

AGENDA

SPECIAL MEETING OF THE COMMITTEE ON LANDS AND BUILDINGS

November 01, 2016
Aldermen Long, Shaw,
Cavanaugh, Herbert, Pappas

5:30 p.m.
Aldermanic Chambers
City Hall (3rd Floor)

1. Chairman Long calls the meeting to order.
2. The Clerk calls the roll.

TABLED ITEMS

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

3. Communication from Thomas Arnold, Deputy City Solicitor, regarding the request to purchase City-owned property located at 921 Beech Street.
Note: Attached are reports from the Assessor's, Tax and Planning & Community Development Departments.
(Tabled 10/18/16; Attached is a report of the committee referred back by the Board of Mayor and Aldermen on September 20, 2016.)
4. Communication from Mike Lanoie of the Derryfield Restaurant, requesting changes to the property and approval of the amended management agreement.
(Note: Tabled 6/28/16; revised contract to be submitted.)
5. If there is no further business, a motion is in order to adjourn.



CITY OF MANCHESTER

Board of Assessors

One City Hall Plaza, West Wing
Manchester, New Hampshire 03101
Tel: (603) 624-6520 – Fax: (603) 628-6288
Email: assessors@ci.manchester.nh.us
Web: www.ManchesterNH.Gov



Robert J. Gagne, Chairman
Michael W. Hurley

Lisa Turner
Assistant to Assessors

To: Chairman Patrick Long, Committee on Lands & Buildings
From: Board of Assessors
Date: August 16, 2016
Re: Request to Purchase City Land off Hooksett Rd / Portion of Livingston Park

The Assessors have completed an analysis of the estimated market value of the above-referenced property. The following is a summary of important facts and the value estimate:

Property Location	Between Hooksett Rd & Beech St; abuts rear of Dunkin Donuts
Assessors Map/Lot	278/2A / Separately mapped for Property Tax purposes only / Legally part of City parcel Map 278, Lot 2 / Livingston Park
Property Owner	City of Manchester
Deed Book/Page	Unknown
Date Acquired	Unknown / Not a tax deeded parcel
Improved/Vacant	Paved Parking Lot and Drive-Up Lane
Total Land Area	9,000 square feet estimated / Actual To Be Determined
Current Zoning	B-1 Neighborhood Business & CV Civic-Conservation
Overlay District	N/A
Easements / Restrictions	Unknown
Estimated Value	To be disclosed in non-public session (RSA 91-A:3 II(d))
Comments	Area has been used as a parking lot and Drive-Up window lane for the Dunkin Donuts building located at 921 Beech Street by revocable license agreement with the City Parks & Recreation Department. The area proposed for purchase is considered “unbuildable” as a standalone parcel. Note that private use of public property requires payment of property taxes (RSA 72:23 I (b)).

Respectfully,

Robert J. Gagne, CNHA, NHCG
Chairman

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
CITY OF MANCHESTER PARKS & REC C/O MATNEC LLC 3 PLUFF AVE N READING, MA 01864 Additional Owners:						Description	Code	Appraised Value	Assessed Value
						COM LAND	3370	99,500	99,500
						COMMERC.	3370	3,100	3,100
SUPPLEMENTAL DATA									
Other ID: 02780002A		RAD OR CAD270							
Land Adjust NO		Callback Ltr							
Voided NO		Sketch Note							
Total SF 7463		Land Class							
Zone		Parcel Zip 03104							
Frontage/Dep		ASSOC PID#			Total		102,600		102,600
GIS ID: 278-2A									

2017
MANCHESTER, NH

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
CITY OF MANCHESTER PARKS & REC		6467/ 421	08/02/2001	U	I			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
								Total:				Total:				Total:	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Type	Description	Amount	Code	Description	Number	Amount				
Total:											

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
NBHD/ SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH					
603/A					Appraised Bldg. Value (Card) 0				
						Appraised XF (B) Value (Bldg) 0			
						Appraised OB (L) Value (Bldg) 3,100			
						Appraised Land Value (Bldg) 99,500			
						Special Land Value 0			
						Total Appraised Parcel Value 102,600			
						Valuation Method: C			
						Adjustment: 0			
						Net Total Appraised Parcel Value 102,600			

BUILDING PERMIT RECORD									VISIT/ CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
									3/20/2012			RG	50	Map Change

LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	Frontage	Depth	Units	Unit Price	I. Factor	S A	C. Factor	ST. Idx	S.I. Adj.	Notes- Adj	Rec Y/N	CU Cond	Special Pricing	Adj. Unit Price	Land Value
1	3370	PARK LOT				7,463 SF	10.16	1.00	E	0.75	603	1.75	CF=SHAPE/UTILITY	N	0.000		13.33	99,500
						Total Card Land Units:	0.17 AC							Total Land Value:	99,500			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Model	00		Vacant				
MIXED USE							
				<i>Code</i>	<i>Description</i>		<i>Percentage</i>
				3370	PARK LOT		100
COST/MARKET VALUATION							
			Adj. Base Rate:				0.00
			Replace Cost				0
			AYB				
			EYB				0
			Dep Code				
			Remodel Rating				
			Year Remodeled				
			Dep %				
			Functional Obslnc				
			External Obslnc				
			Cost Trend Factor				1
			Status				
			% Complete				
			Overall % Cond				
			Apprais Val				
			Dep % Ovr				0
			Dep Ovr Comment				
			Misc Imp Ovr				0
			Misc Imp Ovr Comment				
			Cost to Cure Ovr				0
			Cost to Cure Ovr Comment				

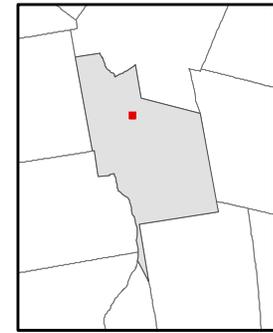
OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
PAV1	PAVING-ASPH			L	4,125	1.50	2006		0		50	3,100
PK1	PARKING SPA			L	15	0.00	2006		0		50	0

No Photo On Record

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
3.3						
Ttl. Gross Liv/Lease Area:		0	0	0		

