



**LEBANON SCHOOL DISTRICT & CITY COUNCIL JOINT
PARTNERSHIP TASK FORCE
OCTOBER 21, 2021 - 6:00 PM
LEBANON MIDDLE SCHOOL
3 MOULTON AVENUE, LEBANON
LEBANONNH.GOV/AGENDAS**

- 1. Call to Order**
- 2. Approval of Minutes**
 - A. May 20, 2021
- 3. New Business**
 - A. The City will provide an update regarding the status of the Education Coalition 2.0 regarding the legislative policy position related to use of the Statewide Education Property Tax.
 - B. Provide the School District with a copy of the City's debt management plan and answer any questions related thereto.
 - C. Discuss the School District and City's plans related to Diversity, Equity, and Inclusion.
 - D. Provide the School District with an update regarding residential development in the City.
 - E. Provide the City with updates regarding ESSER funding projects the School District intends to undertake.
- 4. Future Agenda Items**
- 5. Next Meeting Date**
- 6. Other Business**
- 7. Adjournment**



MINUTES
LEBANON SCHOOL DISTRICT AND CITY COUNCIL
JOINT PARTNERSHIP TASK FORCE
THURSDAY, MAY 20, 2021
6:00PM

1. CALL TO ORDER

- Present on the TF: School Board Chairperson Richard Milius, Member, Stephan Kantor (left the meeting at approx. 6:30 PM), Member Jenica Nelan; Mayor Timothy McNamara, Councilor Karen Liot-Hill and Councilor Doug Whittlesey
- Staff Present: Superintendent Joanne Roberts, City Manager Shaun Mulholland

2. ACCEPTANCE OF MINUTES:

- February 4, 2021
- Motion made by Mayor McNamara, second by Jenica Nelan
 - Abstaining- Milius, Whittlesey, McNamara, Kantor
 - Voting Yes-Nelan, Hill
 - Motion passes

3. NEW BUSINESS:

- A. Discussed the feasibility of a partnership with the City regarding the use and future of the Seminary Hill School building where the SAU Offices are presently located. Mayor McNamara proposed that the School District transfer the building to the City. The City would renovate the structure and lease back a portion of the office space to the School District for the use of the District's administrative offices. The City would save money on present leases for the Recreation, Arts and Parks Dept. and the Cyber Services Dept. by moving those functions into this building.

The building would be used as a community center allowing the public to utilize the gymnasium and auditorium. The School District is planning to spend approximately \$500,000 for a new heating system for a building that is not adequately insulated. A smaller heating system could be installed if the building were renovated and this would meet the City's sustainability objectives.

The cost of the heating system would use up approximately half of the School District's capital reserve funds. Chairman Milius stated the School District in the past has sold surplus property and used the proceeds to fund capital projects. Additionally, the needs for office space by the SAU would need to be considered. He was in favor of exploring the proposal further.

CM Mulholland proposed that the City provide the School District with a formal proposal after the City Council has had an opportunity to discuss it further. Councilor James Winny who is the chairperson of the West Lebanon Revitalization Advisory Committee expressed the interest of the Committee for the Mayor's proposal.

- B. The City provided a status update on the Moulton Avenue sidewalk construction/roadway paving/Route 4 pedestrian crossing and nature trail that will connect with the Northern Rail Trail.
- C. The City provided an update regarding the status of the Education Coalition 2.0 regarding the legislative policy position related to use of the Statewide Education Property Tax.
- D. The City provided the School Board with its 2021/2022 Financial Outlook in advance of the meeting. There were no questions regarding the presentation.

4. FUTURE AGENDA ITEMS:

5. NEXT MEETING DATE: October 21, 2021

6. OTHER BUSINESS:

7. ADJOURNMENT.

- Motion made by Mayor McNamara to adjourn, second by Chairperson Milius. The meeting was adjourned by CM Mulholland at 6:48 PM

Due to the current situation with the COVID-19 Pandemic, the City of Lebanon is offering its meetings via WebEx and Microsoft Teams. Members of the public are encouraged to attend by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the Webex or Microsoft Teams software or by phone. Please visit LebanonNH.gov/Live for full details.

