54- 7/29/26

BEA New Hampshire Department of BUSINESS AND ECONOMIC AFFAIRS

June 24, 2026

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

REQUESTED ACTION

Authorize the Department of Business and Economic Affairs (BEA), to enter into a **retroactive** amendment to an existing contract with Mountain View Mill at Troy LLC, (VC#430882), Troy, NH, as part of the InvestNH Capital Grant Housing Program, by **retroactively** extending the completion date from December 31, 2025 to May 31, 2028, with no change to the price limitation of $948,000, effective upon Governor and Council approval through May 31, 2028. The original agreement was approved by Governor and Council on November 02, 2022, item #39A and as amended November 13, 2024, item #5F and June 04, 2025, Item 5I. This is an allowable use of ARPA SFRF funds under section 602(c)(1)(C) for provision of government services to the extent of the reduction in revenue. **100% Federal Funds**.

EXPLANATION

The Department of Business and Economic Affairs (BEA) respectfully requests approval of a **retroactive** amendment to the InvestNH Capital Grant Program award for the Mountain View Mill housing project in Troy. The **retroactive** amendment was required because legal issues related to the project caused delays. In addition, the Department needed time to obtain guidance on ARPA SFRF revenue-replacement regulations to ensure compliance. This amendment does not require any additional funding and solely extends the project completion date.

In consultation with GOFERR staff and counsel, the Department has confirmed that extending the completion date for this InvestNH forgivable loan beyond December 31, 2026, is permissible because the project is funded under the American Rescue Plan Act's State and Local Fiscal Recovery Funds (ARPA SFRF) revenue replacement category. ARPA SFRF provides flexible federal funding to state and local governments to address fiscal impacts of the COVID-19 pandemic, and projects designated as revenue replacement (Expenditure Category 6.1) are treated as fully expended upon disbursement to the borrower. All ARPA funds associated with this loan were disbursed prior to June 30, 2026; therefore, the loan met ARPA expenditure requirements, and the additional monitoring and reporting obligations that apply to other loan categories do not apply. As a result, amending the agreement to extend project completion date does not create any ARPA compliance concerns.

BEA administers the InvestNH Capital Grant Program to support the development of affordable multi-family housing statewide. To date, 26 InvestNH Capital awards have been approved, supporting the creation of 1,343 housing units across New Hampshire. The Mountain View Mill project advances this program's objective by delivering workforce housing in Troy.

The requested extension is necessitated by unforeseen municipal infrastructure constraints beyond the control of the developer or BEA. The project experienced a work stoppage following the denial of municipal sewer connections due to wastewater treatment facility deficiencies. Although the municipality has since completed deferred lagoon maintenance, further delays have occurred as the sewer commission evaluates system capacity through a pilot study. The project developer is currently engaged

100 North Main Street, Suite 100
Concord, New Hampshire 03301
603.271.2341
visitnh.gov nheconomy.com choosenh.com

in litigation with the municipality regarding connection approval. A trial will occur in 2026, but the date is still unknown. A summary judgement has been requested to minimize further delays.

Despite these delays, the project has made substantial progress, with approximately 80 percent of the building enclosure completed and 75 percent of drywall installation finished. The project is estimated to have five months or less of work remaining for the completion of the affordable units. An extension will allow the project to maintain momentum and proceed to completion once municipal approvals are resolved.

The project is funded through the Coronavirus State Fiscal Recovery Fund under the American Rescue Plan Act (Expenditure Category 6.1) and remains eligible under all program requirements. Approval of this retroactive amendment will allow the project to be completed within federal deadlines, protect the State's existing investment, and result in new affordable housing units serving the workforce in the Town of Troy.

BEA has determined that the vendor is in good standing with the Secretary of State's Office, has secured the required levels of insurance, and has provided evidence of authority to execute and be bound by the contract. Documents supporting these assertions are available at the agency, for review upon request.

If Federal Funds become no longer available, General Funds will not be requested to support this program.

The Attorney General's Office has reviewed and approved this contract as to form, substance and execution.

