



SPECIAL MEETING COMMITTEE ON LANDS & BUILDINGS

May 2, 2023 at 5:15 PM

Aldermanic Chambers, City Hall (3rd Floor)

Members: Aldermen Long, Fajardo, Levasseur, T. Sapienza, Trisciani

AGENDA

The Chairman calls the meeting to order.

The Clerk calls the roll.

1. Communication from Brenda Masewic Adams, Tax Collector, regarding the public auction held on Saturday, April 15.
A motion would be in order to enter into non-public session pursuant to RSA 91-A:3, II(d) for consideration of property acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

TABLED ITEM

(A motion is in order to remove the item from the table.)

2. Communication from Timothy Otis, Principal, Manchester School of Technology, requesting approval to sell a minimum of two of the eight building lots donated by the city to the Vocational Partnership of Region 15 (VOPAR) in 1992.
(Note: Tabled on 3/21 to have City staff look into possible funding so they don't have to sell the lots.)

If there is no further business, a motion is in order to adjourn.



Timothy J. Otis
Principal

Keith Puglisi
Assistant Principal

Vasiliki Partinoudi
CTE Director/Assistant Principal

3/2/23

To Whom It May Concern,

We are seeking approval from the Board of Mayor and Alderman to sell a minimum of two of the eight building lots of land that were donated to the Vocational Partnership of Region 15 (VOPAR), the non-profit board that oversees the construction of houses by students at the Manchester School of Technology (MST). The land is located at the south end of Stanton St. and every home on that street was built by students attending MST. We would also seek approval to have the ability to sell up to two additional lots if necessary to sustain the building program at MST.

We are presently developing the previously undeveloped land at the south end of Stanton St. to be able to resume home construction in the fall of 2023. This includes extending the road and town water/sewer to provide access to 8 new lots, as approved by the City of Manchester in 2019. Because of a delay due to COVID, the cost for this infrastructure development has risen significantly from \$480,000 to \$640,000. The development was approved by the planning board, and the \$640,000 has been placed in escrow for release as the work is approved by the Department of Public Works. The issue that we are facing is that with \$640,000 tied up in an escrow account, we do not have additional funds to cover other expenses including the startup costs of home as the Trades Education Program at MST returns to on-site learning this fall.

Here are some of the important facts regarding this project.

1. The land was conveyed by the City of Manchester to VOPAR in 1992 to develop the land for the purpose of providing MST students with home building opportunities (Deed also attached). The reason for the deed restriction was so that the land would not be sold for other reasons. The land is not owned by the Manchester School District, but rather the non-profit Vocational Partnership.
2. VOPAR has successfully developed the land for 26 homes so far in the best interest of the MST students. The latest subdivision for 8 lots is the last of the available land.
3. VOPAR is at a standstill with funding for this last subdivision of land. The funds are tied up in an escrow "bond" account to pay for the project. There is a delay between contractor's invoices and work complete that the City inspects and authorizes release of the funds from escrow to pay the invoices. VOPAR does not have liquid funds to pay for gaps or delays between work completed and invoiced and what percentage the City believes the project is completed. This has created hardship and construction is at a standstill. The original construction estimate had increased by 30% from when the subdivision was approved in 2019 to when construction actually started in 2022, due to a pause in the building program due to the pandemic, and subsequent inflation. What we would have had for liquid funds evaporated with the inflation increase.
4. We will also need to raise funds for building construction materials to build the next house, set to begin construction this fall.
5. VOPAR believes that by removing the deed restriction that it is still in the spirit of funding the student building program by selling approved lots to raise funds that are dedicated to the program for it to continue.

6. VOPAR wishes to sell 2 lots but would also like the option of selling 1 or 2 more if more funding is required. We hope that that will not be the case, but if the deed restriction is lifted for only a certain number of lots, we would recommend more than 2, but not more than 4 lots so that there is some flexibility to fund the remaining project if it becomes absolutely necessary. We are looking at 2 year builds for the students. That would be a minimum of 8 more construction years up to a maximum of 12 more construction years.
7. The two lots to be sold will be the most costly to build on which is why we are recommending Lots 7 & 8 to be sold.
8. We solicited 3 potentially interested builders and had them each make an offer for 2 lots. We took the highest bidder and we will not be required to pay a real estate commission. Local real estate vacant lot comps agree that we are getting a fair price.

