#### **CITY COUNCIL MEETING**

MUNICIPAL COMPLEX PORTSMOUTH, NH DATE: MONDAY, FEBRUARY 6, 2023 TIME: 7:00PM

On a unanimous voice vote 9-0, Assistant Mayor Kelley moved to close the Non-Public Sessions and seal the minutes. Seconded by Councilor Bagley and voted.

#### III. CALL TO ORDER

Mayor McEachern called the meeting to order at 7:00 p.m.

#### IV. ROLL CALL

PRESENT: Mayor McEachern, Assistant Mayor Kelley, Councilors Tabor (via zoom), Denton,

Moreau, Bagley, Lombardi, Blalock, and Cook

#### V. INVOCATION

Mayor McEachern asked for a moment of silent prayer.

#### VI. PLEDGE OF ALLEGINANCE

Mayor McEachern led in the Pledge of Allegiance to the Flag.

#### **PROCLAMATION**

1. Black History Month

Mayor McEachern read the Proclamation declaring February as Black History Month.

# VII. ACCEPTANCE OF MINUTES – OCTOBER 24, 2022; NOVEMBER 1, 2022 AND NOVEMBER 14, 2022

Councilor Lombardi moved to accept and approve the minutes of the October 24, 2022; November 1, 2022 and November 14, 2022 City Council meetings. Seconded by Assistant Mayor Kelley and voted.

#### VIII. RECOGNITIONS AND VOLUNTEER COMMITTEE REPORTS

Mayor McEachern and the City Council recognized Department of Public Works staff; Public Works Director Rice; Firefighters; and Police Officers for responding and repairing the water main breaks on Green Street and Vaughan Street, directly affecting the AC Hotel during the extreme cold snap on February 4<sup>th</sup>.

Mayor McEachern and the City Council recognized the Fire Department who responded to a fire alarm on February 5<sup>th</sup> at Motel 6 on Gosling Road and found a water pipe break which left the entire property without heat, domestic water, and automatic sprinkler coverage. The City team of Firefighters; Fire Chief McQuillen; Police Officers and Welfare Director Ellen Tully successfully relocated a total of 100 people, 21 cats, 17 dogs, and 5 birds to other area hotels.

#### IX. PUBLIC COMMENT SESSION

Roy Helsel said the City Council needs to think about development and how that has changed Portsmouth. He said we do not want to be known as little Boston.

<u>Paige Trace</u> spoke to the neighborhood meeting held at Sherburne School. She stated that she feels none of the Council listened, they presented. She said work force housing should not be at the expense of a neighborhood.

<u>Erik Anderson</u> said a dialogue meeting needs to be held for the Sherburne School neighborhood. He said the neighbors' thoughts and concerns need to be heard by the City Council. He said the overall picture is what is best use of the site.

<u>Rubin Izaguire</u> said residents of Pannaway neighborhood want the City to acknowledge the rights and interests in the neighborhood. He stated he presented a petition with over 200 signatures for reconsideration of the reuse of the Sherburne School.

<u>Sloane Muske</u> spoke regarding the softball team and losing the field if work force housing is put in place at the Sherburne School.

<u>Genevieve Becksted Muske</u> said you need to consider the actions you make have an effect on the residents. She said the softball field is important to our youth and should remain in place and work force housing should be considered at another location.

<u>Megan Corsetti</u> thanked the City Council for listening to the residents at the Sherburne neighborhood meeting. She said it is important to hear from key stakeholders and she hopes that the Council learned from their mistake, and not invite a neighborhood to a meeting before a plan is brought forward.

<u>Sue Polidura</u> voiced her support for the Sherburne neighborhood. She spoke to 93 Pleasant Street and the wall that is on the property. She said the wall was to remain and should go back before the Historic District Commission now that it is being replaced.

<u>Rick Becksted</u> said the City Council needs to start asking the community what they want and not tell them what they can have. He spoke to the softball field at Sherburne School and how it is important to the youth and residents of Sherburne neighborhood.

<u>Susan Sterry</u> spoke to the application for the certification of a Municipal Government. She stated that the application was approved by the Historic District Commission and thanked everyone for putting the time and effort into the application process.

<u>Madison Whitaker</u> said that the softball field at Sherburne School needs to remain due to the impact it would have on her and her friends ability to play the game.

<u>Petra Huda</u> addressed the proposed motion by Councilor Tabor for a 4.5% increase in the budget. She spoke to the large numbers in the CIP and the effect it would have on the budget. She said the Council needs to bring forward a fair plan for outdoor dining.

