

LCHIP

Land & Community Heritage
Investment Program



December 1, 2023

Governor Sununu, Senate President Bradley, Speaker of the House Packard, members of the Executive Council and State Librarian York,

The Board and staff of the New Hampshire Land and Community Heritage Investment Program are pleased to present the program's FY 2023 Annual Report as required by RSA 227-M:5. We are very proud of the successes of the program in its first twenty-two years and are looking ahead to the program's twenty-fifth anniversary in 2025.

Since 2001, LCHIP has worked hand-in-hand with communities and non-profit organizations in 198 of New Hampshire's 235 communities. The program's reach is wide, and its impact deep. Nearly 250,000 acres of New Hampshire's forest, farm, and recreational lands have been permanently protected through this forward-thinking program, providing timber, local food, fresh air, and clean water to our citizens. 170 town halls, meetinghouses, churches, libraries, and other historic structures sustain the deep sense of community so important to maintaining our vibrant cities and towns.

LCHIP plays a critical role in preserving the stories, places, and spaces that illustrate our remarkable heritage. As the program moves ahead, we are reminded of the overwhelming support the program received when first introduced in 2000, and continues to receive today from community members, partner agencies, and political leaders. Since first conceived, LCHIP has worked to conserve the resources that so clearly define our state and contribute to its economy and quality of life. We look forward to doing so for many, many years to come.

Thank you for your ongoing interest in and support for LCHIP.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Wilcox".

Ben Wilcox
Chair of Board of Directors

A handwritten signature in black ink, appearing to read "Paula S. Bellemore".

Paula S. Bellemore
Executive Director



**New Hampshire Land and Community
Heritage Investment Program**

Annual Report

Fiscal Year 2023

LCHIP Board of Directors– Fiscal Year 2023

Public Members *Appointed by Governor and Executive Council*

Benjamin E. Wilcox, North Conway (Chair)
October 25, 2017, to September 6, 2027
(Outdoor Recreation Interests)

Richard Lewis, Plymouth (Vice-Chair)
October 26, 2016, to September 6, 2026
(Local Planning Interests)

Bridget Freudenberger, Colebrook (Treasurer)
May 18, 2022, to September 6, 2025 (Business Interests)

F. Colin Cabot, Loudon
September 7, 2016, to September 6, 2024
(Cultural and Historical Resource Interests)

Jeanie Forrester, Meredith
August 1, 2023 – September 6, 2026
(Municipal Interests)

John J. Colony, Harrisville
March 25, 2015, to August 1, 2023
(Municipal Interests)

Amanda Merrill, Durham
February 1, 2017, to September 6, 2024
(Cultural and Historical Resource Interests)

Richard A. Cook, Warner
January 8, 2020, to September 6, 2027
(Natural Resource Interests)

Susan Slack, Effingham
August 8, 2018, to September 6, 2025
(Regional Planning Interests)

Legislative Members *Appointed by Senate President & Speaker of the House*

Senator Debra Altschiller (*incoming*)

Representative Karen Ebel (*incoming*)

Senator Kevin Avard (*incoming*)

Representative Andrew Renzullo

Senator Robert Giuda (*outgoing*)

Representative Judith Spang (*outgoing*)

Senator Thomas Sherman (*outgoing*)

State Agency Members *Ex Officio*

Commissioner Shawn Jasper
Dept. of Agriculture, Markets, and Food

Director Patrick Hackley
Division of Forests and Lands
(*Designee: Mark Faulkenberry*)

Commissioner Robert Scott
Dept. of Environmental Services
(*Designee: Pierce Laskey-Rigrod*)

Director Benjamin Wilson
Division of Historical Resources

Executive Director Scott Mason
Dept. of Fish and Game
(*Designee: James Oehler*)

Commissioner Taylor Caswell
Dept. of Business and Economic Affairs

Staff

Paula S. Bellemore, Executive Director
December 22, 2021, to December 20, 2025

George Born, Historic Resource Specialist
Ben Engel, Land Conservation Specialist
Katherine Midolo, Grants Coordinator

Andrew Chaplin, Natural Resource Steward
Cassandra Bernyk, Operations Coordinator

Program Impact 2000-2023

New Hampshire's Land and Community Heritage Investment Program (LCHIP) is an independent state authority created by the legislature in 2000 to ensure the perpetual contribution of natural, cultural and historic resources to the economy, environment, and quality of life in New Hampshire.