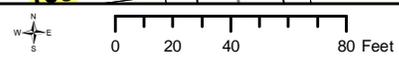


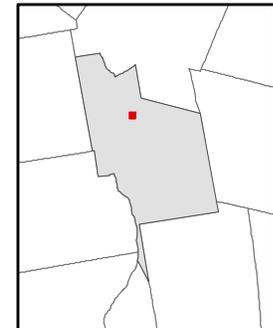
Area Map Showing Extent Of Map At Left



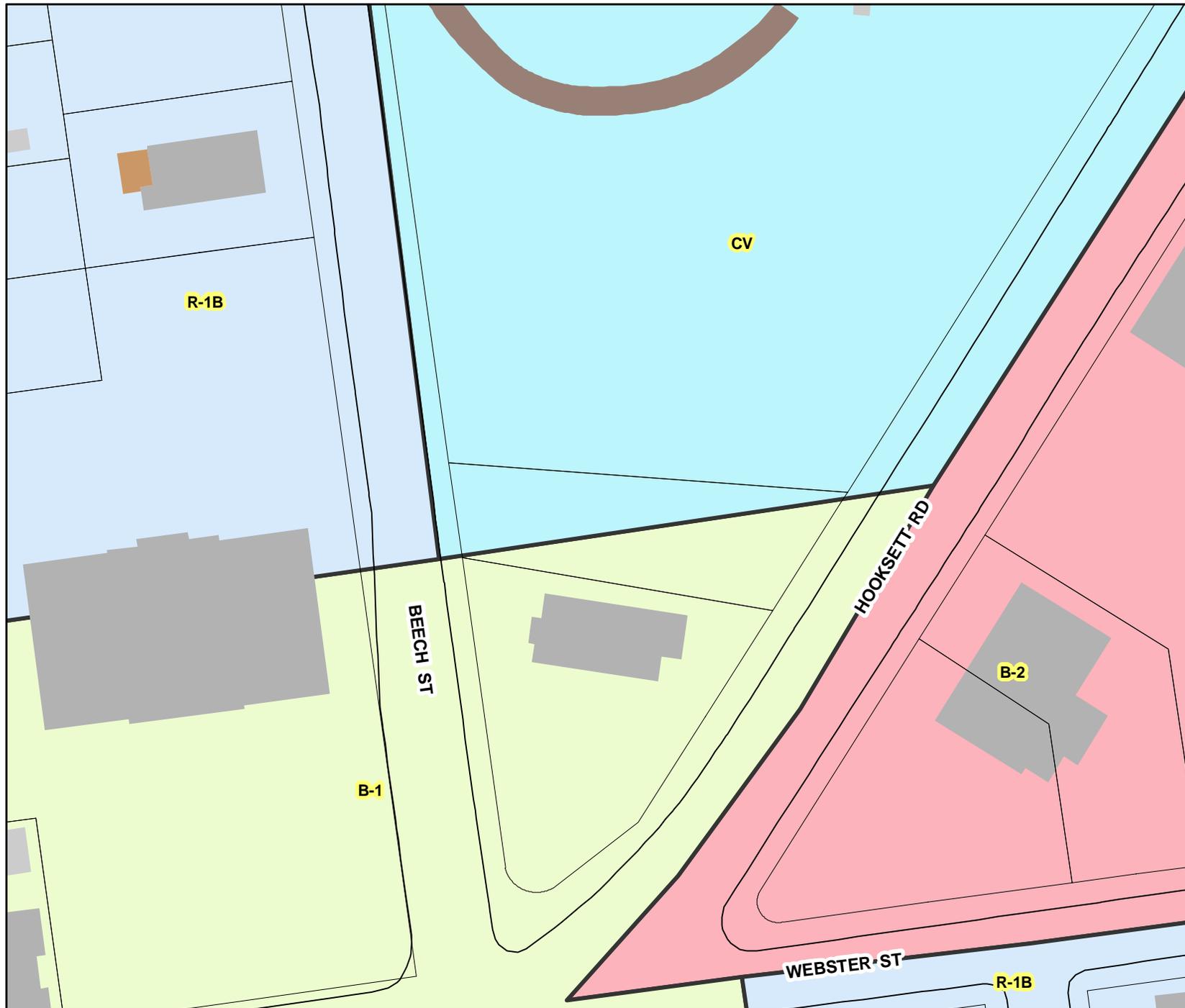
DISCLAIMER

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.



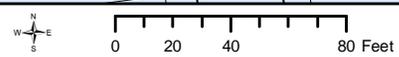


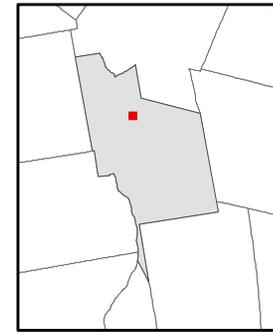
Area Map Showing Extent Of Map At Left



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.



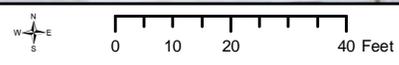


Area Map Showing Extent Of Map At Left



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.





CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Planning & Land Use Management
Building Regulations
Code Enforcement Division
Community Improvement Program
Zoning Board of Adjustment

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations

October 26, 2016

Alderman Patrick Long, Chairman
Committee on Lands and Buildings
Board of Mayor and Aldermen
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Private-sector request to acquire a portion of Livingston Park, Lot 278-2A

Dear Chairman Long and Members of the Committee:

This letter provides the Planning and Community Development Department (PCD)'s response to a request to purchase part of a City-owned lot, identified as tax map and lot 278-2A. The request first came to this committee in 2012. At that time, PCD submitted a letter to this committee stating that PCD had no objection to declaring the land surplus and selling it to the private sector, contingent on a few conditions. That letter is attached hereto.

PCD continues to have no objection to the City declaring the land surplus and conveying it to Mantec, LLC, the owner of the Dunkin' Donuts, subject to one condition: Mantec shall apply to the Planning Board for a lot-line adjustment, and the new lot line shall neither create nor exacerbate a zoning nonconformity. Specifically, the new lot line should allow for a landscaped perimeter of at least 10 feet in width that is entirely within Mantec's lot. This is required to comply with Article 10.07(G) of the Zoning Ordinance. Please be aware that, although the City's GIS shows 278-2A as a separate lot, that is only for taxation purposes. 278-2A is part of the larger lot that contains Livingston Park.

I discussed PCD's position with Don Pinard, Chief of Parks, as the Parks Department had been involved with drafting the conditions from the 2012 letter. Mr. Pinard agreed with the condition regarding the 10-foot buffer. Mr. Pinard and I also agreed that the other condition stated in the 2012 letter regarding a limit on building expansion was unnecessary.

If the Committee is inclined to sell the land to the private sector, please note that Section 34.21 of the Code of Ordinances requires that City-owned land must first be declared "surplus" and then disposed of by general public sale, such as by public auction.

If you have any questions, staff from this department will be available at your meeting.

