



# CITY OF CONCORD

## REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Director of Redevelopment, Downtown Services  
& Special Projects

DATE: September 1, 2021

SUBJECT: Former New Hampshire Employment Security Property

### **Recommendation:**

- 1) Accept this report;
- 2) Replace the resolution appropriating \$150,000 from the Economic Development Reserve for asbestos abatement activities at the former NH Employment Security property, as previously set for public hearing on September 13, 2021, with the attached resolution accepting and appropriating the sum of \$150,000 for the same purpose, as discussed herein.

### **Background:**

On October 31, 2014, the City acquired the former NH Employment Security Property, located at 32-34 South Main Street and 33 South State Street (the "Property") for the purposes of redevelopment. Prior to acquiring the Property, the City engaged an environmental engineering firm to conduct environmental due diligence for the premises. Said due diligence included the completion of a 2014 asbestos survey of the existing building.

On May 17, 2021, the City, in accordance with Resolution #9375, entered into a Purchase and Sale Agreement with the John J. Flatley Company (the "Developer") concerning the sale and redevelopment of the Property. Under the terms of the Purchase and Sale Agreement, the City is obligated to abate certain Asbestos Containing Materials ("ACM") from the Property prior to Closing, as identified in a 2014 asbestos survey.

During the course of preparation of bid specifications for the City's abatement project, additional ACM were discovered at the Property. These materials were not previously identified in the 2014 asbestos survey. Most of the newly discovered ACM are associated with the building's blue exterior curtain wall, as well as other exterior doors and windows.

### **Discussion:**

On August 30, 2021, the City received a check from Nobis Engineering, Inc. in the amount of \$75,000 and another check in the amount \$75,000 from Beazley USA Services, Inc., totaling \$150,000 to abate the additional ACM.

Due to the receipt of these funds, the City no longer needs to appropriate funds from the Economic Development Reserve on an interim basis to address the additional asbestos containing materials at the Property.

Therefore, City Administration recommends the City Council approve the attached substitute resolution, which accepts and appropriates \$150,000 for asbestos abatement at the Property.

By accepting these funds, as well as additional \$27,500 in Brownfields Grant Funds discussed in the Staff Report dated July 30, 2021, there will be no cost to City taxpayers for the removal of the ACM from the Property.