



CITY OF PORTSMOUTH

Municipal Complex
1 Junkins Avenue
Portsmouth, New Hampshire 03801
(603) 431-2000

January 25, 2017

John E. Kelly, Director
U.S. General Services Administration
Office of Real Property Utilization and Disposal
10 Causeway Street, Room 1010
Boston, MA 02222

Re: Letter of Interest, Thomas J. McIntyre Federal Building, Portsmouth, NH
GSA Control Number 1-G-NH-0515; HUD # 54201640004

Dear Mr. Kelly:

I write to indicate the City of Portsmouth's interest in procuring the above-referenced property pursuant to 40 U.S.C. 550 (h), via the Historic Monument program. The McIntyre Building is an important feature of Portsmouth's 20th Century history and occupies a central and prominent block in our downtown. Although the public has no access to the office building, the Portsmouth Post Office provides vital services to our residents and business community and, thereby, the McIntyre Building has become an important component of the experiences of our citizens and the fabric of our City. In fact, our draft Master Plan for the City identifies the surface parking lots of this parcel as sites for potential redevelopment with a mixture of commercial and residential uses. As you are aware, the City has expressed interest in owning this property for many years and we are pleased that it has now become available.

The City plans to preserve the McIntyre's character-defining features as part of the proposed Portsmouth Downtown National Register District, while partnering with a private entity to redevelop the property for both public and private use. Our goals are to:

- capitalize on the rare opportunity to shape redevelopment of a downtown block in the City's best interests by promoting public/non-profit/commercial/office use of its ground floor, and floors above;
- re-connecting the site with Daniel, Penhallow, and Bow Streets via new pedestrian ways, introduction of open space and public parking uses, and revitalizing the area with new uses;
- ensure against redevelopment/reuse of the site that does not meet the City's economic development goals; and
- accomplish the above in a fiscally prudent manner, through a public-private partnership.

We expect it may take approximately six to eight months to develop and submit a formal Application for Obtaining Real Property for Historic Monument Purposes. As the application involves consultative

processes with local, State, and Federal officials, potential private partners, and the community at large, our proposed timeframe accommodates scheduling in response to stakeholder availability. A draft timeline for your review is as follows:

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

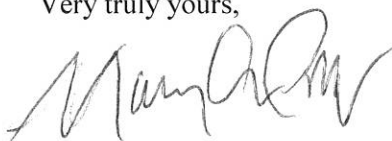
* indicates item is subject to stakeholder scheduling. We may request the GSA extend this projected timeframe for delays outside of the City's control.

We envision a successful public-private partnership will result in a long-term property lease that provides for revenue-producing activities on the site to support the long-term preservation of the McIntyre Building, with any excess profit returned to the City for investment in the City's historic resources with priority given to City-owned properties.

The Mayor, City Council, other elected officials and community members are supportive of our efforts to obtain ownership of the McIntyre Buildings and becoming its lifelong steward. We contend that the City is in a unique position to own and manage this property. We currently manage well over 250,000 square feet of municipal property and have once again been given Standard and Poor's long-term AAA bond rating.

We look forward to continuing our productive relationship with the General Services Administration over the coming months to realize this important project.

Very truly yours,



Nancy Colbert Puff
Acting City Manager

c.: Honorable Mayor Jack Blalock and City Council Members
John P. Bohenko, City Manager