Sincerely,



Jeffrey Belanger, AICP
Senior Planner

Cc: Kevin Sheppard, PE, Director of Public Works
Don Pinard, Chief of Parks
Robert Gagne, CNA, Chairman, Board of Assessors
Brenda Masewic Adams, Tax Collector

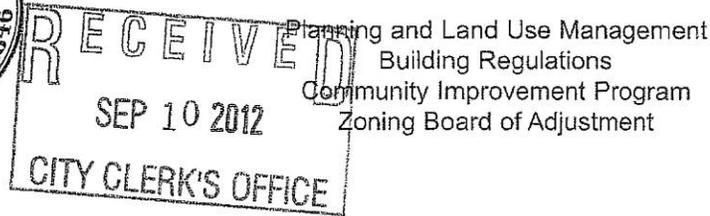


CITY OF MANCHESTER
PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director - Planning & Zoning

Matthew M. Sink
Deputy Director - Building Regulations



10 September, 2012

Alderman Ed Osborne, Chairman
Committee on Lands and Buildings
Honorable Board of Mayor and Aldermen
City Hall - One City Hall Plaza
Manchester, New Hampshire 03101

re: *Request by MATNEC LLC to acquire portion of Livingston Park land (TM 278, Lot 2)*

Honorable Committee Members:

This is to provide a report pursuant to Section 34.15-25 pertaining to the above-referenced parcel.

Background: MATNEC LLC, the owner of the “Dunkin Donuts” property at 921 Beech Street (TM 278, Lot1), has recently requested the opportunity to acquire a portion of the abutting south end of Livingston Park (TM 278, Lot 2) which the City, beginning in 1981, had leased to a previous owner of the “Dunkin Donuts” property (see the shaded area on the accompanying map). Most of this previously leased area is currently being used to provide parking and a vehicular order-to-go lane for “Dunkin Donuts”.

After investigating the matter and consulting with other City agencies, we have determined that there are no known restrictions that would prevent the City from selling to the private sector a portion of City-owned Livingston Park property in this vicinity. Furthermore, The Parks, Recreation and Cemetery Division has indicated that they have no plan to use this area as park land and have no objection to the transfer of this land to MATNEC LLC providing two conditions are met: that in order “to avoid a sense of crowding” in the tennis court area of Livingston Park, (1) the existing 12-foot green space buffer between the edge of pavement and the tennis court fencing will continue to be maintained and (2) no further building expansion will take place on TM 278, Lot 1.

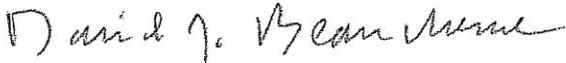
Zoning: The zoned portion of City land under discussion is split-zoned, with the majority of the land zone “Conservation District” and part of the land zoned “Neighborhood Business (B-1). While the land under discussion has been used in conjunction with the “Dunkin Donuts” business since 1981, the “Conservation District” is more appropriately delineated as the City’s open space and recreational lands.

Surplus Determination and Disposition: For these reasons, it appears there are no practical grounds why this portion of City-owned Livingston Park land currently under discussion could not be declared surplus and, if deemed appropriate, sold in a manner consistent with Section 34.21 of the City Ordinance. If this is the case, the City may wish to find that it may reasonably sell the subject portion of Livingston Park to MATNEC LLC since the abutting property owners at TM 278, Lot 1 – whether they have had a lease agreement with the City or not – have consistently used the City-owned land in question for commercial purposes associated with the “Dunkin Donuts” operation.

We would further recommend that any sale of the subject property be contingent on the applicant’s submission of a Lot Line Adjustment plan, acceptable to the Parks, Recreation and Cemetery Division, to the Planning Board, for approval, which fulfills the above noted concerns of the Parks, Recreation and Cemetery Division.

If you have any questions, staff will be available at your meeting.

Sincerely,



David J. Beauchesne, Senior Planner

Copy: Leon LaFreniere, Director; file

*Brenda Masewic Adams, CTC
Tax Collector*



*Barbara Emery, CDTC
Deputy Tax Collector*

***CITY OF MANCHESTER
TAX COLLECTOR***

Memorandum

DATE: October 25, 2016
TO: Committee on Lands & Buildings
FROM: Brenda Masewic Adams, Tax Collector
RE: Map 0278, Lot 0002A, Beech St

As requested, the following contains information regarding property located at:
Beech St

Map/Lot: 0278/0002A
Back Taxes: 0.00
Annual Taxes: \$2,463.54 for 2015 tax year
\$1,231.77, first half of 2016 tax year

I do not have any objections to the disposition of this property.

