Tax Increment Financing District Advisory Committee
Date: 10/07/2020
Town of Hookset Municipal Building,
35 Main Street, Hookset, NH, Council Chambers, 1st Floor

Time: 5:00 PM
Minutes

CALL TO ORDER@ 5:00
PLEDGE OF ALLEGIANCE: 5:01

ATTENDANCE: David Boutin-Chair, Mike Somers-Vice Chair, Russ Letender-Secretary, David Scarpetti, Alden Beauchemin
STAFF & OTHER DEPARTMENTS: Andre Garron-Town Administrator, Bruce Thomas, Town Engineer, Sid Baines-Hookset Sewer Commission, Ken Conaty Hookset Sewer Superintendent

EXCUSED: Dan Lagueux

APPROVAL OF MINUTES 01/08/2020: Motion to Approve made by David Scarpetti, 2nd by Russ Letender. All in favor

Bruce Thomas, Town Engineer & David Mercier, Underwood Engineering:

Bruce Thomas: We are here to discuss what we have been doing to reach out to the businesses in the exit 10 area and asking them if they are interested in participating and hooking up to the proposed sewer. The design is about 30% complete and we need to get some kind of buy in with the businesses there.

David M provided handouts to the committee: we have laid out the design and indicated what the connection fees would be to the 27 parcels that include businesses and some homeowners. We would give them an idea of what their quarterly fees would be based on their water usage. We have sent letters to some of the owners the big box businesses in the area that are currently connected to Manchester City Water. The letter summarized what the situations was and the goal for exit 10 and then lay out what they may expect for cost. It included what the cost was for the sewer pump station and cost to lay the pipe up 3A and then the private cost for the infrastructure to be installed on their property. We gave them an idea of what the quarterly fee would be based on their water cost. We gave each business a high cost because as people also connect the cost will go down. Warrant articles need to be submitted in December so if we get some private funding then the amount we need to go to the voters for will be less and we can show the interest for the service. Now the letter that we have sent out back in July and August have given us a high level of response rate or interest from the few that did

How to sign up for E-Alerts:
Go to Hookset.org > from the home page on the right hand side, in yellow, click on E-Alerts > then you have a list of options to choose from that you may want alerts for. They send to your email when we post agendas, minutes, announcements and meeting updates or cancellations.
respond the majority have provided no response at all. We are looking to see if the TIF committee is interested in going to the businesses and get a feel what there is for interest. This is real and it can happen, but people want to participate.

David B on this list there are 3 that want to talk further. Has someone talked to them?
David M Yes, Bellavance Beverage was interested but they have not gotten back to us.
We have talked with Walmart and they were interested but they have not gotten back to us. If Bass Pro would be interested, then the cost for both of them would be less than what I have for prices on this list.
David B the public sewer cost may change?
David M yes if those that connected first paid the full amount they may get some reimbursed as more connect. The private sewer cost on this list higher than I believe it will cost. As more connect it could also lower the price of connections. We are concerned that in this COVID environment they may be holding off until they see how they come out of this financially effects everyone. Market Basket is interested but there is nothing set yet, but they did asked if we write into the agreement that as others connect they get some reimbursement back. The private sewer cost is a high # and I am confident it will be less as they decide how they connect.

David B do we have telephone numbers and a contact person to contact these owners.
Bruce T We have some, but we don’t have for all.
Andre G we have some contact information: Market Basket Walmart and Bass Pro, Prime Source we have. Some of the bigger entities we have tried to reach out to and tried to get them to the table but not yet.
David S I have been talking to DD and they are interested. David S will set something up with them to come in and talk with the town.
Andre G with regard to Walmart I went in 3 times and finally I got a contact name. It takes several attempts sometimes to get through.

Russ L do we assign some people to some of these businesses?
David B yes that is what we are going to set up tonight.

