

## MINUTES

### **HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE HOOKSETT TOWN HALL Wednesday, April 11, 2012**

**Call to Order:** Chair Craig Ahlquist called the meeting to order at 4:00 pm.

**Present:** Craig Ahlquist, Tom Barrett, Leslie Boswak (Town Council Representative), William Gillett, William King, Matt Mercier, David Scarpetti, Dean Shankle (Town Administrator)

#### **Approval of Minutes**

March 14, 2012 – **The minutes were approved as amended.**

#### **Town Administrator's Report – Dr. Shankle**

The letter of interest from the Town Council was sent out to the Cancer Treatment Center of America.

#### **Cancer Treatment Center of America (CTCA)**

M. Mercier updated the board. He spoke to Senator David Boutin who indicated he is not in support of the legislation not to require the certificate of need.

CTCA indicated if the legislation does not pass, they are gone. Chair Ahlquist contacted Dan Scanlon and Mike Reed. They will try to contact CTCA to identify parcels.

HEDC will have to wait until a decision is made on the legislation.

T. Barrett commented he is also not in favor of the legislation as it creates an un-level playing field.

#### **Town Council Directives to HEDC**

L. Boswak stated the Consensus amongst the Councilors is that the committee being an all-volunteers committee and meeting once month, it is not realistic to achieve the type of goals previously set without any type of support from staff or consultant. The Ambassador's Program has also gone on the wayside because no one in the committee has time to devote into it. With no budget, the committee cannot accomplish its goals on its own.

Dr. Shankle stated Town Councilor Todd Lizotte was concerned whether a TIF District would be necessary for Exit 11. The location of the property should be enough to attract development.

Unlike the previously proposed Exit 11 TIF District, which was to be created specifically for Cabela's, Exit 10 TIF District was created first then businesses came. Exit 10 turned out to be successful.

Chair Ahlquist stated given the success of Exit 10, Exit 11 would be a good candidate for a TIF District under the premise that the Town would have to invest in infrastructure for development to come.

One of the Council's directives is for HEDC to create a plan for potential TIF Districts. M. Mercier argued the directive sounds more like what Planning department should be doing. L. Boswak added Planning and Finance should be involved. They need to determine if it's feasible and check into bonding.

The involvement of more Town boards and departments would be needed in order to accomplish some of the directives and initiatives given to HEDC. T. Barrett added the directives are more designed for a big budgeted department rather than an all-volunteer board.

M. Mercier suggested HEDC to determine which initiatives they should be working on and present it to the Council. The board should be focusing on coming up with a Town vision. Chair Ahlquist stated the board is the Town's sales team. They need to know what product they have and the target market.

L. Boswak commented the board held a workshop with real estate brokers in Town to discuss how development is impeded in Town. There were great ideas and input. The board has to do something with the information gathered at that workshop.

Discussion on how to market the community and communicate the changes the Town is adopting. The Town should continue to generate positive press and encourage feedback through newsletters, Town website/video, and/or the Town Administrator's weekly articles on the Hooksett Banner.

D. Shankle asked board members to immediately inform him of any complaints/suggestions they get. The sooner he knows of any issues, the sooner it will get fixed. He stated that the best way to attract developers is to let them know in advance what the rules are and make sure everyone abides by them. As far other issues including bad publicity, i.e., sewer disks and Police, Hooksett is set up in a way that separate government entities are in charge of these areas, i.e., Sewer Commission and Police Commission. It is up to these entities to address issues. People do not understand that.

Discussion on going back to the board's basic mandate when it was initially created. T. Barrett stated HEDC was created as a result of the Cabela's proposed development. The group was initially created to provide the Town Council with the expertise to analyze complicated business deals and proactively address the Town's commercial future.

The board will develop a plan and come up with ideas and initiatives the board could actually tackle and undertake.

### **Adjournment**

The meeting adjourned.

**Meeting Schedule**

May 9, 2012

June 13, 2012

Respectfully submitted by,

Evelyn F. Horn  
Administrative Assistant