



ROCHESTER CITY COUNCIL WORKSHOP
October 21, 2014
CITY COUNCIL CHAMBERS
7:00 PM

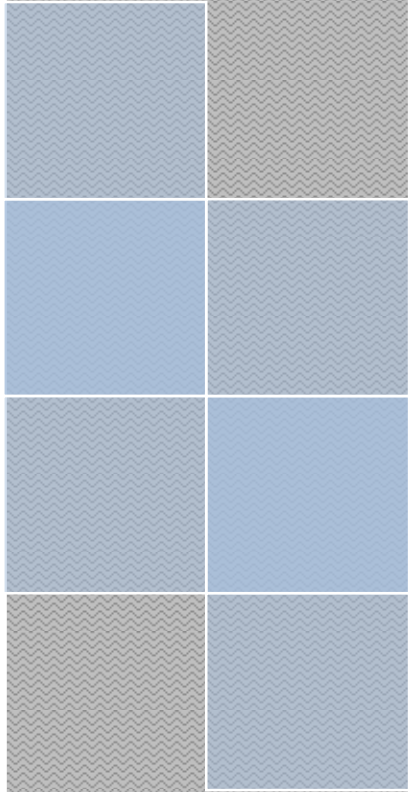
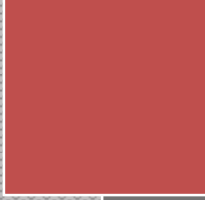
AGENDA

1. Call to Order
 2. Public Input
 3. Communications from the City Manager
 4. Communications from the Mayor
 - 4.1. Announcement: November 4, 2014, General Election
 - 4.2. Announcement: Regular City Council Meeting for November is scheduled for Wednesday, November 5, 2014
 5. **AB 43** Presentation by the Oak Point Associates: City Hall Annex – **Presentation Only** P. 5
 6. Department Reports P. 7
 7. Adjournment
-

ROCHESTER CITY COUNCIL SPECIAL MEETING
October 21, 2014
CITY COUNCIL CHAMBERS
(Immediately Following the City Council Workshop)

AGENDA

1. Call to Order
2. Consent Calendar
 - 2.1. **AB 41** Resolution De-Authorizing Portion of FY 2014-2015 Capital Budget Appropriation for the City of Rochester, Department of Public Works for the So-Called Granite Ridge , Phase I, Project - **First Reading, Second Reading, and Adoption** P. 111
 - 2.2. **AB 44** Resolution De-Authorizing Portion of FY 2011-2012 Capital Budget Appropriation for the City of

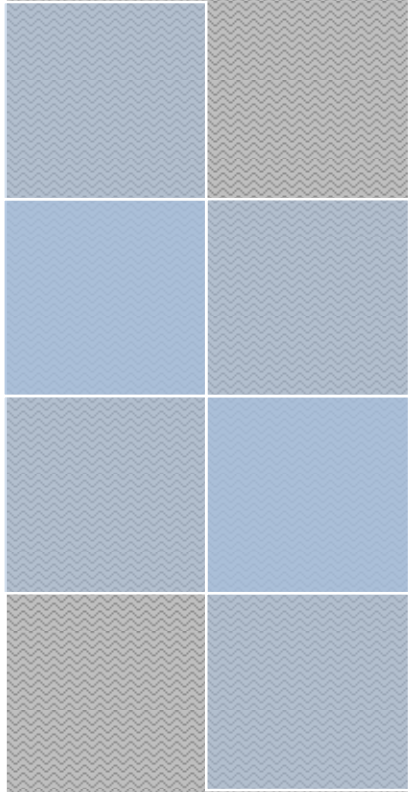


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Rochester, Department of Public Works, for the So-Called Salmon Falls Road Reconstruction Project - **First Reading, Second Reading, and Adoption** P. 115

- 2.3. **AB 45** Resolution De-Authorizing Portion of FY 2011-2012 Capital Budget Appropriation for the City of Rochester, Department of Public Works, for the So-Called Salmon Falls Road Reconstruction Project - **First Reading, Second Reading, and Adoption** P. 119
- 2.4. **AB 47** Resolution De-Authorizing Portion of FY 2011-2012 Capital Budget Appropriation for the City of Rochester, Department of Public Works, Water Works, for the So-Called Little Falls Bridge Road Water Project - **First Reading, Second Reading, and Adoption** P. 123
- 2.5. **AB 55** Resolution De-Authorizing Portion of FY 2006-2007 Capital Budget Appropriation for the City of Rochester, Department of Public Works, Water Works, for the So-Called Brock Street Water Project - **First Reading, Second Reading, and Adoption** P. 127
3. **AB 46** Resolution Authorizing Supplemental Appropriation to the 2014-2015 Capital Improvements Budget of the City of Rochester, Department of Public Works, Sewer Works, for the So-Called Salmon Falls Road Sewer Reconstruction Project - **First Reading and Refer to a Public Hearing** P. 133
4. **AB 54** Resolution Accepting Funds to the Rochester Police Department for "Operation Safe Commute" Patrol and Making a Supplemental Appropriation in Connection Therewith - **First Reading, Second Reading, and Adoption** P. 137
5. ***AB 40** Community Revitalization Tax Relief Incentive Application for 2-6 North Main Street
6. Non-Public Session/Non-Meeting
 - 6.1. ***AB 42** Non-Meeting for Legal Consultation under RSA 91-A: 2 I (b) Rochester Hill Water Tank P. 145
 - 6.2. ***Non-Public Session for Personnel, RSA 91-A:3 II (a)**



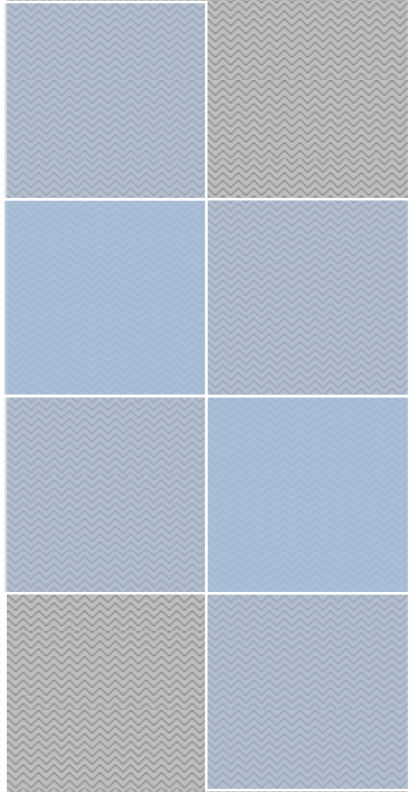
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6.3. *Non-Public Session for Land, RSA 91-A:3 II (d)

7. Other

8. Adjournment



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RESOLUTION GRANTING
COMMUNITY REVITALIZATION
TAX RELIEF TO THE PROPERTY SITUATE AT 2-6 NORTH MAIN STREET
UNDER THE PROVISIONS OF RSA 79-E
IN CONNECTION WITH ITS PROPOSED REHABILITATION PROJECT

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

WHEREAS, in a effort to stimulate local economic development and enhance City downtowns and Town centers, the New Hampshire Legislature has enacted Chapter 79-E of the New Hampshire Revised Statutes Annotated, entitled “Community Revitalization Tax Relief Incentive”; and

WHEREAS, the City of Rochester on October 7, 2008 availed itself of the opportunities and benefits available through the adoption of Chapter 79-E, by adopting the provisions of such the Community Revitalization Tax Relief Incentive Program pursuant to the Provisions RSA Chapter 79-E on October 7, 2008; and

WHEREAS, the owner(s) of the so-called 2-6 North Main Street property in downtown Rochester is(are) desirous of taking advantage of the potential opportunities and benefits available to property owners as a result of the adoption of Chapter 79-E and they have, therefore, proposed a substantial rehabilitation project with respect to the so-called 2-6 North Main Street property structure; and

WHEREAS, Chapter 79-E requires that the governing body of the City of Rochester make certain findings and or determinations with regard to a proposed substantial rehabilitation project in order for the project to qualify for the Chapter 79-E Community Revitalization Tax Relief Incentive;

