City of Keene
New Hampshire

KEENE CITY COUNCIL
Council Chambers, Keene City Hall
March 3, 2016
6:30 PM

Roll Call
Pledge of Allegiance
Minutes of Preceding Meeting

HEARINGS/PRESENTATIONS/PROCLAMATIONS

- Presentation – PFM Management Group – Review of City's Standard & Poor's Ratings
- Retirement Resolution – Tom Hastings
- Retirement Resolution – Anmarie Wilson
- Public Hearing – Capital Improvement Program 2016- 2022

1. ELECTIONS/NOMINATIONS/APPOINTMENTS/CONFIRMATIONS

A. Confirmation – Heritage Commission
B. Nominations – Cities for Climate Protection Committee; Planning Board

2. COMMUNICATIONS

A. Philip Suter/Greater Keene Chamber of Commerce - Removal of Granite Curbing – West Side of Central Square – Sidewalk Café License
B. Susan Parke-Sutherland/Keene Farmer's Market – Request to Use City Property – Gilbo Avenue and Commercial Street Parking Lot
C. Donald J. Alex – Appeal of Planning Board Decision – Curb Cut – Baker Street
D. Tim Zinn – Disruptive Behavior at Large Gatherings of Students
E. John Therriault – Sidewalk Plowing – DPW Labor Costs for Snow Removal
F. Councilor Richards – Marlboro Street Rezoning and the Eastside of the City's Revitalization
G. Mayor Lane –Suggested Items to Include in Fiscal Policies

3. REPORTS

A. COUNCIL COMMITTEES

1. Suggested Ban on Single Use Plastic Bags – PLD COM
2. Request to Use City Property – Electrical Distributions System in Central Business District – PLD
3. Periodic Report – Conservation Commission – PLD COM
4. Adoption of RSA 79-E "Community Revitalization Tax Relief Incentive" – PLD COM
5. Audit Report – Melanson Heath & Company – FOP COM

B. CITY OFFICERS AND DEPARTMENTS

1. General Comments –City Manager

C. BOARDS AND COMMISSIONS

3. REPORTS

D. MORE TIME

1. Granite Curbing – West Side of Central Square – MSFI COM
2. Request to Use City Property – Spring Street – PLD COM

4. ORDINANCES FOR FIRST READING

5. ORDINANCES FOR SECOND READING

A. Relating to the Bicycle/Pedestrian Path Advisory Committee
   1. Report – MSFI COM
   2. Ordinance O-2016-05

6. RESOLUTIONS

A. Relating to Further Modifying the District Boundaries of the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District
   1. Memorandum – City Manager
   2. Resolution R-2016-07

B. In Appreciation of Fintan P. Moore Jr. Upon His Retirement
   1. Resolution R-2016-08

Non Public Session
Adjournment

A regular meeting of the Keene City Council was held Thursday, February 18, 2016. The Honorable Mayor Kendall W. Lane called the meeting to order at 7:00 PM. Roll called: Carl B. Jacobs, Janis O. Manwaring, Robert J. O'Connor, Terry M. Clark, Randy L. Filiault, Thomas F. Powers, Robert B. Sutherland, George S. Hansel, Gary P. Lamoureux, Stephen L. Hooper, Bettina A. Chadbourne, Philip M. Jones and David C. Richards were present. Jay V. Kahn and Mitchell H. Greenwald were absent. The Mayor noted Councilor Jones' service on the City Council since 1998, as Ward 4 Councilor until July 2012 when he resigned because he moved out of the ward. In March of 2013, a vacancy allowed Councilor Jones to be elected to fill the ward Five Council position. He spoke about the Committees that Councilor Jones served on including most recently serving as Vice Chair of the Planning, Licenses and Development Committee since 2016. The Mayor commented that Councilor Jones has either been Chair or Vice Chair since 2000. Councilor Jones led the Pledge of Allegiance. A motion by Councilor Richards to accept the minutes from the February 4, 2016 meeting was duly seconded. The motion passed with a unanimous vote in favor.

ANNOUNCEMENTS – MAYOR

The Mayor recognized the new furnishings in the Council Chambers. He commented that the former antique furnishings are finding new homes throughout the organization. He stated that the new furnishings were the first step towards a paperless Council process.

The Mayor reminded the Councilors that the Council Goal Setting Workshop will be held on Saturday, July 9th from 10:00 AM to 3:00 PM in the Michael EJ Blastos Community Room. He continued that Primex will lead this facilitated session.

PRESENTATION – ELECTRIC DISTRIBUTION SYSTEM IMPROVEMENTS IN CENTRAL BUSINESS DISTRICT – EVERSOURCE ENERGY

The Mayor recognized Laurel Boiven, Community Relations Manager with Eversource, and Mark Fraser, Engineering and Design Manager. They provided updates on the improvements that they have been working on and planning for electric distribution system in the Central Business District. One of the priority investments is a $4 million investment in the Central Business District. This was one of the priority projects listed in the Memorandum of Understanding between Eversource and the City of Keene signed in 2015. This project is intended to support the thriving social and business climate while preserving the unique character of downtown. The project scope is to replace their underground equipment. The existing conduits and conducts with manhole systems will continue to be used. The span of the project starts on the south side of Vernon Street down to Emerald/Dunbar Street area to St. James Street over to the Railroad Square/Cypress Street area. The main reasons for the project would be to remove the oil filled equipment, incorporate new regulations, while recognizing the inability to work in confined areas and its associated safety considerations. They are looking to start the process over late spring early summer over the next 3 years.

The Mayor recognized Tara Kessler, Planner, provided history of the City Manager appointed Eversource Committee. This committee was to serve as a sounding board to Eversource as they were planning and presenting information on the downtown improvement project. This provided opportunity for members of the community and the city staff to work with Eversource to establish a better understanding of the project and to advise Eversource on how to engage and inform the public throughout the process.

The Mayor thanked the presenters for the information provided this evening. He stated this is the beginning of a lengthy process and there will be further opportunities to answer questions as this unfolds.

PRESENTATION – PUBLIC LAUNCH OF OPENGOV TRANSPARENCY PORTAL

The Mayor recognized Assistant Finance Director Merri Howe, for some opening comments relative to this evening's presentation. She noted the City of Keene partnered with OpenGov to provide a web-based financial transparency, an intelligence tool with graphics presenting revenues and expenses in an intuitive and interactive manner. The use of this platform will provide residents and staff access to the City of Keene's budget and actual financial information. The City of Keene will be the first in the state to publically release its financial information using the OpenGov platform for public transparency.

The Mayor opened the floor for questions. Councilor Sutherland asked who has the job of keying all of this information in and how easy is it to have new budgets considered in the context. He also inquired whether the data was easy to upload and whether there were any systems in place that links the information to the OpenGov so we can consider what things would look like for an example in the next year's budget? Ms. Howe explained this is not a direct link to the city's financial system, but rather it is a system that staff would upload data into the system usually via excel or a pdf.

The Mayor thanked Ms. Howe for the presentation.

NOMINATION

The following nomination to City boards and commissions was received from the Mayor: Marilyn Gemmell as a regular member to the Heritage Commission for a term to expire December 31, 2018. The confirmation will occur at the next regular meeting.

CONFIRMATIONS

A motion was made by Councilor Richards and duly seconded to confirm the following nominations: Councilor Bettina Chadbourne to serve as a regular member on the Agricultural Commission for a term to expire December 31, 2017; Joseph Briggs to serve as a regular member on the Airport Advisory Commission for a term to expire December 31, 2017; Edward Guyot to serve as a regular member on the Bicycle/Pedestrian Path Advisory Committee for a term to expire December 31, 2017; Sadie Butler reappointed to serve as an alternate member on the Conservation Commission for a term to expire December 31, 2018; Councilor Robert O'Connor to serve as a regular member on the Heritage Commission for a term to expire December 31, 2017; Councilor Thomas Powers to serve as a regular member on the Historic District Commission for a term to expire December 31, 2018; Councilor Carl Jacobs to serve as a liaison to the Library Board of Trustee for a term to expire December 31, 2017; and Will Schoefmann to serve as an alternate member on the Partner City Committee for a term to expire December 31, 2016. On a roll call vote, with 13 Councilors present and voting in favor the motion carried. Councilors Kahn and Greenwald were absent.

COMMUNICATION – DORRIE O'MEARA – REMOVAL OF GRANITE CURBING – WEST SIDE OF CENTRAL SQUARE

A communication was received from Dorrie O'Meara, requesting the removal of granite curbing on the west side of Central Square. The communication was referred to the Municipal Services, Facilities and Infrastructure Committee.

COMMUNICATION – IGOR MONTEIRO/ RED DEVILS SOCCER CLUB INC. – REQUEST TO USE CITY PROPERTY – SPRING STREET

A communication was received from Igor Monteiro from Red Devils Soccer Club, Inc., requesting to use and cross city property on Spring Street to gain access to their playing fields. The communication was referred to the Planning, Licenses and Development Committee.

COMMUNICATION – MARK FRASER/EVERSOURCE ENERGY – REQUEST TO USE CITY PROPERTY – ELECTRICAL DISTRIBUTION SYSTEM IN CENTRAL BUSINESS DISTRICT

A communication was received from Mark Fraser from Eversource Energy, requesting to use city property to allow for the installation of two transformers on existing concrete pads adjacent to the Commercial Street parking lot. The communication was referred to the Planning, Licenses and Development Committee.

COMMUNICATION – COUNCILOR HANSEL – ADOPTION OF RSA 79-E "COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE"

A communication was received from Councilor Hansel, requesting city staff be authorized to investigate the possibility of adopting RSA 79-E and to report back with a recommendation both positive and any negative. The communication was referred to the Planning, Licenses and Development Committee.

PLD REPORT – INTRODUCTION OF KSC COORDINATOR OF STUDENT AND COMMUNITY RELATIONS

Planning, Licenses and Development Committee report read recommending the update to the 2003 Proactive Code Report and the introduction of the KSC Coordinator of Student and Community Relations be accepted as informational. The report was filed as informational.

PLD REPORT – 57 WINCHESTER STREET – LODGING HOUSE LICENSE

Planning, Licenses and Development Committee report read recommending a lodging house license be issued to 57 Winchester Street Realty, LLC with the following conditions: No more than 16 persons may reside on the premises; No more than 27 persons may be within the structure at any one time; No less than 8 vehicular parking spaces must be provided on the premises; The names, home addresses, and motor vehicle registrations of the residents of the licensed premises shall be available on the premises at all times for inspection upon request by the Police, Code Enforcement or Fire Departments; Continued violation of the City parking ordinances by residents of the premises or their guests, as determined by the Police or the Code Enforcement Department may be grounds for suspension or revocation of the license; No alcoholic beverages may be sold on the premises except by written permission of the New Hampshire Liquor Commission; Loud noises or other disturbances after 10:00 PM that continue after warning by the Police Department may be grounds for suspension or revocation of the license; Access to the common areas of the licensed premises shall be granted to the Police, Code Enforcement, Fire and Health Departments of the City of Keene at all reasonable times; The cellar space does not meet the qualifications for public assembly and therefore cannot be used as a gathering space; and The continuation of the license is subject to and conditioned upon successful passage of two inspections to be conducted by the City. A motion by Councilor Richards to carry out the intent of the report was duly seconded. The motion passed with a unanimous vote in favor.

PLD REPORT – UNITED CHURCH OF CHRIST – LODGING HOUSE LICENSE

Planning, Licenses and Development Committee report read recommending a license be issued to United Church of Christ in Keene subject to the lodging house license being used as an overflow for the Hundred Nights Shelter, the license not being used for any more than 16 tenants at one time, and subject to any recommendations of City staff. A motion by Councilor Richards to carry out the intent of the report was duly seconded. The motion passed with a unanimous vote in favor.

PLD REPORT – RULES OF ORDER AMENDMENTS

Planning, Licenses and Development Committee report read recommending the adoption of the changes to the Rules of Order. A motion by Councilor Richards to carry out the intent of the report was duly seconded. On a roll call vote, 13 Councilors were present and voted in favor. Councilors Kahn and Greenwald were absent.

FOP REPORT – NEXT CHAPTER CAMPAIGN DRIVE

Finance, Organization and Personnel Committee report read recommending the acceptance of donations totaling $276,469.24 listed in the December and January statements of the Cambridge Trust Bank to be deposited into the Library Renovation Temporarily Restricted City Trust as part of the Next Chapter Campaign Drive. A motion by Councilor Jacobs to carry out the intent of the report was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – AMERICAN LEGION BALL FIELD AGREEMENT

Finance, Organization and Personnel Committee report read recommending the City Manager be authorized to negotiate between the American Legion Post #4 and the City of Keene for a one year control and use agreement of the softball fields located at 797 Court Street. A motion by Councilor Jacobs to carry out the intent of the report was duly seconded. A motion to amend the Committee report by adding a reference to "execute" was duly seconded. The motion as amended passed with a unanimous vote in favor.

FOP REPORT – WOODLAND CEMETERY WETLAND RESTORATION PROJECT

Finance, Organization and Personnel Committee report read recommending the City Manager be authorized to do all things necessary to negotiate and execute a professional services contract with GZA GeoEnviromental Inc. as a sole source provider of construction oversight professional services for the Woodland Cemetery Wetland Restoration Project for an amount not to exceed $33,000. A motion by Councilor Jacobs to carry out the intent of the report was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – USE OF STATE REVOLVING FUND – WWTP DEWATERING EQUIPMENT REPLACEMENT

Finance, Organization and Personnel Committee report read recommending the City Council authorize the City Manager to do all things necessary to apply for, accept, and execute an SRF loan for the WWTP Dewatering Equipment Replacement project. A motion by Councilor Jacobs to carry out the intent of the report was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – PROFESSIONAL SERVICES AGREEMENT – RUNWAY 14/32 RECONSTRUCTION PROJECT

Finance, Organization and Personnel Committee report read recommending the City Council authorize the City Manager to do all things necessary to apply for, accept, and execute an SRF loan for the WWTP Dewatering Equipment Replacement project. A motion by Councilor Jacobs to carry out the intent of the report was duly seconded. The motion passed with a unanimous vote in favor.

FOP REPORT – GRANT APPLICATION – RUNWAY 14/32 RECONSTRUCTION PROJECT

Finance, Organization and Personnel Committee report read recommending the City Council authorize the City Manager to do all things necessary to submit a Grant Application to the New Hampshire Department of Transportation, Bureau of Aeronautics for the design phase of the Runway 14/32Reconstruction Project at the Dillant-Hopkins Airport. A motion by Councilor Jacobs to carry out the intent of the report was duly seconded. The motion passed with a unanimous vote in favor.

CITY MANAGER – COMMENTS

The City Manager thanked Councilor Jacobs for fine explanations of some really complex actions of the FOP Committee. As part of his general remarks, the City Manager recognized the shift in several Airport projects, construction projects are now coming throughout the city through the Mayor's office. He expressed City Attorney and Kurt Blomquist both had some surgeries and he wanted to report that they are both doing fine, and are in fine spirits. The City Manager went on to congratulate Scott Martin on having a grandson for the first time. He went on to explain that Brad Lane has passed the ICC 2012 Accessibility Inspector & Plan Review Exam. This is the first staff member who is trained and certified for the building construction to meet the ADA requirements. The City Manager explained that Ms. Landry had submitted testimony on HB 1180, regarding municipal bonds for broadband services and requesting the support of this House Bill. He went to recognize Beth Bindel and some of the activities that have gone on about the marketing committee at the airport. The City Manager continued with Donna Hanscom reported that Public Works responded to more than 20 customers, commercial and residential. The department spent Friday working at the corner of Lamson and Federal Street doing a water main repair. He then went to Chief Howard also had cold weather related responses over the weekend in to Monday and Tuesday. He continued with over the four day period the Fire Department had an increase of calls by 35%. This was broken sprinkler and domestic water pipes accounted for some of that increase. The daily average for incidents is just under 13 and during the four day period it rose to 18 per day. Applebee's had most of the damage and reportedly been closed for about a week as they lost all of their control systems and computers in the office. The City Manager commented on the list of training that has been completed by the Fire Department personnel. Lt. Joe Amato had completed his training for Fire Inspector 1 at the NH Fire Academy. This 40 hour course covers principles and procedures for inspections and training on the application of the NFPA 1 and 101 Life Safety Fire Codes. Lt. Chris Staples completed Fire Officer I and II training at the NH Fire Academy. This certification training is 120 hours and provides a broad spectrum of topics for today's new fire officers. Lt. Jarrod Houston completed Fire Officer I at the NH Fire Academy, total hours 60. FF. Ryan Lavigne completed 32 hours of training as part of the Primex Supervisory Academy. Lt. Daniel Nowill and FF/AEMT Raymond Phillips recently completed ICS-400 Class. This class totals 16 hours of training that is related to command staff management of incidents. Lt. William Greenwood has completed the ICS-300 training totaling 24 hours of specialized training related to management of incidents. FF/AEMT Brendan Kiniry completed an Ice Rescue Technician Class totaling 20 hours through the NH Fire Academy. The City Manager summarized these training accomplishments totaled 328 hours by 8 members and is in addition to all training internal to department provided by staff.