Tax Account ID 219720 Old Utility Account No.
 Map-Lot 0278 -0002A Owner Name CITY OF MANCHESTER PARKS & REC
 Property Address BEECH ST

Date	Yr	Rl	Pd	Ent	Transaction	Adjustment	Amount	Base	Other	Balance
5/25/16	16	RE	1		Bill		1,231.77	1,231.77	.00	1,231.77
6/16/16	16	RE	1	RETX	Payment		1,231.77-	1,231.77-	.00	.00
16 Billed:							1,231.77			
					Paid/adj:		1,231.77-			
							Unappl:	.00	Due:	.00

Tax Account ID 219720
 Map-Lot 0278 -0002A
 Property Address BEECH ST

Old Utility Account No.
 Owner Name CITY OF MANCHESTER PARKS & REC

Date	Yr	Rl	Pd	Ent	Transaction	Adjustment	Amount	Base	Other	Balance	
5/27/15	15	RE	1		Bill		1,234.93	1,234.93	.00	1,234.93	
6/19/15	15	RE	1	RETX	Payment		1,234.93-	1,234.93-	.00	.00	
11/18/15	15	RE	2		Bill		1,228.61	1,228.61	.00	1,228.61	
12/10/15	15	RE	2	RETX	Payment		1,228.61-	1,228.61-	.00	.00	
15 Billed:					2,463.54	Paid/adj:	2,463.54-	Unappl:	.00	Due:	.00



City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
 Office hours: Monday-Friday, 8 AM to 5 PM, Tuesday 8 AM to 8 PM
 For property values, exemptions, names, and addresses, call (603) 624-6520
 For account balance and payment information, call (603) 624-6575 or
 visit [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

ACCOUNT NUMBER
219720
 *Please write this number on all payments and correspondence.

11012-1-1

FIRST REAL ESTATE TAX BILL FOR 2016

CITY OF MANCHESTER PARKS &
 C/O MATNEC LLC
 3 PLUFF AVE
 NORTH READING MA 01864

NOTICE FROM THE BOARD OF ASSESSORS:
 By Statute, this first tax bill of 2016 is calculated by using one-half of the 2015 tax rate multiplied by the 2015 assessed value. THIS IS NOT THE VALUE FROM THE REASSESSMENT THAT IS CURRENTLY UNDERWAY. Within the next few months you will receive a notice of your new value, including information about the informal review process that will be conducted by reassessment contractor Vision Government Solutions Inc.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent liening or deed actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0278-0002A</p> <p>BEECH ST</p> <p>TOTAL VALUATION: 105,100</p> <hr/> <p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <p>MUNICIPAL: 5.77 COUNTY: .64 CITY EDUCATION: 4.10 STATE EDUCATION: 1.21</p> <p>TOTAL: 11.72</p> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	<p>Tax: 1,231.77 Tax paid: .00</p> <p>TAX DUE: \$ 1,231.77</p> <p>PAY BY THURSDAY, JULY 07, 2016 to avoid interest charges at 12.0 % per annum.</p> <p>This notice was generated on 5/25/2016 and does not reflect account activity after that date.</p>

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Make checks payable to: **TAX COLLECTOR, CITY OF MANCHESTER, NH**

IF PAYING BY MAIL:
 Write your ACCOUNT NUMBER on your check. Mail it with this stub to:
TAX COLLECTOR, P.O. BOX 9598, MANCHESTER, NH 03108-9598
 To obtain a receipt, enclose a self-addressed envelope AND this entire page.
 After 7/7/2016, please contact the Tax Office for the correct payoff amount.

IF PAYING IN PERSON:
 Please bring this entire notice with you. Credit and debit cards are not accepted at the Tax Office.

IF PAYING ONLINE:
 Payments by credit card and electronic check are accepted via the City's web site at [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes). Payments submitted online including from bill-payer services will be credited as of the date received at the Tax Office, not the date originally submitted online. It is your responsibility to ensure your payment is received on time.

FIRST REAL ESTATE TAX BILL FOR 2016

Account Number: **219720**

CITY OF MANCHESTER PARKS &
 C/O MATNEC LLC
 3 PLUFF AVE
 NORTH READING MA 01864

Map-Lot: 0278-0002A
 Location: BEECH ST

TAX DUE: \$ 1,231.77

0002197200

0001231778



11060-1-1

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM, Tuesday 8 AM to 8 PM

For property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes) for online account access and payments

ACCOUNT NUMBER
219720
*Please write this number on all payments and correspondence.

FIRST REAL ESTATE TAX BILL FOR 2015

CITY OF MANCHESTER PARKS &
C/O MATNEC LLC
3 PLUFF AVE
NORTH READING MA 01864

REMINDER

All persons receiving a Disabled Persons Exemption must requalify for the exemption this year. If you have not yet contacted the Assessors Office regarding your Disabled Persons Exemption, please be sure to do so by August 31st. Please call 603-624-6520 if you have any questions.

