

Resolution No.

CITY OF CONCORD

In the year of our Lord two thousand and twenty

RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE A PURCHASE AND SALES AGREEMENT WITH THE STATE OF NEW HAMPSHIRE CONCERNING ACQUISTION OF STATE OWNED REAL ESTATE FORMERLY OCCUPIED BY THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION LOCATED AT 11 STICKNEY AVENUE

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The City of Concord resolves as follows:

WHEREAS, The State of New Hampshire (the “State) owns certain real estate located at 11 Stickney Avenue (the Property), which was previously occupied by the New Hampshire Department of Transportation (“NHDOT”); and,

WHEREAS, The NHDOT ceased operations at the Property in 2006; and,

WHEREAS, The State has determined that the Property is no longer is required for a public purpose and therefore desires to divest of the Property; and,

WHEREAS, In accordance with RSA 4:39-c:1, the City has a right of first refusal to acquire the Property; and,

WHEREAS, On October 21, 2020, the NHDOT informed the City that it had listed the property for sale on the open market and had received one purchase offer in the amount of \$1 million; and,

WHEREAS, The NHDOT’s October 21, 2020 notice provided the City with the opportunity to match the bidder’s offer and acquire the property, provided the City is prepared to accept certain other terms and conditions proposed by the State, including, but not limited to, historic preservation covenants for certain structures at the Property as well as acceptance of certain responsibilities relative to environmental contamination at the Property; and,

WHEREAS, The Property is located within the City’s “Opportunity Corridor”; a former rail yard and industrial corridor stretching from Horseshoe Pond to the South End Marsh located between Interstate 93 and Downtown designated for redevelopment in order to further the City’s community and economic development goals; and,

WHEREAS, Various Master Plans adopted by the City over the past two decades have recommended that the City take an active role in fostering the redevelopment of

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the Opportunity Corridor through the acquisition of strategic pieces of real estate, implementation of environmental cleanup projects, clearing of blight, and construction of infrastructure improvements in order to support new development and achieve the City's community economic development goals.

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

1. The City Council hereby finds that it is within the City's community and economic development interests to pursue acquisition of 11 Stickney Avenue.
2. The City Manager is authorized to negotiate a Purchase and Sales Agreement with the State to acquire 11 Stickney Avenue.
3. Said Purchase and Sales Agreement, together with associated appropriation resolutions, shall be presented to the City Council for public hearing prior to execution by the City Manager.
4. This resolution shall take effect upon its passage.