MORE TIME

More time was granted by the Chair for the following items in Committee: Suggested Ban on Single Use Plastic Bags and Resolution R-2016-02: Relating to Fiscal Policies.

FOP REPORT AND RESOLUTION R-2016-03: RELATING TO APPROPRIATIONS FOR AIRPORT IMPROVEMENT PROJECTS

Finance, Organization and Personnel Committee report read recommending the adoption of Resolution R-2016-03. The report was filed as informational. Resolution R-2016-03: Relating to Appropriations for Airport Improvement Projects was read for the second time. A motion by Councilor Jacobs for adoption of the Resolution was duly seconded. On showing of hands, with 13 Councilors present and voting in favor, the motion carried. Resolution R-2016-03 declared adopted.

RESOLUTION R-2016-04: IN APPRECIATION OF THOMAS I. HASTINGS UPON HIS RETIREMENT

Resolution R-2016-04: In Appreciation of Thomas I. Hastings Upon His Retirement was read by title only. A motion by Councilor Jacobs for adoption of the Resolution was duly seconded. The motion passed with a unanimous vote in favor. Resolution R-2016-04 declared adopted.

RESOLUTION R-2016-05: IN APPRECIATION OF MICHAEL D. BAILEY UPON HIS RETIREMENT

Resolution R-2016-05: In Appreciation of Michael D. Bailey Upon His Retirement was read by title only. A motion by Councilor Jacobs for adoption of the Resolution was duly seconded. The motion passed with a unanimous vote in favor. Resolution R-2016-05 declared adopted.

RESOLUTION R-2016-06: IN APPRECIATION OF ANMARIE M. WILSON UPON HER RETIREMENT

Resolution R-2016-06: In Appreciation of Anmarie M. Wilson Upon Her Retirement was read by title only. A motion by Councilor Jacobs for adoption of the Resolution was duly seconded. The motion passed with a unanimous vote in favor. Resolution R-2016-06 declared adopted.

ADJOURNMENT

At 8:25 PM, there being no further business, the Mayor adjourned the meeting.

A true record, attest: Patricia Cole

City Clerk

PUBLIC HEARING

Notice is hereby given that a Public Hearing will be held before the Keene City Council relative to the proposed City of Keene Capital Improvement Program for the 6-year period starting July 1, 2016 and ending June 30, 2022. The plan identifies non-school capital projects and equipment acquisitions that are planned to be undertaken in the community and which calls for a financial investment totaling $87,255,424 from local, State and Federal resources. The first year investment totals $19,344,999 from all sources. The local portion of the program is funded by the sale of bonds, property taxes and other miscellaneous sources.

HEARING DATE: March 3, 2016
HEARING TME: 7:00 pm
HEARING PLACE: Council Chambers, Keene City Hall

Per order of the Mayor and Councilors of the City of Keene, this twenty-first day of January, two thousand and sixteen.

Attest:

City Clerk

In City Council February 18, 2016.
Tabled until the next regular meeting.

City Clerk

1A

City of Keene
New Hampshire

February 16, 2016

TO: The Keene City Council

FROM: Kendall W. Lane, Mayor

SUBJECT: Nomination

I hereby nominate the following individuals to serve on the following Board or Commission.

HERITAGE COMMISSION
Marilyn Gemmell, slot 6 — Term expires December 31, 2018
Keene, NH

1B

City of Keene
New Hampshire

March 1, 2016

TO: The Keene City Council

FROM: Kendall W. Lane, Mayor

SUBJECT: Nomination

Kendall W. Lane

I hereby nominate the following individuals to serve on the following Board or Commission.

CITIES FOR CLIMATE PROTECTION COMMITTEE
Terry Clark, slot 2 — Term expires December 31, 2017

PLANNING BOARD
Andrew Bohannon, reappoint, slot 8 — Term expires December 31, 2017

2A

greaterkeene
CHAMBER OF COMMERCE
Connecting business and community

February 22, 2016

City Council
City of Keene
3 Washington St.
Keene, NH 03431

Dear City Council Members,

I am writing in reference to the letter from Dorrie O'Meara (Moxie Realty LLC), which appeared in the February 18, 2016 Council Packet.

Specifically, Ms. O'Meara requests that the granite curbing "starting at Mon Amie Jewelry to Amidon Jewelry" be removed, because she has "had several issues with the patio setup as well as much need for expansion."

As the Council knows, the Greater Keene Chamber of Commerce owns #48 Central Square, located between the two jewelry stores Ms. O'Meara refers to in her letter.

While I am not necessarily opposed to Ms. O'Meara's desire to expand sidewalk seating – it's an attractive feature of the downtown during the warmer months – I am opposed to restaurant seating in front of our office during normal business hours.

As you know, the Chamber serves as a visitor center for the City and, more broadly, for the entire Monadnock Region. Our highest foot traffic times are April-October – times that coincide with peak sidewalk dining season in the City. It can be difficult for some visitors to navigate the sidewalk during peak dining hours, especially if there are tables set up in front of our building.

In addition, the handicapped ramp access to our building also serves the Public Defender's office next door, so keeping access to the ramp as clear as possible is important.

I am more than willing to work with the Council and Ms. O'Meara to make the west side of Central Square as commercially and visually appealing as possible.

Thank you for your consideration.

Sincerely,

Philip N. Suter
President/CEO

2B

February 22, 2016
The Farmers Market of Keene
PO Box 425
Keene NH 03431

Office of the Clerk
Keene City Hall
3 Washington St
Keene NH

Dear Mayor Lane and Members of the City Council,

I am writing on behalf of the Farmers Market of Keene NH to request permission to use city-owned space for the Farmers Market in 2016. We are a group of local farmers, artists, and food enthusiasts who are dedicated to providing healthy, delicious food and unique hand-made crafts to our community. We would like to use the 23 parking spaces on Gilbo Ave between Main St and St. James St as the site of our Summer Farmers Market. The Farmers Market is not only an opportunity for members of the community to engage with local agriculturalists and producers, but also adds to the general appeal of Downtown Keene.

The Farmers Market runs from May to October. We request exclusive use of the aforementioned space from 7am-3pm on every Saturday and Tuesday from May 5, 2016 until Nov 1, 2016.

The Farmers Market of Keene is in a time of transition and hopefully, growth. When the Market was in the Commercial St lot, we had access to 40 parking spaces and were in a position to take on new vendors. In order to add to our current line-up of approximately 20 vendors, we require additional space. It is possible for the market to use the parking spaces across the bike path for additional vendors? Without additional space we would be unable to accept any new vendors.

Also, would it be possible for the Market to utilize the median space in an appropriate, respectful way? It would be nice to bring some picnic tables or other seating options that could be enjoyed by our customers. There were two trash receptacles in the median in 2015, and we request use of them again for 2016.

Part of the growth we hope to facilitate within our market is to attract prepared food vendors to participate in the Keene Farmers Market. Electricity is a requirement of many food trucks/prepared food vendors. Is there any way the Market could have access to electricity via the power-box in the median?

As part of an effort to attract customers and foster a festive environment, we try to schedule musicians for several markets during the year. Hopefully this will continue to be a regular occurrence in 2016. This year, the Opening Day of the Market will be May 4. We'd like to make an event of that market with musicians and kids' activities. This is a great opportunity for the community to gather around the Farmers Market, and Downtown Keene as a whole.

Thank you for your consideration and I look forward to hearing back from you.

Best,

Susan Parke-Sutherland
Co-coordinator
Keene Farmers Market

Letter of Appeal February 18, 2016 2C

Mayor Kendall Lane
Keene City Council

I am writing this letter to appeal the decision by the city planning board on January 25, 2016 to deny my request for an additional curb cut to add one parking space.

I would like to start by stating that I was not fully prepared for the board meeting on January 25, 2016. I was totally caught off guard by the whole proceeding. Having never attended a city meeting and given no information before hand as to what to expect I feel like I was blindsided. That being said I would like to move forward and state my reasons for requesting the additional curb cut for an additional parking space.

My wife and I own a single family 3 bedroom home at 27 Baker St. in Keene, NH. We have 3 licensed drivers with vehicles that reside at this location 365 days out of the year.
In addition to this our youngest daughter comes home from college every other weekend with her vehicle. Resulting in 4 vehicles with only room to park 3 (during good weather). That is one reason, although not the primary, for needing the additional parking space.

Our driveway runs the length of the house on the right hand side ending at the garage. In the winter we can only park two vehicles in the driveway due to ice and snow falling from the roof. There is enough room in the driveway to the rear of the house to the garage ~~for~~ one vehicle and enough room in the driveway at the the front of the house to the sidewalk for the second.
Any vehicle that is parked directly next to the house is subject to damage from the falling ice and snow. We learned this the hard way one winter when both my wife's car and my truck were extensively damaged. This is the primary reason for the request.

Since the meeting and lack of snow this winter we have been parking all 3 vehicles in the driveway. We are all on very different schedules and come and go at different times. This has resulted in my daughter having to move her vehicle to the side of the road at 4:30am so that my wife can get her car out when she is ready to leave at 4:50am for work. Because of this we had a police officer knocking on our door at 6:15am. She stated that even though it was legal to park on the side of the road she had some safety concerns with the vehicle being there. Her main concern was that the vehicle was black and it was hard to see until you were right up on it. And the amount of cars that would soon be going by as the morning traffic picked up. We said we appreciated her concern and explained our situation and that our hands were tied and we parked there out of necessity. She had never heard of the parking on the lawn ordinance and was very surprised by it. Now the public safety has been identified as an issue due to the lack of an additional parking space.

Our parking on the side of the road has resulted in more than one case of road rage. There have been numerous times when we hear screeching tires and blowing horns in front of the house as cars try to beat each other around the vehicle that is parked out front. My wife has physically witnessed drivers yelling obscenities at each other as they both try to pass at the same time.

We have had a car damaged by parking on the side of the road when the neighbor across the street backed out of their driveway directly into the drivers side door of my wife's car. Resulting in a few thousand dollars worth of damage.

The board suggested widening the driveway. This is not possible as our property line is the edge of our driveway.

The board suggested an ice dam or heating strips. We contacted W.E. Brown roofing who replaced our roof about 3 years ago. He said the flashing is doing what it is supposed to do. The snow/ice comes off in large sheets. He said heating elements are a waste of money. They become cracked and brittle within a couple of years resulting in a severe fire hazard.

It was suggested that as the third vehicle was my daughters that this would most likely be a temporay situation. With all due respect that is a rather presumptuous assumption.
She has lived with us for 8 years and is not any better financially now then she was then.

The board had concerns about pedestrians and traffic. The amount of vehicles backing out is still the same. Whether it is on the left of the house or the right.

There was also a concern about the location of the driveway in relation to the house across the street. Our current driveway is more in line with the home across the street than the purposed parking space and that is actually in line with the front porch at the right front side of the house. Hence the car backing into the driver's side as mentioned above. We want to add a space to the left side which would clearly not be in line with anyone's driveway across the street.

One board member voiced a concern about the amount of curb cuts already in existence on Baker St. Yet the single family home at the top of Baker hill has two curbs cuts of which the additional one was just paved within the last year. With their additional curb cut being located below the crest of the hill, any car that comes from the Marlborough street end of Baker St. is currently unable to see a car backing out, making it a blind driveway. Our requested space is in plain view from both directions and poises no such safety issue.

So it is clear to see that all the concerns about safety from adding an additional parking space are not valid. However the safety of pedestrians, drivers and property are clearly in jeopardy from having to park on the side of the road for lack of an additional parking space.

Please feel free to contact me if you have further questions.

Sincerely, Donald J. Alex

Donald J. Alex
27 Baker St
Keene, NH 03431
(603) 499-2387

2D

Keene City Council,

My name is Tim Zinn; I have been a Keene resident since 1990 and live at 43 Grove St. in my two family residence.

I would like to offer a concern, possible solutions to that concern, and hopefully the opportunity to personally address the council at some stage in this process. I have actively participated in some of the College / City Commission Meetings, voiced my opinions in the Sentinel, and spoke at the open forum at KSC following the riot in 2015. I have also been active with Southeast Keene Neighborhood Group all in the hopes of affecting positive changes in student accountability.

After a somewhat shaky start in my neighborhood last fall, I am optimistic that culture change is beginning to take hold within KSC. The Off Campus Orientation and KSC policy changes appear to be arming students with the "Wisdom to make a difference". I was honored to be interviewed for a resident perspective as part of that program.

That said, my concern is specific to large gatherings of students that involve public drunkenness and a mob mentality. History has shown that this combination produces nothing but serious problems for both the City and College. I would encourage each of you to view the following video found on YouTube, as it goes to the heart of my concern. Keep in mind that this was only months after the Fall Riot of 2014 and Post KSC off campus policy changes.

https://www.youtube.com/watch?v=dBYsY-iLHgY "Keene State Spring Weekend 2015"

While not a "riot", the core ingredients are there with the potential for rioting, and are clearly no longer acceptable in the City of Keene. YouTube is loaded with these images of KSC and our City. No Keene resident should be subjected to "neighbors" like these. Addressing these parties is a matter of Student, Citizen, and Police safety. I personally walked through a party at Proctor Ct. Last Spring and was appalled at the size of the crowd, noise, the amount of alcohol, and the trashing of the property.

I understand the College / City Commission may have gone through some challenges with personnel turnover and is in the process of regrouping. If they have proposed suggestions to this specific issue, I am open to whatever those might be. Absent that, I would like to propose the following.

First: Use whatever enforcement tools are available or needed, crowd control, permits, underage drinking, number of occupants per household, public drunkenness, fire codes, noise ordinances etc. to nip these issues in the bud before they escalate into potential "mob mentality" situations. No crowd should ever come close to becoming unmanageable in the future. These are not wedding parties or family reunions, they are very public drunk festivals.

Second: Hold <u>Hosts</u> of these parties financially and criminally accountable to the City and taxpayer for any costs, damages or injuries resulting from parties they host. There is a sad irony in that Organizers for the many events held throughout the year in our City do due diligence to coordinate a security presence, yet hosts of student drunk fests that draw large crowds are not held accountable to the same standard.

Third: Armed with concrete and defined enforcement tools, this "new normal" needs to be clearly communicated to the public and student population. I would suggest it becomes part of the City portion of the Off Campus orientation program.

The YouTube video shows we are clearly still vulnerable. I see this tool as a proactive deterrent to the possibility of a future riot. Were the students that invited and hosted Finna Rage in 2014 held accountable? Would they have had serious second thoughts about hosting Finna Rage and the social media frenzy that ensued if they knew they could be held financially and criminally liable to the City of Keene?

While I am a Pumpkin Festival supporter, I strongly feel this new tool is needed regardless of what the future holds for the Festival. As a citizen of our City, I want to be proactive in putting the right tools in place to prevent another riot from ever bringing shame to our City again. Whether a World Series, Spring Break, City Festival, or any other event, this tool sends a proactive message. Where large crowds, youth and alcohol are concerned, I fear it is only a matter of time before something tragic occurs.

Thank you for your time. I am hopeful for an opportunity to share these thoughts personally with the City Council or appropriate Committee.

Sincerely,

Tim Zinn

43 Grove St.

209-4179

2E

27 February 2016

Mayor Lane and the City Council

Keene City Hall

3 Washington Street

Keene, NH 03431

Mr. Mayor and the City Council,

During the Finance committee meeting on 25 February, I learned that the city of Keene purchased over $400 thousand dollars of Side Walk Plows (page 161 of the CIP) in order to remove snow from residential sidewalks. I also learned that there are 52 miles of sidewalks in the city (page 81 of the CIP). It stands to reason that the labor to accomplish sidewalk clearing is a substantial annual expense, but I cannot find in the recent city budget where this cost is detailed.

I ask that the Mayor and City Council request the City Staff to research and report the actual labor cost over the last 5 years for the removal of snow from residential sidewalks. I ask for this 5 year picture so that an average can be taken in order to smooth out the year to year variability in snow accumulation and storm frequency. It would also be valuable to know what the straight time and over time distribution is in these labor expenses but I would understand if this data is not be available with our current cost accounting system.

Thank you in advance for granting this request.

