Thanks for attending the City’s initial Public Input Session on the McIntyre Project!

Click here to access the YouTube video of the meeting. If you were unable to attend, you may also visit the public input section of this website to provide us with your thoughts.

The City Council will next discuss the McIntyre Project in a work session on July 10th at 6 p.m.
Review “FAQ’s” to Clarify Details of Project
Provide Update on Public Input and Meeting with SHPO
Consider Guidelines for Process, Design, and Financial Considerations
Review Options for Request for Proposals
FREQUENTLY ASKED QUESTIONS

Q: Why is the McIntyre Building now available to the City?

A: The GSA’s invitation to the City to submit an application to acquire the property through the Historic Surplus Property Program is the culmination of the City’s efforts which began in 2004.
Q: I heard the City was supposed to be given the property for $1 years ago. What has taken so long?

A: The City and its Congressional delegation have made diligent and intensive efforts to obtain the property over the past 13+ years - during that time, the federal land acquisition process, and changes in building design requirements, tenant needs/project scope, and funding availability all impacted the schedule.
FREQUENTLY ASKED QUESTIONS

Q: Why is the building “historic?” Is it only because it is over 50 years old?

A: Built in 1967, the building “turned 50” this year. However, being 50 alone does not determine whether the building should be considered as part of the National Register of Historic Places. As part of the mitigation for the Memorial Bridge replacement project, the State commissioned a survey of Portsmouth’s downtown historic properties, and the study resulted in a nomination of over 1,200 properties to the National Register. The McInytre was one of those 1,200, and based upon its architectural contribution to the district.
FREQUENTLY ASKED QUESTIONS

Q: Can the City buy the building and then demolish it?

A: No.

Any transfer of the property out of federal ownership (including to private entities) is subject to review under Section 106 of the National Historic Preservation Act, which "requires federal agencies to take into account the effects of their undertakings on historic properties." Moving a property out of federal ownership is an undertaking by General Services Administration. The GSA has indicated that any transfer of the property will take place with a preservation covenant attached to the deed.
Q: Can a developer buy the building and then demolish it?

A: No. GSA has confirmed that the transfer, under all circumstances, will include a preservation covenant.
FREQUENTLY ASKED QUESTIONS

Q: Why can’t the City sell the property to a developer? If the City leases the land to a developer, will it remain tax-exempt? Don’t we want to collect tax revenue from it?

A: Federal regulation prevents re-sale to a private entity. Should the City forgo the opportunity to own the property, the GSA may sell it to a private entity.

If the City enters into a ground lease with a private partner, the lease must, by law (RSA 72:23 I (b)), require payment of property taxes on the leasehold interest.

Finally: The Surplus Property program requires any excess income produced on the site be returned to the City for historic preservation, open space, and/or recreational purposes.

---

The following real estate and personal property shall, unless otherwise provided by statute, be exempt from taxation:

(a) Lands and the buildings and structures thereon and therein and the personal property owned by the state of New Hampshire or by a New Hampshire city, town, school district, or village district unless said real or personal property is used or occupied by other than the state or a city, town, school district, or village district under a lease or other agreement the terms of which provide for the payment of properly assessed real and personal property taxes by the party using or occupying said property.

(b) All leases and other agreements, the terms of which provide for the use or occupation by others of real or personal property owned by the state or a city, town, school district, or village district, entered into after July 1, 1979, shall provide for the payment of properly assessed real and personal property taxes by the party using or occupying said property no later than the due date. All such leases and agreements entered into on or after January 1, 1994, shall clearly state the lessee’s obligations regarding the payment of both current and potential real and personal property taxes, and shall also state whether the lessee has an obligation to pay real and personal property taxes on structures or improvements added by the lessee.

(c) If the lessee using or occupying the property fails to pay the duly assessed personal and real estate taxes when due shall be cause to terminate said lease or agreement by the lessor. All such leases and agreements entered into on or after January 1, 1994, shall clearly state the lessee’s obligations regarding the payment of both current and potential real and personal property taxes, and shall also state whether the lessee has an obligation to pay real and personal property taxes on structures or improvements added by the lessee.

www.planportsmouth.com
FREQUENTLY ASKED QUESTIONS

Q: Will the Post Office stay in its current location?

