

Table of Contents

1) Introduction	2
2) Executive Summary	2
3) Charter Directives	3
4) Potential Future Use	3
5) Market Rate Analysis	3
6) Leaseholder Survey	4
7) Demolition of Abandoned Structures	4
8) Financial Considerations	4
a) Maintenance	4
b) Demolition	5
c) Property Tax	5
9) Future Leases	5
10) Recommendations	6
a) Future Use	6
b) Leases	6
c) Warrant Articles	7
11) Next Steps	8
12) Appendices	9
a) Charter	9
b) Potential Uses Ranking Sheet	12
c) Leaseholder Survey Summary	13
d) Financial Analysis Worksheet	14
13) Reference Documents	15

Introduction

The Brookline Selectboard (BSB) chartered (appendix a) the Melendy Pond Planning Committee (MPPC) on May 21, 2018 as follow-on to the work done by the Melendy Pond Evaluation Committee (MPEC) in 2017 (reference document a). This report to the BSB is intended to summarize the work done, describe the processes followed, and deliver the results specified in the charter. The detailed agendas, and meeting minutes may be accessed on the Brookline Town Website at <http://www.brookline.nh.us/melendy-pond-planning-committee-2018>.

The MPPC met for the first time on June 26, 2018 and met approximately every other week through November 2018 for a total of 12 meetings. Delivery of this report to the BSB concludes the work of the MPPC.

Executive Summary

The MPPC has operated with the expectation that there will be no further leases after 2032 and that all structures will be removed from the formerly leased Melendy Pond land.

The MPPC recommends three near-term uses of the land currently owned by the Melendy Pond Authority (MPA). These uses are not mutually exclusive. They are:

- pursuing revenue-positive forestry management over the long term,
- allowing the land to become/remain “unimproved”, and
- allowing and/or creating areas for low impact recreation; specifically providing for walking trails, nature sanctuary, kayak/canoe launch, picnic area(s), and mountain biking trails.

The MPA currently leases plots on which leaseholders have constructed seasonal-use structures. The longest of these leases expire in 2032. The current town directive is that no lease extensions shall be granted beyond 2020. The MPPC recommends that the Selectboard seek voter approval to offer one-time rewrites of the lease agreements in 2019, possibly as licenses, with very specific requirements, for continued use of the lots through 2032.

The MPPC recommends new elements be employed in any future agreements for individual lot use (leases or licenses) that reinforce the intended seasonal use of any structures, provide increased revenue to the town, and clarify the responsibility for, and defray the costs of, removal of structures upon expiration of the agreements.

The MPPC recommends the Selectboard considers a proposal for dissolution of the MPA and transfer of the deed to the land back to the town. The MPA is an artificial entity with limited capability to enforce the terms of land use agreements. The land should be deeded to the Town to provide clarity of ownership, to give the Town Treasurer direct oversight of the funds, and to enable appropriate management of land use agreements.

The MPPC recommends the Selectboard consider creating a revolving account for funds collected from leases or licenses of Melendy Pond property. The funds collected would be used to cover the future demolition costs. As saving for structure demolition is a major goal for the town, maintaining funds in a segregated account serves this goal and simplifies the required oversight by the Town Treasurer.

Charter Directives

Per the MPPC Charter, there were to be nine voting members from specific public bodies, all to be Brookline residents. They were:

- Selectboard – Edward Arnold
- Melendy Pond Authority – Peter Webb
- Melendy Pond Association – Kevin Visnaskas
- Planning Board – Chris Duncan
- Conservation Commission – Eric DiVirgilio
- Three at-large Brookline residents (not a tenant or having a direct affiliation to a tenant) – Chris Adams, Webb Scales (Vice Chair), and Tom Solon (Chair)
- Town Administrator – Tad Putney (Secretary)

The committee was expected to provide the following deliverables as a result of its work:

- Market rates for annual rent of leased land
- Results of follow-up survey of leaseholders
- Financial impact of extending some leases at market rate versus status quo
- An interim update to the Selectboard (delivered to the Selectboard September 10, 2018)
- Legal guidance on options for recourse on abandoned structures (delivered to Selectboard on November 5, 2018)
- Specific ideas on potential future town use of parcels when leases expire
- *If supported by Selectboard:*
 - Template lease agreement for extended leases
 - Warrant article language for March town meeting
- Final report to Selectboard by November 5th (extended to December 2018)

Potential Future Use

A primary goal for the MPPC is to identify and recommend future uses of the Melendy Pond land. The total tract is 287 acres, a small portion of which comprises the shoreline of the pond which has been leased to individuals upon which seasonal “camps” have been constructed.

The MPPC compiled a list of 19 potential future uses (see appendix b). The list was ranked for various characteristics as “high”, “medium”, “low”, or “zero”. A voting process produced strong consensus on the top choices for recommendation. The top three were chosen as final recommendations. They are:

- pursuing revenue-positive forestry management over the long term,
- allowing the land to become/remain “unimproved”, and
- allowing and/or creating areas for low impact recreation; specifically providing for walking trails, nature sanctuary, kayak/canoe launch, picnic area(s), and mountain biking trails.

These uses can occur concurrently, without taxpayer expense.

Market Rate Analysis

Currently, the annual rents paid by the Melendy Pond tenants range from \$75 to \$2,800 per year. The MPPC was asked by the Selectboard to suggest market rates for the land leases around Melendy Pond. This work had been attempted by the MPEC in 2017 and that work was used as a baseline by the MPPC. After looking at various potential methodologies, the committee agreed that using

comparable rented lots was the preferred method and that the most accessible comparable properties were mobile home lots. Like Melendy Pond, mobile home lots are typically not recognized building lots and the structures are owned by the renters but the underlying land is not. Using this method, the committee recommends using a comparable “market rate” for rental of the Melendy Pond lots of \$5,000 per year. This is an average rate that can be applied to all lots or one could use a slightly higher rate for the waterfront lots and lower rates for the back lots, maintaining an equal total rent for all lots combined.

Other methods explored included looking at rental fees for some municipal-owned property elsewhere in NH and looking at hypothetical assessed values and taxes for the Melendy Pond lots if they were individually owned parcels. Both of these methods were less directly comparable but they produced conclusions that generally supported the committee’s recommended rental rate.

Leaseholder Survey

One of the early activities of the MPPC was to create and distribute a survey to the Melendy Pond leaseholders. The survey included questions intended to provide leaseholder responses about:

- Financial expenditure on the structure
- Occupancy/Usage – total time and time(s) of year
- Water supply and septic facility status
- Under what terms there would be interest in continuing to lease until 2032

The surveys were mailed to the permanent addresses of record and manually delivered by committee members to each lot with a structure, either given to the occupant or left on the property. All surveys included postage-paid return envelopes. A total of 17 surveys were returned from 23 lots giving a response rate of 74%. Not all survey questions were answered by respondents. The responses varied and are summarized in appendix c.

Demolition of Abandoned Structures

Current lease language varies but generally states that leaseholders are responsible for removal of all property upon conclusion or termination of leases. Any property not removed within a specified timeframe will be considered abandoned. Current interpretation of the lease language by the MPA and the Selectboard has resulted in the town taking responsibility for demolition of abandoned structures. The cost of demolition and disposal of structures and related items has varied.

Financial Considerations

A goal of the committee’s work was to establish existing and anticipated costs to the town arising from ownership of the Melendy Pond land. Any discussion of leasing and rents should be based on an awareness of costs. It is in the town’s interest to avoid added taxpayer burden due to land rental. Ideally, any rental program executed by the town will provide positive revenue to the town.

