



COMMITTEE ON LANDS & BUILDINGS

July 11, 2023 at 5:00 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 tax-deeded property sales report and the scheduled auction to be held on Saturday, July 15, 2023 at 10:00 A.M.
(Note: Provided for informational purposes only; no action is required.)
2. Communication from Mark Gomez, Chief of Parks, Recreation & Cemetery, requesting to name the Derryfield Park Cross Country Course after Joseph O'Neil.
Ladies and Gentlemen, what is your pleasure?
3. Communication from Phil Croasdale, Water Works Director, requesting that 20 acres of land on Wellington Road be deemed surplus and that Manchester Water Works be allowed to sell said property.
Ladies and Gentlemen, what is your pleasure?

TABLED ITEM

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

4. 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.

Brenda Masewic Adams, CTC
Tax Collector



Argelie Cunan
Deputy Tax Collector

CITY OF MANCHESTER TAX COLLECTOR

DATE: June 12, 2023

TO: Committee on Lands & Buildings

FROM: Brenda Masewic Adams, Tax Collector

RE: TAX DEEDED PROPERTY SALES REPORT & SCHEDULED AUCTION

On September 26, 2022 fourteen tax deeds were executed due to unpaid 2017 and 2018 property tax liens. Prior owners, heirs and mortgagees were notified of the tax deed execution and their rights to repurchase. Of the fourteen properties deeded, four were repurchased, three were retained and seven were auctioned on April 15, 2023.

TAX DEEDED PROPERTIES REPURCHASED

PROPERTY	PRIOR OWNER	TAXES	INTEREST	COSTS	EXPENSES	PENALTY	TOTAL	REPURCHASE DATE	REPURCHASE DEED BK/PG
1942 RIVER RD	BRENDON MCQUAID	33,703.12	9,410.40	167.43	1,204.92	0.00	44,485.87	1/24/2023	9680/205
144 WILSON ST	EST. OF JOHN COURNOYER	20,596.05	7,611.31	182.43	241.64	14,593.12	43,224.55	1/13/2023	9680/645
405 PHILLIP ST	MATTHEW JOLICOEUR	29,412.21	10,853.71	212.24	188.46	0.00	40,666.62	1/17/2023	9678/2511
68 REGENT AVE	SHERRIN PANZIERI	24,863.25	6,750.60	237.08	126.31	0.00	31,977.24	1/6/2023	9681/98
		108,574.63	34,626.02	799.18	1,761.33	14,593.12	160,354.28		

Tax Deeded Properties Retained

PROPERTY	MAP/LOT	PRIOR OWNER	TOTAL BACK-TAXES	TAX DEED BK/PG	Reason for Retention
GROVELAND AVE	0492/0007	TECHTONIC MANGEMENT INC	3,498.15	9655/1717	Vacant lot not accessible. Scheduled for disposal with other Tax Deeded abutting lots
GROVELAND AVE	0492/0009	TECHTONIC MANGEMENT INC	2,693.36	9655/1719	Vacant lot not accessible. Scheduled for disposal with other Tax Deeded abutting lots
RIVER FRONT DR	0105/0008A	GRANITE STATE BROADCAST CO INC	18,430.28	9655/1723	On 2/4/2023 Lands & Building Committee voted to retain and allow Revocable License Agreement with Dockside for use of the lot

Below are the highest bidders who failed to close on the properties listed and forfeited their deposits. Fifty percent of each forfeited deposit was issued to James St. Jean Auctioneers, per contract agreement. The other fifty percent was retained for payment of back-taxes until the properties are sold. The second highest bidders walked away from their bids.

These properties will be re-auctioned on Saturday July 15, 2023 at 10am. The Auction will be held outside City Hall Annex.

<u>Property</u>	<u>Highest Bidder</u>	<u>Sale Price</u>	<u>Deposits Forfeited</u>
1080 Montgomery St	Kevin Hutchinson & Assigns	\$350,000	\$10,000
65 Log St Unit 3C	Goris Rev Trust	\$137,000	\$5,000
**250 Dunbar St	Joshua Harding & Assigns	\$100,000	\$5,000

Below is the summary of sales. Please see the attached property information sheets for details of each sale.

TAX DEEDED PROPERTY SALES SUMMARY					
PROPERTY	MAP/LOT	PRIOR OWNER	TOTAL BACK-TAXES DUE	SALE PRICE	LOSS/EXCESS PROCEEDS
103 GREENWOOD CT	0818/0006K	DEANA DUBOIS 2015 REV TR	78,771.49	285,000	206,228.51
416 CENTRAL ST	0052/0022	ZEMBRUSKI FAMILY REALTY TR	135,868.94	83,000	(52,868.94)
HOBART ST	0446/0042	ESTATE OF FRANCIS S KIJEK	4,492.12	78,000	73,507.88
			219,132.55	446,000	

Since each disposal is within the 3-year period of the prior owner(s) right to repurchase, any excess proceeds have been returned to the prior owner of record or submitted to the Hillsborough Superior Court for distribution amongst lienholders, the prior owner(s) and heirs per RSA 80:88.

I am available to answer any questions you may have.

Respectfully,



Brenda Masewic Adams
Tax Collector

**250 Dunbar St, Map 442 Lot 14 was merged with its abutting lot 13.
Merger recorded 02/28/2023. Book 9685 Page 1861

PUBLIC AUCTION

(3) TAX-DEEDED PROPERTIES IN MANCHESTER, NH



Single Family Home, 1-BR condo & Vacant Lot

Saturday, July 15, 2023 @ 10:00 AM (Registration from 9:00 AM)

ID#23-153 • We have been retained by the City of Manchester at PUBLIC AUCTION these (3) town-owned properties. Great opportunity for first time buyers or investors.