NOW, THEREFORE, the Mayor and City Council of the City of Rochester, by adoption of this resolution, hereby make the following determinations and findings with respect to the proposed substantial rehabilitation proposal for the so-called 2-6 North Main Street property contemplated by the owner’s Community Revitalization Tax Relief Application dated July 30, 2014, to wit:

(1) Any tax relief under the provisions of Chapter 79-E or this resolution that is to be accorded with respect to the so-called 2-6 North Main Street property project shall be accorded only after the property owners grant to the City a covenant pursuant to the provisions of RSA 79-E:8 ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and in accordance with the requirements of RSA 79-E:8; and

(2) The Mayor and City Council find a public benefit(s) under RSA 79-E:7 in the proposed revitalization project proposed with respect to the so-called 2-6 North Main Street property project; and

(3) The proposed substantial rehabilitation provides the following public benefits to downtown Rochester:

- I. It enhances the economic vitality of the downtown;
- II. It enhances and improves a structure that is culturally or historically important on a local level, within the context of Rochester's Historic District and/or the City center in which the building is located;
- III. It promotes development of downtown Rochester, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B;

(4) The specific public benefit is preserved through a covenant under RSA 79-E:8 if the project is implemented consistent with (a) the aforesaid application; (b) compliance with the recommendation to the Council approved by the Finance Committee at its October 14, 2014 meeting; (c) the terms of this resolution; and (d) any other applicable requirements of Chapter 79-E; and

(5) The Mayor and City Council finds that the proposed use is consistent with the City's master plan and/or development regulations.

Furthermore, as a result of making such determinations and findings, and subject to the owner(s) compliance therewith, and with the provisions of Chapter 79-E, the Mayor and City Council hereby grants the requested tax relief for a period of nine (9) years beginning with the completion of the substantial rehabilitation of the so-called 2-6 North Main Street property structure.

CC FY14 10-21 AB 40

**City of Rochester Formal Council Meeting****AGENDA BILL****NOTE: Agenda Bills are due by 10 AM on the Monday the week before the City Council Meeting.****AGENDA SUBJECT RSA 79-E REVIEW & DETERMINATION – 2-6 NORTH MAIN STREET, HISTORIC DISTRICT, DOWNTOWN ROCHESTER**COUNCIL ACTION ITEM ☒
INFORMATION ONLY ☐FUNDING REQUIRED? YES ☐ NO ☒
* IF YES ATTACH A FUNDING RESOLUTION FORMRESOLUTION REQUIRED? YES ☒ NO ☐FUNDING RESOLUTION FORM? YES ☐ NO ☒

AGENDA DATE	OCTOBER 21, 2014		
DEPT. HEAD SIGNATURE	KAREN POLLARD, ECONOMIC DEVELOPMENT MANAGER SIGNATURE ON FILE <i>K. Pollard</i>		
DATE SUBMITTED	SEPTEMBER 30, 2014		
ATTACHMENTS	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	* IF YES, ENTER THE TOTAL NUMBER OF PAGES ATTACHED	286

COMMITTEE SIGN-OFF

COMMITTEE	COMMUNITY DEVELOPMENT COMMITTEE
CHAIR PERSON	MINUTES OF SEPT 25, 2014 MTG. ATTACHED COUNCILOR JAMES GRAY

DEPARTMENT APPROVALS

DEPUTY CITY MANAGER	
CITY MANAGER	

FINANCE & BUDGET INFORMATION

FINANCE OFFICE APPROVAL	
SOURCE OF FUNDS	
ACCOUNT NUMBER	
AMOUNT	
APPROPRIATION REQUIRED	YES <input type="checkbox"/> NO <input type="checkbox"/>

LEGAL AUTHORITY

SECTION 79-E:1 allows communities that adopt the provisions of the COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE to grant short-term property tax relief to encourage substantial rehabilitation of qualified structures in targeted areas as a means of encouraging growth of residential, business and municipal uses in Downtowns and densely developed neighborhoods.

SUMMARY STATEMENT

Elm Grove Companies is an award winning redevelopment firm based in New Hampshire and manages the real estate ventures of First Regional Funding in Manchester, NH. The principals have selected Rochester as an area of opportunity in the Strafford region. They have acquired several distressed properties with the intention to restore, rehabilitate and carefully manage them from their "hands-on" management office located at 2-6 North Main Street. This close level of supervision will ensure their investments will not be abused by unruly tenants. Elm Grove has been recognized by the New Hampshire Historic Preservation Alliance with the "Neighborhood Improvement Award" and by BusinessNH Magazine as a "Business of the Year" for their thoughtful and sensitive approach to redevelopment. Statement from website:

"Elm Grove is much more than a development and real estate management company. We understand a greater responsibility to the communities we serve. We employ a holistic approach to property development and understand the value of transforming neighborhoods one building at a time. Our principals and employees are all active in local charity efforts and can be counted on to participate as volunteers when needed."

This application is for 2-6 North Main Street, acquired by Elm Grove in 2013. Through an unfortunate misunderstanding, the managing director and head of acquisitions Mr. Newton Kershaw was not given correct information about applying for this benefit until after he had nearly completed his clean up and repairs to this once-regal historic building. The issue once again rose to the surface when the Rochester Fire Marshal informed Mr. Kershaw that in addition to the extensive clean up and repairs, the entire building would need to be retrofitted with a sprinkler system in order to utilize the upper floors for housing. Fortunately Mr. Kershaw revisited the Economic Development Department and completed the 79e Application Form for improvements he has not yet completed, including the sprinkler system. He has met with the Tax Assessor Tom Mullin, and made a minor modification to his application budget.

Projects applying for 79e must have a public benefit, which becomes a binding covenant on the property owner to maintain that public benefit for the life of the incentive. For example, if the four years for affordable housing are granted, it must remain affordable for all of the benefit years. If the covenant terms are not met, the recipient may have to pay the back taxes that would have been owed if billed in the standard method. Projects must satisfy ONE of the Public Benefit Conditions, this project meets ALL of them:

- I. It enhances the economic vitality of the downtown;*
- II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;*
- III. It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B; or*
- IV. It increases residential housing in urban or town centers.*

This building's tenants and owners have used a disproportionate amount of city resources for many years, including police, fire, code enforcement and building inspectors. Elm Grove's acquisition of this property was a very positive development and followed with interest by city staff, and also possibly the non-profit and state agencies which support the most distressed populations. On site management, along with reasonable rental requirements and a well maintained property, will attract residents to downtown Rochester that are more likely to support restaurants, retail shops and service business that we want to see thrive and expand.

Economic Development recommends the maximum relief the project is eligible for, which is a total of 15 years. The eligibility for relief are:

- Up to 5 years for substantial rehabilitation, defined as either \$75,000 OR 15% of pre-rehabilitation assessed valuation, whichever is LOWER.
- Up to 2 additional years for new residential units. The residential units were vacated for the clean-up and repair phase, and but-for the sprinkler system the units would remain vacant.
- Up to 4 additional years for meeting the Affordable Housing formula, which is located on page 1

of the 79e Staff Review Form.

- Up to 4 additional years for rehabilitation of “historic places” that are completed in accordance with the Secretary of the Interior’s Standards for Rehabilitation. This is also in the 79e Staff Review Form, and is standard operating procedure for any exterior review done by the Historic District Commission.

The Community Development Committee met on September 25th to review this application for the second time. It was recommended to be sent to the Finance Committee meeting on October 14th with the recommendation to approve the property tax relief for 9 years. The first 5 years were endorsed for the substantial rehabilitation, and the committee chose to limit their approval to add one of the three additional categories for 4 years.

The Finance Committee and the City Council will undertake their own independent review, and make recommendations and determinations regarding the application, supporting documents, input from the public and/or the applicant in this case, Elm Grove represented by Mr. Kershaw.

RECOMMENDED ACTION

RSA 97e places time limits on the governing body to render a decision, in this case the time period will end on October 31. In an approval, the specific terms of the relief must be stated. If denied, the RSA requires a written explanation to the applicant.