Maintenance

The MPA is responsible for maintenance of Melendy Pond property. Much of the expenses are related to milfoil mitigation and road grading. When abandoned structures must be demolished, the MPA is responsible for those expenses but the town has paid 50% of the cost for recent demolitions. The annual expenses associated with maintenance have varied from \$3,000 to \$8,000 in recent years. The committee used a current annual expense of \$3,500 in its analyses and evaluations of future

costs. Milfoil mitigation costs for Melendy Pond have recently been taken over by the Brookline Conservation Commission and not paid by the MPA.

Demolition

Under previously expired leases, no leaseholders have borne any cost of demolition of their abandoned structures. Recent estimates for the cost of demolition have been up to \$12,000 per structure and the cost is expected to rise due to the rising cost of labor and rapidly increasing costs of disposal. While there may be potential for recycling materials, there is no identified opportunity for the town to recoup the demolition costs in this way. With two, three, or four lease expirations occurring each year in many upcoming years, twenty-three in total over the next fourteen years, demolition could cost the town more than \$30,000 per year in several years and more than \$300,000 in total.

The committee proposes that any opportunity to update rental terms should be used to collect funds to offset anticipated demolition costs. The committee has used an average demolition cost today of \$11,000 in its analyses and evaluations. Due to the perceived risks associated with the costs of demolition and disposal, annual inflation has been estimated at 5%.

Property Taxes

Only the structures and improvements made by leaseholders are subject to Brookline property taxation. The assessments have been subject to straight line depreciation starting in 2008 such that three years prior to lease expiration each structure has zero assessed value and is no longer taxed. The town collected approximately \$25,000 in 2017 and this amount will continue to decrease, reaching zero in 2029, under the current lease terms.

Predicting the future is impossible but, using a simple model of financial considerations, financial impact can be estimated. Appendix d is an illustration of the model. By using assumed values for new rental rate, demolition cost, maintenance cost, inflation rate, and the number of lots with new agreements, we can predict revenue. The biggest unknown is how many lots would pay increased rent for continued use through 2032.

Future Leases

In 2002 Brookline voters directed the MPA to not renew leasehold interests, subleases, or options beyond December 31, 2020. Currently, there are a few situations that can trigger a new agreement. They are:

- Expiration of a lease prior to 2020
- Sale of structure
- Violation of a lease leading to termination

A few leases have expired since the vote and new leases signed with a 2020 expiration. Although the rent was increased, it remains too low to cover anticipated demolition costs and annual maintenance. Under current limitations, there are two leases expiring in 2019 that will be eligible for renewal for one year.

Recommendations

Future Use

The committee suggests that the Potential Use Ranking Sheet be reviewed to see what options were considered and the characteristics leading to their respective ranks. The committee recommendations share the common characteristics that they do not require taxpayer funds, they can be implemented at least partially without delay, and they do not require any permanent change to the property. Recommended future uses are:

- Pursuing revenue-positive forestry management over the long term will involve directed, selective harvesting of trees for both revenue generation and overall health of the property and its native flora and fauna. The 2011 Forestry Management Report (reference document b) provides some possible approaches for consideration.
- Allowing the land to become/remain “unimproved” may be a desired strategy for any or all of the Melendy Pond property. This literally means that nothing is done to change the property beyond demolition of structures on currently leased plots as leases expire.
- Allowing and/or creating areas for low impact recreation; specifically providing for walking trails, nature sanctuary, kayak/canoe launch, picnic area(s), and mountain biking trails. These improvements can be accomplished by volunteers. As long as there is interest, the improvements will be maintained and when interest wains, the land will naturally be reclaimed by native growth. Beyond the possible construction of simple benches or tables, there would be no recommended construction. Waterfront access will remain limited until leases expire but there are sufficient unoccupied spaces to allow for much of this use now.

Leases

Under the current situation, the town is likely to bear the burden of demolishing structures upon expiration of leases and taking ownership of the abandoned structures. The committee recommends that the Selectboard seek voter approval to offer new agreements to current leaseholders and that the new agreements include the following elements and characteristics. (Note: There may be benefits to the town to licensing the land rather than leasing it.)

