have air conditioning units in their windows already why we wouldn't take that and put that towards the Hunt Building.

Alderman Tollner

What I was thinking about the Community Council is they probably have all of these air conditioners that are sucking the electricity dry where if you have a regular air conditioning system it has to help them on their budget.

Chair Cardin

Well then let's fund the Hunt Building next year for air conditioning. We have a two-year thing for them. We will do half of what they want this year and the other half next year.

Alderman Tollner

Before we go down that road Paul and Klaas is there an item up here on the top that we can find \$54,000?

Paul Newman

You heard us urging you to try to preserve the Home funds. Ultimately there will be very beneficial project. Not to go on about that, but the ones that we have indicated to you, the ones that ---

Alderman Tollner

Would Nashua Childrens' Home fall under these?

Paul Newman

That is going to receive Home funds.

Klaas Nijhuis

The fourth or fifth year.

Alderman Tollner

If it is the 4th or the 5th year – couldn't we take \$47,000 out of that and use Home funds for that?

Paul Newman

I don't know at this point in time. We were funding for a project that was completed so many years ago might be.

Chair Cardin

I wouldn't support doing that at this point. I think it is too messy. The ones that are in the middle of a multi-year commitment to leave them where they are.

Alderman Tollner

We are still making the commitment they are just getting their money from somewhere else.

Chair Cardin

Right, but it is a whole probably paperwork nightmare to stop one funding and reporting and – it doesn't seem to me that it would be an easy thing to do.

Paul Newman

Yes, it would be a reporting ...

Chair Cardin

If you can do it.

Paul Newman

I am not sure we could if it was to fund a project that was completed some – I suspect we could not actually. We didn't fund it under a new grant. We picked out the ones that have increments say MP Housing while that is being done incrementally so they have not in fact spent the second increment.

Alderman Deane

You could do it there?

Paul Newman

Right.

Alderman Lamos

We already have...

Alderman Tollner

I guess it comes down to Community Council the air conditioning or take that money and apply it to the \$15,000 and see what we can do at the Hunt.

Chair Cardin

I would recommend waiting until next year to do the Hunt Building, but committing the money this year like we have in a multi-year.

Alderman Deane

I would like to exhaust every option we have there. Maybe Mr. Newman can spend a little time tomorrow looking at it if that would be possible Madam Chairman.

Chair Cardin

I would like to get these resolutions...

Paul Newman

Ultimately we can provide you with additional information – this is going your first go around of it in any event.

Alderman Tollner

Why don't we take the \$14,900 and put it in the Hunt Building air conditioning account. We don't have to spend it. It is in there now and then Paul if you or Klaas can follow up on Alderman Deane's request to see if there is anything that we can do. We are going to meet again. That pretty much nets us out at zero and maybe we build up that air conditioning account over the next couple of years.

Chair Cardin

I would be willing to fund that in a multi-year. I don't have a problem doing that. I think it is a good worthwhile project. Maybe they can just wait another year to get going on it.

Alderman Liamos

Everybody is doing good work here. The one point that we always keep hearing here is affordable housing in the city. We get this opportunity with some additional funding and one of the things that we do is divert it to other worthwhile programs. I still feel conservatism might be the best way to go relative to the other uses of that funding until these two gentlemen can come back and give us – there will be some hooks in there. As we heard tonight you use this money and the CDBG money and it costs – because of the requirements and stipulations probably into the contracting part of it, it costs more for a project. Do the Home funds have a similar type hook? It must. Every federal project, money, grants have hooks in it. I would be more inclined to wait for a report out on that before we delegate any more. If you want to put the \$14,900 to start multi-year A.C. I have no objection with that.

Alderman Tollner

We are comfortable with where we are at then?

Chair Cardin

I support that.

Alderman Liamos

We are net zero.

Chair Cardin

I agree that the fewer things we put over to Home funds the better. If we lose a unit every time we spend \$80,000 out of there it is one unit someone could be occupying.

Have we wrapped up our business for the night?

Paul Newman

Just one more small matter. Also attached to that memo on the Home program was a two-page amendment – it is excerpts from the consolidated plan with amendments in italics that Klaas Nijhuis prepared, which should be accomplished also as part of this to indicate that the funding that we are using the Home program for is consistent with the consolidated plan. At this point, it just speaks to the permanently affordable family housing. We will need to amend it a bit more for the committee so that it brings in things like the Area Agency and the PLUS Co. If you have any questions on that please let us know. We will submit that to HUD when we submit this year's application so that they can see the consistency and also present that at the public hearing for people to comment on. As well we have talked a little bit about getting some feedback from the Continuum of Care on this amendment to the consolidated plan and they have their meeting April 2nd so that would be available for you also, their feedback, at your next meeting.

Chair Cardin

Terrific. They are a great group to give us feedback so I appreciate it. We should have a motion for the resolution? We don't need one?

Paul Newman

In the past it has just been a matter of consensus because you are not actually – it is just that you have reached a consensus formally that you all sponsor it as proposed I guess. We will just do it up as you have suggested.

Alderman Deane

Am I still calling you tomorrow to see or are we going to let that sit the way it is sitting?
Alderman Cardin is that the consensus of the Board to let that \$14,900 just sit there?

Chair Cardin

In the Hunt building?

Alderman Deane

Yes, and just let everything ride the way we have it?

Paul Newman

Right.

Chair Cardin

That is fine with me if that is okay with you.

Alderman Deane

I listened to what Alderman Lamos had to say and it was a point well taken and I think we should just let it sit, leave that money in there, and use it for that in another year.

Chair Cardin

Great. Thank you everyone for all of your hard work and long night. I think this is a record for Human Affairs.

ADJOURNMENT

**MOTION BY ALDERMAN LIAMOS TO ADJOURN
MOTION CARRIED**

The meeting was declared adjourned at 10:30 p.m.

Alderman Stephen C. Lamos
Committee Clerk