



Town of Allenstown, NH

Community Revitalization Tax Relief Incentive

Application Instructions

INSTRUCTIONS TO THE APPLICANT:

The following documents contain everything you need to complete your application for tax relief to revitalize your building. PLEASE read everything carefully. The application materials are based upon the requirements set forth by NH RSA 79-E. You will need to fill out the application, take part in a public hearing with the Board of Selectmen, and execute a covenant with the Town. If you have any questions with the application, the process, or what to expect, please call the Allenstown Town Administrator at 485-8669.

Thank you for your interest in the Community Revitalization Tax Relief Incentive, and good luck with your application and restoration project.

TOWN OF ALLENSTOWN

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE (RSA 79-E) APPLICATION FORM

OFFICE USE ONLY

(do not write in shaded area)

Date Application Submitted: 5/10/17

Application & Fee (\$50) Received by: S. Mulholland

Building Information

Building Name (if any): Sunshine Properties LLC.

Building Address: 90-98 Main Street Allenstown, N.H. 03275

Allenstown Tax Map: 111 Lot: 37 Zoning District: Industrial MCRD Book: 3553 Page: 283

Contact throughout this application process will be made through the applicant listed below.

The property owner may designate an agent as the coordinator for the project. This person (the applicant) shall attend public hearings, will receive comments, recommendations, staff reports, and will communicate all case information to other parties as required.

The Property Owner may act as the Applicant. If so, list under Applicant's Name, "Owner", and complete owner's information as requested.

Applicant's Name: Allen Croteau

Address: [REDACTED]

City: Derry State: N.H. Zip: 03038

Phone: [REDACTED] Fax:

E-mail: [REDACTED]

Owner's Name: Allen Croteau

Address: [REDACTED]

City: Derry State: N.H.
Zip: 03038

Phone: [REDACTED] Fax:

E-mail: [REDACTED]

Existing Building Information

Existing Uses (describe current use, size, and number of employees): 41 unit studio apartments and 24 storage units. Each studio varies in sq. feet from about 350-575 sq. feet. (No employees).

Gross Square Footage of Building: 15,087 Year Building was Built: 1890's

Is the building listed on or eligible for listing on the National Register of Historic Places? ☐ Yes ☒ No

Is the building listed on or eligible for listing on the state register of historic places? ☐ Yes ☒ No

Is the building located within and important to a locally designated historic district? ☐ Yes ☒ No

Project Description

Proposed Uses (describe use, size, and number of employees): 41 Residential studio apartments and 24 exterior storage units.
Includes common areas and a laundry room.

Is this a change of use associated with this project? ☐ Yes ☒ No

Will the project include new residential units? ☐ Yes ☒ No

If yes, please describe: Renovating existing apartments.

Will the project include affordable residential units? ☒ Yes ☐ No

If yes, please describe: The units will meet fair market rental rates of other similar units. All apartments include all utilities except cable. Trash pickup also included.

Has an abatement application been filed or has an abatement been awarded on this property within the past year? ☐ Yes ☒ No

Will any state or federal grants be used with this project? ☐ Yes ☒ No

If yes, describe and detail any terms of repayment: _____

Replacement of Qualifying Structure

Does the project involve the replacement of a qualifying structure? ☐ Yes ☒ No

If yes, the owner shall submit with this application the following:

1. A New Hampshire division of historical resources individual resource inventory form, prepared by a qualified architectural historian.
2. A letter from the Allenstown Historic District Commission that identifies any and all historical, cultural, and architectural value of the structure or structures that are proposed to be replaced and the property on which those structures are located.

Note: The application for tax relief shall not be deemed to be complete and the governing body shall not schedule the public hearing on the application for replacement of a qualifying structure as required under RSA 79-E: 4, II until the inventory form and the letter, as well as all other required information, have been submitted, if required.

Public Benefit (RSA 79:E-7)

In order to qualify for tax relief under this program, the proposed substantial rehabilitation must provide at least one of the public benefits listed below. Any proposed replacement must provide one or more of the public benefits listed below to a greater degree than would a substantial rehabilitation of the same qualifying structure.

Does the project provide the following public benefits?
(Check all that apply)

- Enhances the economic vitality of the designated area. X ☐ Yes ☐ No

If yes, please describe: After renovations the building will be safer and aesthetically pleasing. Improving the downtown area with a much needed building revitalization. The tenants will experience an improved building with working heating systems and much needed cosmetic improvements.