Sale to be held at: CITY HALL ANNEX 1 City Hall Plaza, Manchester, NH

SALE #1: 1080 MONTGOMERY STREET (Tax Map 603, Lot 8)



Two story Colonial style home located on a .19± acre lot built in 1970. Features 3,093± SF GLA, 10 RMS, 4 BR, 3 BA, finished basement, fireplace, 3-car attached garage, vinyl siding, in-ground pool, detached shed, FHW/oil heat • Served by city water and sewer • Assessed Value: \$487,700. 2022 Taxes: \$8,896. PREVIEW: Property is occupied, drive-by only. **DEPOSIT: \$15,000.** Auctioneers Note: **BUYER Is Solely Responsible For The Removal Of Any Tenants And The Disposition Of Any Personal Property On The Premises.**

SALE #2: 65 LOG STREET, UNIT #3C (Tax Map 321, Lot 137)



Third floor garden style condo features 624± SF GLA with 4 RMS, 1 BR, 1 BA, fully appliance kitchen, on-site parking, FHW/gas heat, served by city water & sewer • Amenities include outdoor pool, picnic area, children's play area and more • Monthly HOA dues: \$382. Assessed Value: \$108,500. 2022 Taxes: \$1,979. **PREVIEW:** Friday, July 7 11am-1pm and by appt. with auctioneer. **DEPOSIT: \$10,000**

SALE #3: 250 DUNBAR STREET (Tax Map 442, Lot 14)

Sale features two recently merged vacant riverfront lots (Map 442, Lots 13 & 14) now totaling 0.12± acres • Lot has 69± feet of road frontage and 55± FF along the Merrimack River • City water and sewer available • Assessed Value: \$95,600. 2022 Taxes: \$1,744. **PREVIEW:** Lot marked, drive-by recommended. **DEPOSIT: \$5,000**

10% BUYER'S PREMIUM DUE AT CLOSING

All properties will be sold with reserve, subject to confirmation by the City of Manchester. The city reserves the right to reject any and all bids.

TERMS: All deposits are non-refundable and must be presented in the form of cash or bank/certified check at registration.

NO PERSONAL CHECKS. Balance of purchase price along with buyer's premium due within 45 days from sale. Conveyance by deed without covenants or warranties. Sales are subject to City confirmation. The City of Manchester reserves the right to reject any and all bids. All properties sold "AS IS, WHERE IS" subject to all outstanding liens, if any. Other terms may be announced at time of sale.

All information herein is believed but not warranted to be correct. All interested parties are advised to do their own due diligence relative to the buildability/non-buildability of any lot and all matters they deem relevant.

PLOT PLANS, PHOTOS, BROCHURE, AND MORE DETAILS ARE AVAILABLE ON OUR WEBSITE



JSJ Auctions
SINCE 1982



45 Exeter Road, Epping, NH 03042, NH Lic. #2279
603-734-4348 • www.jsjauctions.com

TAX DEEDED PROPERTY INFORMATION SHEET

PROP. DESCRIPTION: **103 GREENWOOD CT**

MAP/LOT : **0818/0006K**

TAX DEED DEADLINE: **09/23/2022 AT 5PM**

TAX DEED EXECUTION DATE: **09/26/2022**

LEVY YEAR & DEED AMOUNT:	2017	-	\$5,455.61
	2018	-	\$5,513.03

TAX DEED RECORDED: **09/28/2022**

DEED BOOK/PAGE: **9655/1701**

Unpaid Property Taxes, including interest and costs as of 09/23/2022: **\$40,025.73**

FORMER OWNER: **DEANA DUBOIS 2015 REV. TR.**
 DEANA DUBOIS TEE

MORTGAGEES: **NONE**

PROPERTY TAX LIENS

<u>LEVY YEAR</u>	<u>TAX LIEN EXECUTION DATE</u>	<u>LIEN AMOUNT</u>
2017	05/03/2018	\$5,455.61
2018	04/18/2019	\$5,513.03
2019	06/01/2020	\$5,597.06
2020	05/05/2021	\$5,636.15
2021	04/19/2022	\$6,028.90
TOTAL		<u>\$28,230.75</u>

BALANCE DUE AS OF AUCTION: 4/15/23 = \$49,141.44

PROPERTY AUCTIONED: 04/15/2023

PROPERTY SOLD: 04/28/2023

BUYER:

C & T MASONRY LLC

744 VALLEY ST #3E

MANCHESTER NH 03103

SUMMARY OF BALANCE DUE	
PROP TAXES	\$34,615.46
INTEREST	\$12,871.78
COST	\$124.06
PENALTY	\$28,998.92
EXPENSES	\$2,161.27
TOTAL	\$78,771.49
SALES PRICE	\$285,000.00
<u>EXCSS PROCEEDS</u>	<u>\$206,228.51</u>

EXCESS PROCEEDS MAILED TO:

DEANA DUBOIS 2015 REV. TR

103 GREENWOOD CT

MANCHESTER NH 03109

TAX DEEDED PROPERTY INFORMATION SHEET

PROP. DESCRIPTION: **416 CENTRAL ST (vacant lot)**

MAP/LOT : **0052/0022**

TAX DEED DEADLINE: **09/23/2022 AT 5PM**

TAX DEED EXECUTION DATE: **09/26/2022**

LEVY YEAR & DEED AMOUNT:	2017	-	\$6,209.30
	2018	-	\$6,274.66

TAX DEED RECORDED: **09/28/2022**

DEED BOOK/PAGE: **9655/1709**

Unpaid Property Taxes, including interest and costs as of 09/23/2022: **\$49,144.75**

FORMER OWNER: **ZEMBRUSKI FAMILY REALTY TR**
JOHN S. ZEMBRUSKI TEE

LIEN HOLDERS: City of Manchester, Water Works
City of Manchester, Office of the Solicitor

PROPERTY TAX LIENS

<u>LEVY YEAR</u>	<u>TAX LIEN EXECUTION DATE</u>	<u>LIEN AMOUNT</u>
2017	05/03/2018	\$6,209.30
2018	04/18/2019	\$6,274.66
2019	06/01/2020	\$6,370.36
2020	05/05/2021	\$6,414.89
2021	04/19/2022	\$7,419.55
TOTAL		<u>\$32,688.76</u>

