

Resolution No.

CITY OF CONCORD

In the year of our Lord two thousand and sixteen

RESOLUTION MODIFYING AND READOPTING THE PROVISIONS OF RSA 79-E
“COMMUNITY TAX RELIEF INCENTIVE PROGRAM”

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The City of Concord resolves as follows:

WHEREAS, on January 14, 2008, the City Council, after a public hearing, passed Resolution #8130 which adopted the provisions of RSA 79-E; and,

WHEREAS, on March 10, 2008, the City Council, after a public hearing, passed Resolution #8151 which revised the geography of the so-called Penacook Village RSA 79-E District; and,

WHEREAS, on October 13, 2009, the City Council, after a public hearing, passed Resolution #8310, which adopted provisions of RSA 79-E relative to “replacement structures” and modified district maps to exclude certain tract of real estate located near Langdon Avenue known as Assessor’s Parcel 25B-1-1; and,

WHEREAS, RSA 79-E:3 permits municipalities to adopt modifications of the provisions of RSA 79-E, as set forth within the Statute; and,

WHEREAS, in accordance with RSA 79-E:2, II, “Qualifying Structures”, and RSA 79-E:3, the City desires to further modify “Qualifying Structures” by allowing certain historic structures not located within a designated RSA 79-E District eligible to participate in the RSA 79-E Program, as further described herein.

WHEREAS, in accordance with RSA 79-E:2, IV and RSA 79-E:3, the City desires to further limit the definition of “Substantial Renovation” by increasing minimum eligibility thresholds for the cost of improvements for certain structures as further described herein; and,

NOW THEREFORE BE IT RESOLVED,

1. In accordance with RSA 79-E:2, II and RSA 79-E:3, the term “Qualifying Structure” shall include those “Historic Structures”, as defined by RSA 79-E:2,I, which are not located within either the Downtown Concord or Penacook Village RSA 79-E Districts, as previously established by the City by Resolution #8130 on January 14, 2008, as amended, provided:
 - a. Upon the completion of a New Hampshire Division of Historical Resources Individual Resource Inventory Form, as prepared by a qualified architectural

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historian engaged by the applicant at the applicant’s cost, the “Qualifying Structure” has been determined to be a “Historic Structure” because it is:

- i. Listed on, or determined eligible for listing on the National Register of Historic Places; or,
 - ii. Listed on, or determined eligible for the State Register of Historic Places.
- b. Projects that involve the replacement of a Qualifying Structure, which is not located within a designated RSA 79-E District, shall not be eligible for the RSA 79-E Community Tax Relief Incentive Program.
2. In accordance with RSA 79-E:2, IV and RSA 79-E:3, the term “Substantial Rehabilitation” is hereby amended to mean the following:
- a. Downtown Concord RSA 79-E District: For properties located within the Downtown Concord RSA 79-E District, “Substantial Rehabilitation” shall mean rehabilitation of a qualifying structure which costs at least 15 percent of the pre-rehabilitation assessed valuation of the structure (excluding land) or at least \$75,000, whichever is less.
 - b. Penacook Village RSA 79-E District: For properties located within the Penacook Village RSA 79-E District, “Substantial Rehabilitation” shall mean rehabilitation of a qualifying structure which costs at least 15 percent of the pre-rehabilitation assessed valuation of the structure (excluding land) or at least \$75,000, whichever is less.
 - c. Properties Not Located within the Downtown Concord or Penacook Village RSA 79-E Districts: For properties not located within the Downtown Concord or Penacook Village RSA 79-E Districts, “Substantial Rehabilitation” shall mean rehabilitation of a qualifying structure which costs at least 25 percent of the pre-rehabilitation assessed valuation of the structure (excluding land) or at least \$250,000, whichever is less.
3. RSA 79-E is hereby re-adopted by the City of Concord with the modifications set forth herein.
4. This resolution shall take effect upon its passage.