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December 6, 2022

Honorable NH Executive Councilors,

The City of Laconia is looking forward to working with the proposed buyer, Legacy Laconia LLC, as they begin the process of developing this magnificent property which has been long neglected by the State. I am confident the City will be a great partner for the developers and new owners.

In reviewing the Purchase and Sales Agreement entered into between the State of New Hampshire and Legacy at Laconia dated November 30, 2022, there are a couple of issues that the City would like to bring to your attention and ask that you address them during the Governor and Council meeting scheduled for December 7, 2022.

Licenses that remain in effect after transfer of ownership to Legacy at Laconia (page 13 of P&S, Letter I)

- **"City of Laconia-North Field License"**- The City of Laconia holds a license to use the North Field for overflow parking at Robbie Mills Field, located just beyond the northern end of the property, on Eastman Road. These lighted, irrigated, and City maintained fields are used by City leagues, middle and high school teams, travel leagues, and the New England College Baseball League. Access to this area will allow for continued usage of the fields and support the significant investments the City has made to the fields. The City believes this element of the P&S should be clarified. Further, the City suggests this license continues in perpetuity and becomes part of the deed.
- **"City of Laconia-Water Tower License"**- In order for the City to maintain the high quality of Robbie Mills Field, the City installed an irrigation system fed by the

referenced water tower. The City requests that this license remain in effect in perpetuity and included in the deed.

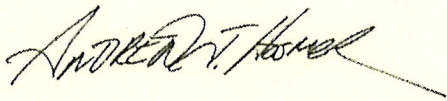
- **Use of the Dube Building between December 1, 2022 and April 1, 2023** – In collaboration with New Hampshire Departments of Health and Human Services & Administrative Services, the Dube Building is being used as a cold weather shelter for people experiencing homelessness between 12/1/22 and 4/1/23. Lakes Region Mental Health is the recipient of a State grant and has committed significant resources in preparing and staffing the building during extreme weather. The term of this usage terminates on 4/1/23. Currently, there are no plans to request using the building beyond this term. On behalf of the above referenced parties, we are requesting this agreement remain intact.

Following the release of the article in today's New Hampshire Bulletin titled "Buyer's ambitious plans for Lakes Region Site surpasses her prior projects-by far", there is some concern about the buyer's experience and ability to take on a project of this size. The City has been assured by the Department of Administrative Services, that the buyer was the winning bidder based not only on their bid of \$21 million, but also on their ability to complete the proposed project. Serious questions have now arisen about the buyer's (and manager's) lack of experience in a project of this size and apparent inability to complete a much smaller project in the City of Manchester. Although the initial sale price represents a potential windfall for the State, please consider the long-term issues faced by the City of Laconia if the project is not completed in a timely manner. Again, the City of Laconia is excited about the potential of the proposed project, and we look forward to building a collaborative relationship with the buyers. But we are also aware of the many challenges associated with a project this size and wary of what might occur if the buyers cannot fulfil their obligation.

This project will be a catalyst for the next phase of community and economic growth for the City and the region. Our residents need assurance that due diligence has been exercised by the State, and that the redevelopment of the property will come to fruition.

Please feel free to reach out with any questions, and again the City of Laconia is looking forward to assisting in any way we can to make this vision a reality.

Thank you,



Mayor Andrew J Hosmer
City of Laconia



City Manager Kirk Beattie
City of Laconia