



The City of Berlin
Application for Downtown Tax Relief
Incentive

168 Main Street, Berlin, NH 03570

603-752-8587

Email: plaflamme@berlinnh.gov

A \$50.00 application fee must accompany this application upon submission.

Application date: 2/13/2020

Building Name The Sticks Cafe & Lounge	(Primary) Owner's Name Lanetha (Lane) Strahan
Building Address 156 Main Street Berlin, NH 03570 Map # <u>119</u> Lot# <u>9</u> Book # <u>1460</u> Page# <u>801</u>	(Primary) Owner's Address 207 Willard Street Berlin, NH 03570

The application is for:	Substantial Rehabilitation Tax Relief Incentive <input checked="" type="checkbox"/>
	Tax Relief Incentive for New Residential Units <input type="checkbox"/>
	Tax Relief Incentive for Rehabilitation of Historic Places
(Please check all that apply)	In accordance with the U.S. Secretary of Interior's Standards for Rehabilitation <input type="checkbox"/>

Will there be a change of use? Please explain: At the moment, the only change is the amount of food served. we will continue cafe style pastries and coffee only and night life of music and poetry slams.


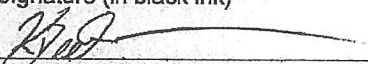
Describe the work to be done and estimated cost:

Structural: Basement & 2nd floor	\$ 3,200.00
Electrical: All up to code, done by Pepe's Electric. Panel for lights need to be removed.	\$ 2,200.00
Plumbing/Heating:	\$ <u>20k</u> for A1 B Plumbing
Mechanical:	\$
Other: Flooring	\$ 2,780.00
Total Note: To qualify for this incentive, the costs of the project must be at least 15% of the current pre-rehabilitation assessed value or at least \$75,000, whichever is less. In completing this form, you certify that the estimates are reasonable and that you meet the above requirement. Failure to meet the threshold or the listing of unreasonable construction costs will result in denial of the application and forfeiture of the application fee.	\$

Expected project start: May 2020

Expected project completion: 10/2020

I/we have read and understand the Community Revitalization Tax Relief Incentive Ordinance and am aware that this will be a public process including a public hearing to be held to discuss the merits of this application and the subsequent need to enter into a covenant with the City and pay any reasonable expenses associated with the drafting of the covenant.

Type or Print Name (in black ink) Lanetha (Lane) Strahan	Signature (in black ink) 	Date 2/13/2020
Type or Print Name (in black ink) Kendall Stephen	Signature (in black ink) 	Date 2/13/2020
Type or Print Name (in black ink)	Signature (in black ink)	Date

TO BE COMPLETED BY LOCAL ASSESSOR

Pre-rehabilitation assessed valuation:	<u>\$43,900</u>
Estimated Cost from Application Above:	<u>\$28,180</u> repairs
Percent cost to valuation:	<u>64</u> %
Does the cost of rehabilitation exceed 15% of pre-rehabilitation assessed valuation Or \$75,000: YES _____ NO _____	
If the answer to the above is no, the application is automatically denied.	

MAYOR AND COUNCIL REVIEW

The application is:	Granted: _____	Denied: _____
Substantial Rehabilitation Tax Relief Incentive will be for _____ years		
Tax Relief Incentive for New Residential Units will be for _____ years		
Tax Relief Incentive for Rehabilitation of Historic Places In accordance with the U.S. Secretary of Interior's Standards for Rehabilitation _____ years		
Specific terms of covenant:		
Specific public benefit(s) achieved or reason(s) for denial:		

COMMUNITY REVITALIZATION TAX RELIEF INCENTIVE

MAYOR and COUNCIL CHECKLIST

	YES	NO
QUALIFYING STRUCTURE Sec. 19-18 Definitions		
To be a <i>qualifying structure</i> , the structure must be located in the Downtown Zoning District. Is the structure located in the Downtown Zoning District? Sec. 19-18 Definitions	Yes	
Will the qualifying structure rehabilitation cost at least 15 percent of the pre-rehabilitation assessed valuation or at least \$75,000, whichever is less. Sec. 19-18 Definitions	Yes	
PUBLIC BENEFIT (<i>Must provide at least one benefit</i>) Sec. 19-22		
Does the proposed rehabilitation enhance the economic vitality of downtown? Sec. 19-22; 1		
Does the proposed rehabilitation enhance and improve 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 in which the building is located? Sec 19-22; 2		
Does the proposed rehabilitation promote the development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B "smart growth"? Sec. 19-22; 3		
Appropriate to the traditional and historic use of the area? RSA 9-B;3 Definition		
Encourage denser development? RSA 9-B;3 Definition		
Encourage mixed use? RSA 9-B;3 Definition	N/A	
Bring a vibrant commercial activity to the City? RSA 9-B;3 I		
Bring a strong sense of community identity? RSA 9-B;3 I		
Preserve historic village centers? RSA 9-B;3 X		
Does the proposed rehabilitation increase residential housing in the Downtown Zoning District? Sec. 19-22; 4	N/A	
COVENANT Sec. 19-23		
Is the applicant willing to sign and pay for all reasonable expenses incurred with the development of a covenant? Sec. 19-23; 1-5	Yes	
Will the covenant be extended beyond the period of tax relief? Sec. 19-23; 2		
MASTER PLAN		
Is the proposed rehabilitation consistent with the Master Plan? Sec. 19-19; 6d	Yes	