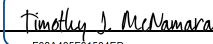
THE AGENDA, IN ITS ENTIRETY IS AVAILABLE ON THE CITY'S WEBSITE AT [LEBANONNH.GOV](https://LebanonNH.gov)



City of Lebanon
New Hampshire

COUNCIL POLICIES & PROCEDURES

DEBT MANAGEMENT POLICY

<i>Policy Number</i>	<i>Effective Date</i>	<i>Last Revision</i>	<i>Page No.</i>
CC-107	9/15/2021		Page 1 of 7
<i>Approved by:</i>	City Council	DocuSigned by:  F08A405F81504ED...	

Section 1.0: Purpose

The incurring of debt to fund public infrastructure is a key component of the City's strategy to spread the cost of significant long-term assets over their useful life. Further, by spreading the cost of the asset over a longer period of time ensures that future users will help to pay for the cost. This document outlines the City's policy regarding debt limits, debt structuring, debt issuance and debt management.

Section 2.0: Scope

This policy applies to debt issued for municipal purposes as defined and permitted by NH RSA Chapter 33 (Municipal Finance Act) and not for debt issued in connection with either the Lebanon School District or Grafton County.

This debt policy will be all-inclusive of debt issued by the City, but not be limited to general obligation debt, government purpose revenue debt, economic development related debt, lease obligations, and all forms of debt having an annual appropriation of City revenues.

This debt policy contains certain elements on procedures and practices to achieve the objectives of the policy and to ensure that professional standards are defined and met in the policy's implementation.

Authority for the issuance of debt is delegated to the City Manager and City Treasurer in accordance with RSA Chapters 33 and 33B and City Charter Section 419:41, 419:43 and 419:49. The City Treasurer shall be responsible for all transactions undertaken.

Section 3.0: Definitions

Debt Ceiling- the maximum amount of principal owed by the City in long term debt in each fund.

Debt Service- the combination of principal and interest payments

Financial Obligation- means a (i) debt obligation; (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). Some examples of financial obligations include but are not limited to:



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- Direct placements, loans, lines of credit or other credit arrangements with private lenders or commercial banks.
- Letters of credit issued in connection with variable rate debt issuance.
- Interest rate swaps entered into in connection with debt issuance.
- Vehicle or equipment leases whether they include a non-appropriation clause or not

Section 4.0: Policy Detail

4.1 Debt Limits

Legal Restrictions:

All debt legally permitted to be issued by the City is typically General Obligation Debt, supported by the full-faith-and-credit of the City. Debt is issued pursuant to NH RSA 33, the Municipal Finance Act, RSA 33-B, Municipal Revenue Bonds, Lebanon City Charter Section 419:49 Borrowing Procedure and resolutions of the City Council which must be passed by at least 2/3 of all the members present.

4.1.1 General Fund Debt Limits

This policy sets debt limits for the City's General Operating Fund that are in compliance with present statutes and meets the goals of the City. There are several factors that comprise this policy.

1. The initial debt ceiling will be set based upon the present amount of long-term debt that is owed by the City as of the 2021 Budget Year that is applicable to the General Fund. This does not include debt that is applicable to other funds such as the various enterprise funds.
2. The debt ceiling will be adjusted annually based upon the rate of increase/decrease of the Consumer Price Index for the Northeast Region for Urban Wage Earners. The period will be fixed looking back from June 30th to the previous June 30th. The average over this period of time will be the adjustment factor.
3. New projects or portions of new projects that involve long term debt that either result in or are projected to generate revenue to substantially offset the debt service payments or substantially offset operating costs that would substantially pay for the debt service payments are not included in the debt ceiling calculation.



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4. The Capital Improvements Plan would be developed using a six-year rolling debt capacity for that period of time. To the extent that a large project, or projects, may require the need for appropriations exceeding the debt ceiling calculation, no additional debt shall be incurred until the debt levels drop below the debt ceiling.
5. Projects involving long term debt that are located within Tax Increment Finance Districts or Special Assessment Districts in which the debt service is paid for solely by TIF or SAD District Funds are not included in the debt ceiling calculation. The proportional debt service that is paid by TIF or SAD District Funds as it relates to the amount of principal for long term debt shall not be included in the debt ceiling. This relates to situations in which part of the debt service is paid for by TIF or SAD District Funds. There may be situations in which projects and their related debt service are partially attributed to these districts or start out being the responsibility of the General Fund and then transition to the appropriate district fund.