Respectfully,

John Therriault

John Therriault

76 Bradford Road

Keene, NH 03431

2F

To: The Mayor and City Council of Keene NH

Re: Marlboro St rezoning and the Eastside of the city's revitalization

Date: 03/01/16

From: Councilor David Richards

As we work on City Council to redistrict the zones adjacent to the Marlboro Street corridor with the intention of laying the ground work for creating economic and residential renewal potential, I believe we need to start planning for the redesign of both the street itself and the overall renewal of this side of the city.

The east side of the city has an interesting past where at one time this one of the main entry's to the city and was where everyone went to work; as such "industry" determined the needs of city infrastructure as well as its development. The changing nature of both what the workplace one was and where we would like to see economic development expand has changed and requires a longer term look at the potential for this side of the city.

Revitalization however will take more than simply creating a better street, with this said I would like the city to look at all relevant factors that will lay the ground work for both economic development and family housing that would make the east side of the city inviting to both business and families. As we know when the city makes capital improvements it does spur investment by land owners. The better the city does in this regard the better potential for equal investment.

With the amount of time and work this will take we should consider this potential effort be set on a course that will take the next several years to accomplish.

With this in mind I would suggest the following:

- Choose reasonable target dates to complete renovation for Marlboro Street and any other streets needing improvement in the corridor.
- Request staff review the CIP for and funds that could be redirected to the streets in need on the eastside of the city
- Begin the process of obtaining grants for redesign and reconstruction of Marlboro Street. There are currently interesting grant options that staff is aware of and should be directed to pursue.
- As part of potential grant funding the "Victoria Street connector" should be of primary concern as the eastside of the city is essentially divided like no other part of the city, causing a loss of neighborhood and business connections.
- Have the Planning Department take the lead in the redesign of streets with the intention of following the City Masterplan recommendations for other than engineering considerations. I believe that we have not used the expertise of the Planning Department to its fullest ability in this area. Of course Planning would have to work with Public Works to determine what can and cannot be done, but they should be the primary entity for incorporating what the citizens have

requested the city council provide in the Masterplan. Additionally we will have to ensure that Planning can handle this additional work-load.

In conclusion I believe much of this work can be done with long term planning and new direction. We can make the eastside of the city a great place for work and home for our citizens and in following the direction given to us from the Masterplan, make this side of the city could be what the 21^{st} century should look like.

Thank you for your consideration

David Richards

201 Court St

2G

City of Keene
New Hampshire

February 29, 2016

TO: City Council

FROM: Kendall W. Lane, Mayor

SUBJECT: Fiscal Policies

As the Council reviews the Fiscal Policies for the City of Keene, I would ask that you consider the following items for inclusion in the Fiscal Policies. These are based on items that are included in the Town of Hanover Fiscal Policies and are consistent with the goals and objectives of our own Fiscal Policies.

IV.

d. Property Taxes.

i. The City shall limit its property tax revenue increases to the Boston CPI, net of expenditures required by law, and debt service payments.

i-a. The City chooses to utilize the CPI, not because it reflects inflation in the City's costs, but because it reflects the overall inflation in what citizens purchase. This manages City spending such that increases in a citizen's tax bill are in line with increases in all of their other expenses. The goal is to have the cost of City services as a percentage of a tax payer's total expenses remain constant.

f. The State has chosen to solve its revenue problem by downshifting expenses to the local communities and tapping into the broad based property tax at the local level. Downshifting is an effective strategy for the State however it is unsustainable at the local level and would quickly lead to a significant reduction in town services. The City is sensitive to this added expense to the taxpayers and will attempt to limit the impact. However, as a State expense we will pass through State downshifting to the taxpayers.

Kendall W. Lane

Cc: Medard Kopczynski, City Manager
Patty Little, City Clerk
file

3A 1

City of Keene
NEW HAMPSHIRE

February 24, 2016

TO: Mayor and City Council

FROM: Planning, Licenses and Development Committee

SUBJECT: **COMMUNICATION: Danielle Boudrand – Suggested Ban on Single use Plastic Bags**

On a vote of 1-2, the Planning, Licenses and Development Committee recommends that City Council draft a letter supporting the concept of allowing local municipalities to create an Ordinance and design a framework for banning plastic bags. The motion failed with Councilors Jones and Hansel voting in opposition.

On a vote of 3-0 the Planning, Licenses and Development Committee recommends the communication from Ms. Boudrand be placed on "more time".

Chairman/Designee

Background:

Danielle Boudrand, of 19 Bridge Court noted she has submitted a request for the ban of single use plastic bags in this city. In not having a ban we are adding to the ongoing problem of plastic bag pollution. This is unnecessary waste that continues to adversely affect wildlife, wildlife habitat and humans. There have been many studies, including the new proposal on what needs be done about this growing issue done by the World Economic Forum. Ms. Boudrand indicated she would also like to see a five cent tax on the use of paper bags with the retailer keeping one cent and the remaining four cents going into an environmental fund for educating the public. She continued the ultimate goal is to get businesses to think about being more sustainable by the products they are offering their customers (paper and plastic bags should all be 100 per cent recyclable). She suggested this could be the starting place and would probably take two or three years to get going.

Chair Richards asked staff what our regulatory ability is on something like this. Mr. Lamb responded by noting the statutory ability does not exist within the state. SB-410 is currently in the Senate; this Bill would allow cities and towns to do what Ms. Boudrand is asking. The City Manager also pointed out the City has no authority to do the taxation portion of Ms. Boudrand's goals. If SB-410 does pass the City could only pass an Ordinance to ban the use of plastics. He continued New Hampshire is not a Home Rule state and authority must be granted from the Legislature.

Chair Richards asked Ms. Boudrand if she understood to which she replied in the affirmative. He noted he agrees with what she is trying to do and reiterated there is nothing the City can do at this time. Ms. Boudrand noted her conversations with local businesses and asked if the Committee could wait to see what happens on March 3rd before voting on this. The City Manager pointed out the legislative process and commented we wouldn't be safe voting on this until we know how the final Bill actually reads. Discussion continued with regards to the legislative timeframe.

Councilor Terry Clark suggested the Committee recommend to City Council that they could amend this communication into a Resolution supporting the adoption of SB-410. Chair Richards recommended continuing the legal discussion before moving onto the merits of the issue. Chair Richards continued he agrees with the merits but is unsure there is anything the Committee can do.

Councilor Hansel noted he would have trouble supporting a Bill without knowing its final form, regardless of the merits. He continued right now he doesn't have enough information. Chair Richards suggested putting the issue on "more time" and waiting to see what the Senate and House do. If they give us the ability then we are talking about something we can act on. If the legislation fails we'll probably take it off "more time" and report out as informational.

Chair Richards asked for Committee thoughts.

Councilor Jones recommended not moving too fast on this issue. If this happens he would like to see it happen statewide. If done locally there will be economic impacts to the local Mom and Pop stores. Councilor Jones pointed out paper bags cost more than plastic bags; adding some stores such as Kohl's use their bags as part of their marketing programs and is part of the reason they stay in certain communities. Councilor Jones pointed out we have a number of empty stores in the community adding it will make it more difficult to bring new stores here if we're adding this extra cost. He continued plastic is recyclable citing examples of closed-loop recycling. Councilor Jones suggested as a community we should promote more recycling. He recommended asking staff to look at starting a better recycling program for the plastic. Although he agrees with Ms. Boudrand's goals he feels a ban in one community is not the way to accomplish them.

Chair Richards commented we can't vote on a ban or even debate it until we hear what the State Legislature is going to do. Among other comments Ms. Boudrand suggested we could have businesses become more conscious of what they're handing out to consumers. Councilor Hansel suggested this will come down to a public education issue and he sees no place for government regulation on this issue right now.

Councilor Clark agreed we shouldn't debate this issue right now. He continued we could take a position SB-410 right now. Councilor Clark would at least like to see this issue out in front of City Council whether or not we support the State Legislature giving us the choice. He suggested City government is very frustrated about this because there is very little we can do without a State Statute behind it. He reiterated his suggestion to put this before City Council as a Resolution to support or not support SB-410. Councilor Clark pointed out Keene was the first city to pass a ban on smoking without a State Statute. Chair Richards agreed we should have more authority than the state gives us. Chair Richards asked Councilor Clark if it had to be a Resolution or could it simply be a letter, and what are we endorsing if we send the letter. Councilor Clark replied that the state allow us the authority to ban plastic bags in our community. Chair Richards clarified the letter would be in support of SB-410.

Councilor Hansel commented if the end goal is to support giving us the authority to manage some sort of ban on plastic bags can we act rather than referring to a Bill we don't have the specific details on yet. Chair Richards replied in the affirmative indicating he doesn't know how it would be worded. Councilor Jones agreed with Councilor Hansel; he would not vote to support legislation we don't have before us without seeing the wording. He clarified Councilor Hansel is just mentioning that we support the concept of it.

Chair Richards asked the City Manager who the letter would be sent to. The City Manager confirmed the letter would go to the Delegation and noted offering support for the concept is a good and wise thing.

There being no further questions or comments from the Committee or public, Chair Richards asked for a motion.

Councilor Hansel made the following motion which was seconded by Chair Richards.

Both Councilors Hansel and Jones noted they would not be voting in favor of this motion as more information was needed. Councilor Jones also noted he feels this should be a statewide ban. Chair Richards noted he would be supporting the motion.

On a vote of 1-2, the Planning, Licenses and Development Committee recommends that City Council draft a letter supporting the concept of allowing local municipalities to create an Ordinance and design a framework for banning plastic bags. The motion failed with Councilors Jones and Hansel voting in opposition.

Chair Richards noted this issue will still move forward to City Council for a full vote.

Chair Richards suggested another motion was needed on the letter and recommended it be put on "more time" until this is resolved.

Councilor Hansel made the following motion which was seconded by Chair Richards.

On a vote of 3-0 the Planning, Licenses and Development Committee recommends the communication from Ms. Boudrand be placed on "more time".

Chair Richards explained the "more time" process for Ms. Boudrand.

3A2

City of Keene
NEW HAMPSHIRE

February 24, 2016

TO: Mayor and City Council

FROM: Planning, Licenses and Development Committee

SUBJECT: **COMMUNICATION: Mark Fraser/Eversource Energy – Request to use City Property – Electrical Distribution System in Central Business District**

On a vote of 3-0, the Planning, Licenses and Development Committee recommends that Eversource Energy be granted permission to place two pad-mounted transformers on City property adjacent to the Commercial Street Parking Lot. Said license is granted subject to the customary licensing requirements of the City Council and compliance with any recommendations of City staff.

Chairman/Designee

Background:

Laurel Boivin, of 76 Graham Road in Concord addressed the request noting moving forward, Eversource will request use of city-owned property for potential locations on public property. The request accompanying this report (in the packet) is seeking approval to locate two aboveground transformers on city-owned property adjacent to the Commercial Street parking lot. Eversource will also begin to engage with individual private property owners to explore the feasibility of potential locations for aboveground transformers. Eversource will also continue to work with city staff to ensure that all planning and zoning requirements are met including historic district requirements. The requirements will vary depending on the exact location of each pad-mounted transformer. Ms. Boivin reported this is a reliability improvement project that is part of the larger project presented to City Council last week. Ms. Boivin introduced Mark Fraser and Scott Perkins who is a Project Coordinator.

Mark Fraser, of 364 Park Avenue, Hopkinton distributed copies of four photographs and a plan titled Commercial Street Parking Lot (Lighting, cable TV, high speed internet) for the record. Chair Richards suggested in the future these documents should be included with the request letter. Mr. Fraser reviewed and discussed the handouts presented noting the two locations Eversource is looking at 1) the existing pad near the charging station, and 2) at the existing transformer near the Colonial Theater. He noted these locations were chosen to prevent voltage or reliability problems. Mr. Fraser noted the safety measures taken as depicted in the first photograph. Referring to the last photograph (manhole on Main Street) Mr. Fraser reported it is not uncommon for these manholes to fill with water and cause degradation of the equipment. He also explained the proposed design provides the ability for the system to grow. Addressing the timeframe Mr. Fraser noted they are hoping to do the work by the end of spring/beginning of summer. Mr. Fraser concluded we are looking for the ability to use these locations for the transformers.

Chair Richards noted he was impressed by the presentation at City Council and really has no questions because they were all answered. He also noted how well Eversource worked with City staff.

Chair Richards asked for questions/comments from the Committee.

Councilor Jones referred to the City Council presentation and asked if this is the only two places where you're going to need public property or is it just one stage you were talking about. Mr. Fraser reported Eversource will be crossing public property in other places; this is the first stage of a bigger project (8 non-sequential phases).

There being no further questions or comments from the Committee or public, Chair Richards asked for a motion.

Councilor Hansel made the following motion which was seconded by Councilor Jones.

On a vote of 3-0, the Planning, Licenses and Development Committee recommends that Eversource Energy be granted permission to place two pad-mounted transformers on City property adjacent to the Commercial Street Parking Lot. Said license is granted subject to the customary licensing requirements of the City Council and compliance with any recommendations of City staff.

3A3

City of Keene
NEW HAMPSHIRE

February 24, 2016

TO: Mayor and City Council

FROM: Planning, Licenses and Development Committee

SUBJECT: **PERIODIC REPORT: Conservation Commission**

On a vote of 3-0, the Planning, Licenses and Development Committee recommends the periodic report of the Conservation Commission be accepted as informational.

Chairman/Designee

Background:

Tara Kessler, City Planner introduced Thomas Haynes, Chair of the Conservation Commission. She noted tonight marks the first phase of the second year of reports from Commission's and City Committee's. Ms. Kessler explained this year we will be trying something new; Committee's will be emphasizing the alignment of their work and activities with the Comprehensive Master Plan, in addition to providing an update on the previous year's activities along with planned activities for the coming year. Ms. Kessler noted the other Committees that would be reporting to the Planning, Licenses and Development Committee throughout the year.

Thomas Haynes, Chair of the Conservation Commission reported the Commission consists of seven members with a wide range of experiences and backgrounds. He explained the Conservation Commission's mission; adding the Commission meets monthly and does hold an annual retreat. Continuing Mr. Haynes noted the Commission has an annual budget in addition to the Land Use Change Tax Fund (this covers larger projects such as the Environmental Study of the West Street Dam project).

One of the Commission's primary responsibilities is to review Wetlands Permit applications before they are forwarded to the NH Department of Environmental Services. Mr. Haynes noted the Commission does have the ability to intervene in this application process. The Commission also serves as an advisory body to the City in regards to conservation. Mr. Haynes pointed out the Commission also does community projects; noting the partnership with the Friends of Open Space forum coming up in April. Mr. Haynes commented on the Commission's work with other conservation groups such as the Monadnock Conservancy.

Mr. Haynes addressed the noteworthy projects from 2015 as being the Land Management Plan for Beech Hill (Antioch partnership) which was adopted in May 2015, and a Conservation Plan completed by KSC students under William Fleeger which was completed in May 2015. Mr. Haynes noted this will be a resource for the Commission as it develops a conservation plan for the City. Continuing he noted not all the goals are completed, and the Commission is trying to tie their goals into the City's Comprehensive Master Plan.

Mr. Haynes noted one of the Commission's subcommittee's is working on amendments to the Surface Water Protection Ordinance. Mr. Haynes indicated the biggest project is the West Street Dam. He noted the recent completion of a hydrologic modeling study; adding the Commission should be holding a public meeting on this in a couple of months. Mr. Haynes concluded his presentation noting he would be happy to answer any questions.

Chair Richards asked for questions/comments from the Committee.

Councilor Jones thanked Mr. Haynes for his report and thanked the Commission for the work it does. He addressed conservation easements and Mr. Haynes noted the contributions to the Tenant Swamp Project with the Keene Middle School, and the Monadnock Conservancy's work extending the Horatio Colony Trust land. Continuing, Councilor Jones noted his service on the College/City Commission and that they are always looking for ways to involve students; he suggested the Conservation Commission would be a great opportunity to get students more involved. Mr. Haynes agreed this was a good suggestion pointing out this is something the Commission does occasionally when they have projects to do.

Councilor Hansel noted he serves on the Conservation Commission and agreed with Mr. Haynes synopsis. He further commented on the Conservation Plan noting its importance as a reference/resource document for City Council and this Committee moving forward.

Ms. Kessler commented on the further connection between the Commission and the Comprehensive Master Plan. She noted the following items as being continually addressed; 1) developing a conservation open space plan, 2) preserving the Land Use Tax plan, and 3) review and revision of Land Use Regulations. She pointed out the Commission has been actively implementing many of the strategies within the Comprehensive Master Plan.

Chair Richards thanked the Commission for the work it does noting he is looking forward to seeing what comes up with the West Street Dam.

There being no further questions/comments from the public or Committee Chair Richards asked for a motion.

Councilor Hansel made the following motion which was seconded by Chair Richards.