BALANCES AS OF AUCTION: 4/15/23 = \$139,038.95

PROPERTY AUCTIONED: 04/15/2023

PROPERTY SOLD: 05/11/2023

BUYER:

39 BREMER ST LLC

161 RIVER RD

MANCHESTER NH 03104

SUMMARY OF BALANCE DUE	
PROP TAXES	\$109,409.07
INTEREST	\$17,813.97
COST	\$301.67
PENALTY	\$7,582.00
EXPENSES	\$762.23
TOTAL	\$135,868.94
SALES PRICE	\$83,000.00
LOSS	<u>(\$52,868.94)</u>

TAX DEEDED PROPERTY INFORMATION SHEET

PROP. DESCRIPTION: **HOBART ST (vacant lot)**

MAP/LOT : **0446/0042**

TAX DEED DEADLINE: **09/23/2022 AT 5PM**

TAX DEED EXECUTION DATE: **09/26/2022**

LEVY YEAR & DEED AMOUNT:	2017	-	\$309.53
	2018	-	\$312.65

TAX DEED RECORDED: **09/28/2022**

DEED BOOK/PAGE: **9655/1721**

Unpaid Property Taxes, including interest and costs as of 09/23/2022: **\$2,253.63**

FORMER OWNER: **ESTATE OF FRANK S. KIJEK**

MORTGAGEES: **NONE**

PROPERTY TAX LIENS

<u>LEVY YEAR</u>	<u>TAX LIEN EXECUTION DATE</u>	<u>LIEN AMOUNT</u>
2017	05/03/2018	\$309.53
2018	04/18/2019	\$312.65
2019	06/01/2020	\$317.11
2020	05/05/2021	\$319.06
2021	04/19/2022	\$329.91
TOTAL		<u>\$1,588.26</u>

BALANCES AS OF AUCTION: 4/15/23 = \$4,304.00

PROPERTY AUCTIONED: 04/15/2023
PROPERTY SOLD: 05/30/2023

BUYER:

DONALD M. BOUCHER & MONIQUE A. BOUCHER
63 HOBART ST
MANCHESTER NH 03104

SUMMARY OF BALANCE DUE	
PROP TAXES	\$2,031.33
INTEREST	\$804.33
COST	\$124.06
PENALTY	\$1,409.36
EXPENSES	\$123.04
TOTAL	\$4,492.12
SALES PRICE	\$78,000.00
EXCESS PROCEEDS	<u>\$73,507.89</u>

EXCESS PROCEEDS MAILED TO:

ESTATE OF FRANK S. KIJEK
C/O SUSAN DUFRESNE
26 ORCHARD ST
LACONIA NH 03246

Timothy J. Clougherty

Public Works Director

Owen P. Friend-Gray, P.E.

Deputy Public Works Director

Mark Gomez

Chief of Parks,

Recreation & Cemetery



Commission

Tammy Richmond, Chair

David Flurey

Erika Connors

Erin Loomis Laughlin

Colin Manning

CITY OF MANCHESTER

Department of Public Works

Parks, Recreation & Cemetery Division

July 3, 2023

Committee on Lands and Buildings

Board of Mayor and Aldermen

ATTN: Chairman Pat Long

Re: Request to Name the Derryfield Park Cross Country Course after Joseph O'Neil

Chairman Long:

Please find attached a request from Manchester School District Director of Athletics Christine Pariseau Telge to name the Derryfield Park Cross Country Course after Joseph O'Neil. Mr. O'Neil coached cross country and track at Central High School for decades, achieving great success along the way.

This proposal was brought before the Parks, Recreation & Cemetery Commission on June 21. Former athletes and colleagues spoke in favor, noting that Mr. O'Neil had prepared them not only to be successful at running but in life. The Commission voted unanimously to support the proposal and recommend it move forward to the Board of Mayor and Aldermen.

By way of this communication, I am asking the Committee and the BMA to consider naming the Derryfield Park Cross Country Course in honor of Joseph O'Neil.

Sincerely,

Mark Gomez

Chief of Parks, Recreation & Cemetery

cc: Tim Clougherty, Public Works Director

Owen Friend-Gray, Deputy Public Works Director



MANCHESTER SCHOOL DISTRICT

NH SCHOOL ADMINISTRATIVE UNIT 37
20 HECKER STREET, MANCHESTER, NH 03102
TELEPHONE: 603-624-6300 | FAX: 603-624-6337

JENNIFER CHMIEL GILLIS, ED.D
Superintendent of Schools

June 13, 2023

Mark Gomez
Chief Parks and Recreation
475 Valley Street
Manchester, NH 03101

RE: Derryfield Cross Country Course Naming

Chief Gomez,

I am requesting that the Derryfield Cross Country Course be named in honor of Joseph "Joe" O'Neil. Joe was a long-time coach and teacher at Central High School. Coach O'Neil had a profound impact on the sports of cross country, indoor and outdoor track. In fact, he is the winningest coach in NH history with 33 state championships. For many young women runners growing up in the 80 and 90s, Joe was running. He inspired and motivated his athletes to do better, to be better and to believe in themselves. He fostered the unity of a team, of a family, that supported each other year-round.

Joe was also instrumental in creating the cross-country course at Derryfield. He continued to redesign the course over the years to make it one of the best in New England, if not the United States. He also was responsible for building the Manchester Cross Country Invitational, held at Derryfield, into one of the largest high school cross country meets on the east coast.

I would like to recognize Coach O'Neil by naming the cross-country course in his honor, adding signage to the current top of the finish line with his name and celebrating him at the of the Manchester High School Cross Country Invitational, scheduled for September 23, 2023.

Thank you for the consideration,

Christine Pariseau Telge

Director of Athletics, Manchester School District

Statement of nondiscrimination: It is the policy of the Manchester Board of School Committee, in its actions, and those of its employees, that there shall be no discrimination on the basis of age, sex, race, color, marital status, physical or mental disability, religious creed, national origin or sexual orientation for employment in, or operation and administration of any program or activity in the Manchester School District. The Title IX Coordinator is Atty. Katie Cox Pelletier for staff and students.



