CALL TO ORDER

PLEDGE OF ALLEGIANCE:

ATTENDANCE: David Scarpetti-Chair, Jim Sullivan-Council Rep, Alden Beauchemin, Mark Chagnon, Matt Barrett, Dan Lagueux, Brett Scott-Alternate

STAFF & OTHER DEPARTMENTS: Andre Garron-Town Administrator, Nicholas Williams-Town Planner Bruce Thomas, Town Engineer,

EXCUSED: Ivan Gult, Roger Duhaime, Paul Scarpetti

APPROVAL OF MINUTES 01/15/2020: Motion: to approve minutes made by Jim Sullivan, 2nd by: Mark Chagnon.

Roll Call of members:
David Scarpetti Y
Matt Barrette Y
Mark Chagnon Y
Jim Sullivan Y
Alden Beauchemin Y
Dan Lagueux Y

Motion to approve Minutes of 02/19/2020: Made by Mark Chagnon, 2nd by David Scarpetti

Roll Call of members:
David Scarpetti Y
Matt Barrette Y
Mark Chagnon Y
Jim Sullivan Y
Alden Beauchemin Y
Dan Lagueux Y

DISCUSSION:

TIF Update – Bruce Thomas, Town Engineer

Bruce presented the 3A TIF design plan for the committee and provided an update of Town Councils approval of the design.

Bruce: Phase 1 of Zone 1 & 2. The Kimball Drive proposed pump station will connect the pipe to run north and south from Bass Pro and Walmart to Regal Cinemas. Phase 2 will include the plaza area of Amazon, Kohls, Home Depots and Target and run just north of Dunkin Donuts and we hope construction will begin next yr. Zone 3 which starts just north of DD, Town Council discussed that area and when we were trying to get an approval of the final design they had issue with the section that went up Cross Road to
the State property and to Supremes' line. They have approved it to go to the identified TIF boundary and stop there. The state property is beyond that line. The northern portion of zone 3 would run from the proposed pump station, go north up 3A for the final phase of the project. We have meet with Walmart to discuss details of the project and the construction of the pump station on Kimball and run the line to 3a and they would pay to run lines to their buildings.

David B have you heard from Supreme Ind or Larrabee?

Bruce T I have not. If anyone from this committee knows him maybe you could reach out to him. For Supreme Ind, I came up with a draft agreement of the new design up Cross Road to stop at the TIF boundary and they gave it back up with all the additional line they would be responsible for crossed out.

David B how are you going to go up Cross Road?

Bruce T we are going up Cross Road and stopping at the boundary just before the 93 overpass, but not to the state land.

David S we would have to go across the state land for Supreme Ind to connect.

Bruce T or they could go across Larrabee’s on the north end

David B My feeling is that we focus on zone 1 & 2

Bruce T that is the schedule

David S when we talked with Walmart their engineer was present and they are looking into a dry line that may be available. We will talk in a few weeks and see where they are with planning their line.

Bruce T the project is progressing in the 1st phase

David B what about Amazon, Home Depot and the 2 plazas?

Bruce T Underwood has been talking with them and I think all the businesses need to be met with so we can see about agreements

Jim S The Amazon project representative expressed a great interest with working with the town in many aspects. I don’t know why the Town Council had an issue with Cross Rd but I think we wanted to concentrate on zone 1 & 2. Bruce has said that that may begin next yr. How far advanced would you want approval from Town Council for the next phase with Cross Road?

Bruce T right now the survey work is being done for phases 1 & 2. if we could get the approval to add the rest now it would save money. They would charge the extra as they are out there doing it. If we wait we will have to ask them to give a price for a new survey of the portion not done in this phase.

David B when will we start zones 1 & 2 and how long will it take to complete?

Bruce T we hope to start next spring and it should be completed in 2 yrs or less.

David S once we get Bass Pro and Walmart onboard we will get more interest with other businesses in that area. There is the extension of line up 3A that everyone will have to contribute to and that can be expensive

Andre G I was excited to get the businesses to the table and they were excited about the infrastructure development. it. We have prepared information for other businesses in that area, so when we get a chance to meet with them we will have that to give them.
Jim S what is the plan to reach out to other developers?

Andre G we started with Bass Pro and Walmart because they have had communications with the town on this several times and we know they are interested.