On a vote of 3-0, the Planning, Licenses and Development Committee recommends the periodic report of the Conservation Commission be accepted as informational.

3A4

City of Keene
NEW HAMPSHIRE

February 24, 2016

TO: Mayor and City Council

FROM: Planning, Licenses and Development Committee

SUBJECT: **COMMUNICATION: Councilor Hansel - Adoption of RSA 79-E "Community Revitalization Tax Relief Incentive"**

On a vote of 3-0 the Planning, Licenses, and Development Committee recommends that the City Council authorize city staff to investigate the possibility of adopting RSA 79-E.

Chairman/Designee

Background:

Councilor Hansel referred to his request, dated February 17, 2016 that the City Council authorize city staff to investigate the possibility of adopting RSA 79-E and report back with a recommendation both positive and any negative to The Honorable Mayor and City Council. Councilor Hansel noted this RSA was signed into law in 2006; he continued by explaining the intent of this RSA. In order for us to have this on the table as an offer for a potential redevelopment project, City Council would have to formally adopt it. Councilor Hansel noted he brings this forward just to explore as a possible tool in our toolbox as we continue to prioritize economic development and redevelopment. He also pointed out not everyone who has adopted this RSA has used it. After additional comments Councilor Hansel suggested this could play into a larger strategic plan; it is not necessarily a silver bullet.

Chair Richards noted he was not familiar with this RSA and clarified it has been passed by the State and has to be passed by the local community to be in effect. Councilor Hansel reiterated it was passed by the State in 2006, and amended in 2013.

Councilor Jones thanked Councilor Hansel for bringing this forward and clarified Councilor Hansel is only asking us to investigate; he is not asking us to support this right now. Councilor Jones asked Mr. Lamb if the RSA included things we could put towards our SEED District. Mr. Lamb explained the statute was written primarily to create financial incentives through the ability of the City to reduce taxes on a temporary basis. The incentives are cooked into the Legislation and are primarily financial; when we did the SEED District those were incentives that created more opportunity by either lessening the height limitations, or lot coverage requirements (Zoning). Mr. Lamb sees RSA 79-E incentives matching nicely with other potential Zoning incentives; working in tandem with each other. In response to Councilor Jones, Mr. Lamb noted we would have to designate where it would apply and there are some limits as to where it can apply. This is part of the research staff would be doing.

Chair Richards noted his support for this idea. Mr. Lamb noted he also appreciated Councilor Hansel's point of view on this; it should be seen as part of a larger economic strategy, and we should be looking at this as part of a bigger picture with respect to options and opportunity for economic development.

Chair Richards asked for public comments/questions.

Councilor Carl Jacobs mentioned the proposed extension to the Historic District and the fact that people could make less expensive investments in their properties if they didn't live in a Historic District. He asked if this might be a tool to help compensate those people, and asked if this is something we have looked into. Mr. Lamb noted this is an angle staff could look at.

John Therriault, of 76 Bradford Road noted he supports the study and wants everyone to understand that there is a minimum dollar value of improvement that must be made in order to trigger this incentive. Additionally the tax incentive is only on the incremental value; normal taxes are still paid on the previously assessed value during the abatement period. Only the incrementally assessed value can be abated for the allowed timeframe dependent on what the ultimate usage of the property is. Mr. Therriault does not feel anyone in the Historic District would be spending enough to trigger this incentive. He also indicated that valuations that grow because of economic factors are not included; only active rehabilitation triggers the abatement. Councilor Hansel pointed out in essence this would protect the current tax base.

There being no further questions or comments from the Committee or public, Chair Richards asked for a motion.

Councilor Jones made the following motion which was seconded by Chair Richards.

On a vote of 3-0 the Planning, Licenses, and Development Committee recommends that the City Council authorize city staff to investigate the possibility of adopting RSA 79-E.

The City Manager noted staff would bring back the pros and cons of this issue.

3A5

City of Keene
NEW HAMPSHIRE

February 25, 2016

TO: Mayor and City Council

FROM: Finance, Organization and Personnel Committee

SUBJECT: **PRESENTATION:** **Melanson Heath & Company – Audit**

On a vote of 5-0, the Finance, Organization and Personnel Committee recommends accepting the Melanson Heath & Company – Audit report as informational.

Chairman/Designee

Background:

Finance Director Steve Thornton began by introducing Karen Burke of Melanson Heath and Company. Ms. Burke began by saying the audit went well and all of the city's records were in order and properly reconciled. Ms. Burke stated she wanted to bring to the attention of the committee two significant estimates; Other Posted Employee Benefits obligation and the implementation of Gazb 68 which is now a net pension long-term liability. Ms. Burke referred to page 2 where the city received a clean audit statement.

Page 12, Management Discussion and Analysis – these pages have comparatives between last year and this year. Pages 13 and 14 outline the consolidated financial statements. Page 13 has two columns – governmental activities and business type activities. The governmental activities include the general fund, the special revenue fund, trust funds and internal service fund. Business type activities are the water and sewer accounts.

Ms. Burke then talked about the net pension liability (28 million dollars). This is included because of the implementation of Gazb 68 as required and is the city's portion of the NH Retirement System net pension liability. Ms. Burke agreed this is a big number but there is no legislation that says it needs to be funded at this time. Bonding agencies have known about it but it has never shown up on the balance sheets until now. She noted the second number from the bottom under governmental activities is a negative 15 million dollars and this is because the net pension liability was added this year. Ms. Burke stressed this has no effect on the city's general fund.

Councilor Kahn asked whether it was customary not to show a comparative in Gazb 68. Ms. Burke agreed, FY14 was restated for the beginning balance of the pension liability. Councilor Kahn stated it becomes a clarifying point to look at that kind of dramatic restatement of the city's financial position and not have a point of reference back to 2014.

Page 15 - governmental funds which relates closely back to the city's general ledger. The general fund column is not only the general fund operating column but is also the capital reserves and retirement fund. She noted unassigned fund balance for the general fund is 6.7 million dollars (just the general fund) which is 20% of the city's operating expenses. Total fund balance to also include the capital reserves is 12 million dollars, which she indicated is very strong.

Ms. Burke further stated the city's non-spendable is a reserve balance for the prepaid accounts in the general fund and the committed balance of 3.5 million is the fund balance as of June 30, 2015 in the capital reserve fund and the retirement fund.

The assigned balance of 1.4 million is the city's encumbrances of any retained earnings used from the FY16 budget. Councilor Powers referred to the committed balance - the retirement liability fund, these are the benefits to which an employee accrues during the life of their employment.

Ms. Burke referred to page 17; the third number in the left hand column of $457,000 is the net income in the general fund along with the capital reserve funds. Page 19, budget versus actuals in just the general fund as of June 30, 2015, the city came in under by about 1.13 million dollars. Pages 42 and 43 have the city's debt service obligations and what this shows is the city is paying off about 89% of its bonds in about ten years which Ms. Burke stated is a good payment system and rating agencies like to see this.

Councilor Kahn referred to page 32 uncollateralized deposits and asked looking at the city's policy what appropriate collateralization should be and whether the city is falling short on this. Ms. Burke stated they always recommend looking at policies on a yearly basis and added the city does have an informal policy and as of June 30 there was 16 million dollars as uncollateralized, 7.7 million dollars of that was in the NH pool. Even though this does not fall under the collateralization policy of Gazb 68, it is a NH secured pool and the rest of the funds were held at People's Bank and the city does have an agreement with People's Bank to cover those funds but the agreement was not put in place by the bank until after June 30th. Ms. Burke felt at this time the city has the proper procedures in place.

Councilor Clark made the following motion which was seconded by Councilor Powers.

On a vote of 5-0, the Finance, Organization and Personnel Committee recommends accepting the Melanson Heath & Company – Audit report as informational.

3D1

City of Keene
NEW HAMPSHIRE

February 24, 2016

TO: Mayor and City Council

FROM: Municipal Services, Facilities and Infrastructure Committee

SUBJECT: **COMMUNICATION – Dorrie O'Meara – Granite Curbing – West Side of Central Square**

On a vote of 5-0, the Municipal Services, Facilities, and Infrastructure Committee recommends the communication from Dorrie O'Meara's be placed request on more time to allow City staff up to two meeting cycles to bring back options to address the request to remove the granite curbing on the west side of Central Square.

Chairman/Designee

Background:

Dorrie O'Meara stated that she is requesting that the granite curbing on the west side of Central Square be removed. She continued this request comes in part from a potential tenant of the current Ingenuity Shop as well as Pedraza's and the Pour House. She asks the MSFI Committee consider, first, the difficulty in the first step up from the street to the sidewalk. The sidewalk is narrow and does not allow room for the unpacking of wheelchairs, strollers, and walkers. This is because cars park against the curb and their bumpers extend onto the sidewalk. She continued that she gave each MSFI Committee member a packet with numbered photos. Often, there is not enough room for someone to walk by while carrying groceries or laundry baskets. Folks with strollers and walkers or carrying baskets need to walk behind the parked cars to get to an empty spot or walk to the handicap ramp on each side of the block. This can result in people walking all over the plants and bark mulch if they choose not to go into the street, which makes a mess of all of the plants. The plants were nice when they were first planted but now the area looks horrible now with feces, cigarette butts, and trash.

Ms. O'Meara continued that the expense of having to remove the granite is minimal, given that the City could reuse the granite, dirt, and plants. It would eliminate the need for plumbing for the sprinklers, which could be removed. The sprinklers have been a headache for City employees who work on them. The gutters can be removed; they always get clogged and the City employees have to frequently unclog them in the summer. The expense of the labor would be minimized because they would not have to maintain that share of the sidewalk or the grass or have the expense of the plants. The City would save money by not having to keep up the west side of Central Square.

Ms. O'Meara continued the potential new tenant would be a restaurant. Not everyone wants a new restaurant, but they cannot forget that a restaurant would employ at least 20 people whereas a retail store would only employ five or six. The storefront is bright and beautiful and putting in a patio would enhance the area. If a restaurant does not go there and it remains retail, the new owner could use the sidewalk for sidewalk sales or sandwich signs to promote their business instead of having to put the signs on their steps or in the middle of the bark mulch. It would also be safer for the customers entering because they would not need to walk to the handicap ramp if they have strollers.

Ms. O'Meara continued that for people who do not want to deviate from the intent of the Comprehensive Master Plan (CMP), she wants to point out: Page 13's "Community Character" says that people like benches and outdoor dining and they want to see more of it. Page 15 says that the majority of people want to see more dining options, especially outdoor dining. As the owner of Pedraza's, Ms. O'Meara noted that takes the same stance and adds that if the removal of the granite is allowed, Pedraza's can move its patio back further. When it is busy, it is hard to pass by in that area. The Pour House could then have a patio. If the granite is taken out she would consider taking out the handicapped ramp that comes out of the front of the Pour House because there would be other handicapped access through Pedraza's since the two businesses are connected.

Ms. O'Meara continued that after the denial of Pumpkin Festival, the City started a new committee to create and organize other, smaller activities to take place in the city, like enhancing the Music Festival and art walks. Events bring people downtown and they want to sit outside and dine. On a beautiful day in the summer, the outdoor seating is full at Pedraza's, The Stage, and Luca's and the public obviously wants outdoor dining.

Councilor Filiault asked if Ms. O'Meara was looking for something similar to what is at the head of the square in front of The Stage and the candy store. Ms. O'Meara replied yes.

Councilor Lamoureux stated he heard her say that if the granite curbing is removed she could move the tables closer so there is more of a walkway. Ms. O'Meara replied that she could move them only about six inches, but it would still make a huge difference. Councilor Lamoureux asked if she would add more tables. Ms. O'Meara replied no, Pedraza's is at its maximum. The Pour House does not have any outdoor seating. Councilor Lamoureux stated a problem that The Stage has is that even though they do not have any islands, they are so close up to the roadway that they have the same issue as everyone else – there is no walkway between the cars and the tables. Ms. O'Meara replied that they would take that into consideration if the Pour House had a patio. They would separate the two because they are under separate liquor licenses.

Chair Manwaring asked if other committee members had questions. Hearing none, she asked to hear from staff.

Duncan Watson, Assistant Director of Public Works, stated he hears the concerns. He continued the Public Works Department has a CIP project that would look at the downtown as a whole. The impetus for the CIP project was drainage issues in the downtown that the Department was concerned about, but they are taking the opportunity to blend that into a larger project about what the downtown aesthetics should be. They recognize that the downtown has expanded and there needs to be a community conversation of what the downtown should look like. He understands that this is an immediate request. They had lengthy discussion about this in at a PLD Committee meeting in June, but it is a little different now because there is a new prospective tenant. Last time, staff's response to Ms. O'Meara's request was: they recognize that there are issues and that there is a need for a community conversation. That is being done through a proposal in the CIP, titled "Downtown Revitalization."

Mr. Watson continued that regarding this immediate concern, as they said last time, their plan was, given the limited resources that the department has, to remove a couple dying trees in that area. That was done. There are still two trees that need to be removed at some point. The idea was to plant new trees, because downtown trees are important. Mr. Watson agreed there is an issue with car bumpers going over the curb and narrowing the walkway, but that does not impede handicapped access because there are ramps on either side. So there is accessibility, but whether the available accessibility is sufficient needs to be part of a bigger conversation. They created crossovers because they were recognizing that people were crossing wherever they wanted. Roots were up at the surface and grass was being killed. They experimented the prior year at the EF Lane area by taking out the grass belt, installing some perennial gardens and bark mulch, and the area looks much nicer. They provided a couple crossovers, and additional benches to increase aesthetics, but it was always seen as a short term plan until they had the community conversation. If the City Council sees something else to be done staff will act in that direction; however, if the granite curbing is removed here, what about other locations downtown that might want it? All of a sudden one curb removal results in another. If that is what the community wants then they will do it, but this issue should be the topic of a larger community conversation.

Chair Manwaring asked if the Public Works Department planted a landscape in this area this past summer. Mr. Watson replied yes, this summer they took down two of the trees, and planned to plant additional trees, but did not. He continued that they created about three crossovers, and there is a set of benches for people to use to enjoy the shade that is still there. That was a short term measure. They were trying to transition from an area that had been problematic – they had wanted to have grass belts with the trees, but the shade and exposed tree roots did not allow any grass to be established, so they raised up the beds a little more and planted perennials. They started in the EF Lane area with this treatment and then moved towards Pedraza's.

Councilor O'Connor asked if the tree that was attached to the building was removed. Mr. Duncan replied yes. Councilor O'Connor asked if the gas lines downtown are in the street or sidewalk. Mr. Duncan replied that he believes the lines are in the street. He continued that he does not know exactly what is under the landscaped beds, but there is irrigation piping going through the raised beds and some electrical because there is at least one pedestal in the area.

Councilor Hooper asked if Mr. Watson is saying that it is a good idea to revitalize the Central Square area, but that it would be better to do a big project instead of doing it piecemeal. Mr. Watson replied that they identified infrastructure issues that will require attention at some point - there are some undersized drainage pipes that come through the square. It is premature to say exactly what that replacement project would be, but it makes sense that they would look at a larger whole and see what else they would be able to do while they are digging in the street and sidewalk. The drainage is linked with Roxbury Street in some way. This would be a big project. It would probably make sense to make it a bigger upgrade, but that will be based on community conversation. He continued that the Public Works Department is not telling the Committee what they should do, but they are saying, "We will probably have to do infrastructure work, so what else should we do while we're doing that, since downtown was last upgraded in the late 1980s?"

Councilor Filiault stated that he appreciates staff's comments about the need for a community discussion and other projects coming in. He continued that he is looking at tonight's particular request. There was a good article in the newspaper the other day about improving businesses and retaining jobs. This proposal would have an immediate impact and add employment. He is frustrated in that whenever there is a small proposal staff's answer is always that they "have to look at the bigger picture" and it will be a couple years down the road. That can feel like an eternity. He does not think this request is unreasonable. If a couple years down the road they need to do alterations and amendments that will be okay. This particular project is something he considers minor. There would be plumbing and electrical work, but that is true when they do any infrastructure work. This project does not prevent anything from happening when the community comes to them down the road or they look at the bigger picture of downtown; it would just be coordinated in. This proposal is time sensitive and does not have two years to wait. They could look at it and see what the cost would be. It would involve rescheduling of personnel, but it would not require extra money being put in the budget. Everyone knows how construction projects work – things get canceled or moved around. This project is not taking away, it is adding to downtown and to more business.

Councilor Filiault continued that several years ago in the area where the Cobblestone Ale and Piazza are located, the City received a request for outdoor seating. There were the same arguments about the need to look and see what was down the road, but they are now thriving businesses there because the City bucked the trend and said okay. It was successful. This is the same thing. The Stage, the candy store, and other establishments with outdoor seating are all successful. It is unreasonable to say no to this and wait two years.