MANCHESTER WATER WORKS

281 LINCOLN STREET • MANCHESTER, NEW HAMPSHIRE 03103 • (603)
624-6494



BOARD OF WATER COMMISSIONERS

HAROLD R. SULLIVAN
President

GARY HAMER
Clerk

Ex Officio
HON. JOYCE CRAIG
Mayor

PHILIP W. CROASDALE
Director

June 4, 2023

Alderman Pat Long, Chairman
Committee on Lands and Buildings
C/o Office of the City Clerk
One City Hall Plaza
Manchester, NH 03101

Re: Surplus Land – Wellington Road

Dear Chairman Long and Honorable Committee members,

Manchester Water Works (MWW) respectfully request to the Committee on Lands and Buildings to support deeming 20 acres of land owned on Wellington Road surplus and allowing MWW to sell said property. See attached map showing area of land.

This land was acquired in 1940 from the Merrimack River Savings Bank along with another 12 acres in Hooksett near the Candia Town line and adjacent to the Maple Falls Brook. Although the Wellington parcel (Map/Lot 860-30) is on the Massabesic Lake Watershed, it's an outlier parcel situated in a residential area surrounded by single family homes. The zoning is R1-A, single-family residential. The parcel is approx. 5,200 feet from Lake Massabesic (straight line). Attached is a Commercial Real Estate Opinion of Value for the 20 acres of land located on Wellington Road.

MWW currently does not pay property taxes to the City for the parcel.

Proceeds from a sale would be set in a reserve account to be used towards the costs of a future relocation of the Lincoln St. Administration Building and Garage.

The Board of Water Commissioners voted to deem the parcel surplus at the May 25th Regular Board Meeting.

I will be available at the next Committee on Lands and Buildings Meeting to answer questions you or the Committee may have. Please feel free to contact me at 792-2800 prior to the meeting should you have immediate questions and I will be happy to discuss them with you.

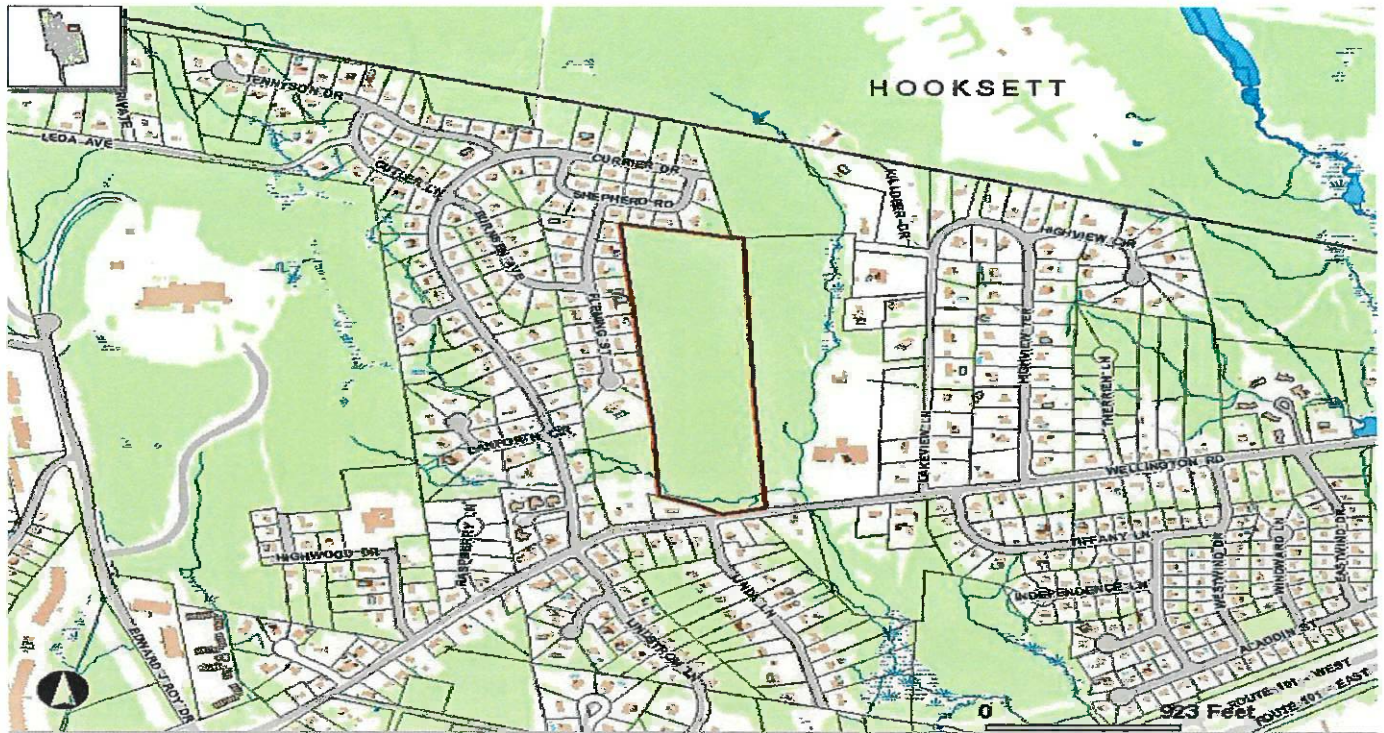
Respectfully submitted,

Philip W. Croasdale

Philip W. Croasdale, Director

Cc: Committee on Lands and Buildings

attachments



COMMERCIAL REAL ESTATE OPINION OF VALUE

May 12, 2023

Prepared For:
Manchester Water Works
c/o Phil Croasdale
281 Lincoln Street
Manchester, NH 03101

Property Evaluated:
Wellington Rd, Lot 860-30
Manchester, NH 03104

Prepared By:
Michael F. Reed



Stebbins Commercial Properties LLC
730 Pine Street
Manchester, NH 03104-03108
P (603) 669-6323 F (603) 622-4556
www.stebbinscommercialproperties.com



May 12, 2023

Manchester Water Works
281 Lincoln Street
Manchester, NH 03101

Re: Wellington Rd, Lot 860-30, Manchester, NH

Dear Phil,

Per your authorization, I have personally made an inspection of the above captioned property for the purpose of reporting to you my opinion of its fair market value as of this date.