Request approval for tax relief on 2-6 North Main Street to support goals and objectives of the Downtown Revitalization Master Plan. Also request the City Council determine the appropriate years and covenants in accordance of the provisions of RSA 79-E.

Update from Finance Committee of Tuesday, October 14, 2014:

1. The baseline assessed value of the property was determined to be \$489,000.
2. At the Finance Committee meeting, Councilor Lauterborn MOVED to recommend to the full City Council approval of the property owners' application for RSA 79-e Community Revitalization Tax Relief Incentive for a period of nine (9) years. Councilor Laroche SECONDED the motion. Councilor Walker made a MOTION to AMEND the main motion by reducing the term from nine (9) years down to five (5) years. Councilor Torr provided a SECOND to the Motion to Amend. Mayor Jean called for a vote on the Motion to Amend and it FAILED. Mayor Jean then called for a vote on the Main Motion and it was ADOPTED.



City of Rochester, New Hampshire

Division of Community Development

31 Wakefield Street, Rochester NH 03867

(603) 335-7522 www.thinkrochester.biz

Review Form: For RSA 79e Community Revitalization Tax Relief Incentive

<p>Building Name (if any): <u>"Hayes Opera Block"</u></p> <p>Building Address: <u>2-6 No. Main St., Rochester NH</u></p> <p>Owner Name(s): <u>1st Regional Funding LLC</u></p> <p>Owner Address(es): <u>440 Hanover St., Manchester, NH 03104</u></p>	<p>Map# <u>0120</u></p> <p>Lot# <u>0360</u></p> <p>Year Built <u>1890</u></p> <p>Square Footage of Building <u>16,778</u></p>
<p>Contact Name: <u>Newton Kershaw III, Manager</u></p> <p>Phone # <u>603-666-8534</u></p> <p>Email address: <u>lkafka@elmgrovecompanies.com</u></p>	<p>Applicant Name(s) (if different from owner):</p> <p>Applicant Address:</p> <p>Phone #</p> <p>Email address:</p>
<p>Existing Uses (describe number of units by type and size)</p> <p>Is there a change of use associated with this project?</p> <p><u>Yes</u> <u>X</u> <u>No</u></p> <p>If so, please describe: <u>3 floors of efficiency and 1 bed-room apts, with a single 2 bed-room unit. 4,195 square feet of 1st floor retail/service business.</u></p>	<p>Application Fee Paid: <u>X</u> Yes <u> </u> No</p> <p>Is the building eligible or listed on the State or National Register of Historic Places or located in a Local, State, or Federal Historic District?</p> <p>Yes <u>X</u> No <u> </u></p> <p>Provide historic district name: <u>Downtown Rochester</u></p>
<p>Will the project include rehabilitation of residential units? <u>X</u> Yes <u> </u> No</p> <p>If yes, how many: <u>24</u></p> <p>If yes, please describe: <u>Units are being cleaned, painted and repaired for potential use by college students and others. Rochester Fire Dept. is requiring new installation of sprinkler system. But for the owner's investment, this building would not be allowed to remain housing and would become vacant on the upper floors, potentially contributing to negative Downtown activity.</u></p>	<p>Will the project involve affordable residential units?</p> <p><u>X</u> Yes <u> </u> No</p> <p>If yes, please describe:</p> <p><u>Portsmouth-Rochester, NH 60% RENT LIMIT</u></p> <p><u>EFFIC. \$925/ 1 BR \$991/ 2 BR \$1,189</u></p> <p><u>NHHFA RENTS EFFECTIVE DATE: 5/1/2014</u></p> <p><u>Rental rates are below the above maximums.</u></p>
<p>Other Reviews (if necessary)</p> <p>Historic District Review: <u>N/A</u></p> <p>Special Downtown Review: <u>N/A</u></p> <p>Minor Site Review: <u>N/A</u></p> <p>Planning Board Review: <u>N/A</u></p>	<p>Section 79:E-4</p> <p>Application Date: <u>7/30/14</u></p> <p>Staff Review: <u>8/7/14</u></p> <p>Community Development Committee: <u>8/29/14</u></p> <p>Public Hearing Date: <u>9/16/14</u></p> <p>*Required within 60 days of receipt of application</p> <p>City Council: <u>10/7/14</u></p> <p>*Required within 45 days of Public Hearing</p>

Does this application meet the appropriate tests?Is it a qualifying structure located in a designated downtown zone? X Yes NoPre-rehabilitation assessed value (from most recent City Assessment): \$ Not Available

Total estimated cost of rehabilitation (from application): \$ 120,010
 Construction estimates do not include added costs for second water line and connection to the city's infrastructure, alarm fees and required alarm permits. Final costs will exceed estimate above.

Percentage of rehabilitation costs to assessment valuation: TBD %

Does the estimated cost of rehabilitation exceed 15% of pre-rehabilitation assessed valuation, or \$75,000, whichever is lower? YES X NO

Is there public benefit? Must satisfy at least 1 of the conditions below. (Section 79-E:7)

- X It enhances the economic vitality of the Downtown District.
 X It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district.
 X It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community.
 X It increases residential housing in urban or town centers.
 X **(*But for this investment, Downtown Affordable Housing would be reduced by 24 units)**
 X In a Local, State, or Federal Historic District?

Are other funding programs being applied to this project? Yes X No

Other Programs. – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

ELIGIBILITY: Yes X No

1) Substantial Rehabilitation Tax Relief Incentive (Up to 5 Years)

 5

2) Additional Tax Relief Incentive for New Residential Units (Up to 2 Years)

 2

3) Additional Tax Relief Incentive for Affordable Housing (Up to 4 Years)

 4

4) Additional Tax Relief for rehabilitation of historic places* (Up to 4 Years)

 4

* Rehabilitation in accordance with the in accordance with Secretary of Interior's Standards for Rehabilitation.

 15 (Total)**Name & Title:** Karen Pollard, Economic Development Manager**Date:** 8/22/14

The Standards (Department of the Interior regulations 36 CFR 67) pertain to all historic properties listed in or eligible for listing in the National Register of Historic Places.

- 1) A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archeological resources affected by a project, shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Comments from the Reviewer:

I have toured this property along with the owner on several occasions and admire his thorough care in highlighting and repairing the historic elements of this building. On the fourth floor he was able to repair a skylight rather than replace it. He has uncovered and restored the wood floors and panels in the apartments, rehabilitating the wood trim, Murphy-beds and built-in elements where they have remained intact over the years. The defining characteristics of the structure have not been altered by him, and his repairs to the interior are in keeping with the original intended purposes of residential and commercial use. Installation of the sprinkler system will be done to continue the building functioning with the same historic use, and with respect to the historic character. Significant changes to the interior and exterior will be avoided in order to meet the required sprinkler installation by the Rochester Fire Department, and will avoid impacting the historic character of the structure. As little will be disturbed as possible.

In this reviewer's opinion, this project proposal satisfies the requirement of meeting the Department of the Interior's Standards for Historic Rehabilitation.

Name & Title: Karen Pollard, Economic Development Manager

Date: 8/22/14

OFFICIAL DOWNTOWN
DISTRICT
UNDER RSA 79E

ADOPTED BY ROCHESTER CITY COUNCIL
OCTOBER 7, 2008



CHAPTER 79-E
COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

Section 79-E:1

79-E:1 Declaration of Public Benefit. –

I. It is declared to be a public benefit to enhance downtowns and town centers with respect to economic activity, cultural and historic character, sense of community, and in-town residential uses that contribute to economic and social vitality.

II. It is further declared to be a public benefit to encourage the rehabilitation of the many underutilized structures in urban and town centers as a means of encouraging growth of economic, residential, and municipal uses in a more compact pattern, in accordance with RSA 9-B.

III. Short-term property assessment tax relief and a related covenant to protect public benefit as provided under this chapter are considered to provide a demonstrated public benefit if they encourage substantial rehabilitation and use of qualifying structures as defined in this chapter.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:2

79-E:2 Definitions. – In this chapter:

I. "'Qualifying structure" means a building located in a district officially designated in a municipality's master plan, or by zoning ordinance, as a downtown, town center, central business district, or village center, or, where no such designation has been made, in a geographic area which, as a result of its compact development patterns and uses, is identified by the governing body as the downtown, town center, or village center for purposes of this chapter.