Councilor Lamoureux stated that he is sure there are no monetary figures for this yet. He continued that if they removed the curb they would have to remove stumps, which might entail some issues with other parts of the concrete. Gas lines would have to be checked. Maybe staff could look at this and put numbers to it, for the committee to consider. It is hard for him to say "go ahead" without having the numbers.

Councilor Hooper stated that he agrees with Councilor Filiault. He continued that it is important to bring business to the downtown area and this is on everyone's radar. They need to be responsible about what the infrastructure is and what the costs are, so he agrees with Councilor Lamoureux that they need more time to find out what is there and what this project would entail, knowing that this is a good suggestion of Ms. O'Meara's.

Councilor O'Connor stated that he agrees that downtown business is important. He continued that he is worried about construction. Construction projects always seem simple and turn out to be bigger than people thought they would be. He, too, wants figures before the committee makes a decision.

Councilor Filiault stated that this proposal has come to the City previously. He asked if staff took any time then to get a cost estimate. Mr. Duncan replied that the proposal in June was to provide crossovers at ground level, not a patio space for outdoor dining, so no, they have not done estimates. He continued that he concedes that this is a do-able project, but he hesitates to say it is "minor." These things tend to have domino effects. He is not prepared to say tonight what the cost, level of effort, or construction sequence would be.

Councilor Filiault stated that he was a business owner downtown and knows that time is of the essence. He continued that this request is time sensitive. A potential tenant wants to know if this can be done. He asked if two weeks is enough time to get an estimate?

Mr. Watson replied that he would ask the City Engineer. He continued that they could come back with information in one cycle (two weeks) or two cycles (four weeks), but the question for the MSFI Committee to discuss is whether they want just one solution or a couple of different options. More than one option would show levels of efforts.

City Engineer Don Lussier stated that they can have a cost estimate for the proposal at hand in two weeks. He continued that he likes Mr. Watson's idea of doing more research and coming back with a couple of options of ways to address the applicant's desires while keeping in mind the downtown treatment. That would take four weeks.

Councilor Lamoureux stated that the newspaper says the current leaseholder is staying until September. Ms. O'Meara replied until the end of August. Councilor Lamoureux replied that if a new tenant goes in, there would have to be a changeover to the operation. He asked if they would need seating this year. Ms. O'Meara replied no, but she knows how this process sometimes works. The Pour House still has no outdoor seating. She is here as the owner of Pedraza's and the Pour House and for the potential new restaurant.

Councilor Lamoureux stated that he thinks having four weeks to research the options would be best, if that is okay with her. Ms. O'Meara replied that she understands and that is okay with her if that is the way it has to be but she would prefer to get this done. She was here before the committee last year and is here again. She would not want to lose a fantastic tenant.

Chair Manwaring asked if members of the public had questions or comments. Hearing none, she asked how far up the street this goes. Mr. Watson replied from the Edward Jones office, then towards the jewelry store there is a break that allows for a crosswalk, then there is a small section with shrubs and vegetation (not a raised bed). The area is about from the Chamber of Commerce walkway to the Edward Jones office.

Carl Jacobs, Ward 2 City Councilor, stated that he is in support of taking time for further discussion and he knows that the Chamber of Commerce has thoughts on this idea. He continued that the Chamber has concerns about access to their building. He is sure it can be worked out, but it is not just Ms. O'Meara's situation that would be affected. There should be time to consider other people who want their businesses to benefit from this as well. He is in favor of four weeks so everyone has the opportunity to give input.

Ms. O'Meara replied that to her knowledge, the Chamber of Commerce, the Ingenuity Shop, and the jewelry store all received the same notice that she did about coming to this meeting. She continued that she does not know why they are not here if they have concerns. She talked with them and they are all for it. They all have to clean up the cigarette butts.

Councilor Filiault stated that he agrees with having other businesses give input, but like Ms. O'Meara said, they did not come tonight. He continued that for the record, if people want to give input, the committee is here.

Councilor Lamoureux made the following motion, which was seconded by Councilor Filiault.

On a vote of 5-0, the Municipal Services, Facilities, and Infrastructure Committee recommends the communication from Dorrie O'Meara's be placed request on more time to allow City staff up to two meeting cycles to bring back options to address the request to remove the granite curbing on the west side of Central Square.

3D2

City of Keene
NEW HAMPSHIRE

February 24, 2016

TO: Mayor and City Council

FROM: Planning, Licenses and Development Committee

SUBJECT: **COMMUNICATION: Igor Monteiro/Red Devils Soccer Club, Inc. – Request to Use City Property – Spring Street**

On a vote of 3-0, the Planning, Licenses and Development Committee recommends that the Red Devil's Soccer Club, Inc. request be placed on "more time".

Chairman/Designee

Background:

Attorney Jeremy Hockensmith was present with his client Igor Monteiro, of 111 Ridgewood Avenue to address this request. Attorney Hockensmith distributed handouts depicting the existing conditions for the record. Attorney Hockensmith noted the Red Devils Soccer Club is new to Keene and will be located on 17 Washington Street (the old Keene Middle School). Based on our lease agreement, we will be using the parking lot off Spring Street behind the school and adjacent to the fields. A portion of that parking lot belongs to the City of Keene. We ask for permission from the City Keene to use the City part of the parking lot, or permission to let cars pass from one side of the parking lot to another, because the City's lot is between the entry and Red Devil's parking lot. We ask for this permission to be between the hours of 5:00 PM to 9:00 PM on weekdays, and from 8:00AM to 9:00 PM during the weekend. Attorney Hockensmith noted Mr. Monteiro's intent to restore the field; he also noted other organizations have already reached out and would also like to use the field. Attorney Hockensmith reported the applicant has been before the Zoning Board of Adjustment and the Planning Board in the last several months. Attorney Hockensmith noted the issues raised with Mr. Monteiro's use of the parking lot. At this point Attorney Hockensmith discussed the distributed handout. He pointed out the only access to the lower lot is through the City owned parking lot which separates the two lots.

Continuing Attorney Hockensmith noted the two requests:
1. Approve/grant permission to go through City property using the existing ramp to access the lower lot. Noting the hours of operation Attorney Hockensmith indicated there should be no conflict with City employees using the parking lot.
2. The second request would be for the City to simply allow Mr. Monteiro to use the parking lot during those times (proposed hours of operation).

Chair Richards asked the City Manager if the lots were empty in the evenings and on weekends. The City Manager replied not necessarily. He continued we were prepared to speak about the ingress/egress of the lot, having had conversations with the City Attorney. There are considerations and discussions that need to take place regarding the use of the lot; passing through the lot doesn't necessarily have the same issues as using the lot. We know the Keene Fire Department does use the lot so we do need to pin down the actual uses of the lot. The City Manager explained he was not prepared to speak on the uses tonight.

Chair Richards noted he also wanted that information and suggested having all the information available for the next Committee meeting. Chair Richards continued by asking aside from parking is there any other reason they couldn't use the field. The City Manager commented we don't own the field; historically the City used it for overflow parking and the School Board also used it for many years. Continuing the City Manager noted the lot does cutoff access to the back lot and in order to use the lot they do have to cross City property. The grass field is where they'll be using the land for soccer games; the first request is getting from lot to lot. The second request will take more discussion.

Chair Richards asked for Committee questions/comments.

Councilor Jones asked if the School Board had an underground storage tank there previously. The City Manager replied in the negative. He noted the underground fuel storage tank is adjacent to the parking garage here. The City Manager also pointed out there were discussions about changing ownership of the lots, but that was never realized. The tank has been removed; it was a CIP project from last year. There is an above ground tank on that lot which the School Board did put in (on City property). Councilor Jones asked if the applicant was a non-profit organization. Attorney Hockensmith replied not yet, but that is the intent. Also in response to Councilor Jones Attorney Hockensmith noted this is a youth soccer organization.

Chair Richards noted we are talking about two issues and the prepared motion only addresses parking. Mr. Lamb commented the prepared motion was more to address the pass and repass issue. He suggested a recommendation for "more time' would allow both issues to be addressed. In response to Attorney Hockensmith, Mr. Lamb indicated this would not delay the Planning Board process.

There being no further questions/comments from the Committee Chair Richards asked for public comments.

Bob Beauregard, of 47 Spring Street noted he is an abutter and doesn't have a copy of the handout distributed earlier. After being provided a copy Mr. Beauregard noted his location and addressed the crack in the retaining wall surrounding the parking area (behind his toolshed). Mr. Beauregard noted his concern with the lateness of the activity; pointing out at night the car lights are an issue with his tenants and others on the Marlboro Street side. Discussion continued with Chair Richards clarifying the shut-off time is 9:00 PM. Chair Richards asked staff if we could look at the wall within the next week. Mr. Lamb commented he thinks the wall only affects the other property owner, but we will have solid answers when we come back in two weeks.

Chair Richards asked for further comments/questions from the public or the Committee.

Councilor Jones referred to the prepared motion's last sentence regarding the wording "said license is revocable" and suggested this wording should stay there. He also suggested there should be condition subject to the use as a soccer field, in case the property should be sold. The City Manager reiterated the motion was prepared looking at the pass/repass issue only; not the use of the soccer field or two parking lots. He also explained we would want the license to be revocable, be only for a period of time and may not get renewed. It is our parking lot and we want to be sure we preserve our rights to that parking lot as well as help out citizens when we can; discussions need to take place. Councilor Jones noted this is exactly what he was getting at.

Attorney Hockensmith asked if the School Board previously had an agreement/easement with the City to use the property. The City Manager agreed to look into an answer to this question.

Councilor Jones made the following motion which was seconded by Councilor Hansel.

On a vote of 3-0, the Planning, Licenses and Development Committee recommends that the Red Devil's Soccer Club, Inc. request be placed on "more time".

5A1

City of Keene
NEW HAMPSHIRE

February 24, 2016

TO: Mayor and City Council

FROM: Municipal Services, Facilities and Infrastructure Committee

SUBJECT: **ORDINANCE – O-2016-05: Relating to Bicycle/Pedestrian Path Advisory Committee**

On a vote of 5 – 0, the Municipal Services, Facilities, and Infrastructure Committee recommends the adoption of Ordinance O-2016-05.

Chairman/Designee

Background:

Mayor Kendall Lane stated that he asked that this change to Ordinance O-2016-05 be made after discussing it with several people from the Bicycle Pedestrian Path Advisory Committee (BPPAC) and Pathways for Keene (PFK). He continued that the section in the Ordinance that calls for 3 members of the BPPAC to be on the Board of Directors of Pathways for Keene has been in place for a while. They are finding that the purposes of the two committees are really different. One serves mostly as a planning committee and one serves mostly as a fundraising committee, and it is difficult for people on PFK to also serve on BPPAC. They had some difficulties getting sufficient people to serve on both committees. When a person make an obligation they find it is an obligation for two committees, not just one. Removing this does not prevent the cross relationships, but it gives greater flexibility regarding finding people to serve on the committees.

Mayor Lane asked the MSFI Committee to recommend removing the requirement that three members have to be on both committees. This would allow him greater flexibility in making the appointments. When selecting people for BPPAC he tries to get a broader range of the community to get as much community support as possible. That is not always possible when he is restricted to having three PFK members. PFK members do tremendous work that makes it possible to have a world class trail system throughout this community. He has a tremendous amount of admiration for the PFK members. The suggestion came from them saying it is difficult to get people to agree to do two committees at once. Many members would prefer not being obligated to be on BPPAC, too. He is asking the committee to recommend adopting this ordinance with the deletion of the one sentence requiring three members of BPPAC to also be members of PFK.

Chair Manwaring asked for questions or comments from the public.

Councilor Jones stated that when the idea came to build the rail trails many years ago, Ted McGreer and Chuck Redfern were instrumental. He continued that yes, they had PFK to raise the money, and the Mayor said that BPPAC's role was to help with planning and to advise the City. Back then it was needed as a communication tool. But Mayor Lane is right, this cross membership is not needed anymore. The two groups are different. Some people who are good at fundraising are not good at planning, and vice versa. At one point, BPPAC was down seven members and it was a struggle. PFK has members who do not live in Keene and BPPAC requires members to be citizens of Keene, so it makes it easier for both groups if they are separated.

Thom Little of 1 Central Square stated that he is a member of BPPAC and a former member of PFK. He continued that he has a suggested alternative to the Mayor's idea, which would be to delete the preceding sentence that requires members of BPPAC be residents of Keene. When BPPAC had openings in its membership, he contacted some people who might be interested. One is very active and involved with PFK, and would be happy to serve on BPPAC, but he is not a Keene resident. Mr. Little recommends deleting that sentence because this is where the big conflict comes in.

Councilor Hooper stated that he thinks if the goal is for the betterment of the function of each committee, he concurs. He continued that they should bring in passionate, interested people in the area even if they are not specifically Keene residents. He thinks this is a good suggestion to add to the original intent of this change.

Chair Manwaring stated that typically it seems like City committees have to be comprised of people who live in the city. She asked staff if that is a rule. Ms. Fox, Assistant City Manager, replied that she does not know if it is a rule, but other groups, such as the Airport Advisory Commission (AAC), have members from outside of the city.

Mayor Lane stated that generally, if committees have non-resident members it is because the committee does work outside of Keene. He continued that the AAC has members from Swanzey because the airport is in Swanzey. The BPPAC is talking about Keene trails. Even if the sentence was removed he would focus mainly on Keene residents. Some committees, such as the Agricultural Commission, the Planning Board, and the Zoning Board, are required by statute to have only Keene residents. Other committees do not have this requirement but he limits to have only Keene residents. Other committees do not have this requirement but he limits membership to people who are Keene residents or have substantial business connections in Keene related to the committee. With BPPAC he would limit the appointments to residents of Keene even if the sentence was deleted.

Mr. Little stated that his suggestion is not meant to force anything, just to give the Mayor the flexibility to do what he saw appropriate for potential members of BPPAC.

Councilor Filiault made the following motion, which was seconded by Councilor Lamoureux.

On a vote of 5 – 0, the Municipal Services, Facilities, and Infrastructure Committee recommends the adoption of Ordinance O-2016-05.

ORDINANCE

5A2

CITY OF KEENE

O-2016-05

In the Year of Our Lord Two Thousand and Sixteen

AN ORDINANCE Relating to the Bicycle/Pedestrian Path Advisory Committee

Be it ordained by the City Council of the City of Keene, as follows:

That the Ordinances of the City of Keene, as amended are hereby further amended by deleting the stricken text in section 2-712 "Membership" of Division 5 "Bicycle/Pedestrian Path Advisory Committee" of Article IV "Board and Commissions" of Chapter 2 entitled "Administration" as follows:

Sec. 2-712. - Membership.

The bicycle/pedestrian path advisory committee shall consist of seven regular members and two alternate members. All appointed citizens to the committee must be city residents and must represent a cross section of bicycling clubs, organizations and interests in the city. ~~Three members of the committee shall be members on the board of directors of pathways for Keene.~~ Members shall be appointed by the mayor as provided in the Charter, section 29.

Kendall W. Lane, Mayor

In City Council February 4, 2016.
Referred to the Municipal Services, Facilities and Infrastructure Committee.

City Clerk

PASSED

6A1

CITY OF KEENE
NEW HAMPSHIRE

DATE:	**February 29, 2016**
MEMO TO:	**The Honorable Mayor& City Council**
FROM:	**Medard Kopczynski, City Manager**
RE:	**Resolution R-2016-07, relating to a Modification of the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District.**

RECOMMENDATION:
That Resolution R-2016-07, relating to a modification of the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District be referred to the Finance, Organization and Personnel Committee and that a public hearing be scheduled for March 17, 2016.

BACKGROUND:
The Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District was initially established in 1997 ("Wells Street TIFD") for the original purpose of financing the construction and on-going maintenance of a downtown parking garage, as well as, the construction of other public infrastructure improvements, such as street, drainage, and municipal utility work. The Wells Street TIFD was modified in 2008, to expand the boundaries of the district with the intent to construct further road and utility improvements, as well as, opportunities for additional parking within and adjacent to the district. The district has been successful in meeting the objectives set forth in both the original plan and the 2008 modification.

Ongoing private and public development within the downtown area continues to support the public infrastructure improvements contemplated in the 2008 plan modification, and also accentuates the need for additional public parking throughout the downtown area. As pockets of downtown development occur, parking is displaced, and the City is approaching the point where there are few available areas in which to direct the displaced parkers. These facts led to the City Council decision to further modify and expand the Wells Street TIFD to include the area in and around the existing Elm Street Parking Lot, the (former) Keene Middle School and the (former) Keene Family YMCA, in 2011.

