

# B u d g e t   C o m m i t t e e

## Public Meeting

September 9, 2004 ~ 6:00 PM

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Chairman Carrier convened a business and information class of the Budget Committee in the Ilene P. Reed Training Room at the Department of Public Works located off Lockhaven Road.

**PRESENT:** Lee Carrier-Chairman, Eric Crate, Shirley Green, Gayle Hulva, Richard Martin, Keith Oppenneer-Selectman, Jim Taylor- Community Development Director, David Stewart, Lori Hill, and Paula Rowe Recorder.

Guests: Nancy Scovner, Selectman, Dominic Albanese – Selectman, April Whittaker-Town Manager, Wendy Huntley-Bookkeeper, Alisa Bonnette-Executive Secretary, Phil Neily-Building Inspector, Mr. Hill, Julie Huntley-Assessing Coordinator, Pat Crate-Lakeview Auto, Carolee Higbee-Town Clerk, Francine Lozeau School teacher and Library Trustee, Ken Daniels-Public Works Director, Chuck Stone, Robert Lacroix.

Chairman Carrier called the meeting to order and invited Town Manager Whittaker to start introduce tonight's presentation.

TM Whittaker announced TIF (Tax Increment Financing 101), spoke briefly and introduced Community Development Director Jim Taylor.

(TIF 101 will be presented by Jim Taylor, Community Development Director, and April Whittaker, Town Manager – Planning Board members and TIF prospective citizen group invited).

Director Taylor provided a Draft map of "The District" as currently conceptualized by town administration, which illustrated the Route 4 commercial corridor including the Ironman Subdivision. Mr. Taylor advised that this area could be expanded upon as well as decreased and that he and Mrs. Whittaker hope to work with the proposed citizen group to delineate boundaries in conformance with statute. The proposed district would have to be presented to the voters for approval. The "incremental" revenue from the improvements anticipated to such a District could be handled in two ways: ~

1. Saving the money in an account similar to the Capital Reserve Fund until fully funded for infrastructure projects. Downside ~ interest on money does not amortize to construction cost increases and savings of revenue can take a long time.
2. Bond for the infrastructure improvements and use TIF district incremental tax revenue to pay down the BOND.

Selectman Albanese asked for explanation on the determination of how the taxes are determined.

Tm Whittaker explained that whatever lands and buildings are within the TIF district will be frozen as of the town meeting. The taxes generated by the incremental improvements only are placed in a separate fund from the general fund. Said revenues are then available for payment of debt incurred to provide for the improvements and revitalization. Mrs. Whittaker also advised that the town is able to maintain all the revenue created as opposed to sharing the same with the School and County for the duration of the TIF district.

The school district does not “lose” as they maintain the same taxes, and in fact protects the town in the “adequacy grant” wars as the increased assessment value is not taken into consideration of the grant when a TIF is involved.

Director Taylor asked the public to contribute with ideas of where they would like to see the TIF District boundaries.

Chairman Carrier felt that this would be a lot of work for the Town to market a TIF District timely to the next town meeting. TM Whittaker advised that she and the Selectmen, have already started with this project and she believes that there is adequate time to put in place a well thought out and researched proposal.

Selectman Albanese asked if the money from the TIF could be used for the sewer extending. TM Whittaker said yes, definitely for infrastructure, and this will not affect obtaining loans. TM Whittaker advised that business people generally like to invest in TIF districts as they see their taxes being turned back into the District for regeneration and revitalization.

Chairman Carrier stated that a Pro Forma should be done which will show the pay back of this undertaking. TM Whittaker advised that this is a requirement of statute.

Tm Whittaker provided the handout of “Technical Bulletin 13,” and reviewed with those present the content of the bulletin ~ general discussion “What if the TIF district doesn’t generate new taxes?” Establish safeguards, written key agreements, and avoid projects that have no benefit to the community. Show all revenue sources to be generated. Selecting the boundary of the district should be where there will be new development or redevelopment. Does TIF take money away from the schools? The simple answer is no. TIF is not a magic bullet; it can provide a means for financing needed infrastructure improvements.