<u>Liza Hewitt</u> said the Mayor plans to ask to move the matter of the Sherburne School to the Land Use Committee. She said this needs to be a fair and transparent process and should be referred to the Planning Board. She also stated that the Land Use Committee meetings should be held in the evening for residents to take part in.

<u>Shawn Muske</u> said he does not support the suggested plan for the Sherburne School. He said green space is important and constructing large buildings in their place takes away what little green space we have currently.

<u>Peter Jones</u> said the neighborhood heard about the Sherburne School reuse at the neighborhood meeting. He said why aren't other areas being looked at for work force housing. He stated work force housing should go out at Community Campus where you would not be shoehorning it at Sherburne School.

<u>Peter Officer</u> said he lives in the Sherburne School neighborhood and someone was recording the meeting and that tape needs to be made available to the public. He said having someone other than the City of Portsmouth record the meeting was misleading to the residents. He stated pushing such a project forward without input from the neighborhood is wrong. He said he would like more transparency moving forward, and that the opinions of the neighborhood be heard.

<u>Dave Cosgrove</u> said by putting work force housing at the Sherburne School would thrust high density on to the neighborhood. He appreciated the forum last week, but the field would need to be replaced at another location.

<u>Esther Kennedy</u> said she is concerned that we keep hearing from the City Council that we need a vibrant community. She said the Council needs to start considering what the residents want and their rights. She spoke regarding outdoor dining and that the Council did not deal appropriately with this matter. Ms. Kennedy encouraged the Council to consider holding neighborhood walks like the former City Council.

<u>Sue Doyle</u> said the neighborhood is not against anything happening, but there are great memories of Sherburne School. She said she does not feel that the Sherburne School matter has been handled appropriately.

<u>Jacqueline Cali-Pitts</u>, *via zoom*, said she attended the Sherburne School meeting and was glad to see people come out and speak. She is dismayed however, with how this has been portrayed. She said what happens in a neighborhood affects every resident. She stated you need participation from everyone.

<u>Kate Fish</u> thanked the City Council for listening at the Sherburne School Neighborhood meeting. She expressed concern that the vast majority of the neighborhood will change. She stated that the neighborhood should have been heard before this meeting was held. Ms. Fish said the city needs to build trust with the neighborhood.

<u>Hersey Hirschkop</u> spoke in support of the PRIDE event which will be the 9<sup>th</sup> annual celebration this year. She announced that over 100 vendors will be taking part in the event and it will be held on June 24<sup>th</sup>.

Councilor Denton moved to suspend the rules and bring forward Item XIV. 5. – Report Back on the Neighborhood Meeting at Sherburne School. Seconded by Councilor Blalock and voted.

#### XIV. MAYOR McEACHERN

5. Report Back on the Neighborhood Meeting at Sherburne School

Mayor McEachern reported on the meeting and said some of the major concerns centered around impact of traffic, green space, and the recreational field. He said we need to look at this collectively and together. He stated the city will look at all city land when considering work force housing. He said many of the 174 lots are unbuildable because of wetlands. He stated the video recording should be placed on our website, that was the expectation, and we will get there, but it will take a little longer. He would like this to go to the Land Use Committee next to look at why this would be ahead of other projects. Mayor McEachern reported that the August 31st deadline is not attainable.

Councilor Tabor moved to refer to the Land Use Committee for a report back to the City Council on possible building locations for affordable housing and a list of pros and cons. Further the meeting would be hosted in the Chambers. Seconded by Assistant Mayor Kelley.

Councilor Tabor said that the major questions have been identified. He spoke to the importance of a public process.

Councilor Bagley said he would like the work session held with the entire City Council and then referred to the Land Use Committee.

Mayor McEachern said a report could be generated by the Land Use Committee. He stated if there is a better location the neighborhood would like to know that.

Councilor Cook spoke to process because that is what we are discussing. She highlighted the City Council process and the presentation that was held by the Portsmouth Housing Authority. She said the City Council has not met to make a decision and she does not want there to be any confusion that the Council has made a decision.

Councilor Denton said having gone door to door he was not surprised by the neighborhood's reaction. He stated if we are referring this to the Land Use Committee for a list of potential locations should we hold off having another meeting at a different location. He would like to pursue affordable housing in the city.

Councilor Moreau said most of the sites have wetlands and probably won't work and she would put that information together and get back to the City Council.

Mayor McEachern said the goal is for the Land Use Committee to report back on buildable locations for affordable housing with a list of pros and cons.