LCHIP Impact¹

Number of Grant Rounds	21
Number of Grants Awarded	564
Total Funding Awarded	\$58,000,000
Acres Conserved ²	237,312
Buildings/Structures Rehabilitated	170
Communities Impacted	198



Warner, Pletcher Farm, LCHIP Photo

¹ Includes grant rounds 1 - 21

² Target acres only, does not include match acres

2023 Program Activity

Grant Round 21 (2022) – FY 23

LCHIP received 55 proposals seeking funding in its 2022 grant round. The requests, which came from all ten counties of the state, included 20 natural resource proposals seeking to conserve farms, forests, rivers and brooks, and 35 historic resource projects seeking support for preservation of meetinghouses, town halls, churches and barns. In November, the Board of Directors awarded \$4.3 million in matching grants to thirty-four land conservation and historic preservation projects across the state.

When completed, the funded land conservation projects will conserve more than 2700 acres, responding to increased public desire for outdoor recreation, local food, clean drinking water, and other natural resource services. Projects ranged in size from fifteen acres in Atkinson helping to secure a critical tract, expanding the West Sawmill Town Forest, to 850 acres in Dummer for a multi-generational working farm established in the late 1800s.

The 17 historic rehabilitation projects funded include development of a preservation plan for the Langdon House in downtown Portsmouth, and rehabilitation of the 1895 Orange Town House. The grants will help fund straightforward roof replacement projects, as well as more comprehensive rehabilitation of entire buildings. Many of the buildings represent community gathering spaces, whose importance is newly appreciated following the isolation of some phases of the pandemic.

LCHIP Grants Awarded – FY 23

Community	Project Name / Resource	Applicant	Award
Atkinson	West Sawmill Town Forest	The Conservation Fund	\$118,000
Barrington	Landry - Nippo Lake	Southeast Land Trust of NH	\$350,000
Bradford	Bradford Bog Headwaters	Ausbon Sargent Land Preservation	\$80,000
Canterbury	Deepwood Forest CE	Forest Society (SPNHF)	\$180,000
Canterbury	Dwelling House	Canterbury Shaker Village	\$109,685
Chesterfield	Stone House Tavern Museum	Chesterfield Historical Society	\$44,000
Claremont	Claremont Opera House	City of Claremont	\$130,000
Concord	Morrill Dairy Farm	Forest Society (SPNHF)	\$72,500
Concord	Chamberlin House	Woman's Club of Concord	\$18,680
Dummer	Glover Farm	The Conservation Fund	\$185,000
Goffstown	Clarkridge Farm	Piscataquog Land Conservancy	\$200,000
Haverhill	Haverhill Library	Haverhill Library Association	\$75,000
Hebron	Ash Cottage	The Audubon Society of NH	\$90,000
Kensington	Kensington Union Meetinghouse	Universalist Society of Kensington	\$275,000
Kingston	Whitcomb Acquisition	The Nature Conservancy	\$190,000
Londonderry	Lithia Springs	Town of Londonderry	\$300,000
Middleton	Coskie Conservation Easement	Forest Society (SPNHF)	\$55,000
Milton	Milton Free Public Library	Town of Milton	\$60,700
New Castle	New Castle Congregational Church	New Castle Congregational Church	\$59,835
New Durham	Freese-Mt. Bet	Southeast Land Trust of NH	\$300,000
North Hampton	Centennial Hall	Friends of Centennial Hall	\$30,000
Northumberland	Maidstone Bends / Tanguay	The Nature Conservancy	\$200,000
Orange	Orange Town House	Town of Orange	\$43,501
Plainfield	Plainfield Town Hall	Town of Plainfield	\$21,000
Portsmouth	Warner House	Warner House Association	\$100,000
Portsmouth	Langdon House	Historic New England	\$25,000
Sandwich	Baptist Meetinghouse	Community Church of Sandwich	\$15,325
Stoddard	Little Big Forest	Town of Stoddard	\$400,000

Stoddard	Stoddard Congregational Church	Stoddard Congregational Church	\$200,000
Sutton	District 9 South Village Schoolhouse	Sutton Historical Society	\$25,000
Tuftonboro	Great Meadow Expansion Project	Town of Tuftonboro	\$31,600
Warner	Waldron Hill CE	Five Rivers Conservation Trust	\$118,000
Westmoreland	Chickering Conservation Easement	Monadnock Conservancy	\$135,000
Statewide	Preservation Planning Grants	NH Preservation Alliance	\$60,000
Total Funds Awarded			\$4,297,826



New Durham, Freese - Mt Bet, Keep Merrymeeting Clean - Photo Credit Jerry Monkman - EcoPhotography



