Town of Hooksett  
Tax Increment Financing District Advisory Committee  
Date: 10/28/2020  
Town of Hooksett Municipal Building,  
35 Main Street, Hooksett, NH, Council Chambers, 1st Floor  
Time: 4:00 PM  
Minutes  

CALL TO ORDER: @4:06  
PLEDGE OF ALLEGIANCE: @4:07  

ATTENDANCE: David Boutin-Chair, David Scarpetti, Russ Letendre, Alden Beauchemin, Mike Somers-Vice Chair  

STAFF & OTHER DEPARTMENTS: Nicholas Williams-Town Planner, Bruce Thomas-Town Engineer, Ken Conaty- Hooksett Sewer Superintendent, David Mercier Underwood Engineering  

APPROVAL OF MINUTES 10/7/2020: Motion to approve made by Mike Somers, 2nd by David Scarpetti. All in favor.  

Discussion on results of committee meeting with area businesses for Exit 11 3A TIF District Sewer Project  

Russ Letendre- NERR, Oncology, Polaris, Tombs, Prime Source, Kohls Plaza/Wendy’s, Pinard Waste  
Russ L I email Dan Smith the CFO of NH Oncology and said they are selling the building and are not interested in investing in sewer. I asked for the Real Estate Broker contact information, but I did not get any response.  
Tombs door is very interested and looking to move too, he said they would get back to me.  
David B do they have a timetable to move?  
Russ no. I gave them Andre’s number. They are excited about the sewer development for the value of the property and the possibility to enhance sales.  
Russ L Polaris and Wendy’s I got no response so I don’t know if either are interested. Prime Source I don’t have a contact and I am unable to reach anyone. Kohls I got nowhere with them. Andre G I will share KGI properties Management information (kohls)  
Mike S I talked to someone at Keystone Partners, they are the property management group for Target, Ed’s Flooring, Kohl’s and Great Clips, and they had no word about the developments and the discussions I had with them was that they had interest but the cost will need to be discussed.  

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.
I have sent them all the information I had. From here though it would not be handled by the management company. It would go through the property owners KGI Properties LLC

David B will you do the follow up?

Mike S I can but I think at this point it needs to go to the town and they need to meet. I think it would be good to have everyone on a spur get in the same room and discuss cost and connections. I have talked with Romeo Danais about the Amazon building and Bellavance. He is interested but they need more information on the project and the cost

United Health Care is owned by Pro Con and they have the info but I got no answer either way

David B the problem at this point is that we have not been able to talk with a lot of these businesses.

Mike S From the town tax roll we should be able to get some contact information of who owns the property and who to talk to.

David Scarpetti- Dunkin Donuts, Subway, Irving, Mr. Gas

David S I got together with the owner of Dunkin Donuts. The Hooksett Sewer is meeting Thursday and we may have payment information to provide to those interested. Next week I have a meeting set up to talk with these businesses and I would like to get the availability of Bruce and Andre to meet. David asked Ken C if DD has a dry line that runs to the property already?

Ken C the plaza has a dry line, and it may go to DD.

David S if we can get enough of the little guys along the line to meet it will help.

David Boutin- Home Depot, Bass Pro

David B I left message with Bass Pro and not able to get anything from Home Depot. I tried to get a phone # for the cooperate office in Georgia but there was no phone # online. I tried the employees in the store, but they would just tell me to go on-line.

Mike S do we know who owns the property of Home Depot?

Andre G I met with the owner of the property of Bass Pro and Walmart and he wants the businesses to get involved with the hook-up, he doesn’t want to pay for it. I had a hard time talking getting anyone with Bass Pro to meet.

David S is there a way we can get King Family to force them to do something with their failed septic.

Andre G no, not unless they acknowledge they are having problems and someone say’s they are failing, we can’t take any action.

David B has anyone asked them if their systems have failed?

Mike S The stake holders have been notified, we know Amazon if having problems and has to spend money to fix those problems but no one want to have to pay the whole amount, so we need more people at the table to discuss cost share and how to make this more affordable.

David B how do we get them to the table?

Mike S we have contacts so coordinate the town at this point should be meeting.

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 one way to attract attention is to show how the site can be expanded if they do this. All these parcels with on site septic can expand. I can take a plan and show the value.

I was not able to talk Arleigh Green, directly but I did discuss this with his partner Jimmy Watkins and he said at first there was a break down with Hooksett Sewer but now I hear the negotiations are back to the table. He wants to talk and get together. I would like to have him join the meetings and then pull in more players.

Bruce T I have talked with Arleigh Green and the break down was about fees. But this morning I have had a conversation that he is interested again but it may have to do with Zoning on his property on Technology Dr. I am not sure what he wants something in return for the land. I think the deal of exchange of property was fair. He asked for a meeting to discuss everything next week.

Nicholas W explained, the 400 technology Dr parcel would have to be rezone because the use that he has a tenant for is looking at the need of 600 parking spots and parking is not allowed in that zone.

David B Is it for Amazon?