4.1.2 Water and Sewer Funds Debt Limits

This policy sets debt limits for the City's Water and Sewer Funds that are in compliance with present statutes and meets the goals of the City. There are several factors that comprise this policy.

1. Debt limits in the Water Fund and Sewer Fund are limited to the funds that can be raised to offset debt service payments and that would otherwise be needed for operating expenses within the Water Fund and Sewer Fund respectively.
2. The annual increase in rates in each fund shall be set by two components. A fixed percentage and a variable percentage. Water rates would increase by a fixed 5% (effective January 2024) and Sewer rates by a fixed **% (to be determined prior to January of 2024)¹ with a variable inflator added to those percentages based on the Consumer Price Index for the Northeast Region for Urban Wage Earners. The period will be fixed looking back from June 30th to the previous June 30th. The average CPI over this period of time will be the adjustment factor.
3. In no event shall the calculations in section 2 result in an annual rate increase exceeding 8% in the Water Fund or **% in the Sewer Fund.

¹ An analysis of the infrastructure needs in the City's sewer system will not be completed until sometime in 2022.



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4. As stated in 1 above the amount of debt that could be incurred would be relative to the amount of revenue generated in 2 above to pay for debt service and the operating budget of the water and/or sewer funds.
5. New capital expenditures that either result in projects that are projected to generate revenue to substantially offset the debt service payments or substantially offset operating costs that would substantially pay for the debt service payments are not included in the debt ceiling calculation.

4.1.3 Solid Waste Fund Debt Limits

This policy sets debt limits for the City's Solid Waste Fund that are in compliance with present statutes and meets the goals of the City. There are several factors that comprise this policy.

1. Debt limits are based upon the present and future capacity of the Solid Waste Facility to accept waste and generate the revenue from that waste to pay for operating expenses and debt service payments for the ensuing year and beyond.
2. The period by which indebtedness may occur for any given project is limited to the useful life of the infrastructure asset.
3. Situations where the state or federal government mandate by administrative or court order that action must be taken by the City that requires long term debt may require borrowing funds for periods beyond the useful life of the asset.

4.1.4 Other Debt and Revenue Bonding

Revenue bonds authorized under the provisions of RSA 33-B shall not be included in the debt ceilings established in the various funds. Projects funded under the following statutory provisions shall not be included under the debt ceiling of any of the various funds.

1. The purchase and installation of parking meters and construction of parking facilities relative to RSA 33:6-a and RSA Chapter 249.
2. The construction, reconstruction and enlargement of energy projects related to light, heat, power or water for the public as defined in RSA 33:6-b and RSA 373-D:1
3. The cost of waste site cleanup projects as defined in RSA 147-B and for the closing of landfills and other solid waste facilities as defined by RSA 149-M, RSA 33:6-d.
4. The cost of Broadband Infrastructure as defined in RSA 33:6-f and RSA 38:38,I(e).



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5. Equipment and vehicles that are leased in accordance with RSA 33:7-e.

4.2 Debt Structuring Practices

Specific guidelines regarding the debt structuring practices for each type of bond, include:

Maturity of Bonds. Generally, bonds cannot be issued for a longer maturity schedule than a conservative estimate of the useful life of the asset to be financed. The City will attempt to keep the average maturity of general obligation bonds at or below 20 years. The limit of the City's and School's general obligation debt is subject to parameters set by Charter §C419:49 and New Hampshire RSA 33:4-a.

Enterprise Fund Debt Coverage. It is City policy that each utility or enterprise fund should provide adequate debt coverage in its rate structure to ensure that sufficient revenues are generated to pay for the financing of capital projects crucial to the operation of the Enterprise Fund. Rates may be increased in phases to meet this standard, provided such increases are identified in rate studies and/or the capital improvement plan and clearly shown as part of an overall long-term strategy for the utility or enterprise.

Short Term Financing/Capital Lease Debt will be considered to finance certain equipment and rolling stock purchases when the aggregate cost of equipment to be purchased exceeds \$25,000. Adequate funds for the repayment of principal and interest must be included in the requesting department's approved budget. The term of short-term financing will be limited to the usual life period of the vehicle or equipment, but in no case will exceed ten years.