- The agreements must be executed by December 31, 2019, will go into effect on January 1, 2020, and expire on December 31, 2032.
- The annual payments under the agreements must be at least sufficient to cover the apportioned annual maintenance cost and the annual installment payment to cover demolition costs after expiration of the agreement. This minimum amount is currently estimated to be about \$2,500 per year before inflation. But, the committee has estimated current market value of the lease to be approximately \$4,800 per year. This is the recommended annual rent if it does not discourage acceptance of agreements and, thereby reduce total rental income.
- The agreement will include an escalation clause that increases the payments periodically but at least at five-year intervals, for an effective increase of 3% per year or some similar fixed rate.
- The agreement will be renewed as required to satisfy RSA 41:11-a.
- Sub-leases/licenses for periods of less than 30 days are permitted without town approval.
- Sub- leases/licenses for periods of 30 days or more must be approved by the town or its agent.
- Sub- leases/licenses are capped at no more than four months per year.

- Lessees/licensees must provide a certificate of insurance with the town listed as an additional insured party, with at least \$1 million liability coverage.
- Lessees/licensees are responsible for maintaining their driveways and land so that they are free of hazards.
- The town retains the right to make such reasonable inspection of the premises as in its good judgement is required.
- The property is for seasonal recreational use only.
- As the occupants must maintain a legal residence and/or domicile elsewhere, occupants shall not use a Melendy Pond address to vote, enroll in public school, register vehicles, or to receive welfare benefits.
- The property may not be used to establish domicile and proof of domicile elsewhere must be maintained throughout the term of the agreement.
- If the structure is sold during the term of the agreement, the agreement is terminated and a new agreement with the town or its agent must be negotiated. (The sale should be made contingent on the purchaser signing a new agreement with the town.)
- Default on any terms of the agreement by the renter shall terminate the agreement at the option of the town.

Potential 2019 Town Meeting Warrant Articles regarding Melendy Pond

- 1.) To see if the town will vote to reverse the March 13, 2002 vote that prohibited any future leases, subleases or options to renew on properties managed by the Melendy Pond Authority (Lot B-55) beyond December 31, 2020, contingent upon replacement of existing leases with new agreements, in accordance with RSA 41:11-a, II, for the occupancy of the property to commence on January 1, 2020 and extend no further than December 31, 2032. Any such new agreements must: restrict use of property to seasonal, recreational use; prohibit use of the property for establishing Brookline, NH as one's domicile; require verified evidence of domicile elsewhere; in exchange for consideration at least sufficient for annual maintenance costs and removal of abandoned structures and improvements; and authorize the Town of Brookline to declare abandoned, demolish and remove any structures and improvements remaining on the property after termination, expiration, or default of such new agreements.
- 2.) To see if the town will inclusively: instruct the Melendy Pond Authority to deed the Melendy Pond land (Lot B-55) back to the Town, vote to accept ownership of the land, vote to dissolve the Melendy Pond Authority, and authorize the Selectboard to serve as the town's agent to manage the property, current leases and any future agreements on said lot.
- 3.) To see if the town will vote to establish a revolving fund pursuant to RSA 31:95-h, for the purpose of funding ongoing maintenance of Lot B-55 and future demolition of structures. All revenues received from occupants on Lot B-55, excluding property taxes collected, will be deposited into the fund, and the money in the fund shall be allowed to accumulate from year to year, and shall not be considered part of the town's general fund balance. The town treasurer shall have custody of all moneys in the fund, and shall pay out the same only upon order of the governing body and no further approval is required from the legislative body to expend. Such funds may be expended only for the purpose for which the fund was created. Any funds remaining after all agreements have expired or terminated, and all structures have been demolished, shall go to the Town's general fund.

