

Public Hearing
Hillsborough County Board of Commissioners
July 21, 2011
Bouchard Building, Goffstown, NH
Minutes of the Public and Non-Public Session
(Not Official until Approved by the Board and signed by the Clerk.)

Present: Comm. S. Ziehm, Comm. C. Holden, M. Castonguay, C. French, C. Kirby, and L. Stonner.

Also Present: S. Maranto & B. Keating from the City of Manchester, R. Dentin from Manchester Community Resource Center, A. & R. Cruess from the Town of Amherst, K. Capen, Medvil Cooperative, Rep. K. Cusson-Cail, and Rep. G. Barry

1. Call to Order

Comm. Ziehm called the meeting to order at 9:05 a.m.

2. Pledge to the Flag

Comm. Holden led the Pledge of Allegiance.

Comm. Ziehm opened the Hearing and recognized Mr. Maranto relative to Hillsborough County's application to New Hampshire Community Development Finance Authority (CDFA) for Community Development Block Grant Funding (CDBG). Comm. Holden noted that the meeting was being recorded by the County, as was its customary practice; she added that the City of Manchester was also recording the meeting.

Mr. Maranto addressed the Board and the public relative to Hillsborough County's application for CDBG funding. He noted that there are Federal and State requirements that must be complied with, further noting that each has its own criteria. Mr. Maranto described some of the uses of CDBG funds and explained that this request is for \$500,000 for development of the Dearborn Building in Manchester. The building's primary tenant will be the Manchester Community Resource Center; it will provide space for other Non-Profits and provide work force training.

Mr. Maranto explained the basic requirements of the Housing and Community Development Plan and the Antidisplacement and Relocation Assistance Plan. He added that the plans have to be approved and asked if there were comments or questions from those attending.

Comm. Holden stepped down from her Board position and spoke as a resident of Amherst. Comm. Holden explained that Hillsborough County published the required legal Public Notice on July 7, 2011, and added that there was an article in the Newsreel section of the Union Leader that appeared on July 6, 2011.

Comm. Holden read the item that was published in the Newsreel section. It was titled, "*Hillsborough Board Sets Three Hearings.*" The article read: "*Hillsborough County Board of Commissioners will hold three consecutive public hearings on July 21 at 9 a.m. in the Hillsborough County Complex, Bouchard Building, 329 Mast Road, Goffstown. Hearings will accept public comment on:*

- *A proposed application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant Economic Development funds toward workforce housing in Amherst and a centralized multi-service center in Manchester.*
- *The Housing and Community Development Plan.*
- *The Residential Antidisplacement and Relocation Assistance Plan.*

The County proposes to execute a \$237,500 contract with neighborhood Works Greater Manchester toward the Hidden Pond as Hidden Pond, located in Amherst workforce house development as Hidden Pond, located in Amherst.

The County also proposes to execute a \$237,500 contract with the Manchester Community Resource Center toward construction of a multi-service center, 434 Lake Ave. in Manchester.”

Comm. Holden explained that it came to her attention that a corrected Legal Notice for Public Hearing was published on July 19, 2011 and added that the County did not place this notice, nor did it authorize the notice. She added that the notice omitted the portions of the original legal notice that referenced the Hidden Pond Amherst application. Comm. Holden added that as far as the County was concerned, the Amherst project was still part of the consideration. She added that she had done a great deal of research relative to CDFA grants.

Comm. Holden observed that it is her understanding that County CDBG grant funds are designed for the smaller Towns and the larger cities of Manchester and Nashua are entitled to their own funding. She added that a precedent was set several years ago when the Cities of Portsmouth, Dover, and Rochester came together for a grant for a homeless shelter in Portsmouth. She noted that awarding a grant to one of the larger Cities deprives the smaller Towns of a grant opportunity.

Comm. Holden informed the Board that she represents 25 small Towns in her District, and added that she favors the Hidden Pond and the Manchester Community Resource application. Comm. Holden added that she was disappointed that the Corrected Legal Notice did not make mention of the Hidden Pond project and she questioned whether it would be considered to meet the requirements of a Legal Notice. Comm. Ziehm asked to have Legal Counsel, C. Kirby join the meeting.

