

PUBLIC HEARINGS – DECEMBER 1, 2014

Mayor Grenier opened the duly advertised public hearings at approximately 7:43 p.m. to discuss the following subject matters:

- Resolution 2014-24 - Northern Lights Energy Improvements CDBG Proposed Project

Pam Laflamme, Community Development Director, noted that informational packets were available before making the following presentation:

Community Development Block Grant funds are available to municipalities up to \$500,000 for economic development, up to \$500,000 for public facility and housing projects, and up to \$350,000 for emergency activities. Up to \$12,000 is available per planning study grant. All CDBG projects must directly benefit a majority of low and moderate income persons or households.

The purpose of this public hearing is a proposed application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant funds. Of the funds, \$475,000 will be subgranted to AHEAD Inc. or an affiliate, for improvements, primarily energy improvements, to the Northern Lights Housing located at 25 Success Street, Berlin. Northern Lights is 63 units of affordable, senior housing. All of the residents at Northern Lights are of low or moderate income. The remaining \$25,000 will be retained for the City's administrative expenses. The total project cost is in excess of \$980,000.

This project conforms with Berlin's Housing and Community Development Plan's Goals of: Encourage a varied stock of safe, sanitary and affordable housing for persons of all ages and income groups; and Rehabilitate existing buildings.

Mayor Grenier asked the public for comments at this time. There were no public comments.

Mayor Grenier Closed this Public Hearing

Mayor Grenier then opened the Public Hearing for the Residential Antidisplacement and Relocation Assistance Plan

If any temporary displacement or relocation of persons shall be required during this project, a unit on the premises will be made available until the original unit can be moved back into. The project will follow the antidisplacement plan if any displacement occurs. The plan outlines the measures they would take to find comparable, suitable housing for persons (or businesses) displaced or relocated.

Mayor Grenier asked the public for comments at this time. There were no public comments.

Mayor Grenier Closed this Public Hearing

Mayor Grenier then opened the Public Hearing for the Progress of the Notre Dame Housing CDBG Project

Olivia Bealeau, AHEAD Program Coordinator, gave the following progress report of the Notre Dame Housing Project: This project's financing includes \$500,000 in CDBG funding toward the renovation of the old school into 33 units of affordable, senior housing for seniors of low or moderate income. This project is nearly complete.

Mayor Grenier asked the public for comments at this time. There were no public comments.

Mayor Grenier Closed this Public Hearing

Councilor Remillard moved with a second by Councilor Benski to adopt the Residential Antidisplacement and Relocation Assistance Plan. So moved, the motion carried.

Councilor Remillard moved with a second by Councilor Morgan Allain to approve the submittal of the application and authorize the City Manager to sign and submit the application and upon approval of the CDBG application, authorize the City Manager to execute any documents which may be necessary to effectuate the CDGB contract. So moved, the motion carried.

- Jericho Power, LLC - PILT Agreement.

Mayor Grenier opened this public hearing and provided the following explanation: This is a twenty year agreement with the first installment in June 2017 for \$75,000 and another \$75,000 installment in December 2017 increasing in increments until December 2036 for a total of \$5,181,674. Jericho Power will pay to the City as additional taxes the sum of \$100,000 upon closing of the financing no later than December 31, 2014 and \$150,000 within six months of the date when the facility commences commercial operations. City Attorney Chris Boldt and Appraiser George Sansoucy spent 10 months negotiating this agreement which acts to protect the City and adds taxable property within the community. This agreement was vetted through the Planning Board and they had several public hearings which placed preconditions and those will be addressed at the next public hearing. The Mayor asked for questions or comments. There being none, Mayor Grenier closed this public hearing.

- Jericho Power, LLC Decommissioning Agreement.

Mayor Grenier opened this public hearing and explained this is a fifty year agreement which is an aggressively managed fund handled by a committee of Trustee of Trust Funds of which he will seek interested members of the public to be trustees. At the beginning balance commencement of payment, the owner will pay \$500 then in year one \$18,575 each year except for year fifteen when the amount increases to \$812,118 for that year only then resumes to \$18,575. The total projected fund balance including interest is \$8,789,542. The funds are to be used at the termination of operations of their useful life then the units will be removed from Jericho Mountain. The Mayor asked for questions or comments. There being none, Mayor Grenier closed this public hearing.

There being no further comments for or against any of the subject matters, Mayor Grenier declared the public hearing portion of the meeting now closed.

Councilor Rozek moved with a second by Councilor Nelson to add items 4a. Council Resignation; and 4b. Execution of Jericho Power, LLC PILT and Decommissioning Agreements to the agenda. So moved, the motion carried by unanimous vote.

CITY COUNCIL MEETING – Monday, December 1, 2014

Mayor Grenier called the Regular City Council Meeting to order at approximately 7:56 p.m. in the City Hall Council Chambers. The pledge of allegiance to the flag preceded roll call. Present: Councilors Remillard, Morgan Allain, Benski, Rozek, Nelson and Theberge. Councilors Otis and Higbee were absent. Also present: City Manager James Wheeler, City Attorney Chris Boldt, Pam Laflamme, Susan Tremblay and Barbara Tetreault.

Minutes, Previous Meeting

Councilor Remillard moved with a second by Councilor Morgan Allain to accept the minutes of the November 17 Regular Meeting/WS and November 24 Work Session. So moved, the motion carried.