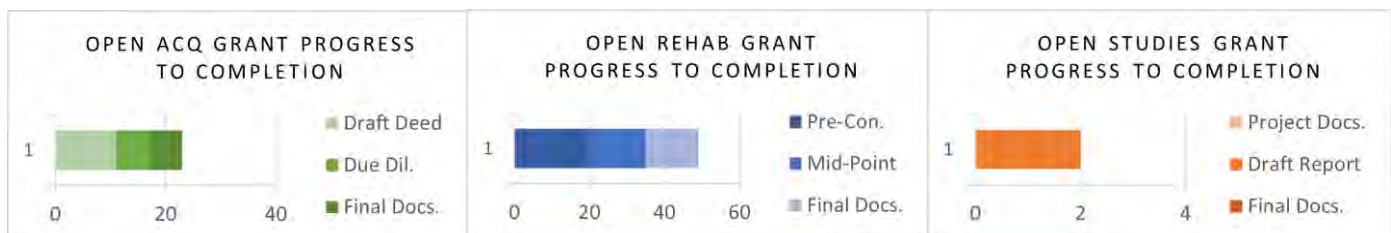
Orange Town House, Rehabilitation - Courtesy Photo

Project Execution

Throughout fiscal year 2023 past grant recipients worked diligently to complete projects with open LCHIP grants. Staff worked closely with project proponents to ensure completed projects meet the rigorous standards established by the program. These efforts include reviewing plans, drawings, deeds, appraisals, surveys and other project documentation, conducting mid-point site visits and confirming that LCHIP funds are applied in accordance with NH RSA 227-M and other program requirements.

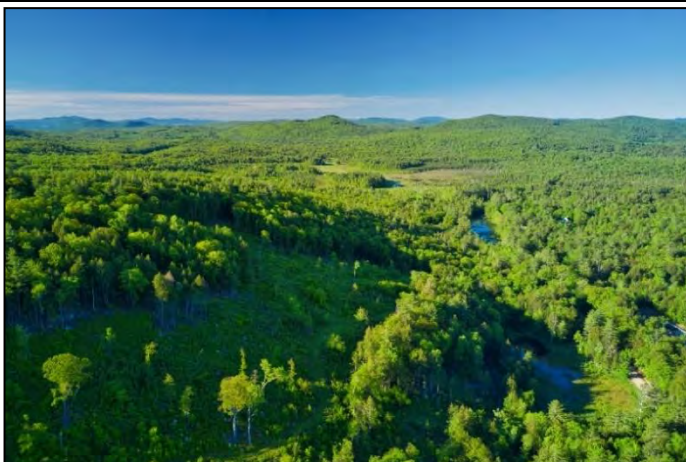
Lingering supply chain issues, sharp increases in the costs of supplies and materials, and ongoing labor shortages continued to challenge project proponents. As a result, many rehabilitation projects are taking longer than anticipated to complete, while grant recipients scramble to raise the additional funds needed to cover budget shortfalls. LCHIP recipients display an impressive commitment to New Hampshire's heritage, along with the fortitude and perseverance that is so much a part of the New Hampshire ethos.

Past grant recipients will continue efforts to complete the 74 projects with open LCHIP grants as of July 1, 2023. Staff work closely with project proponents to ensure project outcomes meet the rigorous standards established by the program. These efforts include conducting mid-point site visits, reviewing plans, drawings, deeds, appraisals, surveys, and other project documentation, and confirming that LCHIP funds are applied in accordance with NH RSA 227-M and other program requirements.



