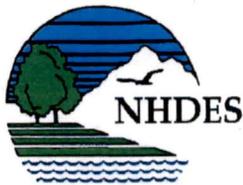


ARC



The State of New Hampshire
Department of Environmental Services

54

DEC 17 2025



Robert R. Scott, Commissioner

December 1, 2025

Her Excellency, Governor Kelly A. Ayotte
and the Honorable Council
State House
Concord, New Hampshire 03301

REQUESTED ACTION

Authorize the Department of Environmental Services (NHDES) to **RETROACTIVELY** amend a grant agreement (PO# 1097266) to Tranquility Estates Cooperative, Inc., Raymond, NH (VC#471928-R001), by extending the completion date to July 1, 2026, from December 1, 2025, effective retroactive to December 2, 2025, upon Governor and Council approval through July 1, 2026. The original grant was approved by Governor and Council on December 20, 2023, Item #118, and amended on October 30, 2024, Item #94B. This is a no cost time extension.

EXPLANATION

We are requesting **RETROACTIVE** approval of this amendment to provide Tranquility Estates Cooperative Inc. (Cooperative) with additional time to complete the water system improvements project, which includes upgrades to the existing pump house, replacement of storage tanks, and the replacements of water distribution mains and service lines in the Cooperative.

The project encountered ledge and other unforeseen site conditions while upgrading the distribution system that resulted in project delays. Due to conflicting schedules of the contractor and the site conditions, the contractor is unwilling to complete the additional work identified in the existing contract. The Cooperative will use the additional time to re-bid the remaining work that includes the replacement of service lines in order to fully expend the ARPA funds. This request is **retroactive** due to the timing of the contractor's notification that they would not be able to complete the work as originally planned. To date, \$741,362 of the original \$1,114,510 grant funds have been spent.

In the event federal funds become no longer available, general funds will not be requested to support this program. This grant amendment has been approved by the Attorney General's Office as to form, substance, and execution.

We respectfully request your approval of this item.

Robert R. Scott
Commissioner

**Grant Agreement with the Tranquility Estates Cooperative, Inc.
American Rescue Plant Act (ARPA) Grant
Amendment No. 2**

This Agreement (hereinafter called the Amendment) is by and between the State of New Hampshire, acting by and through its Department of Environmental Services (hereinafter referred to as the State) and the Tranquility Estates Cooperative, Inc. acting by and through its Secretary, Jessica Neskey (hereinafter referred to as the Grantee).

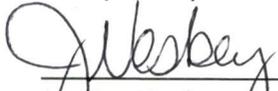
WHEREAS, pursuant to an Agreement (hereinafter called the Agreement) approved by the Governor and Council on December 20, 2023, and amended on October 30, 2024, the Grantee agreed to perform certain services upon the terms and conditions specified in the Agreement and in consideration of payment by the State of certain sums as specified therein; and

WHEREAS, The Grantee and the State have agreed to amend the Agreement in certain respects;

NOW THEREFORE, in consideration of the foregoing, and the covenants and conditions contained in the Agreement and set forth herein, the parties hereto do hereby agree as follows:

1. Amendment and Modification of Agreement: The Agreement is hereby amended as follows:
 - (A) The Completion Date as set forth in sub-paragraph 1.7 of the Agreement shall be changed from December 1, 2025 to July 1, 2026.
2. Effective Date of Amendment; This Amendment shall take effect upon the date of approval of this Amendment by the Governor and Executive Council of the State of New Hampshire.
3. Continuance of Agreement: Except as specifically amended and modified by the terms and conditions of this Amendment, the Agreement, and the obligations of the parties thereunder, shall remain in full force and effect in accordance with the terms and conditions set forth therein.

Accepted by:



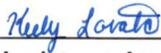
Jessica Neskey, Secretary
Tranquility Estates Cooperative, Inc.