Next Steps

- Assuming the Selectboard supports the MPPC recommendations the MPPC recommends the following Selectboard actions.
 - Establish and execute Forestry Management Plan.
 - Prepare the warrant articles for March meeting, 2019.
 - Authorize establishment of low impact recreational use.
- Assuming three above recommended warrant articles are presented and passed, the MPPC recommends the following Selectboard actions.
 - Draft agreements in consultation with MPA and legal counsel in a timely manner so that agreements can be distributed and executed before December 31, 2019 to become effective January 1, 2020.
 - Reach out to current tenants regarding new agreement opportunity.
 - Execute new agreements.
 - Draft deed for transferring land from the MPA to the Town.
 - Record the deed.
 - Establish the revolving fund.
 - Close out and transfer the MPA funds.

Appendix a



Telephone (603) 673-8855, ext. 213
Fax (603) 673-8136

**TOWN OF
BROOKLINE, NEW HAMPSHIRE
SELECTBOARD**

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

Selectboard@brookline.nh.us

<http://www.brookline.nh.us>

***Charter for the
2018/19 Melendy Pond Planning Committee***

Purpose

The Brookline Selectboard has established the 2018/19 Melendy Pond Planning Committee (MPPC) to build on the work of last year's evaluation committee, which recommended:

- The Town should retain ownership of the land; potentially selling land to leaseholders was not advisable;
- The Melendy Pond property is an underutilized town resource with opportunities for future active recreation; and
- Whether some leases are extended or not, future committees will be needed to conduct proactive site planning and land use visioning for land that will become available for Town use

Building on the work of last year's committee, the MPPC is charged with:

- Recommending if a warrant article should be brought to the March 2019 town meeting regarding the future use of the land, which may involve the extension of some leases (but not later than 2032); and
- Developing specific ideas for potential town use of the land when leases expire.

The committee's charter will end at the conclusion of the 2019 town meeting. Meetings will be noticed and minutes taken consistent with RSA 91-A.

Organization

The MPPC will consist of nine voting members appointed by the Selectboard. All MPPC members will be Brookline residents and include a representative from each of the following:

- Selectboard
- Melendy Pond Authority
- Melendy Pond Association

*Melendy Pond Planning Committee
Charter
Page 2*

- Planning Board
- Conservation Commission
- Three at-large Brookline residents (not a tenant or having a direct affiliation to a tenant)
- Town Administrator

Each voting member who represents a board, authority, commission, or association will be responsible for keeping their respective group informed of the committee's work.

Additional (non-voting) members may join the committee at various times at the discretion of the committee. One or more of the following may be asked to assist the committee:

- Local realtor(s)
- Recreation Commission
- Board of Assessors
- Town Counsel (through Selectboard)

In the event the committee wishes to modify the membership of voting members, approval of the Selectboard is required.

Scope

The committee will focus on the following tasks:

- Elect a Chair, Vice-Chair and Secretary
- Review this Charter and seek approval for any material changes to it from the Selectboard
- Review the work of last year's study committee and related Selectboard minutes
- Create a document with the following information on each parcel:
 - Name of lease
 - Parcel number/address
 - Lease end date
 - Current annual rent
 - Assessed value of structure(s)
 - 2018 taxes
 - Copy of tax card, which includes picture of primary structure
 - Level of use (seasonal or longer-term)
 - Status of septic (if known/found in building file)
 - Other items of interest
- Research market rates for annual rent of leased land
- Conduct survey of leaseholders, including:
 - Interest in extending lease at market rate beyond current term
 - Knowledge of current septic system
 - Other items to be determined

*Melendy Pond Planning Committee
Charter
Page 3*

- Research options for having leaseholders responsible for paying to remove structures at conclusion of lease
- Using market rental rates and survey input from leaseholders, model potential financial impact of extending leases for those interested compared to status quo
- Provide interim report to Selectboard (by August 27th meeting)
- If approved by Selectboard, draft, with legal counsel assistance, new lease agreement template, including any desired conditions of lease extension
- Based on projections of lease expirations, evaluate potential Town recreational uses for the parcels and timeframe(s)
- Consider when future study committees should be created to refine work of future use of land made available from expired leases
- Assist the Selectboard in developing a presentation and warrant article for town meeting, if needed

