

TOWN OF HOOKSETT
ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES
June 21, 2016 at 5:00 PM - Town Council Room 105

Meeting was called to order at 5:10 pm

Present: David Scarpetti (EDC Vice-Chair) left at 6:00, Paul Scarpetti (Planning Board Rep), Jo Ann Duffy (Town Planner), Marc Miville (Council Rep), and Jessica A. Call (Minute Taker – Administrative Assistant-Community Development)

Excused EDC Members: Matt Mercier (BRE), Denise Petrin (BRE), Muamer Durakovic (EDC Chair), Matt Barrett (EDC), Stacey Breton (BRE), Andre Garron (UNH Cooperative Extension), and Jocelyn Scarpetti (BRE).

Approval of Meeting Minutes – D. Scarpetti motioned to approve the Meeting Minutes of February 24, 2015. Seconded by M. Miville. All other members abstained.

I. PRESENTATION – Stu Arnett – TIF District/Route 3A – FINANCING COMMERCIAL AND INDUSTRIAL SEWER STRUCTURE

Originally, this proposal came about through an RFP that was put together last year to create a TIF District (Tax Incremental Financing) for sewer on Route 3A. This was presented to the Planning Board last night. This is a property tax that is new once you establish your district and make your investments. The tax revenue is disbursed into the same funds, along with a new fund, which would be the TIF IOU fund. The TIF proposal doesn't affect taxes at all.

Weston & Sampson is an engineering firm that was hired and is being funded by the Sewer Commission to be able to acquire more in depth data for this project. The TIF did not include residential properties, but residents would be able to connect to the public sewer system. They looked at every industrial/commercial parcel and broke it down into three things, fully developed, undeveloped and under-developed.

There are 5 Options to take into consideration:

1. Major concern is exit 10 and picking up the major commercial businesses like Market Basket and Walmart to include into the cost share. Pick up these businesses and head the sewer into Manchester. This offers up the least amount of new developable sites. Also, after some information from the Sewer Commission, come to find out, it would cost an additional \$3M to hook into Manchester Sewer.
2. This option would pick up the same area as Option 1, and also a few more lots. Now the pipes would run to our own treatment plant. Requires a river crossing.
3. This option will take into consideration the lots between exits 10 and 11. This river crossing is more towards Tri-Town. The City of Manchester's water intake will be farther South from this river crossing as compared to Option 2, which DES is not in favor of. This option has more advantages than 1 and 2.

4. This option would start at exit 11 and pick up a bit of the area of Option 3. This gives the town another option if they wanted to have sewer on the north side instead of the south side of the TIF.
5. This option will provide sewer lines to the whole TIF district.

S. Arnett's recommendations are to have an internal meeting first with the town departments before having a meeting with prospective current businesses or future developers.

The next step is the Council is going to appoint Don Winterton and then beginning July, the Committee will start to establish a meeting schedule and agendas. S. Arnett would like to have Weston & Sampson come up with other cost sharing examples. If the request for a contract extension makes it on tomorrow night's Council agenda, then they would request an additional \$14,000 for more research.

II. **Impact Fees and Development Fees**

J. Duffy presented an Impact Fee Summary for each category (Fire, Police P&R, Highway, and School) that indicates what was purchased, and what was returned if it wasn't spent within the 6 year time limit. The roadway fees are collected and divided between 3 zones. Zone 1 is on the west side, Zone 2 is located around the Hooksett Road area, and Zone 3 is on the east side heading towards Candia. The town's impact fees are used within the zone to where the property is located.

J. Duffy also presented information from several local towns and how they compute their impact fees. Some towns don't charge fees for commercial developments, some towns charge for sewer and water, and some other towns either have drastically high fees or none at all.

P. Scarpetti brought up a point that if the new developers need to take some of the funds out of the overall project cost to purchase lesser quality materials, the property will be assessed at a lower rate for a short term gain. If there weren't any impact fees for commercial, the developers can increase the values of their property. Also, there are developers that don't want to develop in town because of the large impact fees and are developing in surrounding towns where the fees are less or non-existent.

If the impact fees were not collected, then the town would have to put more money in the Capital Improvement Plan. Lee Ann Moynihan is supposed to be presenting to the Town Council and explain some of the assessed values in town.

The impact fee comes from our Zoning Ordinance, so if the fee matrix was to be revised, it would need to be presented to Town Council with recommendations from the Economic Development Committee and the Planning Board. J. Duffy will review the Article in the Zoning Ordinance to see exactly how it is worded. P. Scarpetti offered to find out where some of the other towns get their funding from.

Next meeting of the EDC will be held on Tuesday, July 19, 2016 at 5:00 PM.

Meeting adjourned at 6:53 PM.

Respectfully submitted by,

Jessica A. Call, Administrative Assistant-Community Development