Changes have continued to occur in the downtown area. Those changes have included the State, County, and City initiative to keep the State of New Hampshire court functions in Keene (the County Seat), specifically in the downtown area. To that end, the Wells Street TIFD was again modified in 2012, to include the area encompassing the County Courthouse and the adjacent parking lot. Monadnock Economic Development Corporation ("MEDC"), New Hampshire Senator Molly Kelly, the City Council, and City staff, worked tirelessly to develop a financing plan that provided the resources necessary to successfully complete this project (a Ten Million Dollar investment). The successful completion of the Courthouse Project was instrumental in maintaining and expanding the economic viability of the City's Central Business District.

The City now has another initiative, which is appropriate for a further expansion of the Wells Street TIFD. The new proposal is the updating and expansion of the City's Thayer Library, to include improvements to the existing library building, the renovation of the Library Annex for library use, and the attachment of the Thayer Library and Library Annex to form an integrated Library Complex. The anticipated net investment into the Library Complex is $13,737,454.00, which includes all design, construction, permits, and fees associated with the development.

The funding for the Library Complex will come from a mix of sources, totaling $14,137,454.00. Those funding sources include, but are not limited to, a Five Million Dollar capital fundraising campaign led by the Library Trustees and the Friends of the Library, $4,637,454.00, from the federal New Market Tax Credits program, and the issuance of a Two Million Dollar bond by the City of Keene.

The City of Keene's contribution of Two Million Dollars is an important piece to the overall financing of the Library Complex project, and the future issuance of a tax increment financing (TIF) bond will be proposed to accomplish this. The attached proposed modification to the Wells Street TIFD contemplates the future issuance of the related bond. The repayment of this bond would be through the increased taxes that have already been created by new development within the Wells Street TIFD, together with the increased tax increment created by the investment in the Library Complex. The attached resolution and supporting financing plan estimate that at its highest year, approximately $477,265 thousand will be drawn from the increased taxes already created by new development within the Wells Street TIFD as payment toward the bond.

An important source of the financing for the Library Complex is the use of New Market Tax Credits ("NMTC"). Under the NMTC program, private tax paying entities agree to invest capital into the Library Complex development. In return they receive a tax credit equal to 39% of the total investment into the project, which is pro-rated over a seven (7) year period of time. The anticipated total investment into the Library Complex project from all sources, including the NMTC, is $14,137,454.00, which will generate $5,513,607.00, in tax credits.

In order to take advantage of the NMTC, the Library Annex (but not the Thayer Library) must be transferred to a real estate tax paying entity, which must then retain ownership of the property for the seven (7) year period associated with the tax credit pro-ration. It is anticipated that the City will again work with MEDC to form a not-for-profit limited liability company ("LLC") to hold the property for the seven (7) year tax credit period of time. The City will transfer the property to the LLC under a promissory note from the LLC to the City in the amount $3,400,000.00 ("Promissory Note"). The City will then occupy and use the property as the Master Tenant. As the Master Tenant, the City will pay the real estate taxes based on the then assessed value of the property as rent to the LLC, together with the interest component on the bond. The LLC will then directly pay the rent back to the City as payment for the property taxes and interest on the City bond. The expansion of the Wells Street TIFD to encompass the Library Annex is necessary to allow all of the property taxes generated by the property to stay within the TIFD, and to repay to the City the funds it paid in as rent. Principal and interest payments of the bond will be paid from the TIFD. At the end of the seven (7) year tax credit period, the LLC will transfer the property back to the City inconsideration for $1.00 and the forgiveness of the Promissory Note. At that point the City will own all of the Thirteen Million Dollar investment in the Library Complex, will cease paying rent on the property, and the property will no longer be subject to real estate taxation.

The attached resolution, if adopted by the City Council, would allow the project to proceed as planned by carrying out the City's tasks of expanding the Wells Street TIFD.

The required remaining steps in the approval process are:

March 3, 2016	Resolution introduced at City Council and Public Hearing date set
March 8, 2016	Notice of Public Hearing is posted
March 10, 2016	Notification letter mailed to County and School Board
March 17, 2016	City Council holds Public Hearing
March 24, 2016	Finance, Organization and Personnel (FOP) Committee recommendation on Resolution
April 7, 2016	City Council votes on Resolution

WELLS STREET PARKING STRUCTURE AND INFRASTRUCTURE IMPROVEMENTS
Tax Increment Financing Plan – As Further Modified
RSA 162-K:9

BACKGROUND:
The City of Keene, New Hampshire adopted the provisions of RSA 162-K, relating to municipal development and revitalization districts, on December 16, 1982.

This legislation gives the City the opportunity to incur debt for the purpose of constructing public infrastructure that may enhance the municipality's tax base. Debt incurred under this statute is exempt from any debt limit established by state law and the taxes generated by any increased assessments within the designated area (tax increment finance district, or TIFD) can be dedicated to the City for the repayment of the debt incurred to construct the public improvement. For the life of the bond, the School and the County may forego much of the direct benefit of the increased assessments. They will however, benefit from the TIFD when the taxes from the increased assessments exceed the amount necessary to satisfy the City's costs in any given year and/or when the debt incurred by the City is paid in full.

In 1997, the City established the Wells Street Parking Structure & Infrastructure Improvements Tax Increment Finance District. The development program, at that time, contemplated the design and construction of a parking structure in the Wells Street area. It also provided for additional infrastructure improvements that "may include street lighting, traffic control devices, water, wastewater, storm drainage and road systems as the site of the city owned railroad land as well as those anticipated for the completion of the parking structure." These public infrastructure improvements were contemplated, and undertaken to encourage development in the area adjacent to the Wells Street parking structure.

The City issued a $2.1 million bond in compliance with RSA 162-K. The debt service costs, maintenance costs associated with the new structure and a capital reserve for future improvements to the structure are funded by property taxes resulting from the increased assessments in the district as well as parking rental fees. Notable private improvements in the district providing the increased taxable value necessary to make the TIFD work are the renovated Woolworth building, the E.F. Lane Hotel project (formerly the Goodnow building) and the property formerly housing the Fitness Factory on Railroad Street.

Concurrent with these planned developments was consideration of the sale of City property within the district to allow for further development of the downtown area.

FIRST DISTRICT MODIFICATION:
In 2005, the City issued a request for proposals for the purchase and subsequent development of City-owned land along the former railroad corridor. The City Council selected a proposal made by the Monadnock Economic Development Corporation (MEDC). The private development proposed by MEDC necessitated the investment of City funds for public infrastructure

improvements to meet the needs of the taxable development. The nature of these improvements was in keeping with the intent set forth in the original plan. However, the plan as initially adopted was very narrow in defining the infrastructure improvements to be undertaken. Therefore, a modification of the financing plan to accommodate the repayment of the requisite tax increment financing bonds for future improvements was necessary and was accomplished through the First Modification to the TIFD.

In addition to those improvements under the First Modification, there continues to be a need for additional downtown parking to serve the downtown area. This is especially necessary now as the City proceeds with the long planned construction of a new Central Fire Station which will displace parking in the City owned Elm Street surface parking lot. Anticipated private development, coupled with there being no requirement for development within the Central Business District to accommodate parking, makes the need for additional parking to serve the downtown area a necessity for continued economic development.

SECOND DISTRICT MODIFICATION:
In 2011, the construction of a new Central Fire Station was underway, and the former Keene Middle School was sold to a private investor. The Fire Station project permanently displaced parking spaces from the Elm Street Parking Lot. While the displaced parking was accommodated by creating additional on-street parking, the need for addition above-grade parking in the downtown area still exists. In order to meet community expectations for additional parking, the 2nd district modification in 2001 expanded the boundaries of the district to incorporate the area contained within Court Street, to include the site of the new fire station on Elm Street (including the Elm Street surface parking lot in its entirety), across Washington Street to, and along Spring Street to encompass all of the former Keene Middle School Property, extending back to Roxbury Street, then back up to Central Square. This would allow the district to capture the value that will be generated by the private development of two large parcels that have been tax exempt (the Keene Middle School and the Keene YMCA).

THIRD DISTRICT MODIFICATION:
In 2012, the District was modified to encompass the then existing County Courthouse and adjacent parking lot for the construction of a new County Courthouse.

This modification accomplished the following:

1. Expanded the district boundaries to include the parcel on which the existing courthouse is located, with an address of 12 Court Street, and
2. Incorporated the financing of further public improvements, including but not limited to a capital contribution to the overall financing of the courthouse located within those new boundaries as well as continuing to construct public infrastructure improvements planned in the original district, the areas covered by the 2008 and 2011 expansions.
3. Maintained the economic vibrancy of the Central Business District by keeping a vital institutional use and attendant activities in the district.

FOURTH (PROPOSED) DISTRICT MODIFICATION:
State law (RSA 162-K:9,IV) provides guidance on how a modification shall be carried out: "A tax increment financing plan may be modified provided such modification shall be approved by the legislative body upon such notice and hearing and agreements as are required for approval of the original plan. Any modification shall maintain use of dedicated tax increments for retirement of bonds and notes as required."

The timeline to further modify the existing Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District (TIFD) is presented in **Exhibit A.**

The Fourth (proposed) modification to the district is intended to encompass the area that includes the existing Thayer Library and the adjacent Library Annex, both of which will be renovated to form a comprehensive Library Complex. The importance of keeping institutional uses within the city core is highlighted in the Comprehensive Master Plan, because such uses contribute to the vitality of the downtown area and ensure the accessibility of governmental services. This modification contributes toward the effort to keep public access and economic vibrancy in the downtown core.

The proposed modification would change the boundaries of the Wells Street Parking Structure and Infrastructure Improvements TIFD, adopted in September 1997, and as modified in 2008 and 2011, as illustrated by the map in **Exhibit B**.

A list of all properties within this tax increment financing district is presented in **Exhibit C**. This details, for each parcel within the original district, the 2008 and 2011 expansions, the 2012 expansion, and the proposed 2016 expansion area, the parcel identification number, name of current owner, street address, original taxable assessed value (1997 for the original district, 2007 for the first expansion, 2010 for the 2011 expansion, 2011 for the 2012 expansion, and 2015 for the proposed 2016 expansion) and the tax increment (difference between most recent assessed value and the original assessed value).

TIFD's are subject to certain limitations, as outlined in state law (RSA 162-K). **Exhibit D** illustrates that the City of Keene will continue to be in compliance with the limit on the acreage that can be included in any individual district, as well as the limit on the acreage that can be included in all districts within a community. This modification would add 1.90 acres to that already encompassed within the district (92.72 acres). The new district acreage, at 94.62 represents 0.39% of all land within the City's boundaries – well within the statutory single district limitation of 5%. The total acreage that would be encompassed by all TIFD's for which bonds remain outstanding represents 2.16% of all land in the City – again, well within the statutory limit of 10%.

PUBLIC IMPROVEMENTS
The public improvements under consideration include all building and infrastructure improvements necessary to renovate and improve the Library Annex and the construction of a connector linking the two Library facilities into one complex.

Parking improvements also continue to be contemplated, and include the design and construction of a multi-level parking facility to be located within the district during this planning period. Bond resolution(s) for this improvement would be presented under separate cover, and it is anticipated that no further modification of the district or its financing plan would be required.

The financial contribution to the Library Project is recommended for the current fiscal year (FY 17), and would entail the issuance of a TIF bond in the amount of $2 million, with a term of 20 years, to be repaid from tax increment already created within the Wells Street TIFD. It is anticipated that this bond resolution will be presented to the Council (if approved during FY 2017-22 capital improvement program deliberation) during the ordinary course of the FY 2016-2017 operating budget process.

A summary of the completed public improvements, as well as the proposed public improvements, is presented in **Exhibit E**.

FINANCING PLAN:
The recommended first priority public infrastructure improvement is the funding for the Library Complex in order to maintain the viability of the other financing sources, and to meet the time requirements of the State of NH. Following the funding of that project, the development of a downtown parking structure in FY 2023 may be considered.

These represent the current recommended priorities, but are subject to change as priorities further develop over time.

The analysis provided in **Exhibit F** demonstrates how the new public improvements will be accommodated within the expanded district. This analysis provides estimates of how the district is projected to appear, from a financial perspective, between the 2016/2017 and the 2020/2021 fiscal years.

This analysis starts by showing how we arrive at the captured assessed value within the district – it is derived by subtracting the original assessed value from the most current assessed value. The resulting ***captured assessed value*** is then multiplied by the current tax rate to arrive at the ***tax increment***. This represents the financial resources available to be spent on district improvements. For the purposes of this exhibit, the current assessed value remains constant through all years; no additional development has been assumed to be creating new value and no deterioration of the values within the district have been anticipated; the tax rate has also remained constant at today's rate throughout this exercise.

The exhibit then details the anticipated use of TIFD revenue to cover debt service appropriations, and other costs associated with existing public infrastructure improvements already financed by this TIFD.

A new subtotal of **available for future development** is shown next. This figure provides an estimate of the balance of TIFD generated revenues available to fund future development. Detailed below that are debt service and other cost estimates for anticipated projects, including the Library Project.

Exhibit F provides city staff's projection that over the course of the ten years illustrated, the district will be able to accommodate the debt service and other costs associated with existing TIFD public infrastructure improvements and the contribution of $2,000,000 toward the Library Complex. This analysis assumes that any excess tax increment, which is now shared with the other taxing entities (County and School District), will be retained by the City and expended for the purposes outlined in this plan. The implications for this is that the taxable value associated with that excess tax increment will be removed from the tax base that is used to set the property tax rate.

APPENDIX A

CITY OF KEENE,
NEW HAMPSHIRE

Wells Street Parking Facility & Infrastructure Improvements
Tax Increment Financing District

2016 MODIFICATION

Timeline:

Thursday	3/3/2016	Resolution introduced at City Council, and public hearing date set
Tuesday	3/8/2016	Notice of Public Hearing Posted
Thursday	3/10/2016	Notification letter mailed to County and School Board
Thursday	3/17/16	Public Hearing
Thursday	3/24/16	Finance, Organization, and Personnel (FOP) Committee recommendation on Resolution
Thursday	4/07/14	City Council votes on Resolution

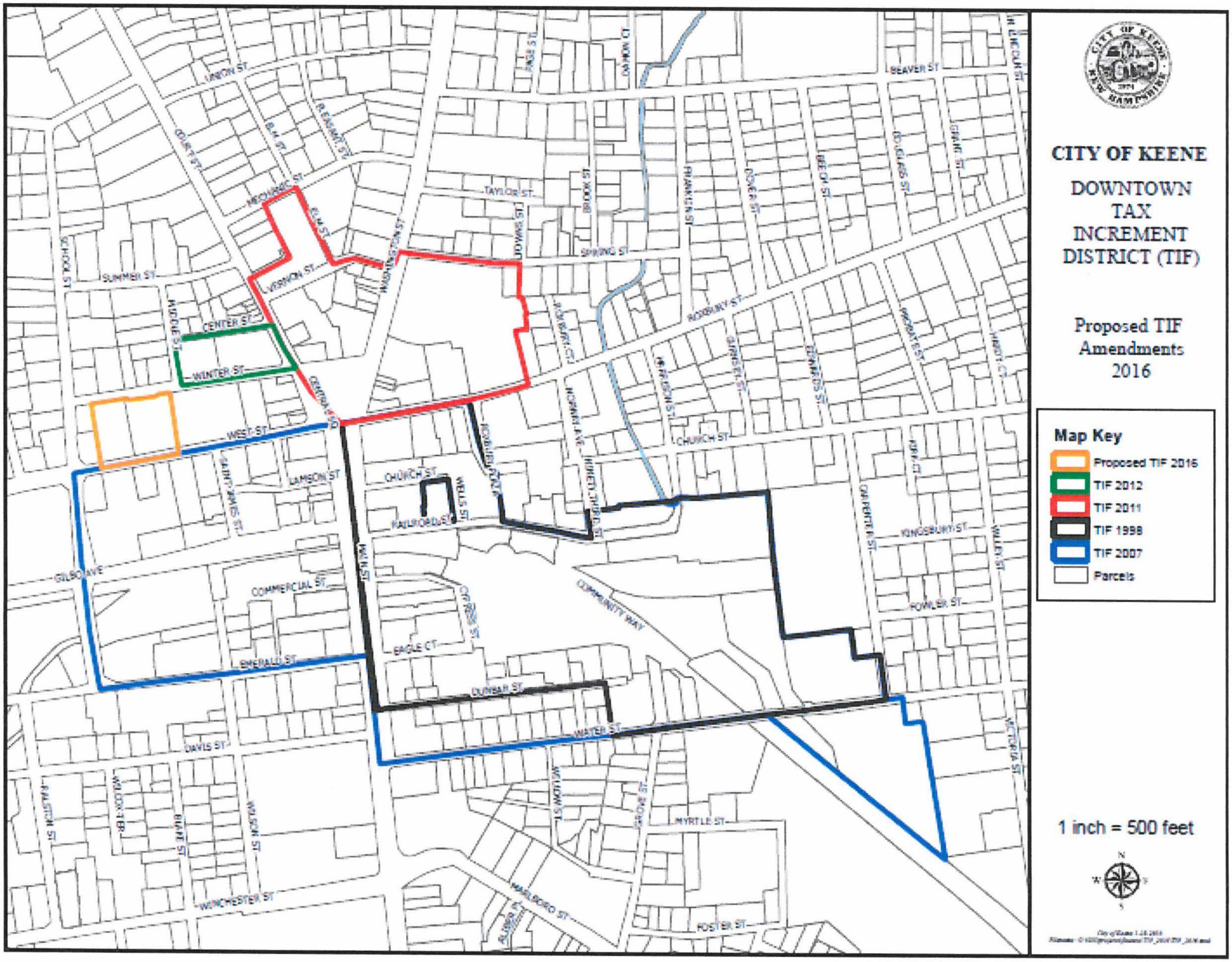
CITY OF KEENE
DOWNTOWN
TAX
INCREMENT
DISTRICT (TIF)
Proposed TIF
Amendments
2016
Map Key
Proposed TIF 2016
TIF 2012
TIF 2011
TIF 1998
TIF 2007
Parcels
1 inch = 500 feet
UNION ST
BEAVER ST
TAYLOR ST
SPRING ST
ROXBURY ST
SUMMER ST
CENTER ST
WINTER ST
WEST ST
VERNON ST
WASHINGTON ST
CENTRAL SQ
LAMSON ST
CHURCH ST
RAILROAD ST
MAIN ST
GILBO AVE
COMMERCIAL ST
EAGLE CT
EMERALD ST
DUNBAR ST
WATER ST
DAVIS ST
COMMUNITY WAY
KINGSBURY ST
FOWLER ST
MYRTLE ST
MARLBORO ST
FOSTER ST
WINCHESTER ST
SCHOOL ST
VICTORIA ST

