Stefanowicz Farm Lease Frequently Asked Questions

- **Where is the property located?**
  Located by the corner of Nartoff and Pine Hill Roads in eastern Hollis, the farm is minutes from Nashua and Route 3.

- **Is it currently being farmed?**
  Yes. First farmed in 1765 by Capt. Caleb Farley, an early Selectman, the farm has been in active agricultural production for decades and is currently under the terms of a two-year lease that ends on October 31, 2020.

- **How long of a term lease can I request in my proposal?**
  According to State of NH RSA and the town warrant article authorizing the lease, the maximum lease term is twenty-five years. There is no minimum lease term, however, *preference will be given to bids that offer the longest term lease up-to twenty-five (25) years.* Review the RFP for details.

- **Can I bid on only a portion of the property?**
  You can bid on any or all portions of the property. Use the area designations included in Appendix A of the RFP in your proposal. However, *preference will be given to bids that offer credible plans to actively manage the entire 120 acres.* Review the RFP for details.

- **Are there any use restrictions?**
  The Town is prepared to grant considerable discretion to the successful bidder or bidders in the use of the land for agricultural crops as per RSA 21:34-a. However, some restrictions, including livestock and animal husbandry, exist. *Preference will be given to bids that maintain the property’s rural character.* Review the RFP for details.

- **Will improvements be allowed?**
  Yes. The Town understands that the current agricultural use may no longer be the most appropriate crop for portions of the property and encourages bids that propose other crops that improve agricultural production, including conversion of forest to fields, row crops, pollinator habitats, hay, or any other agricultural use.

  *Preference will be given to bids that invest in the long-term agricultural viability of the property such as making improvements to the water supply and irrigation, implementing erosion control, and stumping and replanting.* Include in your proposal a development plan that describes your desired improvements. Review the RFP for details.

- **Are there any minimum bid amounts?**
  According to NH RSA 72:23 (I)(b), the annual rent for the property must be greater than or equal to any taxes that would be due if the leased property were owned privately and assessed as such. The property has Current Use designation and the current annual taxes for all 120 acres if they were privately owned would be approximately $350.
• **Can I visit the property?**
  Yes. a public site visit will be held with potential bidders at the property location at 2:00 pm on Thursday, April 9, 2020.

  Bidders may request additional access to the property to aid in the preparation of their bids, however, the Town expects bidders to respect the rights of the current lessee and avoid interrupting or interfering with current farming. Review the RFP for details.

• **When are proposals due and when will the town notify the bidders?**
  Proposals are due by 2:00pm on Friday, June 5, 2020.

  While, the Hollis Select Board will make the ultimate decision on which bid or bids to accept, the Hollis Joint Agricultural and Conservation Commission Working Group will review all bids, may conduct interviews, and make recommendations to the Select Board.

  The Select Board will notify the successful bidder or bidders in writing by Wednesday, September 23, 2020. The successful bidder or bidders shall execute a proper lease document, the form and content of which shall be satisfactory to the Selectmen. A draft lease is included in the RFP. Review the RFP for details.

• **How do I get questions answered?**
  Questions about this RFP, including requests for access to the property may be made by email to Mark J. Post, Chair, Hollis Agricultural Commission, at mpost@postgrp.com. Deadline for questions is May 14, 2020. All questions and answers will become part of the public record.