RESOLUTION

AUTHORIZING THE EXCHANGE OF A PORTION OF A PARCEL ON RIVERSIDE STREET (LOT E-1359), APPROXIMATELY 1.25 ACRES, FOR A PORTION OF A PARCEL AT 583 WEST HOLLIS STREET (LOT E-1358), APPROXIMATELY .58 ACRES, OWNED BY BELMAR/PAG LIMITED PARTNERSHIP, OTHERWISE KNOWN AS PRATT HOMES; AND AUTHORIZING THE MAYOR TO NEGOTIATE A LEASE AGREEMENT WITH THE YMCA FOR A PORTION OF THE PARCEL ON RIVERSIDE STREET (LOT E-1359)

CITY OF NASHUA

In the Year Two Thousand and Eight

RESOLVED by the Board of Aldermen of the City of Nashua that the Mayor and the Office of the Corporation Counsel are authorized to take all actions necessary to exchange a portion of land (1.25 +/- acres) of Lot E-1359, located on Riverside Street, owned by the City of Nashua, with the city retaining an access easement, with a portion of land (.58 +/- acres) of Lot E-1358, located at 583 West Hollis Street, owned by Belmar/PAG Limited Partnership, generally known as “Pratt Homes”. These land transfers are shown on the attached conceptual plan.

AND FURTHER RESOLVED by the Board of Aldermen of the City of Nashua that the City supports the concept of leasing approximately 2 acres of Lot E-1359 to the YMCA of Nashua for the construction of a new approximately 40,000 square foot building to provide family services to the citizens of Greater Nashua, on terms to be negotiated. The YMCA commits to providing six total pool lanes and reaching an agreement for use by the Nashua high school teams as part of the development.

The Board of Aldermen acknowledge and understand that the following tasks, at a minimum, would still need to be accomplished:

1) Approval by the Board of Aldermen of a lease agreement between the City of Nashua and the YMCA;
2) If part of the parties’ agreement, approval by the Board of Aldermen of an agreement for a condominium development for the YMCA;
3) All required approvals by the Planning Board and the Zoning Board of Adjustment; and
4) Any required approvals by any other board regarding matters within their jurisdiction.
LEGISLATIVE YEAR 2008

RESOLUTION: R-08-149

PURPOSE: Authorizing the exchange of a portion of a parcel on Riverside Street (Lot E-1359), approximately 1.25 acres, for a portion of a parcel at 583 West Hollis Street (Lot E-1358), approximately .58 acres, owned by Belmar/PAG Limited Partnership, otherwise known as Pratt Homes; and authorizing the Mayor to negotiate a lease agreement with the YMCA for a portion of the parcel on Riverside Street (Lot E-1359).

ENDORSER(S): Alderman-at-Large Brian S. McCarthy
Alderman Michael J. Tabacsko

COMMITTEE ASSIGNMENT:

FISCAL NOTE: Fiscal considerations would include the value of the land to be exchanged, taking into account the access easement, as well as any property tax ramifications. As noted in the resolution, a proposed lease to the YMCA will be presented to the board of aldermen in the future, which would involve other fiscal concerns.

ANALYSIS

This resolution authorizes the exchange of portions of abutting parcels off of Riverside / West Hollis Street as described, and supports the concept of leasing a portion of the land on Riverside Drive to the YMCA for their new facility, on terms and conditions to be negotiated.

Approved as to form: Office of Corporation Counsel

By: Dowling Clarke

Date: December 4, 2008
RESOLUTION

Authorizing the exchange of a portion of a parcel on Riverside Street (Lot E-1359), approximately 1.25 acres, for a portion of a parcel at 583 West Hollis Street (Lot E-1358), approximately .58 acres, owned by Belmar/PAG Limited Partnership, otherwise known as Pratt Homes; and authorizing the Mayor to negotiate a lease agreement with the YMCA for a portion of the parcel on Riverside Street (Lot E-1359)

IN THE BOARD OF ALDERMEN

1ST READING DECEMBER 9, 2008

Referred to:

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE, NASHUA CITY PLANNING BOARD AND COMMITTEE ON INFRASTRUCTURE

2nd Reading JANUARY 13, 2009

3rd Reading JANUARY 27, 2009

4th Reading

TABLED PENDING RECOMMENDATION FROM THE COMMITTEE ON INFRASTRUCTURE

Other Action

Passed JANUARY 27, 2009

Indefinitely Postponed

Defeated

Attest: Paul Berger
City Clerk

Approved

Mayor's Signature
2/2/09

Date

Endorsed by

Michael Tobacco
City Clerk

City Clerk

President

President