Respectfully Submitted,

Lucy Lange

Lucy Lange
Commissioner

Grant Agreement with Mountain View Mill at Troy, LLC
for the InvestNH Capital Grant Program

AMENDMENT #3

This grant award amendment ("Amendment") is entered into this 15th day of May, 2026, by and between the State of New Hampshire, acting by and through the New Hampshire Department of Business and Economic Affairs, 100 N. Main Street, Suite 100, Concord, NH, 03301 (hereinafter referred to as "the State") and Mountain View Mill at Troy, LLC, 34 Rollins Rd. Epping, NH 03042 (hereinafter referred to as "Grantee"), collectively referred to as ("the Parties").

WHEREAS, the Parties have entered into a grant agreement approved by the Governor and Executive Council on November 2, 2022, item # 39A, amended November 13, 2024, Item # 5F and June 4, 2025, Item 5I (hereinafter known as "the Agreement");

WHEREAS, pursuant to the Scope of Work (Exhibit B) section 7 of the Agreement, the State may extend the Agreement upon written agreement of the parties and with the approval of the Governor and Executive Council;

WHEREAS, the Mountain View Mill at Troy, LLC Agreement allows for amendments by an instrument in writing as executed by the Parties; and the Parties in fact desire to amend Mountain View Mill at Troy, LLC as Stated in this Amendment.

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. G-1, Section 1.7: Completion Date of the Agreement, is hereby deleted and replaced with the following: **May 31, 2028**.

2. G-1, Amend the first sentence of Section 7 of Exhibit B, deleting it and replacing it with the following: "Project Completion Deadline: The Project shall be complete and ready for occupancy by **May 31, 2028**. "

3. Effective Date of Amendment: This Amendment shall take effect upon approval by Governor and Executive Council.

4. Continuance of Agreement: Except as specifically amended and modified by the terms and conditions of this Agreement, 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.

In addition, the Parties agree that except as specifically amended and modified by the terms and conditions of this Amendment, the Mountain View Mill at Troy, LLC and the obligations of the Parties thereunder shall remain in full force and effect in accordance with the terms and conditions as set forth therein.

Grantee Initials:
Date: 5/14/26

Finally, the Parties agree that this Amendment shall become effective upon its approval and the approval of an accompanying amendment to the Mountain View Mill at Troy, LLC Agreement by the Governor and Executive Council of the State of New Hampshire.

IN WITNESS WHEREOF, the Parties hereto have set their hands as of the day and year first above written.

Mountain View Mill at Troy, LLC:

By: _____ date 5/14/26
Christopher Eric Farris, Managing Member

STATE OF NEW HAMPSHIRE

By: Lucy Lange date 6-24-26
Lucy Lange, Commissioner
Department of Business and Economic Affairs

Approval of the Attorney General of the State of New Hampshire (Form, Substance, and Execution):

Signature Vasilios Manthos
Name Vasilios Manthos, Assistant Attorney General
Date 6/26/26

Approval by Governor and Council of the State of New Hampshire:

Signature _____
Name _____
Date _____

Grantee Initials: _____
Date: 5/14/26

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 MOUNTAIN VIEW MILL AT TROY, LLC is a New Hampshire Limited Liability Company registered to transact business in New Hampshire on November 05, 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: **884630**
Certificate Number: **0007909022**

IN TESTIMONY WHEREOF,
I hereto set my hand and cause to be affixed
the Seal of the State of New Hampshire,
this 15th day of April A.D. 2026.

David M. Scanlan
Secretary of State

(Limited partnership, Limited liability professional partnership or LLC)

Certificate of Authority # 3

Limited Partnership or LLC Certification of Authority

I, Christopher E. Faeth, hereby certify that I am the sole Partner, Member or
(Name)
Manager and the sole officer of Mountain View Main St Texas, LLC a limited liability partnership
(Name of Partnership or LLC)
under RSA 304-B, a limited liability professional partnership under RSA 304-D, or a limited liability company under RSA 304-C.