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent liening or deeding actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0278-0002A</p> <p>BEECH ST</p> <p>TOTAL VALUATION: 105,100</p> <hr/> <p>TAX RATES FOR THIS BILLING ARE EQUAL TO 1/2 OF THE RATES APPLIED FOR THE PREVIOUS YEAR'S FINAL BILL</p> <p>MUNICIPAL: 5.88 COUNTY: .62 CITY EDUCATION: 4.05 STATE EDUCATION: 1.20</p> <p>TOTAL: 11.75</p> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	<p>Tax: 1,234.93 Tax paid: .00</p> <p>TAX DUE: \$ 1,234.93</p> <p>PAY BY THURSDAY, JULY 09, 2015 to avoid interest charges at 12.0 % per annum.</p> <p>This notice was generated on 5/27/2015 and does not reflect account activity after that date.</p>

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Make checks payable to: **TAX COLLECTOR, CITY OF MANCHESTER, NH**

IF PAYING BY MAIL:
Write your ACCOUNT NUMBER on your check. Mail it with this stub to:
TAX COLLECTOR, P.O. BOX 9598, MANCHESTER, NH 03108-9598
To obtain a receipt, enclose a self-addressed envelope AND this entire page.
After 7/9/2015, please contact the Tax Office for the correct payoff amount.

IF PAYING IN PERSON:
Please bring this entire notice with you. Credit and debit cards are not accepted at the Tax Office.

IF PAYING ONLINE:
Payments by credit card and electronic check are accepted via the City's web site at [www.ManchesterNH.Gov / Taxes](http://www.ManchesterNH.Gov/Taxes). Payments submitted online including from bill-payer services will be credited as of the date received at the Tax Office, not the date originally submitted online. It is your responsibility to ensure your payment is received on time.

FIRST REAL ESTATE TAX BILL FOR 2015

Account Number: **219720**

CITY OF MANCHESTER PARKS &
C/O MATNEC LLC
3 PLUFF AVE
NORTH READING MA 01864

Map-Lot: 0278-0002A
Location: BEECH ST

TAX DUE: \$ 1,234.93

0002197200

0001234939



10999-1-1

City of Manchester, NH - Office of the Tax Collector
Payment Address: P.O. BOX 9598, Manchester, NH 03108-9598

Office location: 1 City Hall Plaza West Wing, Manchester, NH 03101-2084
Office hours: Monday-Friday, 8 AM to 5 PM, Tuesday 8 AM to 8 PM
For property values, exemptions, names, and addresses, call (603) 624-6520
For account balance and payment information, call (603) 624-6575 or
visit www.ManchesterNH.Gov/Taxes for online account access and payments

ACCOUNT NUMBER
219720
*Please write this number on all payments and correspondence.

FINAL REAL ESTATE TAX BILL FOR 2015

CITY OF MANCHESTER PARKS &
C/O MATNEC LLC
3 PLUFF AVE
NORTH READING MA 01864

INFORMATION TO TAXPAYERS	PROPERTY DESCRIPTION	TAXES
<p>The Taxpayer may, by March 1 following the final notice of tax and not afterward, apply in writing to the Board of Assessors for a tax abatement or deferral.</p> <p>If you are elderly, disabled, blind, a veteran or veteran's spouse, or are unable to pay taxes due to poverty or other good cause, you may be eligible for a tax exemption, credit, abatement, or deferral. For details and application information, contact the Board of Assessors at 603-624-6520.</p> <p>Taxpayers desiring any information in regard to taxation, assessments, exemptions, or change of address should contact the Board of Assessors at 603-624-6520, not the Tax Collector.</p> <p>Real estate tax payments will be applied first to the oldest delinquent real estate taxes (if any) for the indicated property. Partial payments are accepted but will not delay or prevent liening or deeding actions authorized by State law.</p> <p>All taxes are assessed as of April 1st of each year. Unless directed otherwise, tax bills are mailed to the last known address of the first owner listed on the deed.</p>	<p>Map-Lot: 0278-0002A</p> <p>BEECH ST</p> <p>TOTAL VALUATION: 105,100</p> <hr/> <p>TAX RATES FOR THIS BILLING:</p> <p>MUNICIPAL: 11.53 COUNTY: 1.29 CITY EDUCATION: 8.20 STATE EDUCATION: 2.42 TOTAL: 23.44</p> <p>ALL TAX RATES ARE PER \$1000 OF ASSESSED VALUE</p>	<p>Tax: 2,463.54 Tax paid: 1,234.93</p> <p>TAX DUE: \$ 1,228.61</p> <p>PAY BY MONDAY, DECEMBER 28, 2015 to avoid interest charges at 12.0 % per annum.</p> <p>This notice was generated on 11/18/2015 and does not reflect account activity after that date.</p>

If any owner listed is a debtor under Title 11 of the United States Code, this notice should not be viewed as a demand for payment of, or as an attempt to collect, a pre-petition debt.