LCHIP Grants Completed – FY 23

Municipality	Project Name	Year Awarded	Year Built /Acres	Total Cost	Amount Awarded
Andover	Old Town Hall	2021	1879	\$57,020.00	\$16,395
Bartlett	Bartlett Roundhouse	2017	1887	\$50,195.00	\$25,000
Berlin	BCHS Maynesboro Barn	2020	1905	\$106,316.00	\$50,000
Bradford	Bradford Bog Headwaters	2022	72	\$185,325.00	\$80,000
Canterbury	CSV Village PS	2020	1792	\$50,589.61	\$23,000
Derry	Old Academy Building	2021	1815	\$132,259.00	\$52,500
Durham	Bickford-Chesley House	2021	1804	\$25,300.00	\$13,500
Effingham	Effingham Town Hall	2020	1858	\$434,249.90	\$165,000
Franklin	Franklin Congregational Christian Church	2021	1820	\$103,081.00	\$35,000
Gilmanton	First Baptist Church	2019	1842	\$173,524.00	\$81,600
Hampton	James House	2015	1723	\$61,318.00	\$28,000
Harrisville	Harrisville Community Church	2020	1842	\$105,366.00	\$76,000
Jaffrey	Jaffrey Meetinghouse	2020	1775	\$185,664.00	\$68,500
Laconia	Belknap Mill	2017	1823	\$571,663.00	\$202,000
Portsmouth	North Church PS	2020	1854	\$25,078.96	\$11,750
Rochester	Champlin Forest Addition	2021	122	\$408,081.00	\$115,000
Stratford	Stratford Grange	2020	1820	\$124,969.00	\$61,500
Sutton	South Sutton Meetinghouse	2021	1839	\$51,579.00	\$20,000
Tilton	Island Park Bridge PS	2022	1881	\$34,000.00	\$17,000
Warner	Pletcher Farm	2020	118	\$543,031.00	\$213,000
Warren	Willing Workers Hall	2020	1915	\$102,300.00	\$32,775
Webster	Webster Meeting House	2020	1791	\$101,000.00	\$38,100
Wilmot	North Wilmot Union Meeting House	2021	1829	\$39,070.00	\$17,600
Total				\$3,670,979.47	\$1,443,220.00



Bradford Bog Headwaters Photo: Peter Bloch



Jaffrey Meetinghouse, Courtesy Photo

Grant Management System

In FY23 LCHIP staff expanded use of the online grant management system by migrating historical program data into the system to improve reporting and tracking capabilities, specifically related to long-term stewardship, and providing enhanced project tracking functionality for grant recipients.

Update “Criteria, Guidelines, and Procedures”

LCHIP’s *Criteria, Guidelines, and Procedures* document serves as a comprehensive guidance document for applicants seeking to make use of program funds. A comprehensive update of the document was completed in FY 23, providing improved clarity, and bringing LCHIP’s guidelines in line with best practices for land conservation and historic preservation.

Legislative Support and Community Outreach

In FY23 LCHIP staff responded to inquiries from legislators and legislative committees; coordinated with state departments and agencies in carrying out the work of the program, and expanded its outreach to legislators, applicants, and the general public. In FY24, LCHIP staff have planned a series of public workshops to provide assistance to potential applicants in preparing to submit6 an LCHIP proposal.

Long-Term Stewardship

All properties conserved or rehabilitated with LCHIP’s financial support must be managed and maintained in accordance with a legal agreement entered into between LCHIP and the grant recipient at the time of project completion. For historic rehabilitation grants, these are generally term agreements ranging from five to thirty years following project completion. For land conservation projects the agreements are perpetual. During the term of the agreement, grant recipients are obligated to monitor and inspect the property annually, submitting a report to LCHIP at the end of each calendar year.

LCHIP’s enabling legislation, RSA 227-M, requires the program to allocate funds for resources protected to a monitoring endowment, the Community Conservation Endowment (“CCE”). The CCE is managed by the Treasury Department under RSA 227-M:12 and RSA 162-C:8 following an investment strategy established by the LCHIP Board of Directors. Subject to approval from the Council on Resources and Economic Development (CORD), a portion of the income earned on the CCE corpus is used to fund LCHIP’s stewardship program. In FY 23, the cost to operate LCHIP’s stewardship program was just over \$50,000.

Stewardship grants, which help to offset the cost of annual monitoring, while rewarding and incentivizing good stewardship practices, were awarded to 137 different organizations, representing 311 beneficiary properties. Incentive payments ranged from \$300 to \$19,800 per stewarding organization and totaled \$152,400.

In addition to annual monitoring by grant recipients, LCHIP staff carry out a cyclical field visit program, visiting each property at least once every five years. Throughout the year LCHIP staff provide technical assistance to stewards of LCHIP-funded properties, reviewing planned repairs or maintenance of historic structures, and management of conservation land.