The term "fair market value" is defined in Appraisal Institute Terminology, sponsored by the American Institute of Real Estate Appraisers, as "the most probable sale price in terms of money which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the Buyer and Seller, each acting prudently, knowledgeably and assuming the price is not affected by undo stimulus".

I hereby certify that I have made an on site inspection of the property and that I have taken into consideration all factors which I felt were pertinent to the value estimate and that I have not knowingly or intentionally omitted any important data.

On the basis of my inspection and analysis, I am of the opinion that the fair market value range of the subject property as of **May 12, 2023** is **One Hundred Twenty-Five Thousand Dollars (\$125,000.00) to One Hundred Fifty Thousand Dollars (\$150,000.00) per acre.**

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Michael F. Reed', is written over a horizontal line.

Michael F. Reed, President
Stebbins Commercial Properties LLC

*730 Pine Street, Manchester, New Hampshire 03104-3108
Phone (603) 669-6323 Fax (603) 622-4556*

SALIENT PROPERTY FACTS

Location:	Wellington Rd, Lot 860-30 Manchester, NH 03104
Owner of Record:	Manchester Water Works 281 Lincoln Street Manchester, NH 03101
Property Rights Evaluated:	Fee Simple Absolute
Tax Assessors Reference:	Map 0860 Lot 0030
Current Assessment:	\$1,012,600.00
Land Area:	20.84 Acres Vacant Land
Improvements:	Land Only
Current Use:	Vacant Land
Highest and Best Use:	Redevelopment
Zone:	R-1A
Lot Shape:	Rectangular
Topography:	Flat / Slopping /Rolling
Water:	Municipal
Sewer:	Municipal
Electric:	Eversource
Easements:	None
Encumbrances:	None
Environmental Condition:	Satisfactory

Sources of Information: Commercial Investment Board of Realtors
City of Manchester, NH
Northern New England Real Estate Network

Inspection Date: May 9, 2023

Comments: No current comparable listings of like size and nature are currently available in the greater Manchester area, however based on my research, lots ranging from 9 acres up to 50 acres that are fully serviced or have readily available water, sewer, cable and power in preferable locations could reach an on-market value of \$75,000 up to \$150,000.00 per acre.

Comparable Sale
Approach: \$95,000.00 Per Acre up to \$150,000.00 Per Acre
Average Comparable Sale: \$122,500.00 Per Acre

Indicated Value: One Hundred Twenty-Five Thousand Dollars (\$125,000.00) Per
Acre up to One Hundred Fifty Thousand Dollars (\$150,000.00) Per
Acre

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

Unless otherwise stated within this report the conclusions reached are subject to the following assumptions and limiting conditions:

1. All relevant dimensions are assumed to be as represented on plans and other illustrative material included with the report. No survey of the property has been completed by the consultant and no responsibility is assumed in connection with such matters. Any sketches and illustrative material in this report are included only to assist the reader in visualizing the property and are not necessarily to scale.
2. No responsibility is assumed for matters of a legal nature affecting title to the property nor is an opinion of title rendered. The title is assumed to be good and marketable and the legal description used in this report, if any, is assumed to be correct.
3. Stebbins Commercial Properties LLC has obtained information from reliable third party entities and other professionals. However, no warranty is given by Stebbins Commercial Properties LLC for its accuracy or validity or the impact of said information upon the conclusions stated herein.
4. The property is analyzed as if free and clear of any or all mortgages, liens, encumbrances, leases or servitudes unless otherwise stated within the report.
5. The property is assumed to be under responsible ownership and competent management.
6. It is assumed that there are no hidden or unapparent conditions of the property, or subsoil, (including but not limited to hazardous waste, minable materials, structural anomaly, etc.) which would render the property more or less valuable. No responsibility is assumed for such conditions, or for the engineering studies which maybe required discovering them.
7. Possession of this report, or a copy thereof, does not carry with it the right of publication or reproduction. This report may not be used by any person other than the party to whom it is addressed without the written consent of the consultant and in any event only in its entirety. Further, neither all nor any part of this report shall be conveyed to the public through any medium without the written consent of the consultant. Nor shall the consultant, the firm, nor any professional organization with which the consultant may be affiliated by identified without the written consent of the consultant.
8. Any liability on the part of the consultant is limited to the amount of fee actually collected.
9. This report is not an appraisal of the subject property and any value assumptions derived from the information contained herein are opinion of Stebbins Commercial PropertiesLLC. Said opinions should be regarded as an estimate of the disposition proceeds for the subject property with consideration given to current market conditions.