II. "'Substantial rehabilitation" means rehabilitation of a qualifying structure which costs at least 15 percent of the pre-rehabilitation assessed valuation or at least \$75,000, whichever is less.

III. "'Tax relief" means that for a period of time determined by a local governing body in accordance with this chapter, the property tax on a qualifying structure shall not increase as a result of the substantial rehabilitation thereof.

IV. "'Tax relief period" means the finite period of time during which the tax relief will be effective, as determined by a local governing body pursuant to RSA 79-E:5.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:3

79-E:3 Adoption of Community Revitalization Tax Relief Incentive Program –

I. Any city or town may adopt the provisions of this chapter by voting whether to accept for consideration requests for community revitalization tax relief incentives. Any city or town may do so by following the procedures in this section.

II. In a town, other than a town that has adopted a charter pursuant to RSA 49-D, the question shall be placed on the warrant of a special or annual town meeting, by the governing body or by petition under RSA 39:3.

III. In a city or town that has adopted a charter under RSA 49-C or RSA 49-D, the legislative body may consider and act upon the question in accordance with its normal procedures for passage of resolutions, ordinances, and other legislation. In the alternative, the legislative body of such municipality may vote to place the question on the official ballot for any regular municipal election.

IV. If a majority of those voting on the question vote "'yes," applications for community revitalization tax relief incentives may be accepted and considered by the local governing body at any time thereafter, subject to the provisions of paragraph VI of this section.

V. If the question is not approved, the question may later be voted on according to the provisions of paragraph II or III of this section, whichever applies.

VI. The local governing body of any town or city that has adopted this program may consider rescinding its action in the manner described in paragraph II or III of this section, whichever applies.

A vote terminating the acceptance and consideration of such applications shall have no effect on incentives previously granted by the city or town, nor shall it terminate consideration of applications submitted prior to the date of such vote.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:4

79-E:4 Community Revitalization Tax Relief Incentive. –

I. An owner of a qualifying structure who intends to substantially rehabilitate such structure may apply to the governing body of the municipality in which the property is located for tax relief. The applicant shall include the address of the property, a description of the intended rehabilitation, any changes in use of the property resulting from the rehabilitation, and an application fee.

II. Upon receipt of an application, the governing body shall hold a duly noticed public hearing to take place no later than 60 days from receipt of the application, to determine whether the structure at issue is a qualifying structure; whether the proposed rehabilitation qualifies as substantial rehabilitation; and whether there is a public benefit to granting the requested tax relief and, if so, for what duration.

III. No later than 45 days after the public hearing, the governing body shall render a decision granting or denying the requested tax relief and, if so granting, establishing the tax relief period.

IV. (a) The governing body may grant the tax relief, provided:

- (1) The governing body finds a public benefit under RSA 79-E:7; and
- (2) The specific public benefit is preserved through a covenant under RSA 79-E:8; and
- (3) The governing body finds that the proposed use is consistent with the municipality's master plan or development regulations.

(b) If the governing body grants the tax relief, the governing body shall identify the specific public benefit achieved under RSA 79-E:7, and shall determine the precise terms and duration of the covenant to preserve the public benefit under RSA 79-E:8.

V. If the governing body, in its discretion, denies the application for tax relief, such denial shall be accompanied by a written explanation. The governing body's decision may be appealed either to the board of tax and land appeals or the superior court in the same manner as provided for appeals of current use classification pursuant to RSA 79-A:9 or 79-A:11 provided, however, that such denial shall be deemed discretionary and shall not be set aside by the board of tax and land appeals or the superior court except for bad faith or discrimination.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:5

79-E:5 Duration of Tax Relief Period. –

I. The governing body may grant such tax assessment relief for a period of up to 5 years, beginning with the completion of the substantial rehabilitation.

II. The governing body may, in its discretion, add up to an additional 2 years of tax relief for a project that results in new residential units and up to 4 years for a project that includes affordable housing.

III. The governing body may, in its discretion, add up to an additional 4 years of tax relief for the substantial rehabilitation of a qualifying structure that is listed on or determined eligible for listing on the National Register of Historic Places, state register of historic places, or is located within and important to a locally designated historic district, provided that the substantial rehabilitation is conducted in accordance with the U.S. Secretary of Interior's Standards for Rehabilitation.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:6

79-E:6 Resumption of Full Tax Liability. – Upon expiration of the tax relief period, the

property shall be taxed at its market value in accordance with RSA 75:1.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:7

79-E:7 Public Benefit. – The proposed substantial rehabilitation must provide at least one of the following public benefits in order to qualify for tax relief under this chapter:

- I. It enhances the economic vitality of the downtown;
- II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;
- III. It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B; or
- IV. It increases residential housing in urban or town centers.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:8

79-E:8 Covenant to Protect Public Benefit. –

I. Tax relief for the substantial rehabilitation of a qualifying structure shall be effective only after a property owner grants to the municipality a covenant ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted.

II. The covenant shall be coextensive with the tax relief period. The covenant may, if required by the governing body, be effective for a period of time up to twice the duration of the tax relief period.

III. The covenant shall include provisions requiring the property owner to obtain casualty insurance, and flood insurance if appropriate. The covenant may include, at the governing body's sole discretion, a lien against proceeds from casualty and flood insurance claims for the purpose of ensuring proper restoration or demolition of damaged structures and property. If the property owner has not begun the process of restoration, rebuilding, or demolition of such structure within one year following damage or destruction, the property owner shall be subject to the termination of provisions set forth in RSA 79-E:9, I.

IV. The local governing body shall provide for the recording of the covenant to protect public benefit with the registry of deeds. It shall be a burden upon the property and shall bind all transferees and assignees of such property.

V. The applicant shall pay any reasonable expenses incurred by the municipality in the drafting, review, and/or execution of the covenant. The applicant also shall be responsible for the cost of recording the covenant.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:9

79-E:9 Termination of Covenant; Reduction of Tax Relief; Penalty. –

I. If the owner fails to maintain or utilize the building according to the terms of the covenant, or fails to restore, rebuild, or demolish the structure following damage or destruction as provided in RSA 79-E:8, III, the governing body shall, after a duly noticed public hearing, determine whether and to what extent the public benefit of the rehabilitation has been diminished and shall determine whether to terminate or reduce the tax relief period in accordance with such determination. If the covenant is terminated, the governing body shall assess all taxes to the owner as though no tax relief was granted, with interest in accordance with paragraph II.

II. Any tax payment required under paragraph I shall be payable according to the following procedure:

- (a) The commissioner of the department of revenue administration shall prescribe and issue

forms to the local assessing officials for the payment due, which shall provide a description of the property, the market value assessment according to RSA 75:1, and the amount payable.

(b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the payment along with a special tax warrant authorizing the collector to collect the payment under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.

(c) Upon receipt of the special tax warrant and prescribed forms, the tax collector shall mail the duplicate copy of the tax bill to the owner responsible for the tax as the notice of payment.

(d) Payment shall be due not later than 30 days after the mailing of the bill. Interest at the rate of 18 percent per annum shall be due thereafter on any amount not paid within the 30-day period. Interest at 12 percent per annum shall be charged upon all taxes that would have been due and payable on or before December 1 of each tax year as if no tax relief had been granted.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:10

79-E:10 Lien for Unpaid Taxes. – The real estate of every person shall be held for the taxes levied pursuant to RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:11

79-E:11 Enforcement. – All taxes levied pursuant to RSA 79-E:9 which are not paid when due shall be collected in the same manner as provided in RSA 80:1-80:42-a.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:12

79-E:12 Rulemaking. – The commissioner of the department of revenue administration shall adopt rules, pursuant to RSA 541-A, relative to the payment and collection procedures under RSA 79-E:9.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:13

79-E:13 Extent of Tax Relief. –

I. Tax relief granted under this chapter shall pertain only to assessment increases attributable to the substantial rehabilitation performed under the conditions approved by the governing body and not to those increases attributable to other factors including but not limited to market forces; or

II. Tax relief granted under this chapter shall be calculated on the value in excess of the original assessed value. Original assessed value shall mean the value of the qualifying structure assessed at the time the governing body approves the application for tax relief and the owner grants to the municipality the covenant to protect public benefit as required in this chapter.