EXHIBIT B

EXHIBIT C

CITY OF KEENE, NEW HAMPSHIRE

Wells Street Parking Structure & Infrastructure Improvements – Tax Increment Financing District

PARCEL ID	CURRENT OWNER	PROPERTY LOCATION		ORIGINAL TAXABLE VALUE	2015 TAXABLE VALUE	TAX INCREMENT
ORIGINAL DISTRICT						
022010010000	MOUNTAIN RIVER REALTY CORP	2	MAIN ST.	928,100	1,485,300	557,200
022010020000	JAZZLYN HOSPITALITY LLC	22	MAIN ST.	644,200	2,339,800	1,695,600
022010140000	ROXBURY REALTY PARTNERSHIP	43	ROXBURY ST.	285,400	286,200	800
022010170000	HANNAH GRIMES CENTER	25	ROXBURY ST.	387,500	0	-387,500
022010180000	AUBUCHON REALTY COMPANY INC	37	ROXBURY ST.	205,400	269,700	64,300
022020010100	MONADNOCK COMMUNITY SERVICE CENTER	64	MAIN ST.	1,084,500	179,500	-905,000
022020010200	MONADNOCK COMMUNITY SERVICE CENTER	64	MAIN ST.	0	132,100	132,100
022020010400	MONADNOCK COMMUNITY SERVICE CENTER	64	MAIN ST.	0	200,100	200,100
022020040000	1709 CHURCH STREET LLC	42	MAIN ST.	707,400	2,239,800	1,532,400
022030010100	MONADNOCK ECONOMIC DEVELOPMENT CORP	0	CHURCH ST.	0	236,500	236,500
023020010000	ANAIR WALTER R.	24	DUNBAR ST.	297,700	571,100	273,400
023020020000	ELLIS ROBERTSON CORP	122	MAIN ST.	530,700	598,300	67,600
023020020100	ELLIS ROBERTSON CORP	11	EAGLE CT.	343,100	1,015,600	672,500
023020030000	R & M WEINREICH LLC	110	MAIN ST.	680,500	927,300	246,800
023020040000	FARINA RONALD A.	106	MAIN ST.	379,700	499,400	119,700
023020050000	BANK OF NEW HAMPSHIRE	100	MAIN ST.	451,000	714,000	263,000
023020060000	BEAUREGARD FAMILY REV. TRUST	16	DUNBAR ST.	113,100	216,100	103,000
023020070000	ELLIS ROBERTSON CORP	12	EAGLE CT.	135,700	278,400	142,700
023020090000	BEAUREGARD FAMILY REV. TRUST	10	DUNBAR ST.	114,500	206,900	92,400
023020100000	RAILROAD LAND DEVELOPMENT LLC	52	DUNBAR ST.	1,123,000	0	-1,123,000
023020110000	GOOD OL DAVES LLC	78	DUNBAR ST.	72,100	303,400	231,300
023020120000	KIRITSY LLC	88	DUNBAR ST.	216,800	401,300	184,500
023020140000	CITYSIDE HOUSING ASSOCIATES LP	92	WATER ST.	0	652,300	652,300
023020180000	GREEN DIAMOND GROUP LLC	122	WATER ST.	75,600	109,900	34,300
023020190000	GREEN DIAMOND GROUP LLC	124	WATER ST.	4,400	115,200	110,800
023020200000	DUNBAR OPPORTUNITY LLC	96	DUNBAR ST.	230,000	454,800	224,800
023020210000	102 MAIN STREET ASSOCIATES LLC	102	MAIN ST.	661,600	739,900	78,300
023040010000	XANTHOPOULOS GEORGE & ELENI LIVING TRUST	88	MAIN ST.	112,300	223,000	110,700
023040020000	CAMPY LLC	82	MAIN ST.	450,500	1,014,900	564,400
023040050000	NEP KEENE CY (NH) OWNER LLC	75	RAILROAD ST.	26,600	7,249,500	7,222,900
023040090000	KEENE EAST SIDE SENIOR HOUSING	101	RAILROAD ST.	218,300	788,400	570,100
023040090200	RAILROAD STREET MILL INC	139	RAILROAD ST.	407,800	768,500	360,700
023040090300	WESTMILL SENIOR HOUSING ASSOCIATES LP	110	RAILROAD ST.	0	96,700	96,700
023040090400	RAILROAD STREET MILL INC.	0	RAILROAD ST.	0	133,200	133,200
023040100000	WHITNEY BROS. CO	93	RAILROAD ST.	1,140,200	1,270,900	130,700
023040260000	FINDINGS REALTY INC	158	WATER ST.	226,800	396,200	169,400
023040260100	FINDINGS REALTY INC	0	WATER ST.	0	81,100	81,100
023040271100	RAILROAD LAND DEVELOPMENT LLC	51	RAILROAD ST.	0	157,700	157,700
023040274110	MONADNOCK ECONOMIC DEVELOPMENT CORP	51	RAILROAD ST.	0	319,300	319,300
023040274120	RAILROAD LAND DEVELOPMENT LLC	51	RAILROAD ST.	0	666,000	666,000
023040274130	MONADNOCK ECONOMIC DEVELOPMENT CORP	51	RAILROAD ST.	0	212,500	212,500
023040274140	MONADNOCK ECONOMIC DEVELOPMENT CORP	51	RAILROAD ST.	0	131,100	131,100
023040274310	SIGGIA ALAN	51	RAILROAD ST.	0	342,500	342,500
023040274320	HANLEY JOHN E.	51	RAILROAD ST.	0	348,500	348,500
023040274330	KEENE EXECUTIVE HOMES LLC	51	RAILROAD ST.	0	269,200	269,200
023040274340	DUGAN JOHN G.	51	RAILROAD ST.	0	264,700	264,700
023040274410	FOX RICHARD K.	51	RAILROAD ST.	0	327,100	327,100
023040274420	BELAIR CHERYL A.	51	RAILROAD ST.	0	346,200	346,200
023040274430	GULDHAUGE DAYNA M.	51	RAILROAD ST.	0	272,400	272,400
023040274440	WEINREICH ROGER T.	51	RAILROAD ST.	0	261,500	261,500
023040275000	RAILROAD SQUARE SENIOR HOUSING LP	49	COMMUNITY	0	618,400	618,400
023040277000	BRUDER STREET PROPERTIES LLC	56	DUNBAR ST.	62,100	394,400	332,300
023040278000	CYPRESS ST. DEVELOPMENT LLC	34	CYPRESS ST.	0	2,061,900	2,061,900
023040279000	RAILROAD LAND DEVELOPMENT LLC	51	RAILROAD ST.	0	133,100	133,100
024010010000	FINDINGS REALTY INC	160	WATER ST.	611,200	723,800	112,600
			TOTALS	12,927,800	35,045,600	22,117,800

2007 MODIFICATION						
023010020000	CUMBERLAND FARMS INC	162	MAIN ST.	899,000	867,800	-31,200
023010030000	WATERHOUSE 26 LLC	26	WATER ST.	240,000	240,000	0
023010050000	MCCOOEY & STEINBERG REALTY LLC	42	WATER ST.	218,800	175,500	-43,300
023010060000	LAWRENCE JOAN C.	48	WATER ST.	257,600	229,200	-28,400
023010070000	FRIEDMAN GLORIA D.	54	WATER ST.	280,700	250,200	-30,500
023010080000	WOJENSKI EDMUND F.	60	WATER ST.	162,600	158,100	-4,500
023010090000	CARSON JACK W.	68	WATER ST.	202,000	195,900	-6,100
023010100000	DAISY RICHARD E.	74	WATER ST.	209,000	214,100	5,100
023010110000	TWO YELLOW DOGS TRUST	65	DUNBAR ST.	229,800	207,000	-22,800
023010120000	GALLAGHER ANN M. REVOCABLE TRUST	57	DUNBAR ST.	229,300	301,100	71,800
023010130000	BEAUREGARD FAMILY REV. TRUST	41	DUNBAR ST.	282,700	296,500	13,800
023010140000	KYROUSIS VASILIOS	31	DUNBAR ST.	182,100	173,300	-8,800
023010150000	BEAUREGARD FAMILY REV. TRUST	19	DUNBAR ST.	297,400	305,800	8,400
023010160000	UPPER ASHUELOT LLC	17	DUNBAR ST.	194,000	218,500	24,500
023020150000	BARTASHEVICH ELISABETH A.	4	CROSSFIELD ST.	320,100	325,500	5,400
023020160000	HULSLANDER WENDI	84	WATER ST.	198,500	260,400	61,900
023020170000	HULSLANDER WENDI	88	WATER ST.	205,600	212,100	6,500
027010060000	BENTLEY COMMONS - KEENE LLC	197	WATER ST.	1,081,300	11,324,300	10,243,000
027010080000	BRACKETT STEVEN L.	163	WATER ST.	193,800	240,500	46,700
046010010000	CHAKALOS TIMOLEON N.	25	MAIN ST.	540,800	627,900	87,100
046010040000	ARC CBKNENH001 LLC	15	MAIN ST.	713,600	1,155,100	441,500
046010050000	COOPER PAUL R.	1	MAIN ST.	1,117,300	1,174,700	57,400
046010060000	SOHN DAVID	20	WEST ST.	487,200	439,000	-48,200
046020010000	GREENWALD MITCHELL H. REVOCABLE TRUST	49	MAIN ST.	1,308,900	1,305,800	-3,100
046020020000	GREENWALD MITCHELL H. REVOCABLE TRUST	45	MAIN ST.	631,500	755,800	124,300
046020030000	GREENWALD MITCHELL H. REVOCABLE TRUST	35	MAIN ST.	763,900	844,500	80,600
046020030100	COUNTY OF CHESHIRE	0	LAMSON	39,200	0	-39,200
046020050000	GREENWALD MITCHELL H. REVOCABLE TRUST	0	GILBO AVE.	75,000	115,700	40,700
046020060000	PENNY LANE REALTY LLC	19	GILBO AVE.	199,400	203,100	3,700
046020070100	CITY OF KEENE	2	GILBO AVE.	79,800	111,900	32,100
046020070110	MASTROGIOVANNI PAUL	2	GILBO AVE.	53,200	53,400	200
046020090100	CITY OF KEENE	12	GILBO AVE.	29,200	64,500	35,300
046020090200	CITY OF KEENE	12	GILBO AVE.	16,400	37,200	20,800
046020090300	CITY OF KEENE	12	GILBO AVE.	64,300	146,300	82,000
046030010000	HAMBLET JEANNA C. REV. TRUST	20	COMMERCIAL ST.	478,000	461,500	-16,500
046030040000	HAMBLET JEANNA C. REV. TRUST	6	WILSON ST.	154,100	135,000	-19,100
046030050000	HAMBLET JEANNA C. REV. TRUST	12	WILSON ST.	176,300	191,600	15,300
046030060000	FOX BARRY JOEL	43	EMERALD ST.	190,100	207,000	16,900
046030070000	FOX BARRY JOEL	37	EMERALD ST.	209,900	195,000	-14,900
046030080000	HAMBLET JEANNA C. REV. TRUST	31	EMERALD ST.	162,300	158,300	-4,000
046030090000	7 EMERALD STREET LLC	7	EMERALD ST.	520,100	691,400	171,300
046030100000	MCGREER HOLDINGS LLC	109	MAIN ST.	402,800	537,300	134,500
046030110000	WICHLAND BROTHERS REALTY	101	MAIN ST.	1,089,300	1,093,300	4,000
046030120100	COLONIAL THEATRE GROUP INC	89	MAIN ST.	58,300	121,100	62,800
046030120200	COLONIAL THEATRE GROUP INC	89	MAIN ST.	48,600	53,000	4,400
046030120300	COLONIAL THEATRE GROUP INC	89	MAIN ST.	41,000	55,000	14,000
046030120500	COLONIAL THEATRE GROUP INC	89	MAIN ST.	168,300	190,200	21,900
046030150000	FITZ-SIMON JAMES E.	87	MAIN ST.	378,800	466,300	87,500
046030160000	KEENE HOLDING CO LLC	81	MAIN ST.	1,125,400	1,453,800	328,400
046040020000	O'BRIEN BARBARA J. REV. TRUST	85	EMERALD ST.	680,000	724,800	44,800
046040030000	ONE HUNDRED ELEVEN REALTY ASSOCIATION	59	EMERALD ST.	521,800	464,600	-57,200
046040040000	UNIVERSITY SYSTEM OF NH	0	SCHOOL ST.	80,700	74,500	-6,200
046040060000	CHABOTT THEODORE E.	5	WILSON ST.	156,400	170,100	13,700
046040070100	UNIVERSITY SYSTEM OF NH	0	GILBO AVE.	388,000	380,000	-8,000
046050010000	WEST STREET KEENE LLC	34	WEST ST.	0	557,600	557,600
046060010000	KEENE PUBLISHING CORP	60	WEST ST.	925,300	891,900	-33,400
046060040000	NGM INSURANCE CO.	86	WEST ST.	257,800	291,800	34,000
046060050000	NGM INSURANCE CO.	100	WEST ST.	2,183,500	2,094,800	-88,700
046060060000	FRANK JOSLIN KIMBALL	104	WEST ST.	448,900	423,200	-25,700
046060090200	NGM INSURANCE CO.	0	GILBO AVE.	120,400	127,700	7,300
046060100000	CROTEAU JOHN M. JR.	49	SAINT JAMES ST.	198,900	174,700	-24,200
046060110000	CROTEAU JOHN M. JR.	43	SAINT JAMES ST.	617,300	595,700	-21,600
			TOTALS	**23,786,300**	**36,211,900**	**12,425,600**

2011 MODIFICATION						
003010010000	FIREHOUSE REALTY LLC	10	VERNON ST.	410,500	414,800	4,300
003010030000	MCLEAN ROBERT E. REV. TRUST	40	WASHINGTON ST.	300,500	319,400	18,900
003010040000	PATTEN GEORGE TRUST	7	COURT ST.	685,100	789,300	104,200
003010060000	HELMINSKI CAMILLE TRUST	32	CENTRAL SQ.	496,500	731,700	235,200
003010080000	20 CENTRAL KEENE LLC	20	CENTRAL SQ.	1,400,500	1,480,600	80,100
003010110000	BRADSHAW MARIA ELANE TASOULAS	26	WASHINGTON ST.	363,200	377,000	13,800
003010120101	MONADNOCK AFFORDABLE HOUSING CORP	32	WASHINGTON ST.	23,500	36,000	12,500
003010120200	MARC CAVALLERO LLC	34	WASHINGTON ST.	55,400	89,000	33,600
003010120300	FIRESTONE JEFFREY S.	38	WASHINGTON ST.	143,800	147,400	3,600
017070070000	WASHINGTON PARK OF KEENE LLC	17	WASHINGTON ST.	0	2,301,200	2,301,200
017070080100	CITY OF KEENE	3	WASHINGTON ST.	120,600	144,700	24,100
017070080200	CITY OF KEENE	3	WASHINGTON ST.	95,400	114,600	19,200
017070110000	CENTRAL SQ HOUSING ASSOCIATES	4	CENTRAL SQ.	5,622,400	5,724,600	102,200
017070120000	MONTANA EAST LLC	1	CENTRAL SQ.	1,552,900	1,589,100	36,200
017070160000	MGJ REALTY LLC	38	ROXBURY ST.	0	175,000	175,000
			TOTALS	**11,270,300**	**14,434,400**	**3,164,100**
2012 MODIFICATION						
001020010100	12 COURT ST. LLC	33	WINTER ST.	0	7,424,100	7,424,100
			TOTALS	**0**	**7,424,100**	**7,424,100**
2016 MODIFICATION						
001010060000	CITY OF KEENE	76	WINTER ST.	0	0	0
001010070000	CITY OF KEENE	60	WINTER ST.	0	0	0
			TOTALS	**0**	**0**	**0**
	DISTRICT AFTER ALL MODIFICATIONS		**TOTALS**	**47,984,400**	**93,116,000**	**45,131,600**

EXHIBIT D

CITY OF KEENE
NEW HAMPSHIRE

Wells Street Parking Structure & Infrastructure Improvements Tax Increment Financing District

As established by NH RSA 162-K:5,1

LIMITATION I

The total acreage included in any one development district when designated shall not exceed 5% of the total acreage of the municipality.