- Enhances and improves a culturally or historically important structure. X ☐ Yes ☐ No

If yes, please describe: The buildings was built in the late 1800` s and has architectural features to match existing downtown buildings. The existing features will stay intact but enhanced to include re-facing the brick, painting the trim and block along with window and exterior door replacements.

- Promotes development of the designated area, providing for efficiency, X ☐ Yes ☐ No

safety, and a greater sense of community, consistent with RSA 9-B.

If yes, please describe: All building systems will be inspected to ensure continued compliance. i.e. fire alarm and sprinkler systems. Security cameras installed along with new signage. Outside seating areas to include private decks on the main patio and in the rear of the building. Exterior and common hallways will be well lit with all exterior doors being secured with locks and self-closing doors. New fence and barriers installed along the river to minimize any serious falls down the river embankment and possibly into the river. New energy efficient boiler system, new led lighting interior and exterior. All system upgrades will be energy efficient and reduce gas and electrical consumption. We are confident we will rebrand this building.

- It increases residential housing in urban or town centers. ☐ Yes X ☐ No

If yes, please describe: _____

Other issues and matters applicant deems relevant to this request: To provide a place where tenants feel safe and have a sense of pride where they reside. Improve the landlord tenant experience.

Substantial Rehabilitation

Describe the work to be done and estimated costs.

1. Attach additional sheets if necessary and any written construction estimates.
2. Attach any project narratives, plot plans, building plans, sketches, renderings, or photographs that will help explain this application.

Structural: No structural work required. Unless something is discovered during renovations.
New decks will be built. Estimate 5 in the rear of the building and 10 additional decks on
the patio re-facing exterior brick and painting.

\$30,000

\$30,000

Electrical: All switches, plugs, breakers, lighting, including outdoor lighting to be upgraded.
Based on a budget of \$60,000-\$70,000.

\$65,000

Plumbing/Heating: Installing new plumbing fixtures in about 50% of the apartments to
include kitchen sinks, vanities, and tub shower enclosures. Installing new energy efficient
boiler with new hot water heater.

\$65,000 Plumbing

\$60,000 Heating systems/hot water

Mechanical: Repaired sewer ejector pumps and sealed tanks.

\$1,000

Other: Installed granite parking barriers along with new chain link fencing to minimize
potential fall down a steep embankment to the river. New flooring, cabinetry, counters,
ceilings, and painting with new appliances doors and windows.

\$150,000

Total Estimated Project Cost:		\$411.000>
Expected project start date: <u>4/24/17</u> Expected project completion date: <u>10/30/17</u>		

Applicant/ Owner Signature

To qualify for this tax relief incentive, the costs of the project must be at least 15% of the pre-rehabilitation assessed value or \$75,000, whichever is less.

I/we certify the estimated costs are reasonable and the costs of the project meet the above requirement.

Initial here: AC _____

I/We understand that failure to meet this threshold or the listing unreasonable construction costs will result in the denial of the application and forfeiture of the application fee.

Initial here: AC _____

I/we have read and understand the Community Revitalization Tax Relief Incentive, RSA 79-E, and am/are aware that this will be a public process including public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the Town and pay all reasonable expenses associated with the drafting/recording of the covenant.

Initial here: AC _____

The undersigned hereby certifies the foregoing information is true and correct:



Allen Croteau

05/10/2017

Signature

(printed name)

Date

Signature

(printed name)

Date

Signature

(printed name)

Date

Signature

(printed name)

Date

NOTES: Property must be located in downtown Allentown (see map in this packet); ALSO, please attach any plans, sketches, renderings or photographs that would help explain the application.

Signature Certificate



Document Reference: AU2CJVJBB55TMUVADUTMSD

RightSignature

Easy Online Document Signing



Al Croteau

Party ID: HYN355JEPKIVBX8R37GHNX

IP Address: [REDACTED]

VERIFIED EMAIL: [REDACTED]

Electronic Signature:

Multi-Factor
Digital Fingerprint Checksum

42557f983f7923337741a789a68cf830ec962f89



Timestamp

2017-05-10 11:42:46 -0700

2017-05-10 11:42:46 -0700

2017-05-10 11:40:43 -0700

2017-05-10 09:59:22 -0700

Audit

All parties have signed document. Signed copies sent to: Al Croteau and Shaun Mulholland.

Document signed by Al Croteau (waytogoal@comcast.net) with drawn signature. -

[REDACTED] Document viewed by Al Croteau (waytogoal@comcast.net). - [REDACTED]

Document created by Shaun Mulholland (smulholland@allentownnh.gov). - [REDACTED]



This signature page provides a record of the online activity executing this contract.