Source. 2006, 167:1, eff. April 1, 2006.

Section 79-E:14

79-E:14 Other Programs. – The provisions of this chapter shall not apply to properties whose rehabilitation or construction is subsidized by state or federal grants or funds that do not need to be repaid totaling more than 50 percent of construction costs from state or federal programs.

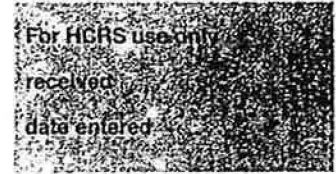
Source. 2006, 167:1, eff. April 1, 2006.

Town Name	Rochester
Commission	Historic District
Link to Commission	Commission Site
Link to Ordinance	Zoning Ordinance
Zoning Section	Section 42.33
Link to Master Plan	Master Plan
Master Plan Section	
Link to Guidelines	
Link to Map	District Map
District Name	Rochester Historic District
Year Established	2003
No. Properties	
Est. Acreage	
Zoning Type(s)	Commercial, Industrial
District History	
District Characteristics	
Other Comments	<p>The Historic Overlay District, encompassing the greater downtown area, includes the following properties:</p> <p>(1) Tax Map 116, Lots 156-162, and 201-204; (2) Tax Map 120, Lots 322-324, 332-340, 342, 342-1, 343, 346, 347, 351, 352, 354, 355, 358- 367, 379-381, 383-390, 392-408, and 419-422; (3) Tax Map 121, Lots 9-18, 28, 29, 361-364, 366-368, 368-1, 369-400; and (4) Tax Map 125, Lots 1, 181, 182, and 202-204</p>
NR Districts	Rochester Commercial and Industrial District - 19830408
Inventoried Areas (NHDHR files)	Willow Brook Brick Culverts - 08-23-2000, Rochester Commercial and Industrial HD - 01-24-2001, Strafford Square Historic District (SD) - 12-14-2005
Other Surveys	
Submitted by	JP
Last Modified Time	06-29-2012 13:42:34

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet

Item number 7

Page 22

Site NumberDescription

North Main Street



81. The Hayes Block - 2 North Main Street - c. 1878 - Victorian Commercial: 4-story brick commercial block, 4 x 9 bays. Facade and first 2 bays of south elevation are characterized by 1/1 sash windows topped by stone arches with incised ornamentation. Roofline is marked by arched corbelling. Storefront remodeled c. 1950. Rear portion of building appears earlier due to differing window treatment and corbelling. The upper stories of the Hayes Block originally housed the Hayes Opera House. (42/3).
82. The Salinger Block - 10 North Main Street - c. 1900 - NeoClassical: 4-story commercial block, asymmetrical 6-bay wide facade with veneer of white glazed brick. Third story window treatment dominates facade, each window being topped by semicircular arches embellished with egg and dart moldings and spandrel panels with raised floral decoration. Windows have 1/1 sash. Other features include brick pilasters rising across the second and third stories supporting a cornice at the third story. A fully articulated cornice of pressed metal articulates the roofline. Facade was applied c. 1900 to an earlier commercial building. (42/4).
83. The Scenic Theatre - 14 North Main Street - c. 1912 - Vernacular Georgian Revival: 3-story building with Georgian Revival motifs including flat back arches above the windows and a pressed metal cornice at the roofline. The facade is laid in rusticated brick. The Scenic Theatre was built in 1912 and was able to accommodate both plays and movies. (42/5).
84. Commercial Structure - 16 North Main Street - c. 1920 - Early 20th Century Commercial: 2-story, 5 bay facade characterized on upper story by rectangular windows with transoms. Other features obscured by aluminum siding. Two northern bays of facade were originally part of adjacent building of same period.
85. The Snow Block - 26 North Main Street - c. 1870/1917 - Georgian Revival: Existing 3-story brick facade was applied to a Second Empire block in 1917. Present facade consists of rectangular windows with transoms, topped by flat arches on the second story, and 1/1 sash topped by a stone lintel course on the third story. A 1917 datestone is centered above the center bay. Roofline is marked by corbelling and a projecting cornice. (42/6).

City of Rochester Planning Department
31 Wakefield Street
Rochester, NH 03867
(603) 335-1338
Michael.Behrendt@rochesternh.net



Application
Community Revitalization Tax Relief (per RSA 79E)
City of Rochester, New Hampshire

Date: 7-30-14 [Office use only. Fee submitted: _____ Final action: _____]

Property information

Property address/location: 2-6 NORTH MAIN ST. ROCHESTER NH
Name of building (if applicable): UNOFFICIAL REBRANDED "HAYES OPERA BLOCK"
Tax map #: 0120 ; Lot #(s): 0360 ; Year built (if known): 1890

Property owner

Name (include name of individual): 1ST REGIONAL FUNDING, LLC (NEWTON KERSHAW III MANAGER)
Mailing address: 440 HANOVER STREET MANCHESTER NH 03104
Telephone #: 603-666-8534 Email: lkafka@elmgrovecompanies.com

Applicant/developer (if different from property owner) **or Agent**

Name (include name of individual): _____
Mailing address: _____
Telephone #: _____ Email: _____

Proposed project

Explain project: INSTALL SPRINKLER SYSTEM

		<u>MIXED USE RES/COMM</u>	
Building uses.	Existing:	<u>MULTI FAMILY & RETAIL</u>	Proposed: <u>SAME</u>
Nonresidential square footage.	Existing:	<u>4,194.5 SQ. FT.</u>	Proposed: <u>SAME</u>
# of residential dwelling units.	Existing:	<u>24</u>	Proposed: <u>SAME</u>
Expected construction dates.	Start:	<u>AFTER 79E APPROVAL</u>	Finish: <u>WITHIN 4 YEARS</u>

Tax Relief Application – Rochester, NH Tax Map 0120 Lot 0360

Addendum 1: 2-6 North Main Street, Rochester, NH

Title V Taxation

Chapter 79-E – Community Revitalization Tax Relief Incentive

Section 79-E:7

79-E:7 Public Benefit – In order to qualify for tax relief under this chapter, the proposed substantial rehabilitation must provide at least one of the public benefits, and the proposed replacement must provide one or more of the public benefits to a greater degree than would a substantial rehabilitation of the same qualifying structure, as follows:

- I. It enhances the economic vitality of the downtown;
- II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;
- II-a. It promotes the preservation and reuse of existing building stock throughout a municipality by the rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation.
- III. It promotes development of municipal centers, providing for the efficiency, safety and greater sense of community, consistent with RSA 9-B; or
- IV. It increases residential housing in urban town centers.

2-6 North Main Street, Rochester, NH:

Located in downtown Rochester, the Hayes Opera Block at 2-6 N Main St has stood for nearly 125 years. Rather than standing proudly all that time, though, previous owners had lately allowed it to fall into disrepair. By renovating this building without marring its statuesque façade, 1st Regional Funding is enhancing this historic structure and providing safe affordable housing to revitalize downtown Rochester.



440 Hanover St.
Manchester, NH 03104
603.782.0990

Estimate

Date	Estimate #
9/16/2014	242

Name / Address
1st Regional Funding, LLC 440 Hanover St Manchester, NH 03103

Terms	Project
	2-6 North Main St

Description	Qty	Rate	Total
<p>Install 65 lineal feet of vinyl gutters on west side of building soffit.</p> <p>Repoint west wall @ window headers, sills and cracks as needed to stop water penetration.</p> <p>Remove non-insulated and non-tempered glass windows on first floor @ commercial entrances and replace with new vinyl insulated (low-e/argon) replacement windows (to be tempered safety glass). Install trim work and framing as required.</p> <p>Convert 24'x26' storage room on 3rd floor to a building community room.</p> <p>* Room to be drywalled with 1/2" drywall, mud and sand to finish.</p> <p>* Electrician to move and add outlets and fixtures as needed per code.</p> <p>* Installation of "traffic Master" Allure plank flooring.</p> <p>* Installation of baseboard, door trims and window trims.</p> <p>* Caulk and paint room in its entirety. (3 colors - walls, ceilings and trims to be chosen by owners)</p> <p>Electrician to make all necessary upgrades to the existing fire alarm system.</p> <p>Removal of existing boiler and installation of 2 steam Weil McLain direct vent natural gas boilers @ 200,000 BTU'S each.</p> <p>**Owners are to supply room for 60 yard dumpster storage during the duration of project.**</p> <p>**Owners are to supply adequate space on west side of building to</p>	1	58,760.00	58,760.00
50% deposit is required on all project that Kindler will be supplying materials for.			Total

Signature _____

By signing this estimate you agree to the terms and for Kindler to proceed with project.