Please let us know what we need to do as our next steps of the process. Our students in the building trades programs at MST are really looking forward to resuming the construction of houses. This is a great opportunity for the school to train future workforce members and to bring additional housing to Manchester.

Thank you for your consideration of this matter.

Timothy Otis

A handwritten signature in black ink that reads "Timothy J. Otis". The signature is written in a cursive style with a large, stylized 'T' and 'O'.

Principal and VOPAR Assistant Treasurer

DEED WITHOUT COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF MANCHESTER a body politic and municipal corporation situated in the County of Hillsborough and State of New Hampshire, with its principal address at 908 Elm Street, Manchester, New Hampshire, as GRANTOR, for consideration paid, does hereby convey to Vocational Partnership Foundation Incorporated, being the Vocational Skill Center Trust, as GRANTEE its successors and assigns, WITHOUT WARRANTY OR OTHER COVENANTS, all of Grantor's right, title and interest in and to a certain parcel of land situated in the City of Manchester, County of Hillsborough, State of New Hampshire Hampshire described as follows:

All that piece or parcel of property situate in the City of Manchester, County of Hillsborough, State of New Hampshire, as shown a map entitled "Boundary Plan, Tax Map 507, Lots 94 and 64A, Huse Road, Tilden Drive and Hoyt Street, Manchester, New Hampshire," as shown on a plan dated July 1992; prepared by Costello, Lomasney & deNapoli, Inc.; bounded and described as follows: # 26040

Beginning at a point on the southerly street line of Tilden Drive at its intersection with the division line between Tax Map 507, Lot 46A, land now or formerly of Normand C. and Pauline R. Hebert on the west and the parcel herein described on the east; said point being 200.01 feet distance easterly along said street line from a concrete bound marking the intersection of said street line and the westerly street line of Hoyt Street; said point also being the northwesterly corner of the parcel herein described;

Thence, easterly along said Tilden Drive street line on a bearing of South 80° 38' 06" East, a distance of 156.01 feet, to a point on the division line between the parcel herein described on the west and Tax Map 507, Lot 47 on the east;

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Thence, southerly along said Lot 47 on a bearing of South 09 39' 39" West, a distance of 100.00 feet to a point;

Thence, easterly further along said Lot 47 and along Lot 48 on a bearing of South 80 38' 06" East, a distance of 250.00 feet to a point on the division line between said Lot 48 on the west and Lot 49 on the east;

Thence, southerly along said Lot 49, and Lots 53, 54, 55A, 55 and 56A, on a bearing of South 09 39' 39" West, a distance of 419.87 feet to a point;

Thence, easterly further along said Lot 56A and along Lot 56 on a bearing of South 80 34' 05" East, a distance of 208.00 feet to a point on the westerly street line of Huse Road;

Thence, southerly along said Huse Road street line on a bearing of South 09 39' 39" West, a distance of 50.00 feet to a point on the division line between the parcel therein described on the north and Tax Map 507, Lot 57 on the south;

Thence, westerly along said Lot 57 on a bearing of North 80 34' 05" West, a distance of 208.00 feet to a point;

Thence, southerly further along said Lot 57 and along Lots 58, 59, 60 and 61 on a bearing of South 09 39' 39" West, a distance of 400.00 feet to a point;

Thence, easterly further along said Lot 61 on a bearing of South 80 34' 05" East, a distance of 208.00 feet to a point on the westerly street of said Huse Road;

Thence, southerly along said street line on a bearing of South 09 39' 39" West, a distance of 49.67 feet to a point on the northerly street line of Justin Place;

Thence, westerly along said Justin Place street line and along Tax Map 507, Lot 62E, on a bearing of North 80 14' 11" West, a distance of 416.00 feet to a point;

Thence, southerly further along said Lot 62E and along Lots 62D, 63 and 64 on a bearing of South 09 39' 39" West, a distance of 626.74 feet to a point;

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Thence, easterly further along said lot 64 on a bearing of South 80° 34' 05" East, a distance of 416.00 feet to a point on the westerly street line of said Huse Road;

Thence, southerly along said Huse Road street line on a bearing of South 09° 39' 39" West, a distance of 52.92 feet to a point on the division line between the parcel herein described on the north and Tax Map 507, Lot 65, on the south;