Councilor Tabor said there are multiple views and not everyone is opposed to everything. He said we need to allow time for the neighborhood to deliberate.

Mayor McEachern said he appreciates everyone's comments, and that it is important to stay engaged. He stated we need to maintain some measure of affordability.

#### Motion passed.

At 8:20 p.m., Mayor McEachern called for a brief recess. At 8:25 p.m., Mayor McEachern called the meeting back to order.

## X. PUBLIC HEARINGS AND VOTE ON ORDINANCES AND/OR RESOLUTIONS

### <u>Public Hearing – Capital Improvement Plan (CIP):</u>

- A. CAPITAL IMPROVEMENT PLAN (CIP) FY 2024-2029
  - PRESENTATION (Presentation was held at the January 18, 2023 Work Session)
  - CITY COUNCIL QUESTIONS
  - PUBLIC HEARING SPEAKERS
  - ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

Assistant Mayor Kelley asked Police Chief Newport regarding the proposed cost of \$38 million for a new station. She asked if we have narrowed down a proposed location. Police Chief Newport said there are several locations.

Councilor Cook asked Police Chief Newport about body cameras for the department. Police Chief Newport said they are working with unions on that issue, but the goal is to have them in place by FY26. He said we do, however hope to have them in place before FY26 but we need to negotiate with the unions.

Councilor Cook asked if there is a reason why we are pushing out the upgrades on Fleet Street and whether it will take two years to complete. Public Works Director Rice said the project will take a year and a half to complete. Councilor Cook inquired regarding the Bike Pedestrian Plan for Greenland Road. Public Works Director Rice said we worked with one of the former Planning Directors on this project and we want to focus on connectivity and revisit the schedule. Councilor Cook inquired regarding a number of projects and their timeline, Market Street, Market Square Upgrades and underground utilities, ADA playground for South Mill Pond, Prescott Park Master Plan Improvements. Discussion was held with Public Works Director Rice regarding these projects.

Councilor Tabor asked about relocating the Robert J. Lister Academy to Community Campus and whether the \$2 million dollar figure will hold. School Business Administrator Lunney responded that a number will be coming forward before requesting an appropriation.

Councilor Blalock inquired relative to outdoor recreational fields. He said the Portsmouth High School turf field is 19 years old and needs replacing now, we can't wait until 2029. Recreation Director Henley said currently the turf field is heavily used. He stated he would support moving this project forward.

Councilor Lombardi asked about the Russell/Market Street upgrade improvements and when they would take place. Public Works Director Rice reported that the intersection has not been finalized.

Mayor McEachern read the legal notice, declared the public hearing open and called for speakers.

<u>Dave Cosgrove</u> spoke to the need for additional recreational fields and asked for more information on the bike path for Borthwick Avenue.

<u>Paige Trace</u> said the City is close to the 10% debt ceiling and residents are worried. She spoke to the need for a sound barrier at New Franklin School. She said the children at the school have difficult hearing their teachers and we need to think of that before we make the sidewalks pretty. She also spoke to the Peirce Island Wastewater Plant.

<u>Esther Kennedy</u> said the Council needs to consider mental health in this city and look at resources for this matter. She spoke in support of funding for the Skateboard Park. She addressed drinking water and said that it should be front and foremost in the city.

<u>Petra Huda</u> posed questions regarding various projects outlined in the CIP – Ground Water Study, Community Campus, Greenland Road practice fields, Outdoor Aquatic Upgrades, Prescott Park, Financial Software, etc. She asked how long funds are available that have been previously appropriated for a project.

<u>Dave Cosgrove</u> spoke to the Greenland Recreational Facility services and public health services needed in the city.

<u>Paige Trace</u> asked if ARPA funds could be used for the construction of a sound barrier for New Franklin School.

Robin Husslage, via zoom, spoke in support of the Islington Street Improvement project.

<u>Nancy Novelline Clayburgh</u>, *via zoom*, School Board Chair, thanked the City Council for the \$2 million dollar allocation for creating a state-of-the-art space for alternative students at Community Campus.

<u>Barbara McMillan</u>, *via zoom*, spoke regarding land acquisition for open space and the need to preserve open space.

Councilor Bagley movedf to keep the CIP Public Hearing open until the next City Council meeting. Seconded by Assistant Mayor Kelley and voted.