440 Hanover St.
Manchester, NH 03104
603.782.0990

Estimate

Date	Estimate #
9/16/2014	242

Name / Address
1st Regional Funding, LLC 440 Hanover St Manchester, NH 03103

Terms	Project
	2-6 North Main St

Description	Qty	Rate	Total
maneuver and operate a "Genie S-45D" 45' straight boom manlift for repointing and gutter installation.**			
50% deposit is required on all project that Kindler will be supplying materials for.			Total \$58,760.00

Signature _____

By signing this estimate you agree to the terms and for Kindler to proceed with project.

John L. Carter

SPRINKLER COMPANY INC.

Design • Service • Installation



June 19, 2014

Elm Grove Company
440 Hanover Street
Manchester, NH 03104
Attn: Roger Carter

Re: 2 - 6 North Main Street
Rochester, NH

Dear Roger:

We are pleased to quote the firm price of \$61,250.00 to completely sprinkler the above based on plan received and walk-thru and provide N.F.P.A. 13R type wet protection. Work to be done in two phases.

Phase No. 1: \$34,400.00 - for riser equipment, alarms, switches, plan, permit, etc. and sprinkler the basement and first floor only.

Phase No. 2: \$26,850.00 - to sprinkler second, third and fourth floors.

Price No. 2: \$59,150.00 - if we do the whole project at once.

Add Alternate: \$6,250.00 - to provide one standpipe exposed in the stairwell. Note this is required by code when your top floor is over 30'-0" above lowest grade. You will need a variance from fire department to omit this.

The prices include labor and material for:

1. Work to start at 6" flange 1'-0" above finish floor.
2. Straight pipe riser with approved trim.
3. Indicator control valve with tamper switch.
4. Backflow preventer.
5. Local electric bell alarms.
6. Exposed type 4" storz fire department connection.
7. Retarding water flow and low-pressure switch for alarms tied into fire department.
8. Wet type sprinkler protection based on N.F.P.A. 13R and 13 light and ordinary hazard group no. II requirements. Pipe to be run exposed with brass upright or sidewall sprinklers on second, third, fourth floors and basement areas and concealed with white semi-recessed pendent sidewall heads and escutcheons in the first floor. All areas where pipe has been installed should be maintained at a minimum temperature of 40 °F to prevent freezing.
9. 1 - 4" standpipe with 2 ½" fire valves 2 ½" x 1 ½" reduce cap and chain, rough brass exposed in stairway if Add Alternate is accepted.
10. Permit fees.
11. Plans for fire department approval.

ph: 603.224.5438
fax: 603.224.5438

Free Estimates
www.cartersprinkler.com

9 Dunklee Rd.
Bow, NH 03304

2 - 6 No Main St
6/19/14
Page 2

12. Our insurance coverage as is.
13. Broom clean only.

The prices do not include:

1. Underground entrance, 6".
2. Electrical wiring of local electric bell or alarms.
3. Sprinklers in roof space, residential closet less than 24 square feet and less than 3'-0" wide, bathrooms less than 55 square feet, porches, decks and residential ceiling spaces per code.
4. Alarms tied to fire station. We supply switch only.
5. Painting of pipe or equipment.
6. Soffitting or boxing of pipe.
7. Professional cleaning of premises.

Price includes our existing insurance and is good for thirty days without review. Terms: Net 30 days. A financial charge of 2% per month will be imposed against all overdue accounts with an Annual Percentage Rate of 24%. The purchase agrees to pay all collection costs including reasonable attorney fees. All work will be done in good workmanship like manner using only U/L listed materials. All work is under warranty for one year providing others have not altered the system.

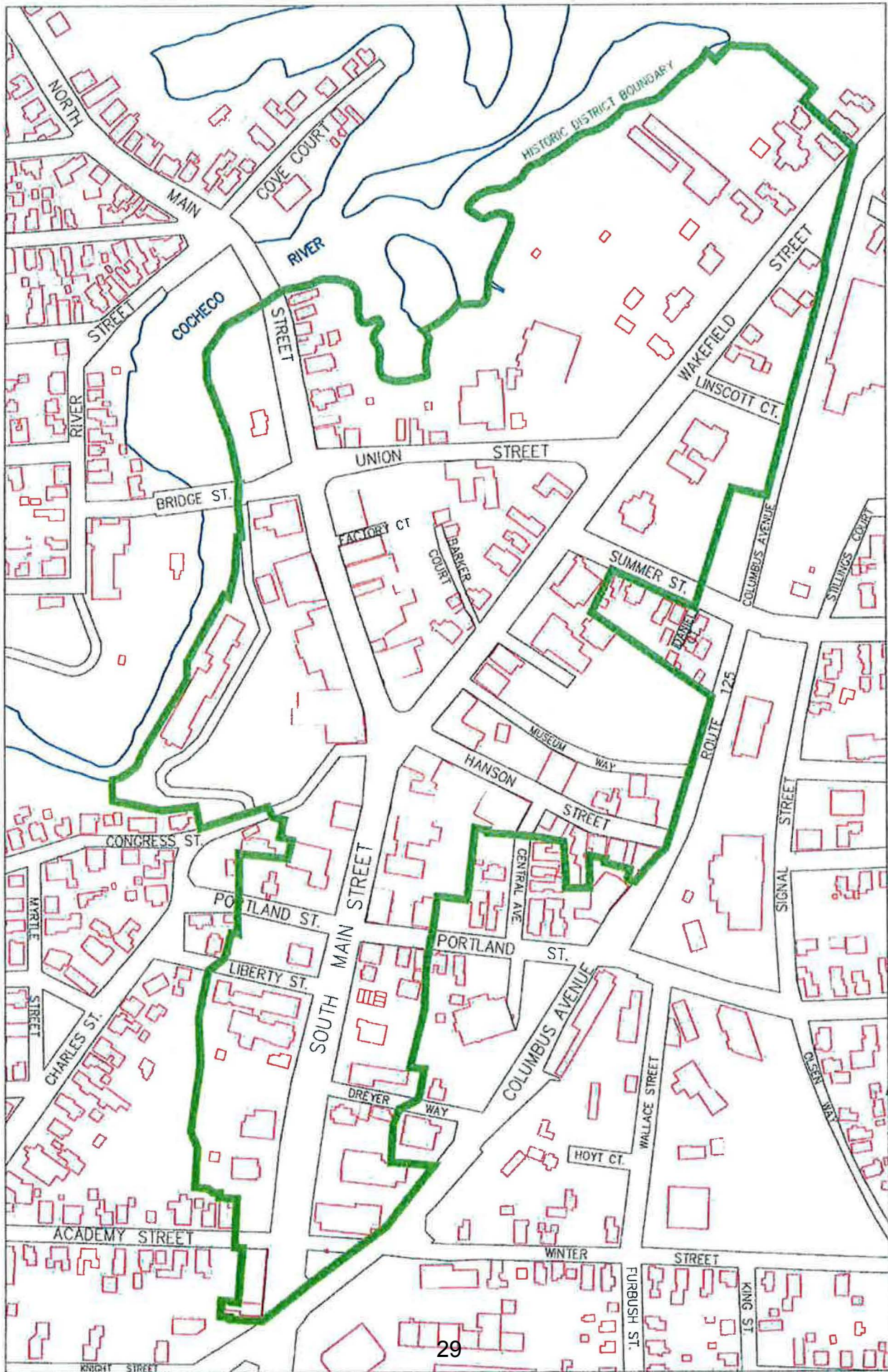
Thank you for the opportunity to provide this proposal. We would certainly appreciate the chance to work with you on this project.

