



722 Chestnut Street | Manchester, NH 03104
p. 603.624.4333 | f. 603.623.5626
www.cbzlaw.com

John G. Cronin
Admitted in NH and MA

July 28, 2020

Attn: Assessing Department
Town of Allenstown
16 School Street
Allenstown, New Hampshire 03275

Re: China Mill
Community Revitalization Tax Relief Incentive Application (RSA 79-E)

Dear Assessor:

Enclosed herewith please find the Community Revitalization Tax Relief Incentive Application (RSA 79-E) of One Wall Allenstown, LLC for property known as the China Mill located at 25 Canal Street, Allenstown, New Hampshire, together with our firm's check in the amount of \$50.00 representing the filing fee.

Also enclosed is a thumb drive containing the plan set for the proposed project.

Thank you for your consideration.

Sincerely,
CRONIN BISSON & ZALINSKY, P.C.

By:



John G. Cronin

JGC:lma
Enclosures

cc: One Wall Allenstown, LLC

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: _____ Application & Fee (\$50) Received by: _____

Building Information

Building Name (if any): China Mill

Building Address: 25 Canal Street, Allenstown, NH

Allenstown Tax Map: 111 Lot: 3 Zoning District: 04-IND / SVID District HCRD Book: 3644 Page: 1545

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: One Wall Allenstown, LLC

Address: 670 N. Commercial Street, Suite 303

City: Manchester **State:** NH **Zip:** 03101

Phone: 624-4333 (counsel) **Fax:** 623-5626 (counsel)

E-mail: jcronin@cbzlaw.com (counsel)
clewis@bradysullivan.com

Owner's Name: Same as Owner

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Fax:** _____

E-mail: _____

Existing Building Information

Existing Uses (describe current use, size, and number of employees): The current use is an old mill building in disrepair that was formerly used for industrial purposes and hydro power.

Gross Square Footage of Building: 168,918 Year Building was Built: 1870

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): The project proposes to maintain the existing hydro power tenant and convert the buildings to market rate apartments consistent with other mill conversions completed by the Applicant in New England.

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: The project contemplates substantial rehabilitation to include 150 new apartments, with a mix of one, two, and three bedroom units.

Will the project include affordable residential units? Yes No

If yes, please describe: _____

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. Yes No

If yes, please describe: The mill in its existing condition is in decline and disrepair. The project will be substantial in scope, adding construction jobs, permanent employment, and clean new housing which is greatly needed in Allenstown and the State of New Hampshire.

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

If yes, please describe: The China Mill was constructed in the 1800s and is a landmark in the community. The substantial renovations include a complete restoration similar in size and scope to the renovations at: Colony Mill, Keene, NH; Lofts at Mill Number One, Manchester, NH; The Lofts at Mill West, Manchester, NH; Lofts 32, Nashua, NH; Pacific Mill Lofts, Lawrence, MA; Lofts at Lancaster Mills, Clinton, MA; Junction Shop Lofts, Worcester, MA; US Rubber Lofts, Providence, RI; Tourister Mill, Warren, MA; American Wire, Pawtucket, RI; Lofts at Pocasset Mill, Johnston, RI; Lofts at Anthony Mill, Coventry, MA; and Harris Mill Lofts, Coventry, MA.

- Promotes development of the designated area, providing for efficiency, Yes No safety, and a greater sense of community, consistent with RSA 9-B.

If yes, please describe: The project provides a great example of consistency with NH RSA 9-B. The area, together with the substantial building improvements, will be more efficient, increased safety, and add vitality to the community.

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

If yes, please describe: The project is focused on the development of residential housing.

Other issues and matters applicant deems relevant to this request: The project will provide a unique opportunity to re-purpose a key building located in an area that many would not take on the challenge of developing in close proximity to the sewer treatment plant.

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.

<p>Structural: <u>Windows will be replaced and re-establish the facade to its original character.</u> <u>Significant site work will also be required.</u></p> <hr/> <hr/> <hr/>	\$
<p>Electrical: <u>The electrical systems will be completely replaced and new wiring and systems.</u></p> <hr/> <hr/> <hr/>	\$
<p>Plumbing/Heating: <u>The plumbing and heating systems will be completely replaced and new systems and fixtures will be installed.</u></p> <hr/> <hr/> <hr/>	\$
<p>Mechanical: <u>All mechanicals, other than mechanicals serving the hydro plant will be replaced and installed new.</u></p> <hr/> <hr/> <hr/>	\$
<p>Other: <u>The redevelopment plan is comprised and will include substantial rehabilitation of the entire property, including facade, site work, utility systems, mechanical, electric, plumbing, and roofing.</u></p> <hr/> <hr/> <hr/>	\$ 21,000,000.00
Total Estimated Project Cost:	\$0.00 \$21,000,000.00

Expected project start date: Fall 2020 Expected project completion date: Spring 2022

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: AS _____

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: AS _____

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: AS _____

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

AS _____ Arthur Sullivan _____ 7/27/20
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.

TOWN OF ALLENSTOWN

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE (RSA 79-E)

BOARD OF SELECTMEN REVIEW/DECISION

Does the project provide at least one of the following public benefits?
(Check all that apply)

- Enhances the economic vitality of the designated area. Yes No
- Enhances and improves a culturally or historically important structure. Yes No
- Promotes development of the designated area, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B. Yes No
- It increases residential housing in urban or town centers. Yes No

THE APPLICATION IS:	<input type="checkbox"/> Granted <input type="checkbox"/> Denied
Substantial Rehabilitation Tax Relief Incentive granted for: (up to 5 years beginning with completion of rehabilitation)	years
Tax Relief Incentive for New Residential Units granted for: (up to an additional 2 years, 4 years if affordable housing)	years
Tax Relief Incentive for Rehabilitation of Historic Places in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation granted for: (up to an addition 4 years)	years
Total Relief Period	0 years

The above decision was made by majority vote of the Allenstown Board of Selectmen on _____ after a public hearing held on _____.

Chair, Allenstown Board of Selectmen

Date

Copies to: Applicant/Owner
 Assessing Department
 Tax Collector
 Administration

TOWN OF ALLENSTOWN

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE (RSA 79-E) TOWN HALL – APPLICATION REVIEW

Applicant: _____ Address: _____ Tax Map: _____ Lot: _____

_____ Date application filed _____ Date fee (\$50) received

_____ Date of public hearing _____ Notice for public hearing
(within 60 days of application receipt) (at least seven days before hearing)

_____ Date Board of Selectmen to issue decision (within 45 days of hearing)

DEPARTMENT REVIEW (Initial & Date)

Building Department:
(review of total
estimated project cost &
comments)

Comment(s):

Initial Date

Planning/Zoning:
(ZBA & PB approvals,
site plan conditions, &
comments)

Comment(s):

Initial Date

DEPARTMENT REVIEW
(Initial & Date)

Town Administrator: _____ Initial Date	Comment(s):
---	---

ASSESSING DEPARTMENT

Pre-Rehabilitation Assesses Valuation of Building	\$
Estimated Cost of Rehabilitation (application page 2)	\$
Percentage – Cost of project to valuation	
Is the structure located in one of the designated areas? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Does the cost of rehabilitation exceed 15% of the pre-rehabilitation assessed value of the structure or \$75,000, whichever is less? <input type="checkbox"/> Yes <input type="checkbox"/> No	

Assessor: _____ Initial Date	Comment(s):
---	---