Make checks payable to: **TAX COLLECTOR, CITY OF MANCHESTER, NH**

IF PAYING BY MAIL:
Write your ACCOUNT NUMBER on your check. Mail it with this stub to:
TAX COLLECTOR, P.O. BOX 9598, MANCHESTER, NH 03108-9598
To obtain a receipt, enclose a self-addressed envelope AND this entire page.
After 12/28/2015, please contact the Tax Office for the correct payoff amount.

IF PAYING IN PERSON:
Please bring this entire notice with you. Credit and debit cards are not accepted at the Tax Office.

IF PAYING ONLINE:
Payments by credit card and electronic check are accepted via the City's web site at www.ManchesterNH.Gov/Taxes. Payments submitted online including from bill-payer services will be credited as of the date received at the Tax Office, not the date originally submitted online. It is your responsibility to ensure your payment is received on time.

FINAL REAL ESTATE TAX BILL FOR 2015

Account Number: **219720**

CITY OF MANCHESTER PARKS &
C/O MATNEC LLC
3 PLUFF AVE
NORTH READING MA 01864

Map-Lot: 0278-0002A
Location: BEECH ST

TAX DUE: \$ 1,228.61

0002197200 0001228618

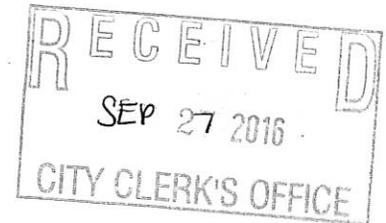
Thomas R. Clark
City Solicitor



Peter R. Chiesa
Gregory T. Muller
John G. Blanchard
Jeremy A. Harmon

Thomas I. Arnold, III
Deputy City Solicitor

CITY OF MANCHESTER
Office of the City Solicitor



September 27, 2016

Committee on Lands & Buildings
c/o Matthew Normand, Clerk
One City Hall Plaza
Manchester, NH 03101

Re: Map 278, Lot 2A, 921 Beech Street

Gentlemen:

At the August 21, 2016 meeting of the Committee on Lands & Buildings I was asked to negotiate the sale of City owned Land, Map278, Lot 2A located at 921 Beech Street, contingent on Committee and Board of Mayor and Aldermen approval.

Subsequent to the Committee's request I asked Assessor Robert Gagne to assist me and he agreed to do so. Mr. Gagne and I have since met with James Clifford, the representative for Matnec LLC, on two occasions. After determining that the parcel that Matnec, LLC wishes to purchase is approximately 8,437 square feet we negotiated a purchase price of \$106,000.00, based on a fair market value, as determined by Mr. Gagne, of \$14.00 per square foot minus the approximate cost of \$12,000.00 to survey the parcel in order to produce a legal description for the deed should the Board of Mayor and Aldermen authorize the sale of the parcel. Should the survey reveal a parcel size different from 8,437 square feet the purchase price would be adjusted accordingly.

Mr. Gagne and I will be in attendance at the next meeting of the Committee on Lands & Buildings should the Committee have any questions.

Respectfully

Thomas I. Arnold, III
Deputy City Solicitor

To the Board of Mayor and Aldermen of the City of Manchester:

The Committee on Lands and Buildings respectfully advises, after due and careful consideration, that the City Solicitor be authorized to negotiate the sale of City-owned property located on Beech Street, Map 278 Lot 2A abutting Dunkin Donuts and return to the committee with a recommendation.

(Unanimous vote with the exception of Alderman Cavanaugh who voted in opposition)

Respectfully submitted,



Clerk of Committee

At a meeting of the Board of Mayor and Aldermen held September 20, 2016, on a motion of Alderman Cavanaugh, duly seconded by Alderman Long, the report of the Committee was referred back to the Committee on Lands and Buildings.



City Clerk

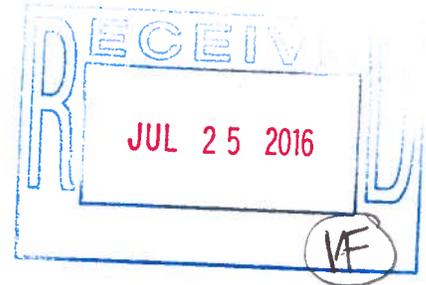
In Board of Mayor and Aldermen
Date: 08/02/16
On motion of Ald. O'Neil
Seconded by Ald. Long
Voted to refer to the Committee on Lands and Buildings.