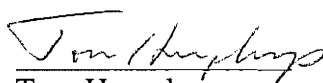
Deliverables

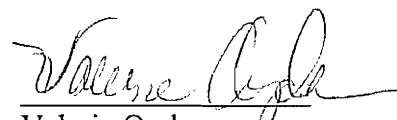
The committee is expected to provide the following deliverables as a result of its work:


- Market rates for annual rent of leased land
- Results of follow-up survey of leaseholders
- Financial impact of extending some leases at market rate versus status quo
- An interim update to the Selectboard
- Legal guidance on options for recourse on abandoned structures
- Specific ideas on potential future town use of parcels if leases expire
- *If supported by Selectboard:*
 - Template lease agreement for extended leases
 - Warrant article language for March town meeting
- Final report to Selectboard by November 5th


Committee charter adopted on May 21, 2018.

Brendan Denehy


Tom Humphreys


Valerie Ogden


Eddie Arnold


Ron Olsen

Appendix b

Sorted By Difficulty and Initial Cost Rankings	Difficulty	Initial Cost	Time Frame	Land Impact	Abutter Impact	Ongoing Cost	Notes
Unimproved land (return to wilderness)	0	0	H	0	0	0	Won't complete until all lots vacant
Reserve Location for future municipal building	L	L	L	0	0	0	Keep designated area open for future use
Mountain bike trails tied w/Palmer-Bartell property	L	L	L	L	L	0	
Fishing/swimming dock	L	L	L	L	L	L	questions about regulatory requirements
Parking facilities for any use	L	L	L	L	L	L	Will also support winter activities
Picnic areas	L	L	L	L	L	L	M-30, M-18, M-12 available now
Quiet nature sanctuary	L	L	L	L	0	L	
Walking trails, kayak and canoe launches	L	L	L	L	L	L	Starting at existing vacant lots
Revenue-positive forestry management - aka "tree farming"	L	L	L	M	L	0*	*Believed to potential revenue source
Minimal impact campground	L	L	H	L	L	M	tent sites, toilets
Dog Park	L	M	L	L	M	L	Abutter impact depends on timing and location
Educational nature park	L	M	H	L	L	M	w/some type of structures (similar to Beaver Brook?)
Building with meeting space	M	M	M	M	L	H	
Brookline public beach/mirror image of Potanipo/Grove	M	M	H	M	L	H	Lease language determines some options
Band Stand/ Gazebo	M	M	H	M	M	M	
Playground	H	M	M	L	M	L	
OHRV trails/park	H	M	H	M	M	L	
Athletic fields	H	H	M	H	L	M/H	Ongoing cost dependent on amenities
Maximum impact campground (cabin rentals)	H	H	H	M	L	H	Hook ups, utilities, possible re-use of existing structures

