



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Deputy City Manager - Development

DATE: July 22, 2025

SUBJECT: Steeplegate Mall Municipal Sewer Pump Station Replacement – Appropriation of \$859,689 Housing Champions Housing Infrastructure Municipal Grant Funds

Recommendation:

Accept this report and set the attached resolution accepting and appropriating the sum of \$859,689 from the State of New Hampshire Housing Champions Housing Infrastructure Municipal Grant Program for replacement of the Steeplegate Mall Municipal Sewer Pump Station (CIP #275) for public hearing on September 8, 2025.

Background:

On December 17, 2024, the City was designated as a “Housing Champion” by the New Hampshire Department of Business and Economic Affairs (NHBEA). Concord was one of 18 municipalities in the State to receive this prestigious designation. There are 234 municipalities in the State of New Hampshire.

As noted in the State’s award letter, Concord’s designation as a Housing Champion *“is a testament to your community’s outstanding commitment to fostering an environment that supports innovative and sustainable solutions to address New Hampshire’s housing needs.”* The letter also noted that Concord’s *“efforts have demonstrated leadership and vision in creating pathways for housing development that will positively impact residents and contribute to solving the state’s housing crisis.”*

As a Housing Champion, Concord, as well as the other 17 municipalities so designated, were afforded the exclusive opportunity to compete for \$5 million of State grants to assist with infrastructure improvements and other initiatives designed to support housing.

On February 10, 2025, the City Council adopted Resolution #9719, which authorized City Administration to apply for up to \$1.75 million of Housing Champion Infrastructure Grants. This was the maximum potential grant award for the program.

On February 28, 2025, the City applied for Housing Champion Housing Infrastructure Municipal Grant funds in the amount of \$1.75 million to support the Heights Sewer Project. The Heights Sewer Project has two components: replacement of the Steeplegate Mall Municipal Sewer Pump Station (CIP #275; \$7,000,000 Sewer Fund supported bonds; managed by the General Services

Department) and Sewer Main upgrades in Loudon Road, Branch Turnpike Road, Pembroke Road, and Grover Street (CIP #91; \$18,050,000 Sewer Fund supported bonds; managed by the Engineering Division of the Community Development Department).

The new sewer pump station will increase capacity from 91,000+/- gallons per day to 347,000+/- gallons per day, and will serve the area surrounding the Steeplegate Mall; specifically, those areas generally located to the north, west, and east of D'Amante Drive.

The new pump station and related sewer main improvements were necessitated largely due to a 2019 zoning change which permitted residential development in the Gateway Performance Zoning District (a zoning district which prior to 2019 fostered non-residential commercial development at key transportation gateways into the City).

All \$25,050,000 of funding has been appropriated, and the project is currently in design. Construction is scheduled for spring 2026.

Discussion:

On April 11, 2025, the New Hampshire Department of Business and Economic Affairs awarded the City the sum of \$859,869 for the Steeplegate Mall Municipal Sewer Pump Station replacement. The award required the City to execute associated grant contracts no later than April 25, 2025.

Due to the State's deadline, the grant agreement was executed by the City Manager on April 18, 2025 in accordance with authorization set forth in Resolution #9697. Specifically, Resolution #9697, which was adopted on December 9, 2024, allows the City Manager to execute grant agreements when deadlines for acceptance are not compatible with the City Council's normal process. However, Resolution #9697 also requires subsequent acceptance and appropriation of funding for all grants in the amount of \$10,000 or more by the City Council. A copy of Resolution #9697 is attached.

The Governor and Executive Council approved the final grant award on June 4, 2025. The final contract was transmitted to the City on June 24, 2025.

As such, staff recommends that City Council appropriate these funds to support replacement of the Steeplegate Mall Municipal Sewer Pump Station (CIP #275). These funds will provide additional financial resources the project, and may allow for reallocation of funding from CIP #275 (pump station) to CIP #91 (sewer main improvements) if needed, or potential future deauthorization of previously approved sewer bonds for the Heights Sewer Improvement Project pending bidding and construction of the project.

While this grant application was prepared by the Community Development Department, that portion of the Heights Sewer Project pertaining to the new Municipal Sewer Pump Station (CIP #275) is being managed by the Waste Water Division of the General Services Department (GSD). Therefore, GSD will be the administrator of this grant.