Financial Restrictions or Planning Considerations:

- The City will maintain at any one time its Net Overall Bonded Indebtedness at a level not to exceed 3 percent of the assessed valuation of taxable property within the City as determined for debt limitation purposes by the New Hampshire Department of Revenue Administration.
- The City will strive to maintain its annual Direct Bonded Debt Service costs at a level not to exceed 15 percent of the General Fund Operating Budget.

Prior to the issuance of debt, the City will prepare revenue projections (financial forecast) to ensure that there is adequate revenue to make principal and interest payments.



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The City will utilize long-term borrowing only for capital improvement projects or for projects that cannot be financed from current revenue sources.

4.3 Debt Issuance Practices

Debt may be issued through one or more of the following means depending upon what is in the best interest of the City.

1. NH Municipal Bond Bank
2. State revolving loan funds or other state loan programs
3. Federal revolving loan funds or other federal loan programs
4. Bonds, leases, or other types of short and long-term debt issued to the City by financial institutions
5. Partnerships with not for profit, for profit entities and other governmental entities involving structural arrangements that are not repugnant to federal or state law.

4.4 Debt Management Practices

Debt Issuance and Management. The primary tool used to plan for debt is the Capital Improvement Plan (CIP). The focus of the CIP process is planning for the City's future; the guiding principle of this planning effort is to advance the vision of the Master Plan (MP). The CIP is developed and updated annually for use by the City Council to review proposed budget expenditures relative to the capital needs of the community. The CIP is an essential component of the City's financial planning effort and provides the long-range perspective and framework for addressing its capital improvement needs. As a companion to the annual budget, the CIP provides the mechanism for anticipating future facility and infrastructure requirements and ensuring they are funded in a responsible and systematic fashion.

Acceptable Use of Bond Proceeds. Include any items that may be capitalized and are considered an acceptable use under New Hampshire State law. Refunding bond issues designed to restructure currently outstanding debt are also an acceptable use of bond proceeds.

Unacceptable Uses. The City will not use short-term borrowing to finance operating needs except in the case of an extreme financial emergency which is beyond its control or reasonable ability to forecast. Recognizing that bond issuance costs add to the total interest costs of financing, bond financing should not be used for projects under \$100,000 unless the aggregate cost of multiple projects from different bond



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amortizations will exceed that amount at the time of a bond sale. In the event that there are no other projects to be financed by bonds, bond issuance will be considered only if the total interest and issuance costs will be less than the cost of any other available financing.

Section 5.0: Procedures

Section 6.0: References (Charter/Code/State Statues)

1. Government Finance Officers Association (GFOA) model policy guidance
2. NH RSA Chapter 33 Municipal Finance Act
3. NH RSA Chapter 33-B Municipal Revenue Bonds
4. City Charter provision C419:49 Borrowing Procedure
5. U.S. Dept. of Labor, Bureau of Labor Statistics annual CPI Report

Section 7.0: Policy & Procedure Revision History

	Section	Revisions	Date
Original Adoption	99-02-C	Original Policy Adopted	1/6/1999
Amendment	CC-107	Complete re-write and re-formatted	9/15/2021
Amendment			
Amendment			

THE CITY OF LEBANON ORDAINS AS FOLLOWS:

ORDINANCE NO. **2021-07**

An Ordinance to Amend the Code of the City of Lebanon, Chapter 31, Boards, Committees and Commissions, to add a new section to establish the Diversity, Equity and Inclusion Commission.

Section 1. Chapter 31 of the Code of the City of Lebanon is hereby amended to add a new section, Article XIII as follows:

ARTICLE XIII, DIVERSITY, EQUITY and INCLUSION COMMISSION

§31-52. ESTABLISHMENT; MEMBERSHIP; QUALIFICATIONS.

Pursuant to Chapter C419:23 of the Lebanon City Charter, there is hereby established a Diversity, Equity and Inclusion Commission. The Commission shall be comprised of no more than nine (9) voting members appointed by the City Council, including: two (2) City Councilors and seven (7) members of the public. The City Manager or his/her designee shall be a permanent non-voting member of the commission.

The Public Representatives shall be residents of the City of Lebanon and shall be appointed by the City Council and their terms shall be staggered for periods of two years. The City Council representatives shall be appointed by the Mayor annually.

In determining each member's qualifications, the appointing authority shall take into consideration the appointee's ability to assist in the purpose of the commission and their willingness to serve. The appointing authority will seek a broad representation of the community at large.