A: Hopefully!

The Post Office has recently indicated to the City that they would prefer to remain in place. The City has a preference for them to remain as tenants as well (especially the “retail” portion of their operation), and will work to determine how this could be accomplished through a public-private partnership.
FREQUENTLY ASKED QUESTIONS

Q: What is the process moving forward?

A:

- The City Council must choose a private partner and decide to submit an application to the Historic Monument program.
- The National Park Service (NPS) will review the application and make a recommendation to the GSA.
- The GSA continues with its disposal procedures to implement transfer to the City.

<table>
<thead>
<tr>
<th>Task</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Receive GSA response to Letter of Interest</td>
<td>February 2017</td>
</tr>
<tr>
<td>Receive property information from GSA</td>
<td>February 2017</td>
</tr>
<tr>
<td>Assemble and review property information, conduct historic research, prepare photo documentation</td>
<td>February 2017</td>
</tr>
<tr>
<td>Consult with local Historic District Commission</td>
<td>March 2017*</td>
</tr>
<tr>
<td>Consult with NH State Historic Preservation Office (SHPO)</td>
<td>March-April, 2017*</td>
</tr>
<tr>
<td>Solicit private partner interest/select preferred partner</td>
<td>February-April, 2017</td>
</tr>
<tr>
<td>Conduct public outreach</td>
<td>April-May, 2017*</td>
</tr>
<tr>
<td>Define options for Utilization plan, including preparation of financial plan for options</td>
<td>June-September 2017</td>
</tr>
<tr>
<td>Review proposed Program of Preservation and Utilization plan with regulatory officials and community</td>
<td>June-September 2017</td>
</tr>
<tr>
<td>Submit application</td>
<td>September 2017</td>
</tr>
</tbody>
</table>

* indicates item is subject to stakeholder scheduling. We may request the GSA extend this projected timeframe for delays outside of the City’s control.
FREQUENTLY ASKED QUESTIONS

Q: What is the main reason the City would want to own the property vs. having the GSA sell to a private developer?

A: Because the assessed valuation of the property is estimated at near $10 million. The City would not only be able to acquire at no cost the equity in the property, but also control and manage how the property is used, preserved, and maintained. Additionally, the City would also benefit from any lease payments and or excess income that may be used to support historic preservation, recreation, or open space projects throughout the City.
Shape redevelopment in the City’s best interests by promoting public/non-profit/commercial use of its ground floor;

Re-connect the site with Daniel, Penhallow, and Bow Streets via new pedestrian ways, introduction of open space and public parking uses, and revitalize the area with new uses;

Ensure redevelopment/reuse of the site that meets the city’s economic development goals; and

Accomplish the above in a fiscally prudent manner, through a public-private partnership.

CITY GOALS
- Farmer’s market (~“Quincy Market”)
- Public gathering space/outdoor seating; rooftop access (restaurant)?
- Workforce housing - upper floors
- Office use - upper floors
- Preserve view to St. John’s
- Do not overbuild along Bow - avoid shadowing!
- Continue Commercial Alley
- Use Historic Tax Credits for amenities
GUIDELINES FOR PROCESS, DESIGN, AND FINANCIAL CONSIDERATIONS

- Does the City have any preferences for more specific uses?
- How will historic preservation guidance affect redevelopment?
- What are the City’s design preferences?
- What is the City’s desire for rent, excess income?

- Farmer’s market (~“Quincy Market”)
- Public gathering space/outdoor seating; rooftop access (restaurant)?
- Workforce housing – upper floors
- Office use – upper floors
- Preserve view to St. John’s
- Do not overbuild along Bow – avoid shadowing!
- Continue Commercial Alley
- Use Historic Tax Credits for amenities
- Continued Post Office use?
**NEXT STEPS**

7 Teams Submitted Qualifications

Wood, Winn, Ocean & Two Intn’l, 100 Market, Chinburg, Leggat McCall, Kane & Redgate

Gain Additional Input from SHPO

Conduct Additional Public Input

Direction on Process, Design, Financial Considerations

Develop Request for Proposals – Draft for August 7th

3 months to Prepare Submittals

Choose partner & submit application - Fall, 2017

www.planportsmouth.com