



MEETING AGENDA

TOWN OF PITTSFIELD
BOARD OF SELECTMEN
TOWN OFFICE, 85 MAIN STREET
PITTSFIELD, NEW HAMPSHIRE 03263

TUESDAY, AUGUST 30, 2016

6:00 p.m. - Call to order – regular session

PUBLIC INPUT – regarding agenda items only

AGENDA REVIEW

NEW BUSINESS

ACTION ITEMS

1. Consideration on August 23, 2016 voted conditions on sale of 33 & 37 Main Street

COMMITTEE REPORTS

INFORMATION ITEMS

OLD BUSINESS

1. Town hall basement (4/5/16)
2. Sale of town owned tax-deeded property – (5/24/16)
 - a. Five parcel combined offer - (under agreement)
 - i. Tax Map U4, Lot 25 – 1 Fayette Street
 - ii. Tax Map U4, Lot 26 – Depot Street (was #7)
 - iii. Tax Map U3, Lot 127 – Fayette Street (parking lot parcel 1 of 2)
 - iv. Tax Map U3, Lot 128 – Bridge Street (parking lot parcel 2 of 2)
3. Sale of town owned tax-deeded property – (7/26/16)
 - a. 81 Main Street – (listed 8/9/16)
 - b. 114 Main Street – (under agreement 8/2/16)
 - c. 31 Berry Avenue – (under agreement 8/10/16)
4. Storage Container Permit – 41 Carroll Street – (tabled 8/9/16 for future plans)
5. Security System Upgrade Quote – Police Department (8/9/16, another quote)
6. Security System Installation Quote– Town Hall (8/9/16, another quote)
7. Tax Collector's Deed Waivers (8/9/16, seven of thirty-one processed)

APPLICATIONS and WARRANTS

1. None

CHECK MANIFESTS

1. Accounts Payable
2. Payroll

MINUTES

1. August 16, 2016 – Public Meeting Minutes (tabled 8/23/2016)
2. August 23, 2016 – Public Meeting Minutes
3. August 23, 2016 – Non-Public Meeting Minutes

PUBLIC INPUT

**J.W.MISKOE P.E.
61 THOMPSON ROAD
PITTSFIELD NH 03263**



Cara Marston - Administrator

Town of Pittsfield

28-08-16

Cara:

Here is another revised version of my proposal to the town. I hope that there will not be a need for any more of these, but here is why I need to make this revision.

On 23-08-16 the BOS accepted my proposal for 33-37 Main Street, but with a list of conditions to be met, not by me, but by the group – SVRDC - that I want to partner with in bringing some of the property back into taxable status.

BOS set conditions on SVRDC because public funds and assets are involved. This conditioning is consistent with other property transfers made at below-market price to buyers who are expected to return their purchases to code compliance and taxable status on a schedule.

I support the BOS decision to ask SVRDC for verification of their ability to perform, but I don't want acceptance of my proposal to depend on SVRDC's response.

I have given the town my check in payment of the agreed amount and I need to move ahead with the project.

As SVRDC's acceptable response is something I cannot provide, I will alter my proposal as follows :

After demolition as agreed has been accomplished, I will adjust the lot lines to cause the house currently located at 37 Main Street to be incorporated with some or all of the lot known as 33 Main Street.

Following that, I will deed the new #33, including the house, to the town rather than to SVRDC. The town can then sell the property to a qualified rehabilitator or deed it SVRDC.

In offering this revised proposal, I request that the BOS lift the conditions imposed when my proposal was accepted on 23-08-16 so that I can proceed with the work needed knowing that there are no conditions left to be dealt with.

Best Regards Bill Miskoe

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a long, horizontal stroke that tapers to the right.

Cara Marston

From: Linda Small <lindasmall@metrocast.net>
Sent: Sunday, August 28, 2016 12:20 PM
To: Larry Konopka
Cc: Cara Marston; Ed Lagraize
Subject: 33 & 37 Main Street
Attachments: BOS_082616.pdf

Selectman Konopka –

Attached you will find a letter from the SVRDC addressing the Selectboard's concerns with regard to the above referenced properties, as discussed at your regular board meeting last Tuesday. We will be following up with the executed hard copy. However, given the time sensitivity as well as your request on Tuesday, we wanted to get this to you as soon as possible.

Respectfully yours,
Linda Small,
Treasurer, SVRDC

Suncook Valley

Regional Development Corporation

PO Box 183
Pittsfield, NH 03263



August 26, 2016

Town of Pittsfield
Board of Selectmen
85 Main Street
Pittsfield, NH 03263

Re: 33 & 37 Main Street

Dear Board Members:

Thank you so much for inviting the SVRDC to your Board meeting on August 23rd in regard to the above referenced property(s). While we believe there is sustainable economic development potential in this proposal by Bill Miskoe and are excited to be included in the process, we also understand how important it is for clear communication by and between all parties if this is to be a community success. Below is a summary of the original plan the SVRDC has agreed to, as proposed by Bill Miskoe at our July 21st meeting.

- Sub-divide 37 to give additional property for the Library.
- Remove the barn and add on building of 37 Main leaving the Mansur type house. (the SVRDC has no concern if the barn stays).
- Tear down the house on 33 Main Street.
- Add the property of 33 Main to the remainder of 37 Main making it one parcel lot.

Now to address the concerns / questions in your e-mail(s):

1. Yes, the SVRDC will depend upon the Town for a low simple interest loan from the expendable trust fund that was set up for economic development purposes in order to rehab the property(s). While we cannot guarantee we will not seek financing and / or contributions from outside sources in order to complete the project, we will not seek any future money from the taxpayers for this endeavor.
2. It is the SVRDC's intention to allow a mixed use in the building with residential units being restricted to the second and third floors.
3. Yes, the SVRDC will follow all town ordinances and regulations throughout the duration of the project.
4. Yes, it is the intention of the SVRDC to place the property on the market and make it available to the private sector once the project is complete.

5. Yes, the SVRDC will accept the building with the understanding the back opening will need to Be secured immediately. Bill has assured us this can be easily taken care of.
6. No, the SVRDC will not be seeking property tax-exemption due to our non-profit status.
7. Yes, the SVRDC understands we are responsible for all applicable building permits. We would ask to maintain the right to seek a waiver from the BCEP for necessary disposal.
8. The SVRDC will not sell the property until it is in a habitable condition according to Town regulations and codes.
9. The SVRDC is not in agreement that all proceeds from the project should be returned to the expendable trust fund upon final sale of the property(s). The SVRDC agrees to return to the expendable trust fund the initial loan, all accumulated interest and any costs that the town may incur on behalf of the project upon final sale of the property(s). In the event of a profit, it is the intention of the SVRDC to use any additional proceeds for administrative costs as well as seed money for future economic development projects.
10. While it is the intention of the SVRDC to complete this project and turn it back to the private sector as quickly and efficiently as possible, we believe a two-year time frame for project completion and final sale is a bit over zealous. That said, we would ask the time period be increased to four years.
11. The SVRDC agrees to pay all property taxes throughout the time that we own the property(s).

Sincerely,

Ed Lagraize
Vice President, SVRDC