Total Acreage of Wells Street TIFD*	92.72
Total Acreage in City**	23,968
Proportion of Acreage in Wells Street TIFD	**0.39%**
Acreage Within Proposed Extension	1.90
Total Acreage of Wells Street TIFD, As Modified	94.62
Proportion of Acreage in Wells Street TIFD, As Modified	**0.39%**

**Source: City of Keene GIS Spatial Database, 2015*
***Source: 2010 US Census Bureau*

AND...when added to the total current acreage within the development districts for which bonds remain outstanding shall not exceed 10% of the total acreage of the municipality

Well Street TIFD Acreage, As Modified	94.62
Blackbrook Corporate Park TIFD Acreage	422.24
Total Development District Acreage	516.86
Total Acreage in City	23,968
Proportion of Acreage in All TIFDs, As Modified	**2.16%**

LIMITATION II

The total assessed value of taxable real property of any one development district when designated shall not exceed 8% of the most recent total assessed value of taxable real property in the municipality.

Total Taxable Value of Well Street TIF, As Modified	$92,748,600
Total Taxable Value of City	$1,843,788,700
Percent of Total Value	**5.03%**

AND....when added to the current total assessed value of taxable real property within development districts for which bonds remain outstanding, shall not exceed 16% of the most recent total assessed value of taxable real property in the municipality.

Total Taxable Value of Black Brook TIF	$34,508,700
Total Taxable Value of Well Street TIF, As Modified	$92,748,600
Total Taxable Value of All TIF Districts	$127,257,300
Total Taxable Value of City	$1,843,788,700
Percent of Total Value	**6.90%**

EXHIBIT E

Wells Street Tax Increment Financing District
MODIFICATION
Cost Estimates of Public Improvements

		Fiscal Year	Bond Term
Wells Street Parking Facility	$2,100,000	FY 98	20 years
Railroad and Grove Streets, Cypress & Eagle Court infrastructure	$3,653,100	FY 12	10 years
Courthouse	$1,629,000	FY 14	20 years
Norway Avenue & 93rd Street infrastructure	$760,000	FY 15	10 years
SUBTOTAL - EXISTING IMPROVEMENTS	**$8,142,100**		
NEW -Library Connector and Library Annex Renovation	***2,000,000***	FY 17	20 years
NEW - parking facility	***5,000,000***	FY 23	20 years
SUBTOTAL - PROPOSED IMPROVEMENTS	***$7,000,000***		
ESTIMATED TOTAL COST OF PUBLIC IMPROVEMENTS	**$15,142,100**		

CITY OF KEENE, NEW HAMPSHIRE

EXHIBIT F

Wells Street Tax Increment Financing District (TIFD)

Opportunities for Additional Public Infrastructure Improvements

FY 18	add annex value at designation $781,800
FY 19	add library as developed value $8m (Note 4)
FY 21	Court House taken out of developed $7,424,100
FY 25	Library taken out of developed $8,000,000

	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
value at designation	$ 47,984,400	$ 48,766,200	$ 48,766,200	$ 48,766,200	$ 48,766,200	$ 48,766,200	$ 48,766,200	$ 48,766,200	$ 48,766,200	$ 48,766,200
value, as developed	$ 93,116,000	$ 93,116,000	$ 101,116,000	$ 101,116,000	$ 93,691,900	$ 93,691,900	$ 93,691,900	$ 93,691,900	$ 85,691,900	$ 85,691,900
Captured Assessed Value -Total est available TIFD value increment	**$ 45,131,600**	**$ 44,349,800**	**$ 52,349,800**	**$ 52,349,800**	**$ 44,925,700**	**$ 44,925,700**	**$ 44,925,700**	**$44,925,700**	**$ 36,925,700**	**$36,925,700**
Sources Within TIFD										
taxes generated by TIFD increment (Tax Year 2015 / FY 2016 tax rate)	$ 1,552,978	$ 1,552,978	$ 1,828,258	$ 1,828,258	$ 1,572,795	$ 1,572,795	$ 1,572,795	$ 1,572,795	$ 1,297,515	$ 1,297,515
additional revenue - district court rents paid by State of N.H.	$ 42,500	$ 42,500	$ 42,500	$ 21,500						
Total Sources Within TIFD	**$ 1,595,478**	**$ 1,595,478**	**$ 1,870,758**	**$ 1,849,758**	**$ 1,572,795**	**$ 1,572,795**	**$ 1,572,795**	**$ 1,572,795**	**$ 1,297,515**	**$ 1,297,515**
Uses Within TIFD (As of 2016)										
Wells Street Parking Facility - debt service	$ 168,813	$ 168,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Railroad and Grove Streets, Cypress & Eagle Court - debt service	$ 416,100	$ 408,800	$ 401,500	$ 392,375	$ 381,425	$ 370,475	$ -	$ -	$ -	$ -
Courthouse - debt service	$ 117,400	$ 115,700	$ 109,000	$ 107,400	$ 105,800	$ 104,000	$ 102,200	$ 100,400	$ 98,600	$ 96,800
Courthouse Taxes (New Market Tax Credits - 7 years)	$ 268,966	$ 277,708	$ 286,733	$ 296,052	$ -	$ -	$ -	$ -	$ -	$ -
Norway Avenue & 93rd Street - debt service	$ 98,800	$ 92,250	$ 90,750	$ 89,250	$ 87,750	$ 85,500	$ 82,500	$ 79,500	$ 76,500	$ -
Wells Street Parking Facility Capital Reserve	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000	$ 35,000
Downtown Public Infrastructure Capital Reserve	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 150,000
Total Uses Within TIFD	**$ 1,205,079**	**$ 1,197,458**	**$ 1,022,983**	**$ 1,020,077**	**$ 709,975**	**$ 694,975**	**$ 319,700**	**$ 314,900**	**$ 310,100**	**$ 281,800**
Available For Future Development	**$ 390,400**	**$ 398,021**	**$ 847,775**	**$ 829,681**	**$ 862,820**	**$ 877,820**	**$ 1,253,095**	**$ 1,257,895**	**$ 987,415**	**$ 1,015,715**
Future Development within TIFD										
NEW -Library Connector and Library Annex Renovation (2017)	$ 35,000	$ 168,250	$ 164,750	$ 161,250	$ 157,750	$ 154,250	$ 150,750	$ 147,250	$ 143,750	$ 140,250
NEW -Library taxes (New Market tax Credits - 7 years)	$ -	$ 26,902	$ 275,280	$ 284,227	$ 293,464	$ 303,002	$ 312,849	$ 323,017	$ 333,515	$ -
NEW - parking facility (2023)	$ -	$ -	$ -	$ -	$ -	$ -	$ 87,500	$ 420,625	$ 411,875	$ 403,125
NEW - parking facility (2023) - capital reserve	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 75,000	$ 75,000	$ 75,000
Total Future Uses Within TIFD	**$ 35,000**	**$ 195,152**	**$ 440,030**	**$ 445,477**	**$ 451,214**	**$ 457,252**	**$ 551,099**	**$ 965,892**	**$ 964,140**	**$ 618,375**
Excess Sources Within TIFD	**$ 355,400**	**$ 202,869**	**$ 407,745**	**$ 384,205**	**$ 411,606**	**$ 420,569**	**$ 701,996**	**$ 292,003**	**$ 23,275**	**$ 397,340**
Unretained Assessed Value Within TIF District	**$ 10,328,381**	**$ 5,023,800**	**$ 10,977,774**	**$ 10,293,658**	**$ 11,089,977**	**$ 11,350,437**	**$ 19,529,090**	**$ 7,614,164**	**$ 676,412**	**$ 11,547,227**

Notes:

1. Projections assume no change in assessed value within the TIF District.
2. Taxes generated by TIFD increment utilize the Tax Year 2015 / Fiscal Year tax rate of $34.41
3. Elasticity Review - To test the ability of the TIFD to fund obligations as proposed, a 5% reduction in assessed value occurring in FY 17 was modelled. Under those conditions, the TIFD was able to fund all proposed obligations through FY 24. In FY 25, projections indicated that capital reserve appropriations would be eliminated (for one year) and reinstated in 2026 and future years. The model is not shown.
4. Library as developed - set conservatively at $8m for TIF tax revenue projections value

6A2

CITY OF KEENE

R-2016-07

In the Year of Our Lord Two Thousand and ...... Sixteen

A RESOLUTION ...... Further Modifying the District Boundaries of the Wells Street Parking Structure and ~~Infrastructure Improvements Tax Increment Financing District~~

Resolved by the City Council of the City of Keene, as follows:

WHEREAS, the City Council of the City of Keene adopted the provisions of RSA 162-K:1, Local Option for Tax Increment Financing District as per Resolution R-82-59, passed by the City Council on December 16, 1982; and

WHEREAS, the City Council established the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District on September 4, 1997, through the adoption of Resolution R-97-20-A; and

WHEREAS, the City Council adopted the Downtown Master Plan on May 17, 1990, updated in 1993, which identified the need for downtown parking as important to the continued vitality and attractiveness of the downtown area, and which plan became a basis for the adoption of the Wells Street Parking Structure and Infrastructure Improvement Financing District; and

EREAS, the City Council modified the boundaries of the district through the adoption of Resolution R-2008-05, on March 20, 2008, to further the implementation of the 2003 Community Goals and the development of the former downtown Railroad Land; and

WHEREAS, the City Council has endorsed the Keene Comprehensive Master Plan adopted by the City of Keene Planning Board on September 13, 2010, which recognizes the importance of adequate parking, including parking structures, to the economic wellbeing of the community, including specifically the downtown area; and

WHEREAS, the City Council on February 3, 2011, accepted the Downtown Parking Analysis Final Report dated November 10, 2010, which identified the need for additional downtown parking based upon anticipated development in the downtown area, including the construction of a new City of Keene Central Fire Station; and

WHEREAS, the City Council further modified the boundaries of the district through the adoption of Resolution R-2011-08, on June 16, 2011, which recognized that certain public infrastructure improvements, including an additional parking structure to be located in the downtown area on or near Elm Street, are necessary and serve a public purpose by providing additional parking to the downtown area in order to further the vitality of the downtown and tax base growth; and

PASSED

WHEREAS, the City Council further modified the boundaries of the district through the adoption of Resolution R-2012-03, on March 15, 2012, which recognized that, in order to protect and preserve the economic vitality of the Central Business District, it was necessary for the district to encompass the property upon which the new County Courthouse was to be constructed to facilitate the private/public investment necessary to complete the courthouse project; and

WHEREAS, the City Council finds that it is in the public interest to support the renovation and expansion of the Thayer Library and adjacent Library Annex located in the Central Business District to form a new Library Complex; and

WHEREAS, the City Council finds that the issuance of general obligation bonds, issued for the purposes as outlined in the Wells Street Parking Structure and Infrastructure Improvements development plan, as amended, provides a general public use and fulfills a public purpose; and

WHEREAS, the City Council finds that the financing of a portion of the Library Complex in the downtown area is consistent with the Comprehensive Master Plan's recognition that Keene's downtown is the heart of the region, providing all residents access to local, county and State services, and that institutional uses of the downtown play an increasingly important role in the economic vibrancy of the downtown and should be supported; and

WHEREAS, the City Council supports the use of New Market Tax Credits to help fund the project, which will require the transfer of the Library Annex to a limited liability company for the seven (7) year tax credit recapture period; and

WHEREAS, the City Council supports the concept of the City of Keene being named as the Master Tenant of the Library Annex to facilitate the flow of funding into and out of the property for the payment of rent, property taxes, bond interest, fees, and expenses.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the purpose of the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District development program and tax increment financing plan modification is to do all things necessary to contribute to the cost of design, permitting, and construction of an expanded Library Complex, including public infrastructure improvements related to said project.

BE IT FURTHER RESOLVED, that in furtherance of municipal economic development and revitalization in the downtown area within and adjacent to the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District, the financing plan is modified to include the financing of the Library Complex as well as any other related public infrastructure improvements.

BE IT HEREBY FURTHER RESOLVED that the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District financing plan be modified to allow the capture of any tax increment created within the district to be used to satisfy the Lease Payment to be paid to the owner of the Library Annex for the seven (7) year tax credit recapture time period, and any new bonds contemplated in this modification, in addition to all purposes already set forth in Resolution R-97-20-A, Resolution R-2008-05, Resolution R-2011-08, and Resolution R-2012-03, and to further modify the district by inclusion of the attached financing plan, and that the Wells Street Parking Structure and Infrastructure Improvements Tax Increment Financing District, as modified, is hereby adopted in its entirety by the City Council of the City of Keene.

Kendall W. Lane, Mayor

6B1

R-2016-08

CITY OF KEENE

In the Year of Our Lord Two Thousand and Sixteen

A RESOLUTION In Appreciation of Fintan P. Moore Jr. Upon His Retirement

Resolved by the City Council of the City of Keene, as follows:

WHEREAS: Fintan Moore's career with the City of Keene commenced 28 December 1998 at the New Hampshire Police Standards and Training Council's Academy, where he assumed the job he has enjoyed throughout—that of a uniformed patrol Police Officer being out in the community providing services; and

WHEREAS: Because of his problem-solving ability and relationship-building skills, he easily has established rapport with those involved in all kinds of situations, his demeanor making him a calm and comfortable presence that eases the stress for those involved, thus allowing concerns to be addressed in professional and uplifting interactions; and

WHEREAS: Fintan has contributed to the overall mission of the department by focusing on customer satisfaction, as demonstrated by his investigation follow-up, regular contact with victims to keep them informed, great patience in the face of minimal cooperation, and regular receipt of calls and letters of appreciation and goodwill from the public each year; and

WHEREAS: One of the most active officers on shift—with his daily self-initiated activity far exceeding that of most of his peers throughout the years—his strong work ethic, lack of complaint about anyone or anything, and his polite and sincere demeanor have served the agency well as community needs and the law enforcement field have evolved; and

WHEREAS: Fintan's case management has been excellent—timely, organized, well detailed, accurate, updated for ongoing investigations, efficiently worked to appropriate dispositions, and effective for the courtroom—no simple feat with his high volume of calls; and he has been cited for making significant contributions to handling felony cases; and

WHEREAS: He has served as an effective member of the Field Training and Evaluation Program, the Collision Analysis Team, the Bicycle Patrol Team, as a breath test operator, and as a particularly good motor vehicle enforcement officer; and

WHEREAS: His specific interest in domestic violence, crisis intervention, and mental health emergencies served him in working with the Monadnock Center for Violence Prevention, for which he earned a Captain's Citation; and

WHEREAS: Fintan Moore retires from the City of Keene effective 31 March 2016, with over 17¼ years of honorable service to the City of Keene;

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Keene hereby extends its sincere thanks to Fintan P. Moore Jr. for his dedication to the City of Keene and wishes him the very best through all his retirement years; and

BE IT FURTHER RESOLVED that a copy of this Resolution, properly engrossed, be presented to Fintan in appreciation for his many years of service to the residents of Keene.

PASSED

Kendall W. Lane, Mayor