Commission members will serve without compensation and subject to applicable City policies. Commission members must comply with the City's ethics policies and shall refrain from promoting or pursuing personal interests while acting as a member or representing the City.

The Commission shall have assistance from City staff, as designated by the City Manager. The Commission shall comply with the rules of decorum as established by the City Council.

§31-53. PURPOSE/CHARGE/MISSION.

The Diversity, Equity and Inclusion Commission is hereby established for the purposes of:

1. Enhancing the City's support for a welcoming environment encouraging cooperation, tolerance, and respect among and by all persons living, working and visiting the city
2. Serving as a resource for City government and the community by providing information, education, and communication that facilitates a better understanding and celebrates our differences.
3. Advising the City government to ensure the community is united amongst diversity, where everyone is equally respected, valued, needed, and cherished.

§31-54. DUTIES AND RESPONSIBILITIES.

The duties and responsibilities of the Diversity, Equity and Inclusion Commission will include:

1. Providing recommendations to the City Manager and City Council that would identify opportunities to address diversity and equity issues, promote inclusion/diversity programs, and provide guidance to create a more accessible, safe, welcoming and inclusive government and community.
2. Enhancing communication across and among the community to promote awareness, understanding and the value of cultural, ethnic and religious differences.
3. Promoting equity among all persons relative to gender, race, ethnicity, religion, age, gender identity, sexual orientation.
4. Promoting inclusion in the workplace, the community and City government.
5. Coordinating economic development activities amongst City representatives and private organizations at the request and direction of the City Council.
6. Establishing a dialogue with City residents to understand the needs and concerns of the community; with local business owners to understand challenges and hindrances to the enhancement of diversity, equity and inclusion.
7. Reporting quarterly to the City Council in accordance with Council directives.
8. Working in partnership with the City Manager and Staff to achieve the objectives of ensuring diversity, equity and inclusion in the City.

Section 2. Severability

The provisions of this ordinance are delated to be severable, and if any section, subsection, sentence, clause or part thereof, for any reason, is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining sections, subsections, sentences, clauses or part of this ordinance.

Section 3. Effective Date

This Ordinance shall become effective upon passage.

This Ordinance was adopted by the City Council on July 21, 2021 and is hereby authenticated by the undersigned as required by Section C419:22 of the City Charter.

CITY OF LEBANON

By:

 Timothy J. McNamara

Timothy J. McNamara, Mayor

DocuSigned by:
Kristin Kenniston
By: 73ADF3C8F5694A7...
Kristin M. Kenniston, City Clerk

Effective Date: July 21, 2021

Date of Publication of Notice of Public Hearing: July 10, 2021

Date of Public Hearing: July 21, 2021

Date of Adoption: July 21, 2021

Date of Notice of Adoption: August 5, 2021

Date of Recording of the Ordinance by the City Clerk: August 5, 2021

Lebanon Housing Pipeline - Last updated 10/13/2021

<u>Project</u>	<u>Unit type</u>	<u>Unit Size/Mix</u>	<u>Units Approved/P roposed</u>	<u>Units Built/ Under way</u>	<u>Units Remaining</u>	<u>Location</u>	<u>Map/Lot/Plot</u>	<u>Last PB Action Date</u>	<u>Notes/Status</u>
Prospect Hills Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	54	54	0	Moulton Ave	108-14	Approved 4/13/05	Phase 1 essentially complete
Prospect Hills Phase 2	One family attached & detached	~2-4 BR, exact mix unknown	117	0	117	Prospect Street	108-2	Approved 4/13/05; Re-approved 11/14/16	Extended 12/10/18; security posted and plat recorded 6/12/19, but no activity to date; PB denied further extension on 3/8/21; Appealed to HAB; HAB remanded for rehearing on 11/8/21;
Rock Ridge Phase 1	One family attached & detached	~2-4 BR, exact mix unknown	46	19	27	Old Pine Tree Cemetery Rd	74-3-various; 74-11-various	Approved 7/7/05	Mostly attached units remaining to built
Rock Ridge Phase 2	One family detached	~2-4 BR, exact mix unknown	48	30	18	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Several units under construction
Rock Ridge Phase 3	One family detached	~2-4 BR, exact mix unknown	46	0	46	Old Pine Tree Cemetery Rd	74-3-various;	Approved 7/7/05	Extended 1/13/20
Westboro Woods	One & Two family units	~2-3 BR, exact mix unknown	33	17	16	Seminary Hill	102-12	Approved 8/18/05	Infrastructure complete; No new units built since ~2014
Altaria PUD-Lot 2	Multi-family rental	12-1BRs, 18-2BRs, 3-3BRs	33	33	0	Route 120	24-14-200	Approved 8/10/15	CO issued Dec2019
ICV	Multi-family condos	51-1BRs, 24-2BRs	75	75	0	Etna Road	26-2	Approved 4/11/16	originally approved as rentals, converted to condo ownership units; Final CO issued 2/11/21
Altaria PBP-Lot 10	Multi-family rental	30-1BRs, 78-2BRs, 12-3BRs	120	120	0	Route 120	10-12	Approved 1/11/16	Amended 8/8/16; Temp COs issued Jun-Nov2020
20 Morgan Drive	Multi-family condos	1-1BR, 25-2BRs	26	26	0	Morgan Drive	10-11-1200	Approved 12/12/16	Originally approved as 28 units on 11/9/15; amended to 25 units on 6/13/16; amended to 26 units on 12/12/16; Final CO issued 10/19/18
Twin Pines Tracy Street	Multi-family rental	19-1BR, 10-2BRs	29	29	0	Tracy Street	72-76	Approved 8/14/17	Final CO issued 11/8/19
River Park-Single lots	One family detached	~2-4 BR, exact mix unknown	11	3	8	Crafts Avenue Extension	58-88 thru 97	Re-approved 10/10/17	Originally approved 10/11/11; Two units under construction to date
Execusuite-School St. School	Multi-family rental	Studio/1 BR	9	4	5	School St	92-2	Approved 5/14/18	
River Park-Phase 1A	Multi-family rental (anticipated)	unknown	125	0	125	North Main St	44-22	Approved 9/9/19	
Quail I, LP	Multi-family rental	16-1BRs, 16-2BRs	32	0	32	Lily Lane-Quail Hollow	8-2-200	Approved 9/9/19	Senior Housing units; Extended 5/10/21
195 Mechanic St LLC	Multi-family rental	11-1BRs, 15-2BRs	26	0	26	Mechanic St.	105-114	Approved 11/12/19	Under construction
Mascoma Lake Farms	One family detached	unknown	3	1	2	Dartmouth College Hwy	56-3	Approved 1/13/20	Former 8-lot major voided; reapproved as 3-lot minor
Tackle Partners, LLC	Multi-family rental	25 studios	25	0	25	Spencer St	78-5	Approved 3/9/20	Originally approved for 11 units in Nov2019; amended to 25 units in March2020;
Dartmouth College/Michaels	Multi-family rental	73-1BRs, 188-2BRs, 3-3BRs, 45-4BRs	309	0	309	Mt. Support Rd	24-2	Approved 6/22/20	Under construction; Grad student housing
Lebanon Housing Authority	Multi-family rental	30-1BRs, 11-2BRs, 3-3BRs	44	0	44	Heater Rd	64-7	Approved 9/3/20	Under construction; LIHTC affordable housing
Saxon Partners	Multi-family rental	123 studios, 127-1BRs	250	0	250	Mt. Support Rd	24-1	Approved 10/13/20	Targeting construction start in Spring 2022
One Mechanic Street, LLC	Multi-family rental	17 studios, 1-2BR	18	0	18	Mechanic St.	91-264	Approved 11/23/20	Under construction
Jolin Salazar-Kish	Multi-family rental	1-1BR, 20-2BRs, 5-3BRs	26	0	26	Bank St	92-124; 92-125	Approved 1/11/21	
Basic Holdings	One & Two family rental	21-3BRs	21	0	21	Oak Ridge Rd	4-5; 4-6	Approved 5/17/21	Final approval granted 5/17/21; Targeting construction start in Spring 2022
402 Mt. Support	Multi-family rental	~120-1BRs, ~72-2BRs, ~12-3BRs	204	0	204	Mt. Support Rd	24-9; 24-10	Conceptual Review 6/24/19	Formal application anticipated late 2021
20 Spencer Street	Multi-family rental	unknown	94	0	94	Spencer St	92-31	Conceptual Review 11/23/20	Formal application anticipated early 2022