Matthew Normand
City Clerk

Matnec, LLC
3 Pluff Avenue
North Reading, MA 01864

July 14, 2016

Mayor Ted Gatsas
City of Manchester
Board of Mayor and Aldermen
1 City Hall Plaza
Manchester, NH 03101



RE: Dunkin' Donuts – 921 Beech Street – Parcel 278/1

Dear Mayor Gatsas,

I am writing to you on behalf of Matnec, LLC to express our continued interest in purchasing this 0.17 acre parcel of land.

Pursuant to a licensing agreement with the City of Manchester dated August 31, 1981, our Dunkin Donuts store is using this parcel for parking and to provide additional access for our patrons.

We would like to come before the Committee of Lands and Buildings to continue our discussions on our original offer of \$50,000.00.

We thank you for your time and consideration of this matter. I look forward to hearing from you.

Sincerely,

Constantine G. Scrivanos
Managing Member



6/7/16 BMA - Referred
to Lands & Buildings

City of Manchester:

The Derryfield Restaurant would also like to construct a snack shack located to the left of the 10th tee. The cost of the construction would be paid for by the restaurant (with the exception of the bathrooms and tree removal). The City is to review and approve plans.

The restaurant would also like to increase the size of the north lot (City to provide needed fill). The restaurant will provide engineered plan for City's approval.

These changes would also be incorporated in the addendum to the lease which is enclosed.

Sincerely,

Mike Lanoie
The Derryfield Restaurant

ADDENDUM NUMBER FOUR
TO MANAGEMENT AGREEMENT

This Addendum to Management Agreement is made this ___ day of _____, 2016 by and between CITY OF MANCHESTER, a duly organized municipal corporation, having an address of One City Hall Plaza, Manchester, New Hampshire, 03101, by and through its Parks, Recreation & Cemetery Department, having an address of 625 Mammoth Road, Manchester, County of Hillsborough and State of New Hampshire (hereinafter called "Owner"), and BLL RESTAURANT, INC., a New Hampshire Corporation having a principal place of business at 625 Mammoth Road, Manchester, County of Hillsborough and State of New Hampshire (hereinafter called ("Manager").

WHEREAS, the Owner and Manager have entered into a certain Management Agreement dated December 13, 2002 regarding the construction and management of certain premises owned by the Owner at 625 Mammoth Road ("Management Agreement");

WHEREAS, the Owner and Manager have entered into an Addendum to Management Agreement dated March 14, 2003;

WHEREAS, the Owner and Manager have entered into an Addendum Number Two to Management Agreement dated October 8, 2004;

WHEREAS, the Owner and Manager have entered into an Addendum Number Three to Management Agreement dated _____; and

WHEREAS, the Owner and Manager desire to further amend certain terms of the Management Agreement.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. Section 3 of the Management Agreement is amended by adding the following to the end of the Section:

"The Term of this Agreement shall be extended for a Twenty-Five (25) year period commencing on _____ and terminating on _____. The Manager shall have the Option to Extend the term for one (1) additional period of five (5) years, commencing on _____ and terminating on _____ by providing the Owner with written notice of its intent to exercise this Option within ninety (90) days prior to termination. Such Option Term shall be on the same terms and conditions then in effect at the time the Option is exercised."

2. The first sentence of Exhibit B shall be amended as follows:

“The Share of Revenue shall consist of three components.”

3. Exhibit B, #2 shall be amended by replacing the existing language with the following:

“Beginning on _____ and on the first of every month thereafter, through the remaining term of this Management Agreement, Manager shall pay to Owner the amount of Twelve Thousand Dollars (\$12,000.00), in fulfillment of its Minimum Share of Revenue Obligations under the Management Agreement.”

4. Exhibit B, #3(a), (b), and (c) shall be amended by replacing the existing language with the following:

“For the period beginning on _____ through the remaining term of this Management Agreement, the Percentage Share of Revenue shall be an amount equal to 1.5% of Gross Revenues.”

5. Exhibit B, #4 as set forth in Addendum Number Three to Management Agreement is deleted in its entirety.

6. These Amendments shall become effective on _____.

7. All other provisions of the Management Agreement, as amended, shall remain in full force and effect. In the event of any inconsistency between this Addendum Number Four and the Management Agreement, as amended, the terms of this Addendum Number Four shall control.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed by a duly authorized person on the day and year first above-written.

CITY OF MANCHESTER

BLL RESTAURANT, INC.

By: _____
Name: Theodore L. Gatsas

By: _____
Name: Michael Lanoie

Title: Mayor

Title:

By: _____
Name: William Laberge
Title: