

RECEIVED

SEP 21 2017



CITY OF CONCORD
NEW HAMPSHIRE
Community Development Department

CITY MANAGER'S OFFICE
CONCORD, NH

City Hall • 41 Green Street • Concord, NH 03301 • tel. 603/225-8595 • fax 603/228-2701

Community Revitalization Tax Relief Program (RSA 79-E)
(To be completed by the Applicant)

Building Name (if any) <u>Star Building</u> Building Address <u>15-17 Pleasant St., Concord, NH</u>	Owner Name(s) <u>Star Pleasant Street LLC</u> Applicant Name(s) (if different from owner)
Owner Address(es) <u>440 Hanover St., Manchester, NH 03104</u> Phone # <u>603 666 8534</u> Email address <u>kerstheve@elmgrove.com</u>	Applicant Address (if different from owner) Phone # Email address
City Tax Map Map # <u>35</u> Block # <u>6</u> Lot # <u>21</u>	Merrimack County Registry of Deeds Book# <u>2119</u> Page # <u>0133</u>
Year Built <u>1900</u> Square Footage of Building <u>21,009</u>	Is the building eligible or listed individually on the State or National Register of Historic Places or located within a locally designated, State, or National Register Historic district? Yes _____ No <u>X</u> If yes, provide a copy of the approved designation by the State or National Register of the building(s) or the district.
Existing Uses (describe number of units by type and size) <u>2 commercial</u> <u>12 offices</u> Proposed Uses (describe number of units by type and size) <u>Commercial</u> <u>13 studio apartments</u>	Is there a change of use associated with this project? ___ Yes <u>X</u> No ___ If yes, please describe:
Will the project include new residential units? <u>X</u> Yes ___ No If yes, please describe: <u>creation of 13 studio apartments</u>	Will the project include new subsidized residential units? ___ Yes <u>X</u> No If yes, please describe:

Note: Application must be accompanied by a \$100 Application Fee made payable to "City of Concord"

Is the project in an existing Tax Increment Finance District? _____ YES _____ NO

(Maps are on file in the Community Development Department 225-8595)

Will any state or federal grants or funds, or low income subsidies or tax credits be used in this project? _____ YES NO

If so, what is the amount of the aid? Describe and detail any terms of repayment (if applicable)

N/A

Describe the work to be done and estimated cost: please attach additional sheets if necessary and any written construction estimates

Structural:	\$
Exterior Alterations (Storefront, walls, windows, doors, etc.)	\$
Interior Alterations (Walls, ceilings, moldings, doors, etc.)	\$
Electrical:	\$
Plumbing/Heating:	\$
Mechanical:	\$
Fire Protection:	\$
Other:	\$
Total: Note: To be considered for this tax relief incentive, the costs of the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.	\$

SEE ATTACHED

Please attach any contracts with construction Contractors and plot plans, building plans, sketches, renderings or photographs that would help explain this application.

For the additional 4 year tax relief for historic buildings, the work described must include how it meets the Secretary of Interior's Standards

Historical Requirement for Replacement of Qualifying Structures

In the case of replacement of a qualifying structure, the applicant shall submit a New Hampshire Division of Historical Resources Individual Inventory Form prepared by a qualified architectural historian and a letter issued by the Concord Heritage Commission that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located. This application shall not be considered complete until such time as the Individual Inventory Form and letter are submitted.

Affidavit

I have read and understand the Community Revitalization Tax Relief Incentive RSA Ordinance (see attached) and am aware that this will be a public process including a public hearing to be held to discuss the merits of this application and the subsequent need to grant a covenant in the deed to the property to the City and pay any reasonable expenses associated with the drafting of the covenant. I understand the application will not be determined as complete and recommended to the City Council until all of the necessary information is provided.

IMPORTANT:

PER RSA 79-E:13(II), THE BASE OR "ORIGINAL" ASSESSED VALUE FOR ANY TAX RELIEF PERIOD IS ONLY SET AFTER THE FOLLOWING TWO CONDITIONS ARE MET:

1. APPROVAL BY THE CITY COUNCIL AND;
2. THE APPLICANT'S ENTERING INTO A COVENANT WITH THE CITY OF CONCORD TO PROTECT THE PUBLIC BENEFIT.

THEREFORE, THE APPLICANT AND/OR PROPERTY OWNER SHALL NOT COMMENCE ANY OF THE IMPROVEMENTS INCLUDED IN THIS APPLICATION UNTIL SUCH TIME AS HE/SHE HAS SECURED THE ABOVE. THIS PROHIBITION SHALL INCLUDE ANY DEMOLITION TO THE EXISTING STRUCTURE.

STATE PLEASANT LLC

Newton Kershan MANAGER Newton Kershan MANAGER 9/20/17
Applicant: (signed) (name printed) Date

Expected project start: 11/13/17* Expected project completion: 2/14/18
* as soon as depending on award of RSA 79-E benefit

ITEM

15-17 Pleasant

Selective Demolition	\$	27,693
Sitework	\$	6,294
Landscaping	\$	5,664
Foundations	\$	1,259
Masonry	\$	6,294
Misc. Metals	\$	-
Rough Carpentry	\$	12,588
Finish Carpentry	\$	31,469
Millwork, Cabinets, Vanities, Wood Trim	\$	49,092
Windows	\$	12,084
Roofing	\$	3,147
Roof Deck	\$	-
Insulation	\$	9,441
Doors, Frames & Hardware	\$	9,818
Glass & Glazing	\$	7,364
Drywall & Framing	\$	35,246
Flooring	\$	26,434
Ceramic Tile	\$	13,091
ACT	\$	1,007
Painting - Interior	\$	21,399
Painting - Exterior	\$	1,888
Appliances & Specialties	\$	16,364
Elevator Cab & Controls	\$	-
Fire Protection	\$	75,526
Plumbing	\$	81,820
Plumbing Fixtures	\$	16,364
Amenties	\$	-
HVAC	\$	75,526
Electrical	\$	140,353
SUB-TOTAL	\$	687,225
General Conditions	\$	27,489
Design Fees	\$	18,882
TOTAL	\$	733,595