



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Carlos P. Baía, Deputy City Manager for Development
DATE: May 24, 2019
SUBJECT: Purchase and Sales Agreement with New Hampshire Adjutant General's Department for the purchase of property at 45 Airport Road

Recommendation

Accept this report authorizing the City Manager to enter into a Purchase and Sales Agreement with the New Hampshire Adjutant General's Department to sell +/- 3.5 acres of Airport property located at the northeast corner of Regional Drive and Airport Road identified as 45 Airport Road.

Background

The +/-3.5 acre parcel abuts the National Guard's Military Reservation. Although physically separated from the airport by Regional Drive, it is still legally considered part of the airport master lot and, as such, is encumbered by FAA grant assurances and would require subdivision.

The Adjutant General wishes to acquire the property to expand the footprint of Guard's Reservation to the intersection of Regional and Airport Road. This would permit the Guard to swap some existing conservation zones on its property for buildable land which, in turn, would allow it to better reinforce and secure its main gate off of Regional Drive to current Department of Defense standards.

Several years ago, the NH Adjutant General's Department approached the City to acquire this land but those efforts were not followed through. In 2018, the current Adjutant General renewed this effort and made a formal request to the Airport Advisory Committee in September. The City staff recommendation at the time was to pursue the sale but to allow the +/- 25,000 s.f. Civil Air Patrol (CAP) leasehold area to remain with the City. As Council may recall, the CAP owns its building but leases a portion of the land at this corner (exclusive of the 3.6 acres in question). By having the CAP remain with the City, this would safeguard the Civil Air Patrol's home on the site and would also allow the Airport to continue to receive lease revenue from the CAP going forward. The Airport Advisory Committee was supportive of exploring this sale with that stipulation.

Discussion

The attached P&S requires the Adjutant General to conduct all due diligence and be responsible for the necessary subdivision from the airfield master lot as well as to subdivide a lot for CAP's current leasehold area to remain with the City.

The ultimate sale price will be at market value based on an appraisal that is acceptable to all parties involved (State, City and FAA).

The process to dispose of airport property is highly regulated by the FAA and further complicated by the required Governor and Executive Council approval. City staff anticipates that it could take up to a year to complete. As such, the P&S affords the Adjutant General until January 1, 2021 to close on the property.

The P&S further stipulates that once the Adjutant General installs perimeter fence around the acquired property, it will be of similar style as the attractive brick and wrought iron fencing currently around the remainder of much of the Reservation today.

w/att: Purchase and Sales Agreement
Location Map