

SB 481-FN-A - AS INTRODUCED

2026 SESSION

26-2042

05/09

SENATE BILL **481-FN-A**

AN ACT relative to the sale of the Sununu youth services center property and making an appropriation to the youth development center settlement fund.

SPONSORS: Sen. Rosenwald, Dist 13; Sen. Long, Dist 20; Sen. Watters, Dist 4; Sen. Perkins Kwoka, Dist 21; Sen. Altschiller, Dist 24; Rep. Telerski, Hills. 11; Rep. Wallner, Merr. 19; Rep. Leishman, Hills. 33

COMMITTEE: Finance

ANALYSIS

This bill:

I. Makes an appropriation to the youth development center settlement fund.

II. Directs the department of administrative services to take possession of the Sununu youth services center (SYSC) property, to negotiate any contracts necessary for the sale of the property, subject to approval by the governor and council, and authorizes the department to request an additional appropriation to maintain the property, subject to approval of the fiscal committee and governor and council.

III. Provides that if the sale of the SYSC property is finalized prior to June 30, 2027, proceeds of the sale shall be deposited in the general fund and if the sale is finalized after June 30, 2027, proceeds from the sale shall be deposited in the youth development center settlement fund.

Explanation: Matter added to current law appears in ***bold italics***.
Matter removed from current law appears [~~in brackets and struckthrough~~].
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty-Six

AN ACT relative to the sale of the Sununu youth services center property and making an appropriation to the youth development center settlement fund.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 Appropriation; Youth Development Center Settlement Fund. In addition to any other sums
2 appropriated, the sum of \$130,000,000 for the biennium ending June 30, 2027, is hereby
3 appropriated to the youth development center settlement fund established in RSA 21-M:11-a, II.
4 The governor is authorized to draw a warrant for said sum out of any money in the treasury not
5 otherwise appropriated.

6 2 Sale of the Sununu Youth Services Center. 2023, 2:4 is repealed and reenacted to read as
7 follows:

8 2:4 Sale of the Sununu Youth Services Center (SYSC).

9 I. Notwithstanding RSA 4:40, the department of administrative services shall take
10 possession of the entire property currently housing the SYSC on South River Road in Manchester,
11 New Hampshire and commence a search, by whatever reasonable means necessary, for a purchaser
12 of the property. The department shall negotiate and execute any contracts or other agreements or
13 actions necessary to accomplish the sale and lease of the property in accordance with this section.

14 II. Identification of a purchaser that will enhance the tax and business tax rolls of the city of
15 Manchester and the state of New Hampshire shall be a high priority.

16 III. The department shall offer the property for sale at not less than market value and shall
17 consult with the city of Manchester, the New Hampshire department of business and economic
18 affairs, and other organizations, as appropriate, prior to any sale of the property.

19 IV. The sale of the SYSC shall be approved by the governor and council.

20 V. If the sale of the SYSC is finalized on or before June 30, 2027, the proceeds shall be
21 deposited in the state general fund. If the sale is finalized after June 30, 2027, all proceeds shall be
22 deposited in the youth development center settlement fund established in RSA 21-M:11-a, II.

23 VI. Until the property is sold, the department shall request an appropriation, subject to
24 approval of the fiscal committee and the governor and council, for funds necessary to maintain the
25 property. The governor is authorized to draw a warrant for said sums from funds not otherwise
26 appropriated.

27 3 Repeal. 2025, 141:181 and 2025, 141:357, relative to the possession and sale of the Sununu
28 youth services center, are repealed.

29 4 Effective Date.

30 I. Section 1 of this act shall take effect July 1, 2026.

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1 II. The remainder of this act shall take effect upon its passage.

**SB 481-FN-A- FISCAL NOTE
AS INTRODUCED**

AN ACT relative to the sale of the Sununu youth services center property and making an appropriation to the youth development center settlement fund.

FISCAL IMPACT: This bill does not authorize new positions.

Estimated State Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
Revenue	\$0	Indeterminable Increase	Indeterminable Increase	
<i>Revenue Fund(s)</i>	General Fund (FY 2027) or Youth Development Center Settlement Fund (FY 2028 & FY 2029)			
Expenditures*	\$0	Indeterminable Increase more than \$500,000 to \$1,000,000 or less		
<i>Funding Source(s)</i>	General Fund and/or DHHS Facilities Fund			
Appropriations*	\$0	\$130,000,000	\$0	\$0
<i>Funding Source(s)</i>	Youth Development Center Settlement Fund			

*Expenditure = Cost of bill

*Appropriation = Authorized funding to cover cost of bill

Estimated Political Subdivision Impact				
	FY 2026	FY 2027	FY 2028	FY 2029
County Revenue	\$0	\$0	\$0	\$0
County Expenditures	\$0	\$0	\$0	\$0
Local Revenue	\$0	Indeterminable Increase		
Local Expenditures	\$0	\$0	\$0	\$0

METHODOLOGY:

This bill addresses the sale of the Sununu Youth Services Center (SYSC) property and appropriates \$130 million to the Youth Development Center (YDC) Settlement Fund for the biennium ending June 30, 2027. The Department of Administrative Services (DAS) is directed to take possession of the SYSC property, seek a buyer, and negotiate the sale with approval required from the Governor and Council. If the sale is finalized on or before June 30, 2027 the proceeds shall go to the General Fund. If the sale is finalized after June 30, 2027 the proceeds shall go to the YDC Settlement Fund. The Department may also request additional appropriations to maintain the property until it is sold with approval of the Fiscal Committee and the Governor and Council.

The Department of Administrative Services (DAS) states that, due to the absence of a current market valuation for the Sununu Youth Services Center (SYSC) property, any proceeds from its sale represent an indeterminable increase to either the General Fund or the Youth Development Center (YDC) Settlement Fund, depending on the timing of the sale. DAS anticipates an indeterminable increase in expenditures related to property maintenance, pre-sale inspections, closing costs, and brokerage commissions, with total costs estimated to range between \$500,000 and \$1,000,000. Additionally, DAS notes uncertainty regarding when it will take possession of the property, as the site currently houses SYSC facilities and the Manchester Police Department's horse stables. It is the Department's understanding that these facilities will be vacated by the end of FY 2026, coinciding with the expected completion of the Hampstead replacement facility.

Local revenue impacts are also indeterminable, as they depend on the final sale price, which would influence the amount of property taxes collected from the future buyer.

The Department of Health and Human Services indicates there is no direct impact on the Department.

AGENCIES CONTACTED:

Department of Administrative Services and Department of Health and Human Services