Very truly yours,

John Carter
Vice President

Approved by _____ date _____
Please sign and return copy to us. Thank you.

RACHESTER HISTORIC DIST. (HDC MAP - 2001)



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ELM GROVE COMPANIES HONORED

Created on Wednesday, 22 August 2012 01:17

ELM GROVE COMPANIES HONORED WITH NEIGHBORHOOD IMPROVEMENT AWARD



Elm Grove Companies was recently honored with the Neighborhood Improvement Award for the rehabilitation of Allyson Apartments, 307 Merrimack St. The circa 1889 Victorian apartment building includes ornate columns at the entryways and the decorative brackets on the roof overhang. Original wood siding was preserved in a recent remodeling. The 21st Annual Historic Preservation Awards Dinner

was held on April 17th, 2013 at the Center of New Hampshire Radisson.

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Torch Awards Winners!

Created on Tuesday, 15 July 2014 15:38



Elm Grove Companies Receive 2014 Better Business Bureau TORCH AWARD!

Each year, BBB accepts nominations for the BBB Torch Awards for Marketplace Ethics. This is the highest honor presented by BBB and is given to businesses that demonstrate exceptional trust and ethics in the marketplace.

1 2 3

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Rochester City Council

Community Development Committee

DRAFT

MEETING MINUTES

James Gray, Chairperson
Elaine Lauterborn, Vice-Chair
Sandra Keans
Jake Collins
Donna Bogan

Meeting Date:	September 25, 2014	
Members Present:	Councilor Gray Councilor Lauterborn Councilor Keans Councilor Bogan	Members Absent: Councilor Collins
Staff:	Karen Pollard – Economic Development Manager	
Guests:	Tom Kaczynski, came at 6:55 PM and remained after meeting concluded.	

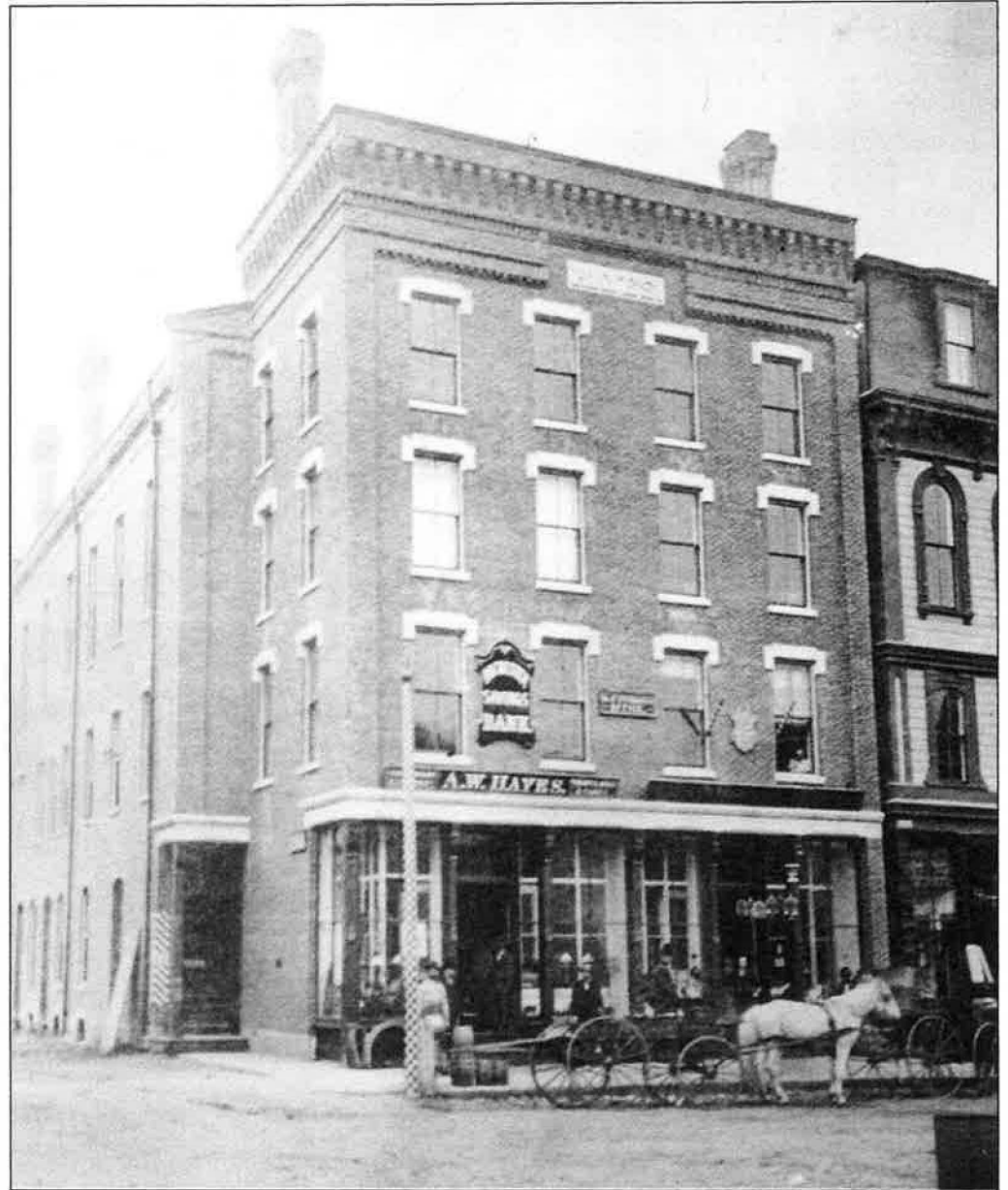
Councilor Gray called the meeting to order at 6:00 PM. **Motion was made to approve the August 28, 2014 Community Development Committee minutes by Councilor Keans and seconded by Councilor Lauterborn, minutes were approved unanimously.**

Public Input	No public input.
---------------------	------------------

RSA 79E – Community Tax Relief Incentive	<p>Discussion was held regarding an email from Representative Beaudoin and his opposition to the RSA 79-E Community Revitalization Tax Relief Incentive program. Councilor Gray spoke about the community benefits that the program offers. Forgiving the taxes for a number of years on the increased valuation resulting from the renovation is well worth the money because the incentives entice investment in the RSA 79-E zone. There was unanimous agreement by the committee that participation by the City in this program is worthwhile.</p> <p>There was a question whether or not RSA 79-E can be retroactively applied on completed projects Economic Development Manager, Karen Pollard confirmed that in Attorney Wensley's opinion, projects cannot be considered retroactively. Ms. Pollard also stated that the City has not approved any retroactive projects.</p>
RSA 79E – Community Tax Relief Incentive Application Review for 2 – 6 North Main	<p>Discussion occurred regarding the 2 – 6 North Main commercial/affordable housing residential property to address the sprinkler system along with the scope of work going forward for consideration. The application was revised on page 2 to incorporate the feedback from Tom Mullin, the Assessor.</p> <p>Although the application would qualify for 15 years of tax relief the committee members believed that granting the basic 5 years of relief plus only one of the additional categories (4 years), for a total of 9 years, was warranted.</p> <p>The committee is recommending the application to move forward.</p> <p>Motion was made by Councilor Lauterborn to vote to forward the 2 – 6 North Main Application to Finance Department for review City Council with a recommendation of the 9 of years of tax relief to be determined at City Council. Motion was seconded by Councilor Keans and carried unanimously.</p>
Discussion about 79E Boundaries	<p>Discussion took place for expanding the RSA 79E boundaries, which explored the need to address distressed commercial and residential neighborhoods and provide an incentive for investment and broad community benefit. Councilor Gray asked for clarification on the processes for expanding RSA 79E and historic district boundaries.</p>

