

**Bienvenue Redevelopment, LLC**  
80 School Street  
Concord, NH 03301

March 22, 2017

Concord City Council  
Green Street  
Concord, NH 03301

Dear Councilors:

I am writing to withdraw my request for RSA 79-E relief for my Sacred Heart redevelopment project.

This was a difficult decision, as I feel strongly that this project brings many benefits to our City and its downtown and meets both the letter and spirit of 79-E. In fact, the staff report to the Council noted that while a project must provide *any* of five types of public benefits in order to be eligible for 79-E, this one meets *all* five public benefits.

I have been doing redevelopment projects in Concord for nearly 15 years. This 79-E request was the first time I asked the Council for any sort of accommodation of any project in which I had an ownership interest. At the same time, with this withdrawal, this will be the first major downtown redevelopment project in recent memory in which the City has not been a partner in some fashion (79-E, impact fee waivers, parking/development agreements, rezoning, CDBG, etc.). I hope that my experience in this case does not have a chilling effect on further redevelopment of our downtown, and I sincerely hope that the Council will continue to be an active partner in other important downtown redevelopment projects.

This request was not helped by the characterization that the requested 79-E relief would benefit the buyers of "luxury condos." I think this besmirchment misses the fact that while there has been wide support for bringing market-rate housing to the downtown for as long as I have lived here (some 24 years now), this is the first project in that span to bring market-rate condominium ownership, and this would not have been possible without the commitment of the buyers at Sacred Heart to pay the prices necessary to make this project viable and financeable. If we are able to look back in 10 years and see a series of other important downtown condominium projects, those successes should be traced back to the leap of faith that these buyers took. As a practical matter these condominium projects are almost entirely occupied by empty-nest professionals and, while adding substantial additional tax base, they have almost no incremental cost impact on the school district and the City. These residents support the downtown and its merchants with their spending, and the City and its many worthy nonprofits with their time and talents.

If the Council should be presented with a 79-E request from another downtown "luxury condo" project from another developer, I would hope that these many benefits to the City are given substantial weight.

Sincerely,



Jonathan Chorlian