

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 603/225-2701

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

Building Name (if any) <i>Kearsarge Bldg</i> Building Address <i>5-7 S State St., Concord, NH</i>	Owner Name(s) <i>State Pleasant Street LLC</i> Applicant Name(s) (if different from owner)
Owner Address(es) <i>440 Hanover St., Manchester, NH 03104</i> Phone # <i>603 666 8534</i> Email address <i>nkeshaw@relmgove.com</i>	Applicant Address (if different from owner) Phone # Email address
City Tax Map Map # <i>35</i> Block # <i>6</i> Lot # <i>19</i>	Merrimack County Registry of Deeds Book# <i>2119</i> Page # <i>0149</i>
Year Built <u><i>1900</i></u> Square Footage of Building <u><i>29,308</i></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><i>X</i></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) <i>14 off. use</i> <i>10 apartments</i> Proposed Uses (describe number of units by type and size) <i>28 apartments</i>	Is there a change of use associated with this project? <u><i>X</i></u> Yes _____ No _____ If yes, please describe: <i>conversion of first floor commercial space to residential space</i>
Will the project include new residential units? <u><i>X</i></u> Yes _____ No _____ If yes, please describe: <i>addition of 18 apartment units studios to 3 bedrooms</i>	Will the project include new subsidized residential units? _____ Yes <u><i>X</i></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 X 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.

Newton Kershaw III STATE PLEASANT LLC
Applicant: (signed) (name printed) manager Newton Kershaw III manager 9/20/17
Date

Expected project start: 10/23/17* Expected project completion: 3/2/18
** or sooner depending on award of RSA 79-E benefit*

ITEM	5-7 State St.
Selective Demolition	\$ 15,105
Sitework	\$ 17,623
Landscaping	\$ 15,105
Foundations	\$ 12,588
Masonry	\$ 37,763
Misc. Metals	\$ 56,645
Rough Carpentry	\$ 37,763
Finish Carpentry	\$ 50,351
Millwork, Cabinets, Vanities, Wood Trim	\$ 79,302
Windows	\$ 67,218
Roofing	\$ 75,526
Roof Deck	\$ 31,469
Insulation	\$ 37,763
Doors, Frames & Hardware	\$ 21,147
Glass & Glazing	\$ 11,895
Drywall & Framing	\$ 18,882
Flooring	\$ 62,938
Ceramic Tile	\$ 22,028
ACT	\$ 3,776
Painting - Interior	\$ 56,645
Painting - Exterior	\$ 37,763
Appliances & Specialties	\$ 52,868
Elevator Cab & Controls	\$ 151,052
Fire Protection	\$ 151,052
Plumbing	\$ 132,171
Plumbing Fixtures	\$ 26,434
Amenties	\$ 47,833
HVAC	\$ 158,605
Electrical	\$ 299,587
SUB-TOTAL	\$ 1,788,899
General Conditions	\$ 71,556
Design Fees	\$ 18,882
TOTAL	\$ 1,879,336