	Expanding the RSA 79E Boundary was retained in the Committee for additional action.
Poet Laureate Program	<p>The Poet Laureate program was discussed, the role and the expectations, and the decision making process of selecting a candidate was reviewed. Councilor Lauterborn will bring the recommendations to the Arts and Culture Commission.</p> <p>Councilor Gary made a motion to recommend that Mayor Jean, form an Ad Hoc committee comprised of 5 members, including 3 representatives from the Arts & Culture Commission, 1 representative from the Library staff or Board of Directors and the current Poet Laureate. The purpose of the committee is to develop the criteria for the Poet Laureate, decide on the process to nominate and to choose the new Poet Laureate. A Motion was seconded by Councilor Keans and carried unanimously.</p>
Community Development	<p>Councilor Gray requested that the following remain on the agenda forward until resolved:</p> <ul style="list-style-type: none"> • 5 Year Plan • CDBG Projects for 15 – 16
Review of Nuisance Ordinance	The review of the Nuisance Ordinance was deferred to the Ward 2 meeting.
NEXT MEETING	<p>October 23, 2014 at 6pm in the Conference Room at City Hall.</p> <ul style="list-style-type: none"> • Review and discussion with Planner Michelle Mears to consult on the Historic District boundaries • Review the Map to 79E boundaries

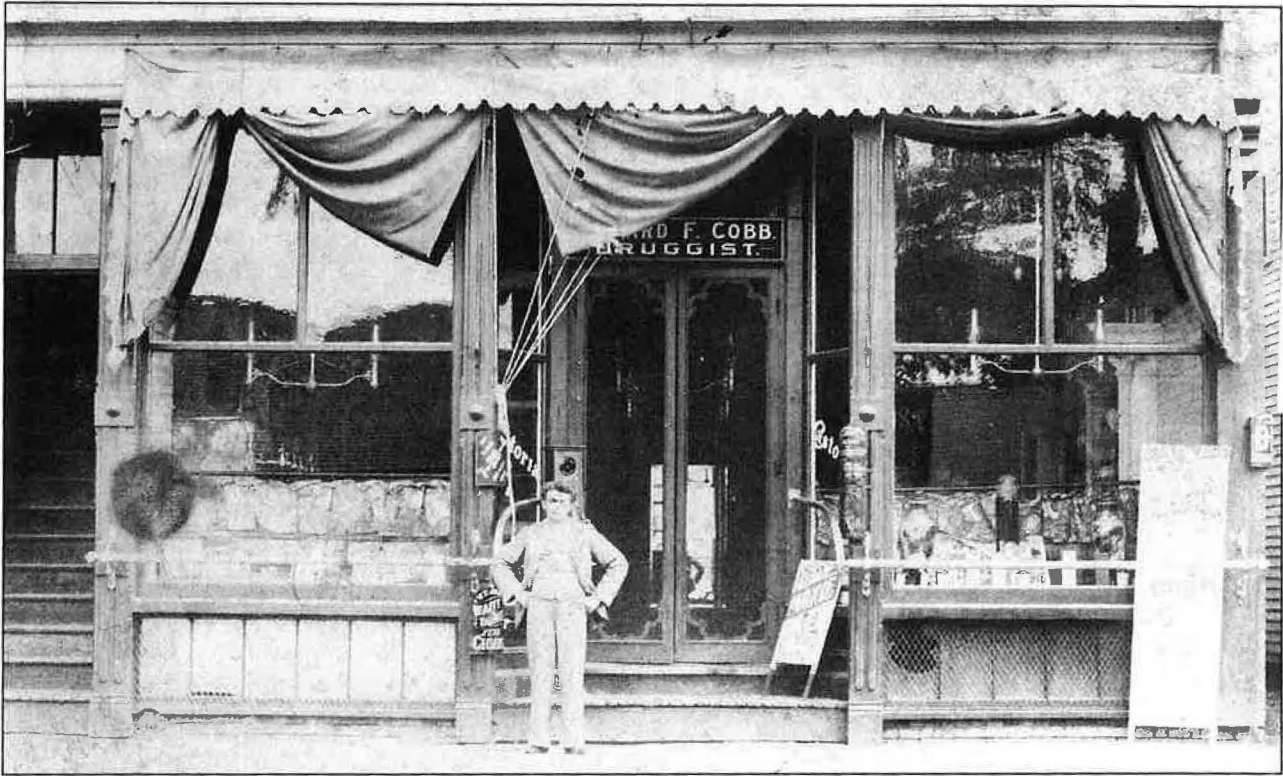
Motion to adjourn made by Councilor Lauterborn and seconded by Councilor Bogan. The meeting was adjourned at 7:05 pm.



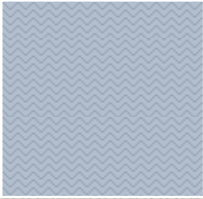
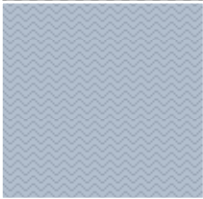
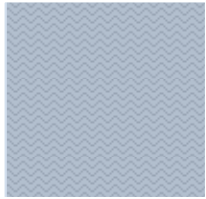
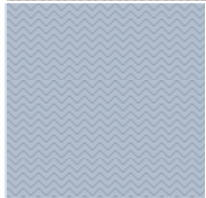
THE HAYES BLOCK. Simon Chase moved his house from Market to Congress Street in 1878. Albert W. Hayes, a prominent businessman, bought the lot and erected a four-story building. The third and fourth floors were occupied by the Hayes Opera House, which was reached by a separate entrance. On at least one occasion, a temporary overhead bridge across Congress Street connected this block with the McDuffee Block for a large party.



DECORATED FOR THE ROCHESTER FAIR. Each September professional decorators came to Rochester and adorned buildings with bunting for the festive week ahead. This photograph shows the Feineman, Hayes, and Salinger stores dressed to welcome visitors to the fair.



THE COBB DRUG STORE. John Perreault is standing in front of the store of Edward F. Cobb at 6 North Main Street near Union Street. The store, established in 1900, dispensed medicines



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City of Rochester Tax Collector's Office
September 30, 2014

Fiscal Year		Annual Warrant	Collected		Uncollected	
			Amount	%	Amount	%
2014	Semi Warr	27,654,728	26,083,579.27	94.32%	1,571,148.73	5.68%
2013		53,324,262	52,044,256.52	97.60%	1,280,005.48	2.40%
2012		50,952,912	50,097,066.04	98.32%	855,845.96	1.68%
2011		48,856,892	48,477,057.77	99.22%	379,834.23	0.78%
2010		47,308,832	47,020,105.65	99.39%	288,726.35	0.61%
2009		46,898,827	46,696,121.62	99.57%	202,705.38	0.43%
2008		46,522,769	46,369,342.03	99.67%	153,426.97	0.33%
2007		42,964,450	42,847,359.75	99.73%	117,090.25	0.27%
2006		40,794,160	40,676,082.25	99.71%	118,077.75	0.29%
2005		38,024,453	37,991,077.73	99.91%	33,375.27	0.09%
2004		36,065,496	36,039,213.50	99.93%	26,282.50	0.07%
2003		33,310,579	33,298,120.44	99.96%	12,458.56	0.04%
2002		29,725,878	29,715,419.31	99.96%	10,458.69	0.04%
2001		26,943,136	26,934,739.38	99.97%	8,396.62	0.03%
2000		25,415,248	25,409,120.87	99.98%	6,127.13	0.02%
1999		22,973,308	22,969,079.37	99.98%	4,228.63	0.02%
1998		30,592,529	30,586,714.71	99.98%	5,814.29	0.02%
1997		29,835,914	29,830,142.79	99.98%	5,771.21	0.02%
1996		27,726,424	27,721,642.91	99.98%	4,781.09	0.02%
1995		27,712,029	27,708,767.98	99.99%	3,261.02	0.01%
1994		26,989,803	26,986,789.81	99.99%	3,013.19	0.01%
1993		25,611,050	25,608,232.96	99.99%	2,817.04	0.01%
1992		24,746,736	24,744,940.64	99.99%	1,795.36	0.01%
1991		24,296,285	24,294,507.32	99.99%	1,777.68	0.01%
					5,097,219.38	

Tax Collector, Doreen Jones, CTC