7280 Commercial & Industrial Tax Exemptions

Nicholas W this tax exemption provides up to 50% cut in property taxes for redevelopment of COM or IND for up to 10 yrs. This is 1 of 4 tax incentives that local municipalities can enact and this is the last of the 4 for Hooksett to enact. EDAC motioned to present this information to the Planning Board and they motioned in their March meeting to send it back to EDAC to refine the details and take it to Town Council.

Nicholas shared a map of parcels that have been recommended by the EDAC for this exemption.

Nicholas We are looking for lg underdeveloped parcels that are good for redevelopment.

David S this land in COM and IND only.

Nicholas yes, these parcels are just a recommendation at this time. We have no knowledge of these parcels being looked at for development or talked with the owners they are just areas that would benefit and have good potential for development

The committee talked of parcels in several areas of town that are best suited for this exemption. No land in the TIF district should be included.

Nicholas W this is not just for vacant parcels. It is for parcels suited best for redevelopment. For example, the Animal Crackers site and the Fairfield inn Firebird Inn parcels.

David S we don’t have to designate every property, do we?

Nicholas W not really it would have to go to council every time we designate a new one for their approval to receive this tax exemption.

Dick M the list that was provided to Planning Board in March, we had no objection, and if they were ready for development we were in favor. we did think that the 10yr term for exemption was excessive.

Nicholas W yes that was my feeling as well. Town Council will ultimately have the final say of the duration of time given for the exemption

Dick M I believe we felt that 5 yrs was reasonable

David S yes EDAC felt that was a better duration and we can set the % of the exemption too.

Jim S since it has been brought to Planning Board, this exemption is only for improvements. We would still get the taxes of the value prior to the redevelopment and this exemption applies only to improvement.

David B you are identifying the parcels as they apply to redevelopment?

Nicholas W it applies to addition renovations and new construction

David B if there is a project in town but not on these parcels, will they get the benefit of the tax incentive?
Nicholas W No it has to be identified and approved by TC as a parcel that can take advantage of this exemption before construction.

David B I think that it should be available to all businesses. Even if they have to go to TC for that approval let’s make the process

David B if someone came in with a project you should have them go to TC for approval of this exemption

Nicholas W you have to really read and understand the RSA. We want to redevelop the most distressed area that need redevelopment and provide help with interest in those areas.

David B how do we know that those parcels identified today will always be the best parcels? I think all should be able to apply. The more businesses that we generate the better for our town. I don’t want to discriminate.

Jim S the Economic Revitalization Zones that are funded by the state. Could we create zones instead of parcels the same zones that have ERZ?

Nicholas W they can overlap but the end game is different for what we are trying to do with this. Distressed parcels that we want to help

Brett S when you are negotiating for a piece of land, to go to TC and to go through planning would be too long to wait. Maybe we can review parcels every few yrs for additional parcels that are distressed. It would still be selective

David B What about a property that is qualified but not identified on the map.

Jim S as TC we could expedite this on the agenda. I think we should identify what we want now at this point. If a developer does come in for approval of a lot not identified

Nicholas W I don’t think it would be something that TC wants to have with every development.

David B I have seen very few redevelopment projects on PB. If someone wanted to do something with redevelopment of any properties, I think they should be able to apply for this exemption

Andre G This is common in communities and what the committee is determining for properties, I would be concerned that the plazas on Hooksett Road that they would be a distressed property, they are on the main path. Maybe we can re-evaluate parcels periodically.

David B there is nothing that says distressed in the RSA. I think it is discrimination to not let every re-development apply for the exemption

Dick M someone needs to draw a line between new construction and redevelopment. Change of use is not to be confused with re-development. We look the improvements for some and they have not added value. If we open this to every parcel of IND and COM will we get trapped in conversation between every applicant and Town Council, then there is a good chance they will be delay. I can live with selected sites and reduce the % given to something more reasonable. I think that is best.