11/14/2025
Date



Robert R. Scott, Commissioner
Department of Environmental Services

11/24/25
Date



Assistant Attorney General Keely Lovato
Department of Justice

11/25/2025
Date

Approved as to from, substance and execution

State of New Hampshire

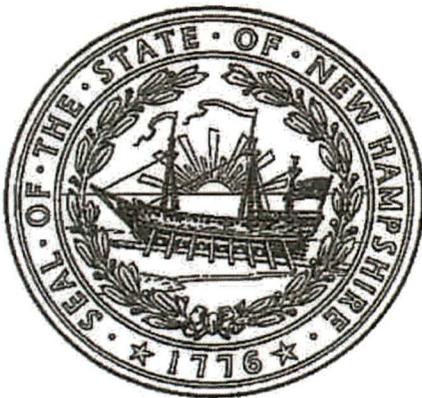
Department of State

CERTIFICATE

I, David M. Scanlan, Secretary of State of the State of New Hampshire, do hereby certify that TRANQUILITY ESTATES COOPERATIVE, INC. is a New Hampshire Consumer Cooperative registered to transact business in New Hampshire on April 06, 2021. I further certify that all fees and documents required by the Secretary of State's office have been received and is in good standing as far as this office is concerned.

Business ID: 869032

Certificate Number: 0007334317



IN TESTIMONY WHEREOF,
I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 20th day of November A.D. 2025.

A handwritten signature in black ink, appearing to read "David M. Scanlan", is written over a faint circular stamp.

David M. Scanlan
Secretary of State

Tranquility Estates Cooperative, Inc.
Raymond, NH

CERTIFICATE OF VOTE

I, Jim Brigham do hereby certify that:

1. I am the Vice President of the Tranquility Estates Cooperative Inc.
2. At a meeting held on October 15, 2024, the Tranquility Estates Cooperative, Inc. voted to accept funds and enter into a Grant Agreement with the **State of New Hampshire Department of Environmental Services** for a water system improvement project.
3. The Cooperative's Board of Directors further authorized Jessican Neskey, Secretary, to execute any documents necessary to effectuate this Grant Agreement.
4. This authority has not been revoked, superseded, or amended as of the date of this certification.

IN WITNESS WHEREOF, I have hereunto set my hand as the Insert Official Name and Title of Grantee Name on Click here to add date of signature.

Signature:



Date:

2025-11-08



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/07/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER IMMANUEL Insurance Agy- SAN PO Box 300 3 Brittany Lane Barrington, NH 03825-0300 IMMANUEL Ins Agy Inc &	603-335-4300	CONTACT NAME: IMMANUEL Ins Agy Inc PHONE (A/C, No, Ext): 603-335-4300 FAX (A/C, No): E-MAIL ADDRESS: gina@immanuelins.com
	INSURED Tranquility Estates Cooperative Inc c/o Foxfire Property Mgmt PO Box 1438 Concord, NH 03302-1438	INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Philadelphia Ins Co. INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			PHPK2578205-004	08/27/2025	08/27/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB OCCUR CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER NHDESSE State of New Hampshire, Dept of Environmental Services 29 Hazen Drive Concord, NH 03302-0095	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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TRANQUILITY ESTATES COOPERATIVE

Raymond, NH 03077

Property Management:

FoxFire Property Management
PO Box 1438, Concord, NH 03302
(603)228-2151

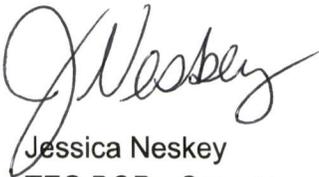
November 14, 2025

To Whom It May Concern:

Please be advised that Tranquility Estates Cooperative does not currently have any employees. Our Cooperative is governed by a 5 person, volunteer, Board of Directors. All water system operations are currently contracted. For these reasons we do not carry a Workman's Compensation Policy.

If you have any questions or concerns, please reach out to our property manager, Jodie Champagne with Foxfire Property Management Company. Jodie's contact information is (603) 228-2151 ext 313 or via email at jchampagne@foxfirenh.com.

Regards,



Jessica Neskey
TEC BOD - Secretary
tecisecretary@gmail.com