LCHIP Stewardship Field Visits Completed – FY 23

Acworth Town Forest, Desbiens Addition	Lyndeborough, 'Scataquog Brook
Albany, Cline Memorial Forest	Lyndeborough, Cold Brook
Alstead, Chase's Mill	Madbury, Powder Major's Forest -Goss
Ashland, Whitten Woods	Manchester Cedar Swamp -Hackett Hill Tract
Barrington, Stonehouse Forest	Middleton Old Town Hall
Bath, Peters Farm	Milan Community Forest Benson-Megwood
Belmont, Currier-Sanborn	Milan Community Forest Oak Hill, French
Bennington, Crotched Mountain- Samuels Forest	Milton, Jones Farm
Canaan, Bear Pond	Moultonborough, Castle in the Clouds Gate House
Claremont, NH Farmland. Livingston, Leclair	Moultonborough, Castle in the Clouds Main House
Cornish, Edgewater Farm - Sprague	Newmarket Community Church
Dover, Cassily/Cochecho Park	Newmarket, Piscassic River Greenway
Dunbarton, Stone Farm	Newton, Hidden Acres Farm
Durham, Emery Farm	Northumberland, Cape Horn - Heon
Durham, Sprucewood Forest	Orford, Mountain View Farm Cons. Area
East Kingston, Monahan Farm	Pelham, Little Island Pond Cons. Area
Exeter, Raynes Farm	Peterborough Town House
Francestown, Collins Brook Headwaters	Pittsburg, Amey 1
Francestown, Shattuck Pond	Pittsburg, Amey 2
Gilmanton Academy	Portsmouth, Gov. John Langdon House
Haverhill, NH Farmland Cons. Init. Gladstone Farm (Thorburn)	Portsmouth, Warner House
Hebron, Hazelton Farm	Swanzy, Windyhurst Farm
Hooksett, Clay Pond -Heroux	Unity, Chase's Tavern
Kensington, Bodwell Farm South	Walpole, Vose Farm
Kingston Bandstand	Warner, Brown Cons. Easement
Lempster, Miner Memorial Library	Wilton Public & Gregg Free Library
Londonderry, Musquash Cons. Area – Doyle	



LCHIP Staff (L-R) Andrew Chaplin, Cassie Bernyk, George Born, Paula Bellemore, Malcom Wells, Ben Engel, Katie Midolo. Photo J. Bellemore Photography

FY 2023 Financial Report

LCHIP's grant making is supported by a surcharge assessed on the recording of four types of documents (deeds, mortgages, mortgage discharges and plans) at the ten county Registries of Deeds. Of the \$25 fee, \$1 is retained by the county registrar and \$24 is deposited in the LCHIP Trust Fund account, held, and maintained by the Department of Treasury. This dedicated funding source ties LCHIP's funding to the overall level of activity in the real estate market statewide. In fiscal year 2023 as the real estate market slowed LCHIP saw a corresponding and precipitous decline in surcharge revenue to as much as 30% behind pace in the first quarter.

The strong returns in FY 22 and early 23 allowed the LCHIP Board of Directors to fund 34 grant proposals in FY 22, committing \$4.3 million in trust fund monies. In addition, as required by LCHIP's enabling legislation, RSA 227-M, the Authority allocated funds to the Community Conservation Endowment ("CCE") for each property conserved or rehabilitated during the fiscal year.

FY 2023 LAND AND COMMUNITY HERITAGE INVESTMENT TRUST

Opening balance, Committed	\$5,998,823
Opening balance, Uncommitted	<u>\$3,869,649</u>
Opening Balance	<u>\$9,868,472</u>
Surcharge revenue, FY23	\$3,177,060
Grant and CCE Payments, FY23	(\$2,570,265)
Interest disbursement (earned FY17, 18, 21, & 22)	(\$177,441)
Admin. fee disbursement	(\$200,000)
Credit interest earned, FY2	<u>\$109,378</u>
Ending Balance	<u>\$9,988,448</u>
<i>Committed</i>	<i>(\$7,776,967)</i>
<i>Uncommitted³</i>	<i>\$2,211,481</i>

FY 2023 ADMINISTRATIVE REVENUE and EXPENSES⁴

Revenue

Conservation License Plates ⁵	\$200,000
Community Conservation Endowment	\$ 51,026
Interest Earnings, FY22 + Misc. Income	\$ 72,268
Trust Fund Administrative Fee	<u>\$200,000</u>
Total Revenue	<u>\$523,294</u>

Expenses

Personnel	\$328,773
Office Expenses	\$66,255
Communications	\$16,996
Consultants / Contractors	<u>\$26,654</u>
Total Admin. Expenses	<u>\$438,678</u>
<i>Admin. Reserves</i>	<i>(\$84,616)</i>

³ Ending balance is carried forward and made available for grantmaking in November 2023.

⁴ Unaudited figures. Financial Audit required by RSA 227 -M:5 (VII) to be presented to LCHIP Board of Directors January, 2024.

⁵ 261:97-b I-a. requires that the commissioner of safety distribute the share of funds due the NH LCHIP, pursuant to RSA 261:97-b, I. The total amount shall not exceed \$200,000 per fiscal year.