Jim S I think we have all made a great point and the Town Council getting involved in what is a Planning Board issued would take up a lot of time at meetings. Let’s come up
with criteria that would determine if a parcel is eligible. Let’s list those properties that
meet that criteria. The Council has enough to do without stepping on Planning Board.
David B it won’t create a heavy load for TC but the ones that do could be big chance for
the Town.
David S maybe we can have the applicants get all other approvals first and if it goes
well then go to TC.
David B go to PB first and get approval then go to TC to get approval for the exemption.
Dick M if the process involves that approval from PB is first then going to TC, that is fine
with me, but I caution on how you word this. It is important how we play with the town’s
tax dollars. Start slow, then build it as you move on with it and see how it is working.
David S Where do we go with this now? Should we Table this for now. Discuss more on
how we want to identify parcels and then revisit this on a yearly basis.
Nicholas W if TC chooses to adopt this then we can see how we need to move forward

Motion to table made by Jim Sullivan, 2nd by Dan Lagueux
Roll Call of members:
David Scarpetti Y
Matt Barrette Y
Mark Chagnon Y
Jim Sullivan Y
Alden Beauchemin Y
Dan Lagueux Y

Affordable Housing Ordinance – David Boutin
Nicholas W recent meetings for the Master Plan update has determined interest for a
comprehensive analysis of housing needs in our town. We need to review our
affordable and workforce housing and have it rewritten. We have seen lots of interest in
development in our Performance Zone that have designs with a residential component
and then because as it is written that there is to be no residential development it tends
to fizzle out. We would like to get something on a Warrant Article for rewriting it and
also, we are planning for a subcommittee to address this and look into the best way to
correct that there is minimal affordable housing. If this trend continues, we will struggle
to hold on to our work force.
David B I have been involved in housing issues for 25 yrs. And we have a tremendous
housing issue here in Hooksett. We have focused only on developing Single Family
homes with no new construction of apartments for our younger population to afford to
live in. Businesses look for housing eligibility for their workforce to find and afford when
they choose a location. If there is nothing, then we may miss future business
development too. I would like to put together a committee to work on this and find
solutions and locations for this housing shortage. Things to address will be lot size, residential density and building height. Most importantly we need to have an ordinance written that voters can vote on. We have need for more housing for elderly or nursing home facilities so we can address and create long term care in Hooksett. Would EDAC want to approach this issue.

Jim Sullivan had to leave for another meeting

Matt Barrett, David Scarpetti and Mark Chagnon agreed to help on this committee

New Development Update – Nicholas Williams, Town Planner
1) Starbucks application for development on Rt 3 has been conditionally approved. 2) Kmart plaza has a leasing a vacant space pending. It has a large component of Parking and staging for vans and space in the plaza for driver breakroom space and office space. 3) A proposal to demo the stone house and been brought to us. The developer is proposing a 150 unit self-storage facility. 4) at Exit 11 I received a call from a developer interested in residential units. 5) Hemlock Hill Subdivision has been approved. 6) a 27-lot subdivision behind Webster Woods has been approved.

Alden B What about the Town properties that are underutilized?
Andre G I think town owned land is something that will come to forefront of discussions. I have been approached by developers asking about some of the town owned land to be purchased for development. We need an to have an evaluation format that would show those that may be sold or utilized by the town.
David S there are 177 parcels in town not generating taxes.

David S Final thoughts about the 7280 Commercial & Industrial Tax Exemptions
I like Brett’s thoughts to reevaluate the parcels annually or every few yrs. We will see what is best for the town and how we would continue to watch it.
Matt B What do we have to do as a committee? Do we have to come to a conclusion on the parcels?
Nicholas W we will need to make a motion as to what we like to present to Town Council as a recommendation. The conversations are great to give clarity of what we will need to do.
Andre G this issue was tabled to the next meeting, are you considering the whole town or just parcels?
David S I think we would like to start with this list and maybe add a few more. Then revisit it every year.
Andre G I think to start with a few identified and then re-evaluate every year is a good start
Economic Development Advisory Committee  
Date: 05/20/2020  
Held via Zoom,  
Time: 5:00 PM  
Minutes

David S maybe adjust as we go along and be able to change if we see something that needs changing. Nichols W we don’t have to get it perfect the first go around. we can see how it goes and change as we need. Go small to start. Dan L and we meet every month so if we do see interest then we can move forward with areas that we want to see more development. We want to choose the areas to develop. This is not random we want to choose because of traffic and development of infrastructure. We will be in control of development that way. Brett S we can see how thing are going economically and then do what is needed.

Motion to adjourn @ 6:45 made by David S, 2nd by Dan Lagueux

All in favor

Minutes respectfully submitted by Kathy Lawrence

Next Scheduled Meeting: June 17th @ 5pm