Final Report

Melendy Pond Tenant Survey Responses

Appendix c

							# of	Period/			Terms &	
	Survey		Purchase	Purchase	Est. Value		Weeks Per Yr.	Seasons	Well	Septic	Price for	Lease
Name	Done?	"Lot"	Date	Price	of Improv.	Subleased?	Occupied	Occupied	Detail	Detail	Extension	Ends
DuBois	Yes	M-1	2006	\$125,000	\$25,800	No	8 days a month	Apr - Nov.	Dug well near shoreline	Installed in 2005. 500 gal steel tank.	Only if extended to 2050 or a	Apr 2024
										Leach field at back of property	period that makes structure	
											marketable	
Eriquezzo	No	M-2										Nov 2021
Genest	Yes	M-3	1995	no answer	\$25,000	n/a	20-24	May - Oct.	Dug well 35' from pond	No info provided	Interested in extending; in	Dec 2018
									about 35 years old		discussions with MPA now	
Lozier	No	M-4										June 2026
Tucker	Yes	M-5	not given	\$32,000	\$10,000	Yes	36	Apr-Nov	Dug well in front of house	Elgin system at back of house	"Not sure"	Nov 2019
						\$550/mnth						
Damon	No	M-6	2007						Told shared drilled well			Mar 2032
									with lot M-7 on sitewalk			
Austin	Yes	M-7	First built	cost	no answer	no answer	no answer	no answer	dug well	have septic	Would be willing to pay a	Apr 2024
			in 1950 by	unknown							reasonable price	
			family									
Delage	Yes	M-8	2003	\$13,000	significant	Yes, no \$	48-50	varies	None. Uses pond for	New. Professionally installed in 2018	Same as current terms	Aug 2025
									showering/dishes; bottled		(current rent is \$120/year)	
									water for cooking/drinking			
Fielding	Yes	M-9	1978	\$18,000	\$36,859	N/A	16	no answer	Well located behind camp	septic system apprx 100 ft from pond	same terms as current (\$600/yr)	Feb 2019
Wallace	Yes	M-10	July 2001	\$55,500	\$10,000	No	50	all but 2 wks	"Well water"	Septic with leach field	"The going tax rate"; now	Dec 2020
								in July			paying \$2,800 per year	
St. Germain	Yes	M-11	2000	\$95,000	\$3,000	N/A	16	summer	Saw well head on sitewalk	unknown	expect fair & reasonable incr.	Nov 2026
											(and gradual to avoid hardship)	
Garneau	Yes	M-13	Nov 1998	\$36,000	\$15,700	to family	50	All	dug well near water	septic system 75 feet from water	pay up to \$75/month with	Dec 2021
						member					option to sell and new owner	
						(8/16-8/18)					takes over the lease	
Hier	Yes	M-14	2000	\$39,000	\$50,000	will in	None due	None	100 feet deep, 30 feet	septic on road side of Eighth Street	Current rent of \$705/year as	May 2030
						future	to recent		from the water		taxes will go up on building	
						illness					if lease extended	
Garnica	No	M-15										June 2022
Visnaskas	Yes	M-16	2011	\$14,200	\$60,000	Occasionally	20% of year		dug well, spring fed	1,200 gallon pumped every 2 years	Yes, mkt. rate for ground lease	Aug 2025
						Airbnb				BOA variance and design of new syst.		
Wiitala	Yes	M-17	built 1965	no answer	\$40-50,000	Never	approx 30	Sp, smr, fall	Shallow well left side of	right rear corner of property	same as current; tell me how	Sept 2021
									driveway		fair price is calculated	
Gay	No	M-20	Oct. 2017	\$60,000								July 2030
Nutter	Yes	M-22	1999	\$48,000	\$35,000	no answer	50-51	All	artisan well by Skilling in	1,000 gallon septic	Same terms as present	Feb 2024
									1999			
Quigley	Yes	M-23	Nov 2012	\$25,000	\$19,000	N/A	12-16	summer	800' artisan well east side	Septic system on south side of	As of Dec 2020, Town will have	Dec 2020
									of structure	structure	demolition costs; would be	
											willing to pay \$1,000 per year	
											thereafter to 2032	
LaRochelle	No	M-24										Nov 2025
Farwell	Yes	M-32	July 2011	\$25,500	None	no answer	no answer	no answer	shallow, dug east of house	750 gal. concrete tank pumped yrlly.	Based on FMV w/ no schools	Apr 2022
										w/ precast concrete drywell in stone	Would prefer to purchase	
Briggs	Yes	M-35	1969	No answer	No answer	No	30	Sp, smr, fall	well is water supply	septic in excellent condition	Said lease goes until 2032	Nov 2030
Anderson	Yes	M-36	appr. 1969	unknown	unknown	Yes	varies	varies	well on north side of	septic on Rte 13 side of building	Willing to discuss	Sept. 2021
									building			

