

The Law Office of Scott E. Hogan

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Todd Selig,
Town Administrator
Town of Durham
8 Newmarket Road
Durham, NH 03824

February 26, 2015

RE: Request for Proposals for the Adaptive Reuse of the FORMER TOWN OFFICE at 15 Newmarket Road

Dear Todd:

This replies to the email received from Mary Ellen Humphrey dated February 12, 2015, looking for additional information from George York regarding his Proposal for the above-referenced RFP.

Mary Ellen first asked for additional detail regarding the anticipated use, and if Mr. York was planning to use incentives, including RSA 79-E. As to the anticipated use, as presented in his original Proposal, Mr. York proposes to subdivide the parcel so that the former Town Hall structure and sufficient parking would comprise one lot, and the remainder of the property would remain as a parking lot to be used for the 8 Dover Road property and possibly for municipal or private parking needs, and Mr. York would identify and work with an appropriate tenant for the adaptive reuse of the former Town Hall structure. Since the submission of his initial Proposal both Mr. York and I have been in contact with representatives of the Salas (Applied Geosolutions) Proposal. The York and Salas parties agree that the York Proposal and the Salas Proposal together seem to be an ideal match in meeting the needs of the parties as well as the Town. Thus the recent Salas submission indicates their intention to subdivide and sell a portion of the subject property to Mr. York as described in his Proposal. Mr. York hereby indicates his intention for such a subdivision of the property, such that he make use of the rear portion as described, and the Salas parties would make adaptive reuse of the former Town Hall property for the relocation of their business.

Mary Ellen secondly asked Mr. York to "provide his best price". Mr. York hereby offers the price of \$650,000.00 (Six hundred fifty thousand) for the purchase of the former Town Hall property.

Please be in touch with any questions.

Respectfully submitted,



Scott E. Hogan, Esq.

CC: Client

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Todd Selig,
Town Administrator
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Durham, NH 03824

January 30, 2015

RE: Request for Proposals for the Adaptive Reuse of the FORMER TOWN OFFICE at 15 Newmarket Road

Dear Todd:

I submit this Proposal in response to the above-referenced Request, on behalf of George York, who owns property at 8 Dover Road, where he owns and operates the Durham Village Garage.

Executive Summary

Mr. York's property at 8 Dover Road directly abuts the subject property at 15 Newmarket Road. Mr. York has operated the Durham Village Garage at 8 Dover Road for 32 years; as part of his business operation he leases 14 parking spaces on the 15 Newmarket Road property from the Town.

Mr. York proposes to purchase of the 15 Newmarket Road property for the sum of \$500,000.00 (Five hundred thousand dollars), and subdivide the parcel so that the former Town Hall structure and sufficient parking would comprise one lot, and the remainder of the property would remain as a parking lot to be used for the 8 Dover Road property and possibly for municipal or private parking needs. Mr. York would seek a tenant or tenants for the former Town Hall structure, with the intent to lease that space to a local business or organization at a below-market rate, sufficient only to meet cost obligations for that lot.

Proposal Submission Requirements (Per Paragraph VII. of RFP)

1. Mr. York proposes a straight purchase of the property, subject to normal contingencies, including financing and standard structural and other inspections.
2. Specific plans for the Adaptive reuse of the property would be developed according to the

needs of the specific tenant, as potential tenants could range from a restaurant to a professional/medical office, to a non-profit organization. As part of this Proposal Mr. York commits to engage in a collaborative process with the Town to develop the specific design for the structure and the property.


3. Any phasing plans or possible future expansion of the site would similarly be developed as a specific tenant/use is established.

4. The possibility of providing municipal parking directly across from the current Town Hall property represents a “Potential collaborative/partnership opportunit[y] with the Town”. The details of such an opportunity could be discussed according to the Town’s interest/needs.

As to “Brief organizational profile” ¶XIII(C), “Previous project summaries” ¶XIII(D), and “Plans for the parcel” ¶XIII(E), Mr. York would retain an appropriate professional team, with specific experience with the adaptive reuse of structures of this provenance. Such professionals could be retained after a similar collaborative process with and input from the Town as referenced above. Specific plans would then be developed according to the specific tenant/use identified.

Mr. York would encourage and be available to discuss additional details of this Proposal with representatives of the Town.

Respectfully submitted,



Scott E. Hogan, Esq.