### <u>Public Hearing – Second Reading of Ordinance</u>

- B. Public Hearing/Second Reading of Ordinance amending Chapter 1, Article XVII, Section 1.1705 Public Art Funds
  - PRESENTATION
    - "Anticipated Amendment to Councilor Cook to amend section 1.1705(A) to add after "unless the City Council votes otherwise" the following additional language "to redirect the funds for other public art purposes."
  - CITY COUNCIL QUESTIONS
  - PUBLIC HEARING SPEAKERS
  - ADDITIONAL COUNCIL QUESTIONS AND DELIBERATIONS

Councilor Cook moved to amend Section 1.1705(A) to add after "unless the City Council votes otherwise" the following additional language "to redirect the funds for other public art purposes" and pass second reading as amended. Seconded by Councilor Blalock.

Mayor McEachern read the legal notice, declared the public hearing open and called for speakers. With no speakers, Mayor McEachern declared the public hearing closed.

#### Motion passed.

Councilor Moreau moved to suspend the rules to bring forward third and final reading. Seconded by Assistant Mayor Kelley and voted.

Councilor Tabor moved to pass third and final reading of the Ordinance. Seconded by Councilor Cook and voted.

#### XI. CITY MANAGER'S ITEMS WHICH REQUIRE ACTION

#### A. CITY MANAGER CONARD

1. Approval of Amendment to Memorandum of Understanding for Professional Services Between Coalition Communities 2.0 and an Update from the CC2 Joint Board

City Manager Conard said we are looking to update services between Coalition Communities 2.0 and an update from the CC2 Joint Board. She said changes made administratively in nature must be approved by the governing body for review and consideration. She reported that the previous lobbying firm has changed.

Councilor Tabor moved to authorize the City Manager to negotiate and execute the amended MOU with the Coalition Communities 2.0 on behalf of the City in a form similar to the attachment in the City Council packet of February 6, 2022. Seconded by Councilor Blalock and voted.

2. Request for Public Hearing Regarding Elderly & Disabled Exemptions

City Manager Conard said we are requesting a public hearing to update the Elderly and Disabled Exemptions.

Councilor Lombardi moved to schedule a Public Hearing regarding these options at the February 21, 2023, City Council meeting. Seconded by Councilor Bagley.

Councilor Bagley asked if a notice regarding the adoption of the exemptions could be printed on the water bills. Assessor Maurice-Lentz reported that notice is on the back of the tax bills.

#### Motion passed.

3. Request for Public Hearing Regarding All Veterans and Optional Veterans Tax Credit Re-Adoption and Increase from \$500.00 to \$750.00

City Manager Conard said a public hearing would be held at the next City Council meeting.

Councilor Lombardi moved to schedule a Public Hearing regarding these options at the February 21, 2023 City Council meeting. Seconded by Councilor Denton.

Councilor Denton said he spoke with a veteran that could not have lived in his home without the all veterans tax credit.

#### Motion passed.

#### XII. CONSENT AGENDA

A. Request from Diana Tranique, TresDiana, to install a Projecting Sign at 55 Congress Street (Anticipated action – move to approve the aforementioned Projecting Sign License as recommended by the Planning Director, and further, authorize the City Manager to execute the License Agreement for this request)

#### Planning Director's Stipulations:

- The license shall be approved by the Legal Department as to content and form;
- Any removal or relocation of projecting sign, for any reason, shall be done at to the City; and
- Any disturbance of a sidewalk, street or other public infrastructure resulting from the installation, relocation or removal of the projecting sign, for any reason shall be restored at no cost to the City and shall be subject to review and acceptance by the Department of Public Works
- B. Letter from Cullen Madden, Millennium Running, requesting permission to hold the Eastern States 20 Miler & Half Marathon on Sunday, March 26, 2023 (Anticipated action move to refer to the City Manager with Authority to Act)
- C. Letter from Lindsay Gilbert, Cystic Fibrosis Foundation, requesting permission to hold the CF Cycle for Life on Saturday, July 15, 2023 (Anticipated action move to refer to the City Manager with Authority to Act)
- D. Letter from Rich Clyborne, Gundalow Company, requesting permission to hold the Round Island Regatta at the Robert P. Sullivan Boat Ramp area at Peirce Island on Saturday, August 19, 2023 from 1:00 p.m. to 5:00 p.m. (Anticipated action move to refer to the City Manager with Authority to Act)
- E. Letter from Nik Uhlir, Portsmouth Little League, Inc., requesting permission to affix signage in the form of banners at the Plains and Hislop fields during the 2023 baseball season. Further, requesting permission to maintain signage to the rear of the Plains scoreboard (Anticipated action move to refer to the City Manager with Authority to Act)
- F. Letter from Hershey Hirschkop, Seacoast Outright, requesting permission to annual Portsmouth PRIDE Celebration on Saturday, June 24, 2023 (Anticipated action move to refer to the City Manager with Authority to Act)

Assistant Mayor Kelley moved to adopt the Consent Agenda. Seconded by Councilor Blalock and voted.