10. Acceptance of and/or use this report constitutes acceptance of the foregoing limiting conditions.

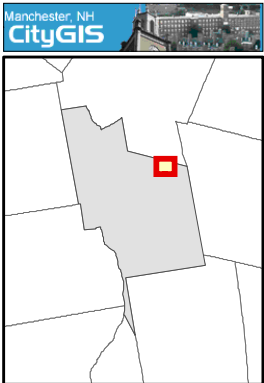
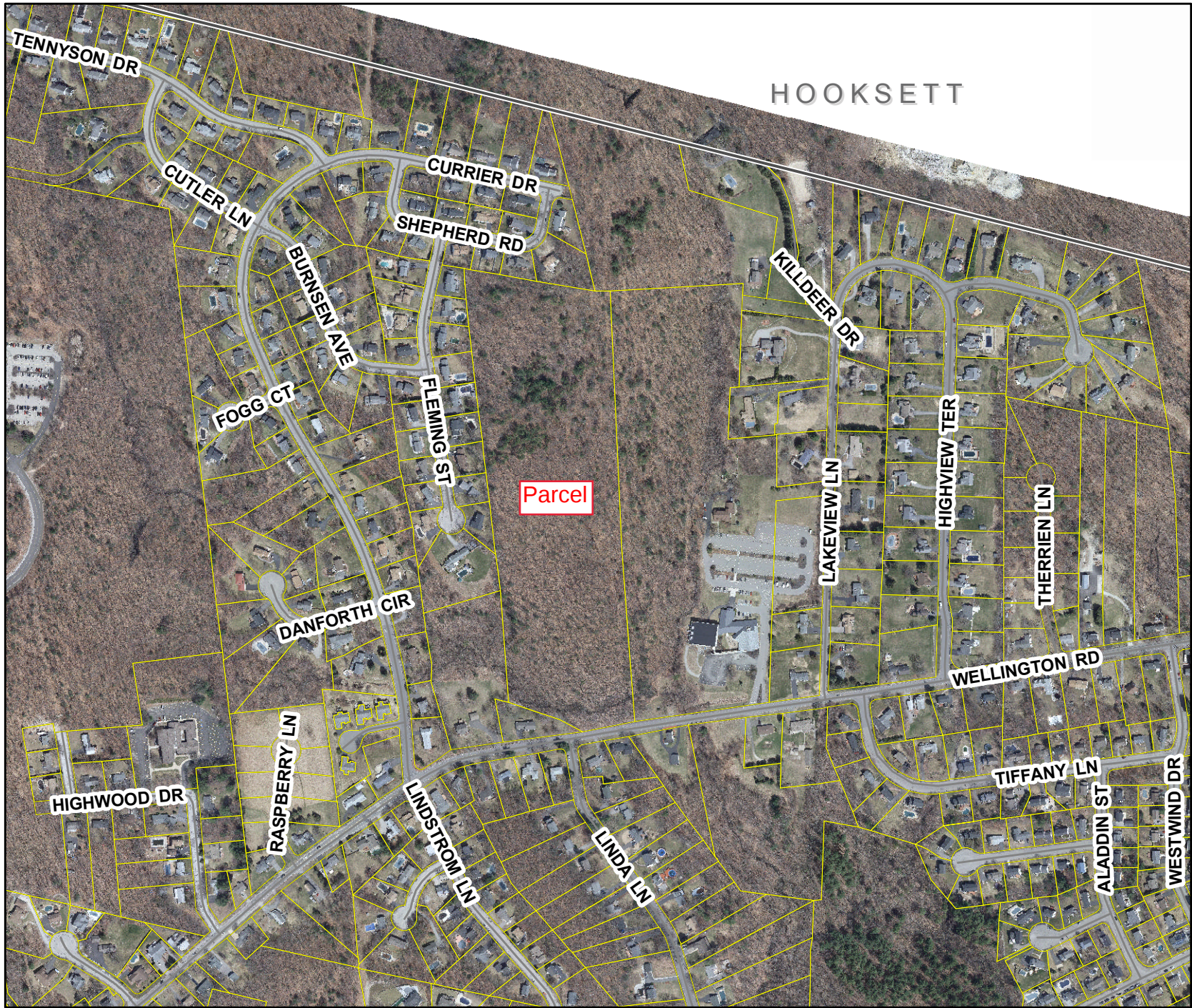
I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
- I have made a personal inspection of the property that is the subject of this report.

Prepared by:

A handwritten signature in black ink, appearing to be 'L. O. B. J.', written over a horizontal line.