Thence, westerly along said Lot 62 on a bearing of North 80° 13' 14" West, a distance of 208.00 feet to a point;

Thence, southerly further along said Lot 65, and along Lots 66, 66A, 67 and 68 on a bearing of South 09° 39' 39" West, a distance of 490.06 feet to a point on the division line between the parcel herein described on the north and Tax Map 877, Lot 7, land now or formerly of John D. and Janice A. Reynolds, on the south; said division line being a stone wall;

Thence, westerly along said Lot 7, and along Lot 1, following said stone wall on a bearing North 58° 26' 18" West, a distance of 440.42 feet to a point on the division line between the parcel herein described on the east and Tax Map 507, Lot 1A, on the west;

Thence, northerly along said Lot 1A and along Lots 113, 114, 115, 116, 117, 118, 119, 120, 121, 122 and 123 on a bearing of North 07° 31' 52" East, a distance of 940.27 feet to a point;

Thence, easterly further along said Lot 123 on a bearing of South 82° 28' 08" East, a distance of 22.40 feet to a point;

Thence, northerly further along said Lot 123, crossing Joshua Drive, and along Lots 124, 125, 126, 127 and 128 on a bearing of North 09° 26' 58" East, a distance of 495.50 feet to a point;

Thence, westerly further along said Lot 128 on a bearing of North 80° 02' 52" West, a distance of 135.00 feet to a point on the easterly street line of Hoyt Street;

Thence, northerly along said Hoyt Street street line on a bearing of North 09° 51' 32" East, a distance of 50.00 feet to a point on the division line between the parcel herein described on the south and Tax Map 5077, Lot 44C, on the north;

Thence, easterly along said Lot 44C on a bearing of South 80° 02' 52" East, a distance of 150.00 feet to a point;

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Thence, northerly further along said Lot 44C, and along Lots 44B, 44A, 44, 45 and 46A, on a bearing of North 09 51' 32" East, a distance of 533.13 feet to a point on the southerly street line of Tilden Drive, the point or place of beginning;

Being 764,916 square feet (17.56 Acres), more or less.

Being a portion of the property conveyed by Warranty Deed of the Roman Catholic Bishop of Manchester to New Homes for New Hampshire recorded in Book 2209 Page 255 and Book 2522 Page 805 and by Quit Claim Deed of New Homes for New Hampshire to the City of Manchester recorded in Book 2359 Page 788 at the Hillsborough County Registry of Deeds.

The premises described herein are conveyed expressly subject to the following condition and restriction: The intended purpose of this conveyance and restrictions attached hereto is that the use of the property is limited to providing Grantee with land with which students and instructors of the Manchester School District may construct homes for sale to the general public, and in conjunction with said construction design and produce associated neighborhood development improvements. This conveyance is made upon the express condition that the said property be used for the above stated purpose. In the event said property or any subdivision thereof is not used by grantee for the purpose stated herein, grantor shall give grantee thirty days written notice in which to cure and at the end of said thirty day period, if cure is not complete, title to said property shall automatically revert to grantor and this deed shall be void.

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IN WITNESS WHEREOF, the City of Manchester has caused this deed to be executed in its name and on its behalf by Raymond J. Wieczorek, Mayor, and has caused its seal to be affixed hereto this 21 day of October, 1992.

Signed and sealed in the presence of:


Witness

CITY OF MANCHESTER

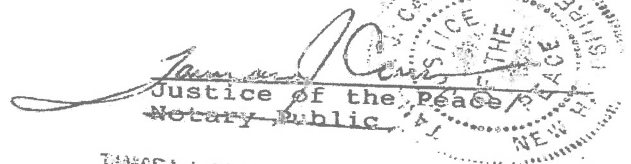

Raymond J. Wieczorek, Mayor

STATE OF NEW HAMPSHIRE
HILLSBOROUGH, SS

On this 21 day of October, 1992, personally appeared Raymond J. Wieczorek, Mayor of the City of Manchester, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged that he executed same with full authority for the purposes therein contained.

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
7558 THOUSAND 77 HUNDRED AND 21 DOLLARS
10 29 92 76810 \$21.00
VOID IF ALTERED

Before me,


Justice of the Peace
Notary Public

DANIELA J. CARSON, Justice of the Peace
My Commission Expires March 1, 1994

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