



CITY OF DOVER

CITY OF DOVER - RESOLUTION

Agenda Item#: 13.B.1.

Resolution Number: **R – 2026.06.10 – 216**

Resolution Re: Approval of Non-Judicial Settlement Agreement and Seeking Judicial Approval to Expend Funds from the Guppy Trust in Support of Construction of a New Strafford County Warming Center

WHEREAS: A charitable trust was created by the 1917 will of Jeremy Belknap Guppy, which left real property in Rollinsford to the City of Dover, “to be occupied and used in such manner as the City may see fit” together with “the benefit, income and control of said property”; and

WHEREAS: By a 1956 judicial Decree recorded at Strafford County Registry of Deeds 669-347, the Superior Court decreed “[t]hat the primary intent of Jeremy Belknap Guppy was the care of the needy people of the City of Dover”, and further authorizing the sale of the subject Rollinsford property with “the proceeds from said sale or sales to be placed in a trust fund designated as the “Jeremy Belknap Guppy Trust” under the control and supervision of the Trustees of the Trust Funds of the City of Dover, to be invested by said Trustees in such securities and/or institutions as are on the legal list, and payments of income accruing or accrued to be made to the City of Dover only upon application by said City of Dover for the use and benefit of the needy people of the City of Dover.”; and

WHEREAS: In 2025 the subject Rollinsford property was sold to the highest bidder for \$510,000, with such sale proceeds placed in the “Jeremy Belknap Guppy Trust” as directed in the 1956 judicial Decree; and

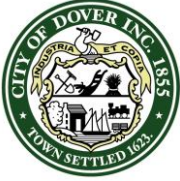
WHEREAS: Strafford County has proposed to build a homeless shelter on real estate in the City of Dover that is currently owned by the county. To fund the City of Dover’s portion of the construction costs, the City of Dover has proposed using in part the \$510,000 proceeds from the sale of the subject Rollinsford property currently in the “Jeremy Belknap Guppy Trust” (combined with other funds to create a total of \$1,698,878) to fund Dover’s portion of construction costs of said homeless shelter on the county’s land in the City of Dover; and

WHEREAS: To use the \$510,00 would require (1) entering into a nonjudicial settlement agreement (“NJSA”) with the New Hampshire Director of Charitable Trusts (who regulates all charitable trusts in the state), as well as (2) obtaining judicial approval of the use of funds, which would deviate from the 1956 judicial Decree but would align directly with the purposes of the trust.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND DOVER CITY COUNCIL THAT:

Subject to concurrence from the City’s Trustees of the Trust Funds, the City Manager or designee is authorized to enter into an NJSA with the New Hampshire Director of Charitable Trusts in an effort to enable use of \$510,000 from the “Jeremy Belknap Guppy Trust” to help fund Strafford County’s shelter on county land in the City of Dover. The City Manager or designee is further authorized to petition the New Hampshire Circuit Court, commence a judicial proceeding, and do all things necessary to

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seek and obtain judicial authorization of the aforesaid use of the \$510,000 for Strafford County's proposed shelter.

AUTHORIZATION

Approved as to Funding: Daniel R. Lynch
Finance Director

Sponsored by: Mayor Dennis Shanahan
By Request

Approved as to Legal Form and Compliance: Joshua M. Wyatt
City Attorney

Recorded by: Jerrica Vanslyvong-
Bizier
City Clerk

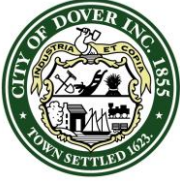
DOCUMENT HISTORY:

First Reading Date: 6/10/2026	Public Hearing Date: n/a
Approved Date: 6/10/2026	Effective Date: 6/10/2026

DOCUMENT ACTIONS:

Deputy Mayor Williams moved to approve the resolution, seconded by Councilor Robison.
Roll Call Vote: 6-1, with Councilor Cullen opposed.

VOTING RECORD		
Date of Vote: 6/10/2026	YES	NO
Mayor Dennis Shanahan	X	
Deputy Mayor Lindsey Williams	X	
Councilor S. April Richer, Ward 1	X	
Councilor Lucas Veitch, Ward 2	X	
Councilor Anthony Retrosi, Ward 3	Absent	
Councilor Timothy Granfield, Ward 4	Absent	
Councilor Richard Robison, Ward 5	X	
Councilor Fergus Cullen, Ward 6		X
Councilor Bret Carmichael, At Large	X	
Total Votes:	6	1
Resolution does pass.		



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RESOLUTION BACKGROUND MATERIAL:

Nonjudicial settlement agreements (“NJSA”) are authorized by RSA 564-B:1-111(d)(7) and, in many instances, allow a use of charitable funds without judicial approval. In this instance, however, deviating from the express terms of the 1956 judicial Decree, which envisions spending only income from the trust, would need judicial approval to ensure all interests are appropriately considered and protected. Thus, while the Director of Charitable Trusts has informally indicated support for the proposed use of the \$510,000, the City will need to go through the necessary approval processes, beginning with an NJSA and followed by a Court petition, which may entail publication of notices and filing of briefs or memoranda explaining how the use of the \$510,000 accords with the purpose of the trust itself. Attached is a draft of the NJSA (which includes a copy of the Guppy will, the 1956 judicial Decree, and this Council’s resolution authorizing sale of the Rollinsford property). Also attached is a draft Court petition.

This resolution advances City Council Goal #2, concerning quality of life and homelessness.