Date: 5/9/23

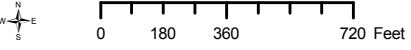


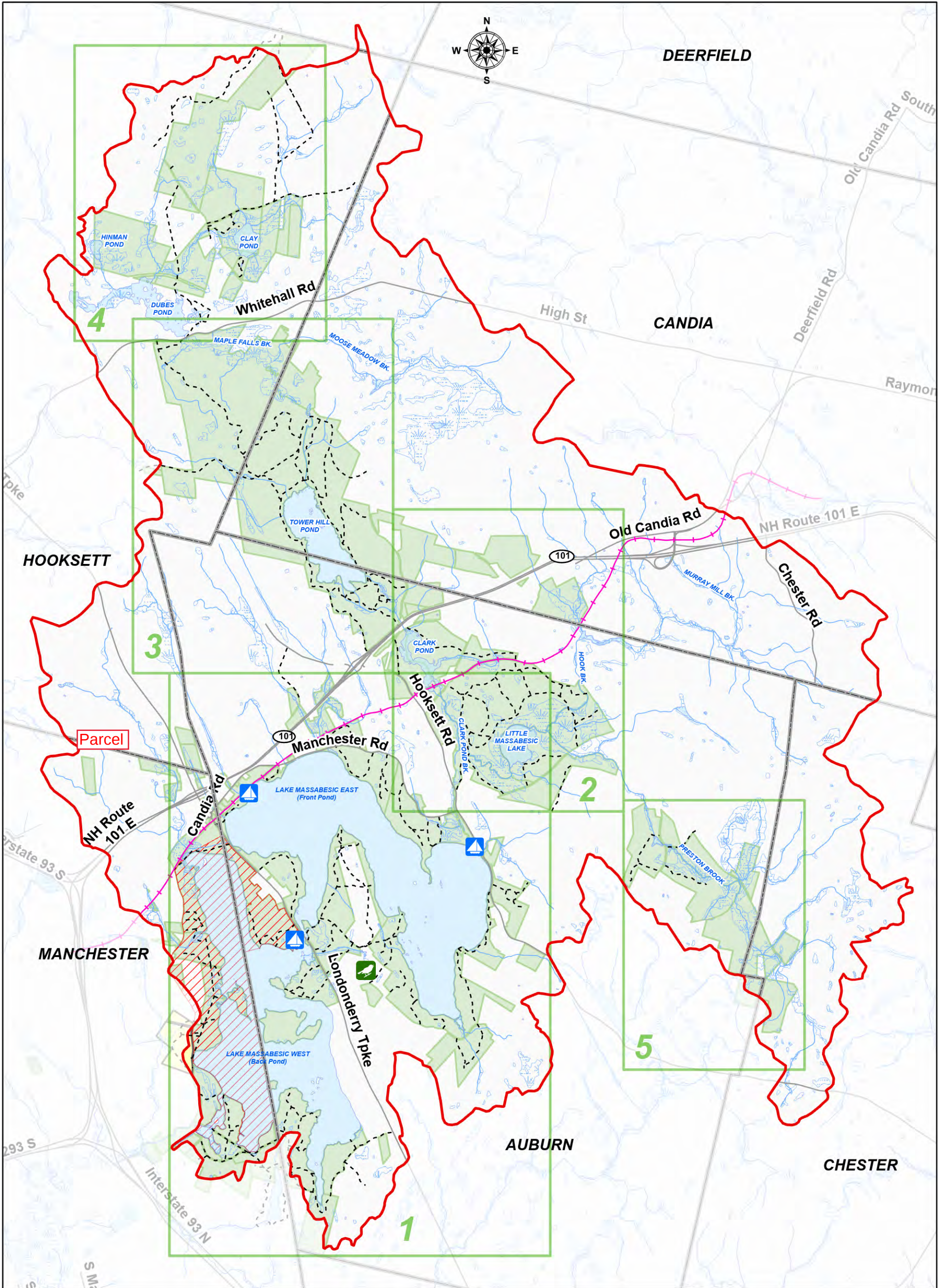
Area Map Showing Extent Of Map At Left



DISCLAIMER

The information appearing on this map is for the convenience of the user and is not an official public record of the City of Manchester, NH (the "City"). This map is not survey-quality. All boundaries, easements, areas, measurements, rights-of-way, etc. appearing on this map should only be considered approximations, and as such have no official or legal value. The City makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this information for any particular use. The City assumes no liability whatsoever associated with the use or misuse of this information. The official public records from which this information was compiled are kept in the offices of various City, County, and State government agencies and departments, and are available for inspection and copying during normal business hours. By using this map, you agree to these terms and conditions.





Boat Launch

Massabesic Audubon Center

Trail/Fire Road

Roads

Rockingham Recreational Trail

Area Map Locations

Manchester Water Works (MWW) Land

MWW Land - No Hunting

Restricted Area - No Trespassing

Wetlands

Lake Massabesic Watershed Boundary

Town Boundary



Lake Massabesic Watershed Index Map

00.250.50.751

Miles

Data Sources: GRANIT, City of Manchester

KNOW ALL MEN BY THESE PRESENTS

That Merrimack River Savings Bank, a corporation duly organized, having a principal place of business in Manchester, in the County of Hillsborough and State of New Hampshire, by John R. McLane, Liquidating Agent, duly authorized and appointed by the Bank Commissioner of the State of New Hampshire

for and in consideration of the sum of one dollar and other valuable consideration to it in hand, before the delivery hereof, well and truly paid by Manchester Water Works, a corporation created under an act of the New Hampshire Legislature dated August 1, 1871, also of said Manchester.

the receipt whereof it do es hereby acknowledge, have remised, released and forever quit-claimed, and do es by these presents remise, release and forever quit-claim unto the said

here and assigns, to their use and behoof forever.

A certain tract or parcel of land situate in said Manchester on the northerly side of the Bald Hill road, bounded and described as follows, to wit:- Beginning at the northeasterly corner of the tract, being at the northwesterly corner of land, one undivided half of which was formerly conveyed to William Mills by Francis M. Farley by deed dated Jan. 23, 1863; thence by said Mills's land south 6 degrees 20' west about one hundred and two rods to said Bald Hill Road; thence north 68 degrees, 28' west about eleven rods and nine links to a marked stake at the south angle of land now or formerly owned by George Young; thence north six degrees 10' east by said Young's land about one hundred and three rods and ten links to a stake on the line of land formerly belonging to the late Richard H. Ayer; thence by said Ayer's land south 67 degrees, 18' east about twelve rods and ten links to the place of beginning, containing seven acres of land, more or less, reserving all highways and public rights.

Also, another tract of land on the northerly side of said Bald Hill Road and lying between the above described tract and the said road being the same premises conveyed to Frank A. Heath by David H. Young by deed dated May 6, 1892 and recorded in Hillsborough County Records, Volume 446, Page 219. Both tracts being the same as conveyed to Arthur H. Hale by William W. Forbes, Trustee in Bankruptcy of Estate of Frank M. Goings by deed dated September 15th, 1906, recorded Volume 652, Page 355 of Hillsborough County Records.

Also, a certain parcel of land situate in Manchester aforesaid and bounded as follows:- Beginning at a north angle of a parcel of land formerly owned by Peter Farnum and Henry C. Merrill at a stake at the line of land formerly owned by Richard H. Ayer, late of Manchester, deceased; thence south six degrees 10' west by marked trees, one hundred three rods and ten links to a stake marked; thence north 68 degrees 28' west 19 rods and 23 links to a stake marked; thence north 3 degrees 55' east by marked trees, one hundred three rods and twenty links to a marked stake at the line of land formerly owned by Ayer; thence south 67 degrees 18' east by marked trees 24 rods 8 links to bound first mentioned, containing thirteen acres and one hundred and six rods. It being the same premises as conveyed to Arthur H. Hale by Frances P. Pinkerton by deed dated September 12th, 1914 and recorded in Volume 730, Page 553 of Hillsborough County Records.

All of the above described property is a part of the land conveyed to Merrimack River Savings Bank by Arthur H. Hale by deed dated May 24th, 1934 and recorded in Volume 928, Page 573 of Hillsborough County Records.

Taxes for 1940 on all of the above described property to be paid by grantee.

TO HAVE AND TO HOLD the aforesaid premises, with all the privileges and appurtenances thereunto belonging to the said grantee its successors here and assigns, to them and their use and behoof forever. And it do es hereby covenant with the said grantee its successors and assigns, that it will, and its successors, shall warrant and defend said premises to said grantee its successors here and assigns, forever, against the lawful claims and demands of all persons claiming by, from, or under it. And it is a corporation of the said

for the consideration aforesaid, do hereby release right of in the before-mentioned premises.

