

CITY OF CONCORD

In the year of our Lord two thousand and twenty-one

RESOLUTION APPROPRIATING THE SUM OF THREE HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$372,500) FOR HAZARDOUS BUILDING MATERIALS ABATEMENT AT THE FORMER NEW HAMPSHIRE EMPLOYMENT SECURITY PROPERTY LOCATED 32-34 SOUTH MAIN STREET (CIP #578), AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT THE SUM OF ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$172,500) FROM THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES BROWNFIELDS PROGRAM, AND AUTHORIZING THE USE OF TWO HUNDRED THOUSAND DOLLARS (\$200,000) IN ECONOMIC DEVELOPMENT RESERVE FUNDS FOR THIS PURPOSE

Page 1 of 3

The City of Concord resolves as follows:

WHEREAS, on October 31, 2014 the City acquired certain real estate located at #32-34 South Main Street, known as the former New Hampshire Employment Security Property (the “Property”), for the purpose of fostering the redevelopment of said property in order to promote and achieve community economic development goals set forth in various City master plans; and

WHEREAS, the Property features a 26,000SF +/- office building, which was vacated by the State of New Hampshire Department of Employment Security in May 2014; and

WHEREAS, the City desires to abate hazardous building materials located within the existing 26,000SF +/- structure to foster and promote redevelopment of the Property; and

WHEREAS, the estimate cost to abate hazardous building materials is \$385,000; and

WHEREAS, on August 28, 2020 the City applied for \$172,500 in grant funds from the New Hampshire Department of Environmental Services Brownfields Program to partially finance hazardous building materials abatement activities at the Property; and

WHEREAS, the New Hampshire Department of Environmental Services (NHDES) Brownfields Program approved and awarded the City’s grant application on December 31, 2020; and

WHEREAS, Project #578 titled “Former New Hampshire Employment Security Property” of the City’s Capital Improvement Program (CIP) currently has \$12,500+/- available from previous appropriations to support hazardous building materials abatement at the Property; and

WHEREAS, the City desires to appropriate the sum of \$200,000 from the Economic Development Reserve to fully fund hazardous building materials abatement activities; and

CITY OF CONCORD

In the year of our Lord two thousand and twenty-one

RESOLUTION APPROPRIATING THE SUM OF THREE HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$372,500) FOR HAZARDOUS BUILDING MATERIALS ABATEMENT AT THE FORMER NEW HAMPSHIRE EMPLOYMENT SECURITY PROPERTY LOCATED 32-34 SOUTH MAIN STREET (CIP #578), AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT THE SUM OF ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$172,500) FROM THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES BROWNFIELDS PROGRAM, AND AUTHORIZING THE USE OF TWO HUNDRED THOUSAND DOLLARS (\$200,000) IN ECONOMIC DEVELOPMENT RESERVE FUNDS FOR THIS PURPOSE

Page 2 of 3

WHEREAS, on May 10, 2021 the City Council approved Resolution #_____ which authorized the City Manager to into a Purchase and Sales Agreement with the John J. Flatley Company concerning sale and redevelopment of the Property into a new 80,000SF+/- building which shall feature approximately 64 market rate apartments; and

WHEREAS, in accordance with the terms and conditions of said Purchase and Sales Agreement, the City is obligated to complete hazardous building materials abatement for the 26,000SF+/- building prior to conveying the property to the John J. Flatley Company; and

WHEREAS, this appropriation is for a purpose for which funds are not included in the Fiscal Year 2021 adopted budget, therefore Section 37 of the City Charter requires a two-thirds vote of the City Council.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Concord that:

- 1) The sum of\$372,500
is hereby appropriated as follows:

Sears Block TIF District Capital Project Fund
Former NHES Property Redevelopment Project (CIP #578)\$372,500

- 2) Revenue to meet said appropriation shall be provided from the following sources:

Sears Block TIF District Capital Project Fund
NH Department of Environmental Services Brownfields Grant\$172,500
Economic Development Reserve funds\$200,000
Total\$372,500

CITY OF CONCORD

In the year of our Lord two thousand and twenty-one

RESOLUTION APPROPRIATING THE SUM OF THREE HUNDRED SEVENTY-TWO THOUSAND FIVE HUNDRED DOLLARS (\$372,500) FOR HAZARDOUS BUILDING MATERIALS ABATEMENT AT THE FORMER NEW HAMPSHIRE EMPLOYMENT SECURITY PROPERTY LOCATED 32-34 SOUTH MAIN STREET (CIP #578), AUTHORIZING THE CITY MANAGER TO APPLY FOR AND ACCEPT THE SUM OF ONE HUNDRED SEVENTY TWO THOUSAND FIVE HUNDRED DOLLARS (\$172,500) FROM THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES BROWNFIELDS PROGRAM, AND AUTHORIZING THE USE OF TWO HUNDRED THOUSAND DOLLARS (\$200,000) IN ECONOMIC DEVELOPMENT RESERVE FUNDS FOR THIS PURPOSE

Page 3 of 3

- 3) The City Manager is authorized to enter into agreements and contracts with the New Hampshire Department of Environmental Services concerning grant funds secured from the Brownfields Program for this purpose.
- 4) These funds shall be available for hazardous building materials abatement, or any other associated purpose, for the former NH Employment Security property located at 32-34 South Main Street.
- 5) The \$200,000 appropriated from the Economic Development Reserve for this purpose shall be reimbursed in full to the Economic Development Reserve by proceeds accruing to the City from the sale of the Former New Hampshire Employment Security Property to the John J. Flatley Company.
- 6) Sums as appropriated shall be expended under the direction of the City Manager.
- 7) This resolution shall take effect upon its passage.