#### XIII. PRESENTATIONS AND WRITTEN COMMUNICATIONS

A. Email Correspondence

Councilor Blalock moved to accept and place on file. Seconded by Moreau and voted.

B. Letter from Perry Silverstein regarding equitable cost for outdoor dining

Councilor Blalock moved to accept and place on file. Seconded by Assistant Mayor Kelley and voted.

#### XIV. MAYOR McEACHERN

1. Ethics Committee Drawing by Lot

Councilor Denton's name was drawn by Lot to serve on the Ethics Committee.

- 2. Appointments to be Considered to the Public Arts Review Blue Ribbon Committee:
  - Paul Burke
  - M. Christine Dwyer
  - Ellen Fineberg
  - Beth Hartnett
  - Jen Meister
  - Alyssa Murphy
  - Nancy Pearson
  - A. Robert Thoresen
  - Robert White
  - Mara Witzling

The City Council considered the appointments as listed above, which will be acted upon at the next City Council meeting.

- 3. Appointments to be Voted
  - Appointment of Anna Howard to the Economic Development Commission, alternate
  - Appointment of Anne Hayes to the COVID Response Task Force Blue Ribbon Committee

Councilor Bagley moved to appoint Anna Howard as an Alternate to the Economic Development Commission filling the unexpired term of Anne Weidman until October 1, 2023 and Anne Hayes to the COVID Response Task Force Blue Ribbon Committee. Seconded by Councilor Lombardi and voted.

- 4. Acceptance of Resignations:
  - Tania Marino from the COVID Response Task Force
  - Franco DiRienzo as an Alternate from the Planning Board

Councilor Moreau moved to accept with regret the resignations of Tania Marino from the COVID Response Task Force and Franco DiRienzo as an Alternate from the Planning Board and to send a letter of thanks for their service to the city. Seconded by Assistant Mayor Kelley and voted.

6. Statewide Public Transportation Coalition Resolution (Not on Agenda)

Councilor Cook moved to adopt the Resolution as presented. Seconded by Councilor Bagley.

Mayor McEachern thanked Assistant City Attorney Ferrini and the Legal Department for preparing the Resolution.

#### Motion passed.

#### XV. CITY COUNCIL MEMBERS

#### A. ASSISTANT MAYOR KELLEY

1. EDC Update

Assistant Mayor Kelley reported that the Economic Development Commission recently completed a Retreat, where they reset their goals. The EDC also has received the results of the Business Retention Survey they conducted and a presentation will be coming forth at a future City Council meeting on the results of the survey.

#### B. COUNCILOR TABOR

1. 4.5% increase in total budgeted expenditures as a guideline for FY23 budgeting process

Councilor Tabor moved to adopt a figure of 4.5% increase in total operating expenditures as guidance for the FY24 budget, excluding IT ramp up costs. Seconded by Assistant Mayor Kelley

Councilor Tabor said at times the City Council has provided guidance to the City Manager on budget guidelines and two numbers are important to be budgeted. He said we are facing a 6.5% inflation, but the Council is proposing a target that is less than inflation.

Councilor Moreau thanked Councilor Tabor for bringing this forward and she is happy to support it.

Councilor Blalock said we need to be conservative on increases to our tax rate.

Mayor McEachern said we are providing cost savings and investments in Informational Technology that will bring efficiencies.

#### Motion passed.

#### C. COUNCILOR BAGLEY AND COUNCILOR COOK

Outdoor Dining Policy Updates for Sidewalk Dining

Councilor Cook moved to adopt the changes in your agenda packet to the newly adopted Outdoor Dining Policy. Seconded by Councilor Bagley.

Councilor Cook said that this is the sidewalk section of the policy. She stated we made changes to the initial proposal such as the timeline, the flat fee, with an addition under section 5 that is still in place to continue the use of the sidewalk obstruction process.

Councilor Bagley said the hope is to finalize something tonight and if further adjustments are needed, they could be made during the summer.

Councilor Blalock said he is excited to see the fees being the same. He said the biggest concern he has is if we provide a 33% discount for composting and the enforcement of those participating in the program to receive the discount.