I certify that I am authorized to bind the partnership or LLC. I further certify that it is understood that the State of New Hampshire will rely on this certificate as evidence that the person listed above currently occupies the position indicated and that they have full authority to bind the partnership or LLC and that this authorization **shall remain valid for thirty (30)** days from the date of this Corporate Resolution.

DATED: 5/14/2024 **ATTEST:** Christopher E. Faeth, Manager
(Name & Title)

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/06/2026

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	CONTACT NAME:	
PAYCHEX INSURANCE AGENCY INC/PHS 76210703 225 KENNETH DR STE 110 ROCHESTER NY 14623	PHONE (A/C, No, Ext):	FAX (A/C, No): (585) 389-7894
	E-MAIL ADDRESS:	

INSURER(S) AFFORDING COVERAGE	NAIC#
INSURER A : Property and Casualty Insurance Company of Hartford	34690
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
GRANITE STATE FIXTURES LLC
270 CRANVIEW RD
BREWSTER MA 02631-2237

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR [X] General Liability [ ] GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			76 SBW BJ20GP	08/27/2025	08/27/2026	EACH OCCURRENCE	$ $1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ $1,000,000
							MED EXP (Any one person)	$ $10,000
							PERSONAL & ADV INJURY	$ $1,000,000
							GENERAL AGGREGATE	$ $2,000,000
							PRODUCTS - COMP/OP AGG	$ $2,000,000
								$
	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY [ ] [ ]						COMBINED SINGLE LIMIT (Ea accident)	$
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE	$
							AGGREGATE	$
								$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [ ] (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A					[ ] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$
							E.L. DISEASE -EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	Data Breach - Defense & Liab Covg			76 SBW BJ20GP	08/27/2025	08/27/2026	Limit	$50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Those usual to the Insured's Operations.

CERTIFICATE HOLDER
State of NH, BEA
100 N MAIN ST STE 100
CONCORD NH 03301

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
Susan L. Castaneda

ACORD

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PRODUCER PAYCHEX INSURANCE AGENCY INC/PHS 76210703 225 KENNETH DR STE 110 ROCHESTER NY 14623	**CONTACT NAME:** **PHONE (A/C, No, Ext):** **FAX (A/C, No):** (585) 389-7894 **E-MAIL ADDRESS:**
INSURED GRANITE STATE FIXTURES LLC 270 CRANVIEW RD BREWSTER MA 02631-2237	**INSURER(S) AFFORDING COVERAGE** / **NAIC#** **INSURER A :** Property and Casualty Insurance Company of Hartford — 34690 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

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	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY [ ]						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) [ ]	$ $ $ $ $
	[ ] UMBRELLA LIAB [ ] OCCUR [ ] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $						EACH OCCURRENCE AGGREGATE [ ]	$ $ $
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Those usual to the Insured's Operations.

CERTIFICATE HOLDER

Mountain View Mill at Troy LLC
30 MONADNOCK ST
TROY NH 03465

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

Susan L. Castaneda

ACORD

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INSURER(S) AFFORDING COVERAGE	NAIC#
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INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
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BREWSTER MA 02631-2237

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	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
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	☐ DED ☐ RETENTION $							$
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							E.L. EACH ACCIDENT	$ $100,000
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100 N MAIN ST STE 100
CONCORD NH 03301

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	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
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								$
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AUTHORIZED REPRESENTATIVE
Susan L. Castaneda

Rosamilio, Justin

From: eric farris <e_farris@hotmail.com>
Sent: Monday, May 18, 2026 5:47 PM
To: Rosamilio, Justin
Subject: Re: INH22-121 Amendment Mountain View Mill at Troy

Mountain View Mill is not insurable and performs no work.
Granite State Fixtures is the GC and provided the insurance.
Ownership is common to the two LLCs.

C Eric Farris, JD
603 365 1820 mobile
E_farris@hotmail.com

On May 18, 2026, at 2:58 PM, Rosamilio, Justin <Justin.A.Rosamilio@livefree.nh.gov> wrote:

Eric,

Can you remind me why the project at Mountain View Mill at Troy insurance company is Granit State Fixtures, LLC?