TM Whittaker had visited the Department of Revenue administration and produced handouts of the MS-1 Statement of Valuation denoting how the TIF districts are accounted for ~ Jaffrey 2003 Tax Increment Financing Districts. Hanover 2003, Hooksett 2003, Newmarket 2003, Keene 2003, and Peterborough 2003.

TM Whittaker informed that the Selectmen have told her to go forward with this for the next town meeting. A corps citizens group consisting of Bill Warren, Wally Andrew, Francine Lozeau, Chuck Stone, Bob Lacroix, and Patsy Crate will be assisting in going forward with studying the benefits of a TIF district.

TM Whittaker strongly feels that a TIF program will work well for the Town of Enfield.

TM Whittaker asked the public if they feel that the town is on the right path in proposing this. Several hands went up. Director Taylor and Selectman Scovner acknowledged that the Zoning and Planning Boards are ready for this. TM Whittaker asked the Citizen's Group to get back to Director Taylor with their thoughts within a week so that a meeting can be arranged to begin to further such a process.

#### **Administrative –**

Chairman Carrier thanked TM Whittaker for her presentation on TIF and apologetically informed that he had hoped his questions didn't indicate that he wasn't for this. He advised that on paper it was a "no brainer" and will be very interested to see the numbers. Chairman Carrier said he would like to see someone on the Budget Committee on the Citizen's Committee for the TIF project. TM Whittaker suggested that Lee Carrier be the representative from the Budget Committee.

Approval of the July 13, 2004 meeting will take place at the next meeting.

Budget Review Date Setting – Copies of Last Year's Schedule enclosed as an example. Discussion ensued. Regional Association's coming before this committee will not be needed again this year, unless one of them makes a special request. Last year there were two public hearings scheduled, and one was dropped. An additional meeting for department heads will be scheduled. Chairman Carrier will compile a schedule and present it back to this committee.

#### **Old Business:**

Questions from last business meeting – follow up. No one had the minutes from the last meeting to recall the concerns and questions. Chairman Carrier asked if the payroll problem was taken care of and it had.

#### **New Business:**

Town wide revaluation update (Board of Selectmen) - TM Whittaker informs that the revaluation update is winding down and the valuations have gone up and the tax rate will go down. This will go out in a letter to residents within the next two weeks.

Move to go into Non Public Session at 8:02 p.m. per RSA 91-A:3 II c-d came forward from Selectman Albanese, with a second from Chairman Carrier.

Roll Call ~ Hill yes, Stewart - yes, Dudley - yes, Albanese yes, Crate - yes, Greene - yes, Hulva - yes, Martin - yes, Carrier – yes.

There were no decisions in Non Public Session and the group returned to regular session at 8:20 PM.

AUDIT 2003: It was found that our Auditors applied \$144,000 of the capital portion of the sewer rate to pay down the deficit. At the Town meeting in 2002 it was agreed that the deficit in the Sewer account would, on a one-time basis, be funded out of the General Fund. To correct this error and balance the books our Auditors with the blessing of DRA will do a “\$177,000 Interfund Transfer”. The transfer of \$177,000 out of the General Fund will reduce the amount that we keep in the Gen. Fund under \$1 million. It is felt that the fund is going to have to be replenished through conservative budgeting.

Selectman Albanese informed that some of the town owned property has been sold and the town has retained \$140,000 from the sale of 14 pieces of real estate.

Phil Neily sent the Budget Committee a letter asking that the BC approve the efforts of the Joint Lost Committee in their pursuit of a \$5000 grant to purchase a video TV through the Local Government Center’s Well Dollars program. He stated that the funds would be used for employee orientation and their wellness and health training. The program will also include safety training at each Department. Per Phil this grant does not have to have matching Town funds. Motion Hill, second Green to approve, vote unanimous.

The Local Government Center (formally NHMA) is offering incentives for municipalities who combine their insurances i.e. Property Liability and Workers Compensation. As soon as details are to hand, Mrs. Whittaker will advise during the Budget process.

TM Whittaker informs that the Building Committee has met with three architects, and the next meeting is on the 13<sup>th</sup> of this month with the library trustees and selectmen and Building Committee. The architect will be proposing a conceptual plan.

Motion to adjourn came at 8:50 p.m. from Chairman Carrier, with a second from Richard Martin, and all were in favor.

*Respectfully submitted*  
*Paula Rowe*