Councilor Moreau said she had more time to think on this and feels we need to simplify the process and said she does not want to see the city lose any revenue. She said she would support a fee of \$10.00 for any obstruction.

Councilor Bagley asked if the Council could make changes to a policy.

Deputy City Manager/Deputy City Attorney Woodland said it is only one vote and we try to provide more notice for changes.

Mayor McEachern spoke regarding equity for this process. He spoke to loading zones and the need to clarify these areas.

Councilor Bagley said that when the City proposed pricing the city looked at parking spaces and travel roadways.

Councilor Cook said we are not cutting the fee we are leaving it the same as last year.

Assistant Mayor Kelley said the pre-covid fees were more than \$5.00 a square foot.

Councilor Bagley said with a high rate we had less participation.

Councilor Cook said if we raise fees to \$10.00, we are going against the Fee Committee and previous discussions by the City Council.

Mayor McEachern said the thing that jumped off the page was a loading zone having a different fee. He said other restaurants did not pay the same amount. He said we have two separate fees for a loading zone.

Discussion followed regarding rates and making it more equitable for all.

Councilor Moreau moved to suspend the rules to reconsider the Outdoor Dining previous vote of the City Council. Seconded by Councilor Blalock.

On a roll call vote 5-4, motion failed to pass. Assistant Mayor Kelley, Councilors Tabor, Moreau, Blalock and Mayor McEachern voted in favor. Councilors Denton, Bagley, Lombardi and Cook voted opposed. 6 votes required for reconsideration.

Councilor Tabor moved to raise the fee from \$5.00 to \$10.00. Seconded by Councilor Moreau.

Discussion followed regarding the fee and the price per square foot.

Councilor Tabor withdrew his motion and Councilor Moreau the second to the motion.

Councilor Blalock said we are coming up on budget season and everything is going up. He said we need to listen to staff recommendations.

Mayor McEachern said outside dining comes at a cost. He said the Code Enforcement Officer needs to be sure that businesses are functioning under the codes. He said he hopes that we can clarify this at a future City Council meeting. He further stated that the Council ignored the recommendation of staff and our own recommendation.

Councilor Tabor said we should move to \$10.00 per square foot.

On a roll call vote 3-6, motion to adopt the changes in your agenda packet to the newly adopted Outdoor Dining Policy <u>failed</u> to pass. Councilors Denton, Bagley and Cook voted in favor. Assistant Mayor Kelley, Councilors Tabor, Moreau, Lombardi, Blalock and Mayor McEachern voted opposed.

#### XVI. APPROVAL OF GRANTS/DONATIONS

A. Acceptance of 2023 NH Moose Plate Grant - \$20,000.00

Councilor Moreau moved to accept the New Hampshire State Conservation Committee funds and authorize the City Manager to enter into a contract with the New Hampshire State Conservation Committee, Department of Agriculture, Markets and Foods. Seconded by Councilor Denton and voted.

B. Application for Membership as a Certified Local Government

Councilor Moreau moved to support the City submitting the application to the CLG Program administered by the Division of Historic Resources. Seconded by Councilor Blalock and voted.

#### XVII. CITY MANAGER'S INFORMATIONAL ITEMS

1. McIntyre Update

City Manager Conard reported city staff and the developer had its check-in with the General Services Administration and the National Park Service on January 31<sup>st</sup> and it went smoothly. She said we explained where we were in the process via milestones that we set forth in the project. She stated we have preliminary information from our construction cost estimator and financial consultant relative to understanding the project pro-forma. She said we have another check-in with the General Services Administration scheduled for February 28<sup>th</sup>. City Manager Conard said alongside advancing and getting a better understanding of those numbers, is what's to be negotiated relative to legal documents namely, the Development Agreement, the Contribution Agreement and the Ground Lease.

# XVIII. MISCELLANEOUS BUSINESS INCLUDING BUSINESS REMAINING UNFINISHED AT PREVIOUS MEETING

1. Citywide Neighborhood Committee Meeting – December 14, 2022, Minutes

Councilor Tabor moved to accept the minutes. Seconded by Councilor Blalock and voted.

Councilor Tabor congratulated Elaine Apatang and Peter Somssich for being elected as the new Co-Chairs of the Citywide Neighborhood Committee.

#### XIX. ADJOURNMENT

At 10:25 p.m., Councilor Moreau moved to adjourn. Seconded by Councilor Blalock and voted.

KELLI L. BARNABY, MMC/CNHMC

CITY CLERK