Mr. Cruess from T. F. Moran Civil Engineering was recognized and addressed the Board; he indicated that he and his wife are Amherst residents who are here today in support of the Hidden Pond project and added that they have worked for 3 years to bring workforce housing to the Town of Amherst. He noted that they have worked with Neighborhood Works and Comm. Holden to bring the project forward and indicated that he doesn't understand the politics that are going on regarding the project, and, "how we went from here to not here." He summarized by saying that Hidden Pond is a wonderful project that has been received well by everyone in the Town. He thanked Comm. Holden for her work; he explained that he was not aware of what is going on in the background.

Mr. Maranto informed the Board that he was contacted by the Executive Director of Neighborhood Works of Greater Manchester; they informed him that they were withdrawing from the County application process and would be going to apply directly through the Town of Amherst. He added that it was his understanding that Neighborhood Works had contacted the County to make it aware of their decision; he added that he is totally surprised that that has not happened. He explained that the City of Manchester is not receiving the funds under discussion; a non-profit organization in Manchester will be receiving the funds, and this is an appropriate request to apply for the funds on behalf of the non-profit Community Resource Center. He re-iterated that it is his opinion that Neighborhood Works would be here today if it were interested in proceeding with its previous request.

Comm. Holden returned to her Board position. Comm. Ziehm requested that the Board Recess while it consulted with Counsel. Attorney Kirby, following discussion with the Board, indicated that the Legal Notice that was submitted by the City of Manchester was not the County's Legal Notice. The Board agreed to move into Recess to discuss the CDBG grant application.

Motion: To move into Recess. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

The Board moved into Recess at 9:27 a.m.

The Board moved out of Recess at 9:40 a.m.

Motion: To move out of Recess. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Comm. Holden once again stepped down from her position as a Board member and spoke as a member of the audience; she notified those present that she has spoken with Neighborhood Works at 7:00 a.m. and it was her understanding that the Amherst project was still a go; she added that since that time, upon checking with her husband at home, she learned that an e-mail was sent to her that indicated that Neighborhood Works was withdrawing its request officially at 8:01 a.m. this morning; they will not be applying for CDBG funding through Hillsborough County. She wished the Town of Amherst well.

Comm. Holden returned to her position on the Board. Comm. Ziehm advised those present that a quorum has been established with two of the three of the Commissioners present. She asked if there was any further comment; hearing none, she entertained a motion to close the Public Hearing.

Motion: To close the Public Hearing. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Comm. Ziehm called the second Public Hearing to order, the purpose of which is to address the County's Residential Displacement and Relocation Assistance Plan.

There being no discussion, Comm. Ziehm entertained a motion.

Motion: To close the Public Hearing on the Residential Displacement and Relocation Assistance Plan. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Comm. Ziehm called the third Public Hearing to order, the purpose of which is to address the County's Housing and Community Development Plan, and asked for comments.

There being no further discussion, Comm. Ziehm entertained a motion.

Motion: To close the Public Hearing on the Housing and Community Development Plan. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Motion: To approve the submittal of the application to the Community Development Finance Authority for up to \$250,000 for Community Development Block Grant funds for the proposed development of a centralized multi-service center in a City of Manchester building located at 434 Lake Avenue. The County will execute a sub recipient agreement with the Manchester Community Resource Center and award approximately \$237,500; the County will execute sub recipient agreement with the Manchester Community Resource Center to use the CDBG funds with other funds to cover construction costs associated with the development of the center. The County may also use up to \$12,500 or up to 5% of the grant for its administrative expenses and to authorize the Chair to execute and submit the application on behalf to the Board. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Motion: To approve the Displacement and Relocation Certification for the Residential Antidisplacement and Relocation and Assistance Plan with the six goals outlined. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Motion: To adopt the Hillsborough County Housing and Community Development Plan as presented. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Motion: To approve the Disclosure Update Report subject to updating the document to reflect the grant amounts approved at this meeting. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

Attorney Kirby asked Mr. Maranto if the application would be forwarded to the Commissioners for their review. He replied in the affirmative.

Each of the Commissioners reviewed the minutes for content. Final approval of the minutes will occur at the Board meeting scheduled for Wednesday, July 27, 2011

There being no further business before the Board Comm. Ziehm entertained a motion to adjourn.

Motion: To adjourn the meeting. Motion by Comm. Holden, second by Comm. Ziehm. Motion carried.

The meeting adjourned at 10:02 a.m.

Approved on July 27, 2011

Comm. Carol H. Holden
Vice Chairman/Clerk
Hillsborough County Board of Commissioners

Date