<image002.png>

Justin Rosamilio
Planning and Land Use Manager

InvestNH
Department of Business and Economic Affairs
State of New Hampshire
P: (603) 931-0566
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<image001.jpg>

Business Information

Business Details

Business Name:	MOUNTAIN VIEW MILL AT TROY, LLC	Business ID:	884630
Business Type:	Domestic Limited Liability Company	Business Status:	Good Standing
Management Style:	Manager Managed		
Business Creation Date:	11/05/2021	Name in State of Formation:	Not Available
Date of Formation in Jurisdiction:	N/A		
Principal Office Address:	30 Monadnock St., Troy, NH, 03465, USA	Mailing Address:	30 Monadnock St., Troy, NH, 03465, USA
Citizenship / State of Formation:	Domestic/New Hampshire		
		Last Annual Report Year:	2026
		Next Report Year:	2027
Duration:	Perpetual		
Business Email:	benjfarris@gmail.com	Phone #:	603-365-1820
Notification Email:	e_farris@hotmail.com	Fiscal Year End Date:	NONE

Principal Purpose

S.No	NAICS Code	NAICS Subcode
1	Real Estate and Rental and Leasing	Lessors of Nonresidential Buildings (except Miniwarehouses)
2	Real Estate and Rental and Leasing	Other Activities Related to Real Estate

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Principals Information

Name/Title	Business Address
Christopher E Farris / Manager	30 Monadnock St., Troy, NH, 03465, USA
Ben Farris / Manager	270 Cranview Rd., Brewster, MA, 02631, USA

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Registered Agent Information

Name:	Christopher E Farris
Registered Office Address:	30 Monadnock St., Troy, NH, 03465, USA
Registered Mailing Address:	30 Monadnock St., Troy, NH, 03465, USA

Trade Name Information

No Trade Name(s) associated to this business.

Trade Name Owned By

No Records to View.

Trademark Information

Trademark Number	Trademark Name	Business Address	Mailing Address

No records to view.

Business Information

Business Details

Business Name:	GRANITE STATE FIXTURES, LLC	Business ID:	885045
Business Type:	Domestic Limited Liability Company	Business Status:	Good Standing
Management Style:	Manager Managed		
Business Creation Date:	11/08/2021	Name in State of Formation:	Not Available
Date of Formation in Jurisdiction:	N/A		
Principal Office Address:	30 Keene Rd., Winchester, NH, 03470, USA	Mailing Address:	270 Cranview Rd., Brewster, MA, 02631, USA
Citizenship / State of Formation:	Domestic/New Hampshire		
		Last Annual Report Year:	2026
		Next Report Year:	2027
Duration:	Perpetual		
Business Email:	ben.farris@outlook.com	Phone #:	603-973-0571
Notification Email:	e_farris@hotmail.com	Fiscal Year End Date:	NONE

Principal Purpose

S.No	NAICS Code	NAICS Subcode
1	Construction	All Other Specialty Trade Contractors

Page 1 of 1, records 1 to 1 of 1

Principals Information

Name/Title	Business Address
Christopher E Farris / Manager	270 Cranview Rd., Brewster, MA, 02631, USA
Ben Farris / Manager	270 Cranview Rd., Brewster, MA, 02631, USA

Page 1 of 1, records 1 to 2 of 2

Registered Agent Information

Name:	Christopher Farris
Registered Office Address:	30 Keene Rd., Winchester, NH, 03470, USA
Registered Mailing Address:	270 Cranview Rd., Brewster, MA, 02631, USA

Trade Name Information

No Trade Name(s) associated to this business.

Trade Name Owned By

No Records to View.

Trademark Information

Trademark Number	Trademark Name	Business Address	Mailing Address

No records to view.

Filing History Address History View All Other Addresses Name History Shares

Businesses Linked to Registered Agent Return to Search Back