And we, and each of us, hereby release our several rights of HOMESTEAD in said premises, under and by virtue of any law of this State.

Merrimack River Savings Bank, by John R. McLane, Liquidating Agent, has

IN WITNESS WHEREOF, have hereunto set its hand and seal this fifteenth day of May in the year of our Lord, one thousand nine hundred and forty. Signed, sealed and delivered in the presence of us:

A. F. Emerson

MERRIMACK RIVER SAVINGS BANK (Corporate seal)

By John R. McLane
Liquidating Agent

STATE OF NEW HAMPSHIRE, HILLSBOROUGH, ss.

May 15th 1940

Personally appeared the above-named John R. McLane, Liquidating Agent of Merrimack River Savings Bank

and acknowledged the above instrument to be his voluntary act and deed.

Before me A. F. Emerson,

JUSTICE OF THE PEACE

HILLSBOROUGH, ss.—Received and recorded, 8-30 A. M. June 29, 1940.

and examined by

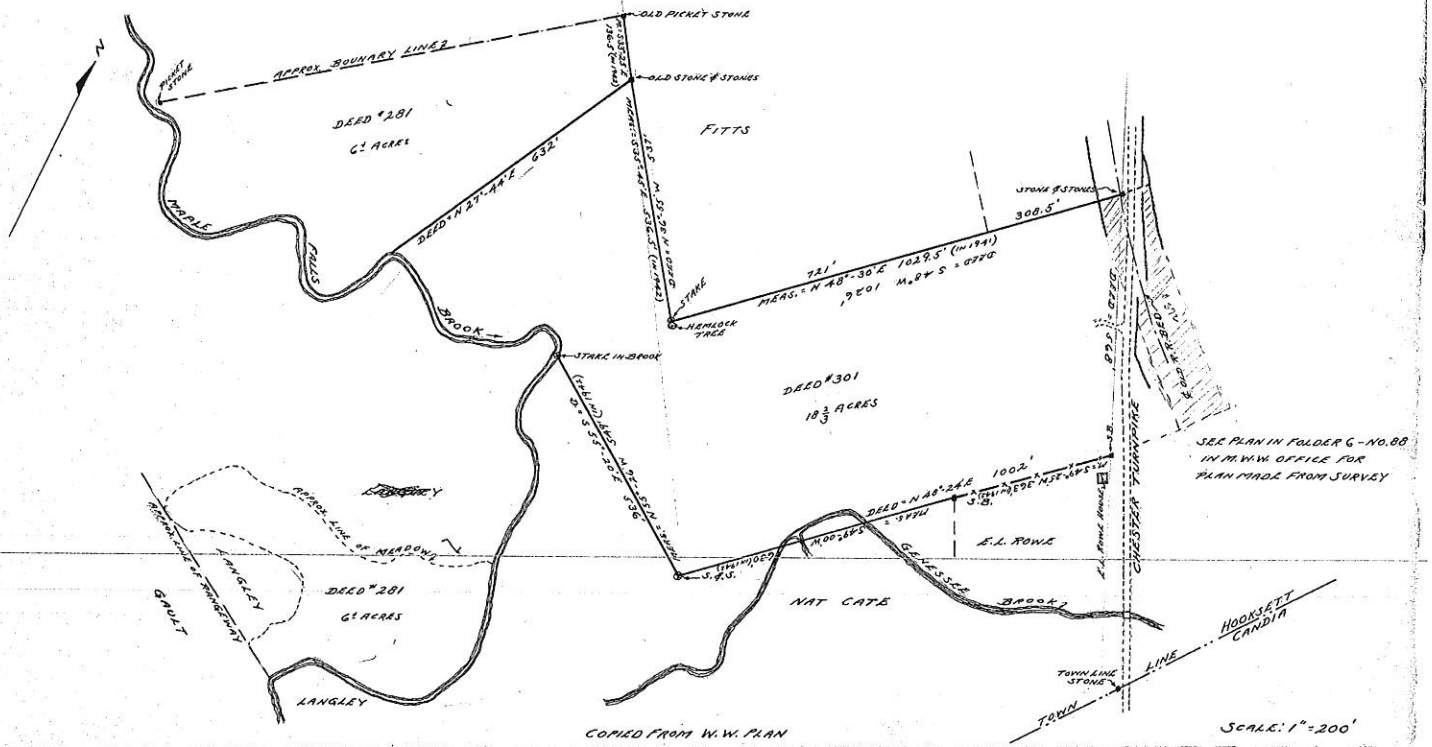
David Sullivan

REGISTER

DEED NO.

307

GRANTOR	GRANTEE	Restriction Yes or No	Area	Asses. Plan No.	MEMORANDUM Vol. Page COUNTY	Date	Purchase Price	Land Value	Building Value	Total Value	M.W.W. DEED NO.	REMARKS
GENEVA W. VARJABEDIAN	CITY	NO	18 ³ / ₄ ACRES		560 546	DEC. 13, 1940	\$ 57				301	DEED IN W.W. OFFICE
MERRIMACK RIVER SAV. BANK	"		12 "		576 543	MAY 15, 1940	\$ 84				281	" " " " "
Paul Sarrent	"	Not changed Township	.4	Blue	731 184	MAY 28, 1943	50.00				372	" " " "





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;

85582 160276
85582 160276

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;

BK5382 PG0277

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.

BK5382 Pg0278

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

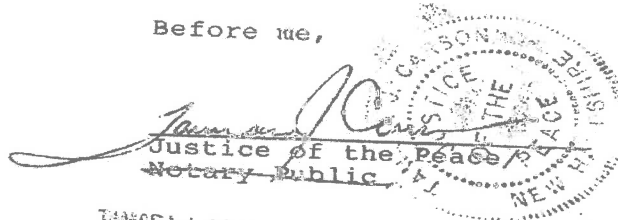

Raymond J. Wieczorek, Mayor

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

BK5382 P60279