Nicholas W I can’t say for sure, but we will speak with Mr. Green next week.

David B it would have to go to ZBA.

Bruce T that is correct. I want to make a point though that we have a location for the pump station on Kimball Dr., but the Quality Dr location could be better. So, we don’t have a deal with him. It would be better on Quality for utilities and access year-round, but we can still do the project with the pump station at Kimball Dr and we have the engineering for there.

David B Then I think we should focus on the Kimball Dr site.

David B how far along is Underwood with engineering design?

David M about 60%, we should be 100% by the end of the year.

Bruce T I think waiting for Arleigh is just going to delay the project.

Alden B I think Jimmy Watkins could help make something happen.

David S will the Kimball site allow for expansion?

Bruce T probably not.

David M I don’t think expansion is an issue at the Kimball Dr site. Not in the 50yr window.

David B I think you should call Arleigh and let him know that this is where the town is on this point and give him a deadline date.

Alden B Let me try to meet with them, I think he may not realize that Technology with sewer is more valuable then a parking lot and he may see that as the better option.

David B I think Bruce should talk with him.

Mike S Maybe make a deadline of Nov 10th.

Alden B I would still like to talk with Jimmy Watkins to show him the options and I will talk with him as soon as possible and try to make it work before the deadline.

Bruce T I think I would like to set the final deadline with Arleigh Green as of November 4th.

November 5th was decided as a decision deadline with Arleigh Green for the land swap.

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.
Mike S if Alden can get in contact with Arleigh, send the contact info to Bruce and forward on to the rest of the committee.

Bruce T Please email Kathy contact information.

Russ L I met with my engineer and he asked if the town would consider hiring a lobbyist to get the big players together.

Bruce T the idea has been mentioned but it did not go anywhere.

Andre G said it was not in the budget.

Alden B Kimball Dr Plaza, Nam An is the owner and I had a chance to talk with him, he would be interested because the site could be better with sewer for a restaurant.

David M and Bruce T will stay in contact with Bellavance Beverage, Walmart, and Market Basket Bellavance is up for sale with the closing in Jan or Feb. Romeo is interested but needs more involvement from others for the cost sharing.

André Garron- Ice Den, Regal Cinema

Andre G has tried to reach out again to Walmart they had talked a few months back and they were going to reach out to Bass Pro but we have heard nothing since. I contacted the owner of the Ice Den and left a message. Regal Cinemas, I spoke with a property management company and talked with a representative, I forwarded the plan and the letter and let them know I would love to meet with them but they have not gotten back.

Mike S the letters were a sticker shock for sure, maybe a range of connection fees could be displayed showing if more people connect then the price goes down and the sticker shock is not so bad.

David M It would depend on the pipe and how it will go in and where. The other thing we have not said, is if you build the sewer then they have to connect.

Mike S nobody I talked to said no, they were all interested.

David M it is a different scenario for the different locations.

Alden B based on the #’s Amazon price would be better if the other parcels connect.

David M it is not that straightforward.

Mike S if Amazon builds and then years later they connect then he will benefit down the road.

David S is there a state agency or organization that may help the businesses with funding.

Bruce T I can check it out

Andre G we are looking into an ED grant. We are going to explore it and see if this project has what is needed.

David B how much could we receive?

Andre G $2-$4 Million. SNPC is helping and we are going to keep pushing and see if this project would score well.

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 M no one has had a septic fail to degrade the soil and bring it to the attention for funding. We have a meeting with Market Basket to talk more, but it looks like their urgency has dropped. They have made some changes so their water use is down.

David M went over the handout for Hooksett Sewer has made the town aware that any future connection fee will not go to this project. At some point you may decide to do sections that will get the project moving. Depending how many connect is how much it moves forward. The pump stations and the main under the river you have to do. The lines to the different parcels are the different scenarios and where you want to go with and present to TC. Between now and Dec for WA we may not have time to get them to the 2021 budget.

David B are you working with other towns and going through this same thing?

David M yes and we have seen a slow down because of COVID and waiting to see what happens. We could advertise a public meeting and see who shows.

Mike S not just the public but invite all the contacts we have and bring the conversation and the whole plan and the people at the table. A zoom meeting if it will set up with them.

David B what next. Zoom?

David S I think we need to meet in small groups here 1 on 1.

David B Has it been successful?

Andre G Maybe we do the big meeting and then establish individual meting for questions on the individual sites. If we won’t make the WA for the next budget then use this time for really getting the cost and then next year at that time we will really know what we are doing.

David B I don’t think we have enough time to get the WA this year.

David S the likely hood of getting these management companies here is slim.

Mike S you may not get the decision makers but as septic’s fail or expansions look favorable then they have seen this plan and they will pass the information along to the decision makers.

Bruce T we are having a hard time getting a hold of the people.

Mike S we need hand holding and invite them.

David S get some of the small owners and do a few at a time and chip away at it.

David B when do you want to meet again

Nov 18th 3pm next meeting

Motion to adjourn @ 5:33 made by Mike Somers, 2nd by David Scarpetti, all in favor

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.