Disbursements: Disbursement Summary Draft #1729 start date 11/18/2014 end date 12/1/2014 for a total cash disbursement of \$15,692,947.98. Councilor Theberge moved with a second by Councilor Nelson to accept the disbursement summary and pay all bills as recommended by the Committee on Accounts/Claims. So moved, the motion carried.

PUBLIC COMMENTS – No Comments

UNFINISHED BUSINESS

1. Council Committee Reports – No Reports
2. Resolution 2014-24 authorizing an application for a Community Development Block Grant in an amount up to Five Hundred Thousand Dollars (\$500,000.00) to be Sub-Granted to Affordable Housing, Education and Development, Inc. (AHEAD) toward the cost of building and energy improvements at Northern Lights Housing, which provides affordable, senior housing units for low and moderate income persons. (tabled 11/17/2014)
Resolved by the City Council of the City of Berlin as Follows:

- Whereas, up to Five Hundred Thousand Dollars (\$500,000.00) is available annually on a competitive basis for housing and public facilities that directly benefit low and moderate income persons; and
- Whereas, if awarded, Four Hundred Seventy Five Thousand Dollars (\$475,000.00) of the funds would be sub granted to AHEAD to use towards the cost of building and energy improvements for 63 affordable, senior housing units for low and moderate income persons at their Northern Lights Housing complex located at 25 Success Street; and
- Whereas, AHEAD has owned this building in Berlin for many years and they continue to provide housing and programming for residents of Berlin and surrounding communities; and
- Whereas, the building is in need of many improvements including those related to energy efficiency; and
- Whereas, Twenty-Five Thousand Dollars (\$25,000.00) will be used to pay the City's administrative, audit and legal costs. Now Therefore Be It Resolved by the City Council of the City of Berlin as Follows: That, the City Manager is authorized to apply for Community Development Block Grant in an amount up to Five Hundred Thousand Dollars (\$500,000.00) and upon approval of said application, the grant will be sub granted to Affordable Housing, Education and Development Inc. and the City Manager is authorized to execute any documents which may be necessary to effectuate the CDBG contract; Be it further resolved that the City Manager is authorized to receive said grant and the grant proceeds are hereby appropriated for the purpose of the grant; and all grant proceeds shall be deposited with the City Treasurer and any additional use of these funds beyond the scope of work as listed in the application shall require prior approval of the City Council. Be it further resolved that the City Council adopts the updated Housing and Community Development Plan; and the Residential Anti-displacement and Relocation Assistance Plan. This Resolution shall be in full force and effect from and after passage.

Councilor Theberge moved with a second by Councilor Morgan Allain to remove the resolution from the table at this time. So moved, the motion carried.

Councilor Theberge moved with a second by Councilor Morgan Allain to have the resolution read a second time by title only. So moved, the motion carried.

Councilor Theberge moved with a second by Councilor Morgan Allain to have the resolution read a third time by title only. So moved, the motion carried.

Councilor Theberge moved with a second by Councilor Morgan Allain to pass the resolution. So moved, the motion carried and Mayor Grenier declared the resolution now passed.

NEW BUSINESS

3. City Manager's Report

NH Department of Transportation has notified us that the Route 110 Project was suspended as of November 26.

The Notre Dame Apartments Open House is Monday December 15, 2014 Noon to 4:00. Pre-registration is required and if any Council member wants to attend, we can forward the e-mail or register for you.

We received bids for the plumbing and electrical at the new building at 52 Gilbert Street. Both were local bidders with HVAC/Plumbing going to Gosselin Plumbing and Heating and Androscoggin Electric getting the bid for the electrical.

The Fire Chief received clarification that there is a \$1M cap on the ladder truck grant discussed at last week's Council Meeting. With a City match of 10% of \$100,000 the grant requested will be \$900,000. These amounts are slightly less than the amounts discussed last week.

I will be on vacation for the remainder of this week. I will be generally reachable by email and cell phone.

Councilor Rozek moved with a second by Councilor Theberge to accept the City Manager's Report and place it on file. So moved, the motion carried.

4. Mayor's Report – Berlin Housing Authority Appointment:
Matthew Buteau for a five year term set to expire December 2019. Councilor Rozek moved with a second by Councilor Nelson to accept the Mayor's nomination of Matthew Buteau to the Housing Authority. So moved, the motion carried.
- 4a City Council Resignation Acceptance
Councilor Benski submitted her resignation as of the end of 2014 due to moving out of Berlin. Councilor Rozek moved with a second by Councilor Nelson to accept with regret the resignation of Councilor Benski.

Mayor Grenier said that Councilor Benski was an asset to the team and will be missed. He asked the City Clerk to advertise to fill the vacant position in 2 local papers with a due date of January 5 at 4:00 p.m. The Mayor and Council will interview and select a person that same evening.
- 4b Jericho Power, LLC PILT & Decommissioning Agreements
Councilor Remillard moved with a second by Councilor Nelson to authorize the City Manager, on behalf of the City, to proceed with the execution of the PILT and Decommission Agreements with Jericho Power, LLC. Roll call resulted in unanimous affirmative votes of Council including Mayor Grenier who declared the motion passed.
5. Public Comments – No comments.
6. Council Comments
Councilor Rozek stated that the Traffic & Safety Committee will meet at 5:30 p.m. on December 8.
7. Adjournment:
There being no further business before the Mayor and Council, Councilor Rozek moved with a second by Councilor Nelson to adjourn the regular meeting. So moved, the motion carried and Mayor Grenier declared the regular meeting closed at approximately 8:10 p.m.

A True Record, Attest:
Debra A. Patrick, CMC
City Clerk