RESOLUTION

AUTHORIZING THE EXPENDITURE OF UP TO THREE HUNDRED AND EIGHTY FOUR THOUSAND DOLLARS ($384,000) FROM THE NASHUA CONSERVATION FUND TO ASSIST IN THE FUNDING OF A CONSERVATION EASEMENT AT THE SULLIVAN FARM PROPERTY.

CITY OF NASHUA

In the Year Two Thousand and Eighteen

RESOLVED by the Board of Aldermen of the City of Nashua that the Mayor is authorized to expend up to $384,000 from the Nashua Conservation Fund (Fund #4080), to assist in the funding of a conservation easement at the Sullivan Farm Property located on Coburn Road.
LEGISLATIVE YEAR 2018

RESOLUTION: R-18-027

PURPOSE: Authorizing the expenditure of up to three hundred and eight four dollars ($384,000) from the Nashua Conservation Fund to assist in the funding of a conservation easement at the Sullivan Farm Property.

SPONSOR(S): Mayor Jim Donchess

COMMITTEE ASSIGNMENT:

FISCAL NOTE: Fiscal impact is the expenditure of up to $384,000. The current balance of the Conservation Fund (Fund #4080) is $1,958,054.

ANALYSIS

This resolution would authorize the City to expend up to $384,000 from the Nashua Conservation Fund (Fund #4080), to assist in the funding of a conservation easement at the Sullivan Farm Property located on Coburn Road. The Conservation Commission, by vote on October 3, 2017 unanimously approved the expenditure.

The total appraised cost of the conservation easement is $1,300,000. The total budget is $1,370,000 which includes direct project costs such as closing costs, survey and the initial stewardship endowment. The total funding sources for the project are as follows:

City of Nashua Conservation Fund $384,000
City of Nashua Land and Community Heritage Investment Program (LCHIP) grant 213,000
Society for the Protection of New Hampshire Forests (SPNHF) various grants 773,000

$1,370,000

NRO §5-118 provides that monies in the Conservation Fund may be expended by the Conservation Commission in accordance with applicable law and ordinances, subject to the approval of the Board of Aldermen. RSA Chapter 36-A provides that money may be expended from the Conservation Fund consistent with the purposes found in that chapter, which broadly includes “the proper utilization and protection of the natural resources” of the City.

Approved as to account structure, numbers, and amount:

Approved as to form:

Financial Services Division

By: [Signature]

Office of Corporation Counsel

By: [Signature]

Date: April 18, 2018
Date: April 5th, 2018
To: Board of Aldermen
From: Sarah Marchant, Community Development Division Director
Re: Sullivan Farm Conservation Easement, LCHIP grant, and Conservation Commission funds

Sullivan Farm has been a high priority conservation property for the City of Nashua for quite some time. The City has an interest in protecting the Sullivan Farm property from future development because it is the last remaining working farm in the City and the approximately 50 acre property has natural resources with important conservation value including soils, wetlands, and Coburn Pond. The Farm is well known to Nashua residents and the apple orchards that flank both sides of Howe Road are a particularly recognizable and loved scenic feature.

The City of Nashua and its Conservation Commission, in partnership with the Society for the Protection of New Hampshire Forests (SPNHF), are working together to conserve Sullivan Farm. SPNHF and the City have worked closely with land owners, Katherine and Bobby Williams, to ensure that the conservation easement will match their vision and desire for the future of their property. SPNHF and the City have also collaborated to raise the necessary funds needed to purchase the conservation easement for Sullivan Farm.

The conservation easement will prevent the subdivision or sale of portions of the property from the whole. It will also prevent any future development beyond limited designated areas reserved for structures specifically needed to support farming activity. The easement will specifically allow agricultural use on the property but not allow any other development or use.

The purchase and sales agreement for the conservation easement is between the property owner, Katherine Williams, and SPNHF. SPNHF will hold the conservation easement and will periodically monitor the property to ensure current and future property owners are in compliance with the easement. The City has collaborated similarly and successfully with SPNHF on previous conservation projects.

The total appraised cost of the conservation easement for the Sullivan Farm property is $1,300,000. The total budget is $1,370,000 which includes direct project costs such as closing costs, survey, and the initial stewardship endowment.

The City has been awarded a Land and Community Heritage Program (LCHIP) grant in the amount of $213,000 to contribute towards the cost of the conservation easement. On October 3rd, 2017, the Nashua Conservation Commission voted unanimously to contribute up to $384,000 from the Conservation Commission Current Use fund towards the Sullivan Farm easement.
EXHIBIT A to the Purchase and Sale Agreement: Aerial photo and approximate Restricted Development Areas

Sullivan Farm
50 ± acres
Nashua, NH

Restricted Development Area A. Infrastructure currently includes: A barn, farmhouse, irrigation system, 4 greenhouses with water and heat totaling over 9,000 square feet, a covered farm stand and solar panels that power the business.

Restricted Development Area B. This area is currently used for crops, and is likely to stay in production. A future landowner would have the ability to improve the area with ag infrastructure or limited worker housing.

Restricted Development Area C. The landowner wishes to retain the right to build a greenhouse, barn, shed or other agriculture structure if needed.

Mendelssohn Drive
Open Space, 11 Acres

Applecrest Estates
Open Space, 2 Acres

Coburn Pond

Lincoln Brook

Date: 4/9/2018