Russ – NERR, Oncology, Polaris, Tombs, Prime Source, Kohls Plaza/Wendy’s, Pinard Waste
David S Dunkin Donuts, Subway, Irving, Mr. Gas
David B Home Depot, Bass Pro
Mike S Target, Great Clips/Flooring, United Health Care, Amazon

How to sign up for E-Alerts:

Go to Hooksett.org > from the home page on the right hand side, in yellow, click on E-Alerts > then you have a list of options to choose from that you may want alerts for. They send to your email when we post agendas, minutes, announcements and meeting updates or cancellations.
Alden B Arleigh Green, Plaza at Kimball Dr
David M and Bruce will stay in contact with Bellavance Beverage, Walmart, and Market Basket
Andre G Ice Den, Regal Cinema

Bruce T also moving forward if you get names can you provide that contact info for the spread sheet.
Mike S the ones that want to talk further do we talk with them again or do we have them reach out to Andre and the Town to meet? Can you please send us copies of the letters that have been sent?
David B what is the time frame you want the responses?
David M by December if we want to get a Warrant Article to the voters
Russ what am I selling? Is it worth it to them or explain the land value increase?
David M remember the $$ on this sheet are for them hooking up if there are more in tying in then the cost will be less.
David B it will help the profitability of their business.
David S what about the Dry line in Central Park. Can they connect there, or they have to connect on 3A
David M they could connect there
Andre G I think what you could way is what is in it for the property owners is they can move forward with expansion. When they don't have to use their valuable land for a septic system then they have more parking fields and developable area too. Communities are rethinking what is needed for parking and they can do more with the property. With infrastructure they can expand and add value.
David B the development proposals at exit 11, will they be contributing to sewer?
Bruce T at this time we don’t have any proposals
David B asked Sid Bains has the developer talked with Hooksett Sewer about the plan?
Ken C they have, and the plan was not acceptable to us
Sid B when you talk with owners, how are you going to discuss how they pay these fees? These are large dollar amounts and they are not going to like having to pay that much all at once.
David M it is done differently in different communities. The goal is to get the talks started. No one has gotten that point of negotiations yet. Derry is spreading out the payments over 10 years. It could be the connection and / or sewer fees.
Andre G I would ask the Sewer Commission about possible the options?
Sid B if people are talking to clients about how much and be able to say it can be spread out over a few yrs, that would be a better approach and maybe make it easier for them to say yes.
David M as we get down to the smaller guys, it will help to have a payment plan to lay out that would make it more affordable.

How to sign up for E-Alerts:

Go to Hooksett.org > from the home page on the right hand side, in yellow, click on E-Alerts > then you have a list of options to choose from that you may want alerts for. They send to your email when we post agendas, minutes, announcements and meeting updates or cancellations.
David S is the sewer commission billing for the connections?

Sid B no it would be from the TIF

David M It is the towns decision on policy to collect funds.

Mike S would it be up to the voters and Town Council for payments options.

Andre G there is a portion that will be paid by the TIF. Then some private funding will need to cover the cost of the construction and if we are going to agree to payments then we would have to go to TC and the voters and how it will get portioned.

David B We should go to Town Council with a proposal?

Andre yes we need to see how much we have and what will need to come from taxes. that may be a hard sell.

David M try to sell as is for now and if there is no interest then it may die. Walmart was willing to invest 4 yrs ago. target the other big box properties are the 1st go see to ask for participation and that would not need any town approvals.

David B some of the $ amounts are big for small businesses.

David M we can afford to build from the pump station to 3A and no more without private funding.

David B we are counting on these businesses signing on

David M correct and if there is no interest from the big box then we may have to regroup

Mike S if we get some of the system laid and have no more interest further, then we would stop there?

David S what if the property gets sold on the 10 yr plan would it go to a lean on the building if there is a sale of the property?

David M yes

David B when do we meet again?

**Next meeting agreed; 10/28 @ 4pm**

David S can Hooksett Sewer meet with their board and discuss a possible connection fee plan?

Sid B agree they would meet and have a discussion. We can meet sooner for the discussion then the next meeting.

David B if someone wants to talk to the town call Andre and he will make the time.

David S is there a program that the businesses can get funding for themselves to help them with this cost?

Andre and David M would look into it. They have enlisted SNHPC for help too.

**Motion to adjourn made by Mike Somers, 2nd by David Scarpetti @ 6:15**

Minutes respectfully Submitted by Kathy Lawrence

How to sign up for E-Alerts:

Go to Hooksett.org > from the home page on the right hand side, in yellow, click on E-Alerts > then you have a list of options to choose from that you may want alerts for. They send to your email when we post agendas, minutes, announcements and meeting updates or cancellations.