Vacant/No Leases: M-12 w/Building; M-21, M-30, M-34, M-37 No Building

Melendy Pond Modeling of Lease Extensions - Rental Revenue

Assumes New Leases Start January 1, 2020

Appendix d

Assumed Annual Rent (waterfront):	\$4,000
Assumed Annual Rent (non-waterfront):	\$2,500
Assumed 2019 Annual Maintenance Costs:	\$3,500

Assumed 2018 Demolition Cost:	\$11,000
Inflation of Demolition Costs over Rent:	5%
Number of Years of Demolition Inflation:	14

Demo inflation expected to exceed "normal" inflation

* Assumed number of extending tenants to spread maintenance costs: 9

Inflation for annual maintenance costs assumed covered by inflation in lease income

Name	Address	Lot	Rent	Lease End	Waterfront	Years from Jan 1 2020- Dec 31 2032	Total Lease Income	2032 Demolition Costs	Cumulative Maintenance Costs*	Total Demo & Maint. Costs	Residual Income
GENEST	3 Second Street	M03	\$120	10-Dec-2018	Yes						
DIXON	9 Sixth Street	M09	\$90	11-Feb-2019	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
TUCKER	5 Third Street	M05	\$105	11-Nov-2019	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
QUIGLEY	2 Seventh Street	M23	\$1,250	31-Dec-2020	No	13	\$32,500	\$21,779	\$5,056	\$26,835	\$5,665
WALLACE	4 Sixth Street	M10	\$2,800	31-Dec-2020	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
WIITALA	189 Old Milford Road	M17	\$75	4-Sep-2021	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
ANDERSON	309 Route 13	M36	\$75	4-Sep-2021	No	13	\$32,500	\$21,779	\$5,056	\$26,835	\$5,665
ERIQUEZZO	2 Second Street	M02	\$120	5-Nov-2021	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
GARNEAU	4 Eighth Street	M13	\$75	18-Dec-2021	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
FARWELL	2 Ninth Street	M32	\$125	1-Apr-2022	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
GARNICA	191 Old Milford Road	M15	\$75	5-Jun-2022	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
NUTTER	1 Seventh Street	M22	\$100	8-Feb-2024	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
AUSTIN	7 Fifth Street	M07	\$120	4-Apr-2024	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
DUBOIS	1 Second Street	M01	\$75	27-Apr-2024	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
DELAGE	8 Fifth Street	M08	\$120	25-Aug-2025	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
VISKNASKIS	193 Old Milford Road	M16	\$100	25-Aug-2025	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
LAROCHELLE	4 Seventh Street	M24	\$105	20-Nov-2025	No	13	\$32,500	\$21,779	\$5,056	\$26,835	\$5,665
LOZIER	4 Third Street	M04	\$75	30-Jun-2026	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
ST GERMAIN	3 Seventh Street	M11	\$75	6-Nov-2026	Yes	13	\$52,000	\$21,779	\$5,056	\$26,835	\$25,165
HIER	2 Eighth Street	M14	\$705	18-May-2030	Yes	2.5				Assume do not renew	
BEAN	1 Ninth Street	M20	\$615	25-Jul-2030	No	2.5				Assume do not renew	
BRIGGS	3 Ninth Street	M35	\$750	19-Nov-2030	Yes	2				Assume do not renew	
DAMON	6 Third Street	M06	\$605	18-Mar-2032	Yes	0.5				Assume do not renew	
Totals at 78% renewals:											\$394,474

Reference Documents

- a) MPEC Report 2017

<http://www.brookline.nh.us/melendy-pond-evaluation-committee/files/final-report>

- b) 2011 Forestry Management Report

http://www.brookline.nh.us/sites/brooklinenh/files/file/file/forest_management_plan_melendy_pond_plan_6-13-11.pdf