

## MINUTES

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE  
HOOKSETT TOWN HALL  
HOOKSETT, NEW HAMPSHIRE  
Wednesday, May 11, 2011**

**Call to Order:** Chairman W. Sirak called the meeting to order at 12:00 pm.

**Present:** Craig Ahlquist, Tom Barret, Fred Bishop, Debra Campbell, Nick Mercier, Mark Sanborn, David Scarpetti, Chairman William Sirak

**Staff:** Carol M. Granfield (Town Administrator), Jo Ann Duffy (Town Planner)

**Also Present:** Steve Heavener (CRDC), Bruce Kudrick (Sewer Commission Superintendent)

### **Approval of Minutes**

*The April 13, 2011 minutes were approved.*

### **Town Administrator's Report**

C. Granfield informed the board of the following:

- Mega X Gas Station in Route 3 is in progress.
- Merchants Motors will add a leasing building next to McDonald's.
- Kowabanga, a kids' party place similar to Chuck E Cheese's, will be moving in at the Shaw's Plaza next to Shaw's.
- Benson Driving School will be moving into the Granite Hills Plaza.
- PSNH is in the process of renovating their building at Route 3 and will be starting work on their new facility behind the safety center.
- On the residential side, there are about 30 pending residential homes coming in.
- NeighborWorks work-force housing project at Whitehall Road is also in progress.
- Auto Zone just opened.
- There are some new potential developments for Exit 11 but nothing definite at this point.
- There are a number of projects in various stages between the Planning and Building departments.
- The Volunteer Appreciation was a success and very well-attended.
- Town election was held May 10<sup>th</sup>. There will be some new Councilors coming onboard. The Safety Center Bond did not pass. Most of the monetary warrant articles did not pass. The operating budget and Master Plan passed. The revaluation warrant article did not pass. This will impact the Town's budget in the future as revaluation will have to be done every five years. The voters have voted revaluation down for two years in a row.

### **Capital Regional Development Council (CRDC) Financing Update**

S. Heavener presented an update to the board.

CRDC is primarily a lender, an enhancement lender, which finance businesses and municipalities. They finance gap between what a business owner/municipality can finance and what they borrow. Businesses/municipalities do not contact CRDC, banks contacts them. The banks decide if a gap needs to be filled. There are two reasons a bank would bring them in. The borrower can only provide 10% down payment instead of 20%. The bank would call CRDC in. The bank finances 50%, CRDC finances 40% and the borrower provide 10% down payment. The rate is fixed for 20 years. CRDC is certified by Small Business Administration to provide loans to businesses throughout New Hampshire. For their SBA 504 lending program, eligible businesses must be (1) for profit businesses, (2) tangible net worth not to exceed \$15 million, (3) 2-year average net income not to exceed \$5 million, (4) real estate financed must be at least 51% owner occupied or 80% with new construction and (5) must have US citizens or permanent residents majority ownership. They also offer Direct Term loans in the amount of \$10,000 up to \$150,000.

S. Heavener spoke about the process. He spoke about other programs CRDC offers including, grants, tax credit, etc.

Note: Information is available on the Town's website, [www.hooksett.org](http://www.hooksett.org) under Economic Development, link name, CRDC Fact Sheet.

### **Sewer Commission Update**

Sewer Department Superintendent, Bruce Kudrick informed the board Sewer Commissioner Sid Baines had some discussions with Walmart. They will be running a sewer line for Walmart. The department is also trying to get in touch Market Basket. They are running a dry line running down to where Walmart ties into it. They are trying to work something out with Market Basket. B. Kudrick believes Market Basket should be able to tie into the sewer system. Poultry Products also wants to tie on, but there are some money issues. The biggest problem is the railroad. The lines will be able to accommodate businesses as they come on but the pump will not be big enough.

Discussion on possible financing options.

### **Review of Second Draft Hooksett Economic Development Plan**

The first draft was presented to the board to be reviewed.

J. Duffy updated the board. There were some concerns about the Village District whether or not to move forward with it. It was discussed at a meeting this morning that some initial chapters of the plan may have been skipped. Village District should be included at a different level, which would include a Master Plan Committee, Planning Board, etc. This would include future land use and what the Town would like to see in the future, rather than focusing on Economic Development. The Town would have to look at the overall.

C. Ahlquist added part of the discussion was to possibly draft a “mini” Master Plan for Exit 10’s infrastructure. This will help market Exit 10. Part of the Master Plan would be an Exit 11 Business Development Plan including infrastructure and Industrial Valley where GE is currently located.

**Nominating Report**

Chair Sirak was recently appointed as Councilor At Large. He will need to resign as Chair of HEDC. It is expected that the Council would appoint Chair Sirak as the Town Council Representative to the HEDC to replace Bill Gahara.

Craig Ahlquist has expressed interest to Chair the HEDC.

*The board accepted Chair Sirak’s resignation as HEDC Chair and recommended for C. Ahlquist to be appointed as Chair.*

**Educational Sessions for Key Town Officials**

This will be scheduled sometime in September.

**Economic Summit Update**

To be discussed and scheduled at the next meeting.

**Ambassador’s Program Update**

F. Bishop presented an update to the board.

Business interview information was re-sent to members. Businesses were assigned to new members. J. Duffy is scheduled to meet with Hannaford’s on Friday, May 13<sup>th</sup>. New businesses will be added to Phase II.

T. Barret suggested putting together a Town business brochure.

N. Mercier gave an overview of Macy Industries, a metal fabrication business. They manufacture custom metal products for companies such as General Electric, Puritan Backroom Restaurant, Elliot, etc.

The next meeting will be held on Wednesday, June 8, 2011.

**Adjournment**

The meeting adjourned.

Respectfully submitted by,

Evelyn F. Horn  
Administrative Assistant