CALL TO ORDER@ 5:00

PLEDGE OF ALLEGIANCE:

ATTENDANCE: David Scarpetti-Chair, Alden Beauchemin, Mark Chagnon, Matt Barrett, Ivan Gult, Roger Duhaime, Paul Scarpetti

STAFF & OTHER DEPARTMENTS: Andre Garron-Town Administrator, Nicholas Williams-Town Planner, Jon Duhamel-Town Assessor

EXCUSED: Brett Scott, Jim Sullivan

APPROVAL OF MINUTES 1/15/2020: Motion to table until next meeting by Marc Chagnon 2nd by Paul Scarpetti.
All approved motion passes

DISCUSSION:

David Scarpetti and Nicholas Williams will be attending the TC meeting, Wed 2/26, to propose the adoption of the following tax relief and incentives.

Presented to the Town Council is the following Staff Report:

BACKGROUND INFORMATION: Currently, the State of New Hampshire allows municipalities to enact four (4) main statutory economic development tools at the local government level. Under the S82 form of local government, the local governing body (Town Council) is responsible for adopting these economic development incentives. The Town of Hooksett has previously adopted three (3) of the four (4). These are listed below along with a brief explanation of each:

1) RSA 162 - N: Economic Revitalization Zones This offers short-term business tax credit for development projects which make capital improvements to existing properties, or which create at least one full time job. Targeted areas must be blighted areas; i.e. brownfield sites, underutilized structures, deteriorated or vacant structures, etc... and must be identified by the municipality as an Economic Revitalization Zones. Applicants may receive a business tax credit of up to $240,000 - $40,000 annually over the course of six (6) years if all criteria are met. Currently, the Town has established six (6) of these zones, and since the Economic Development Advisory Committee and Community Development have aggressively begun advertising this incentive in 2018, there have been at least seven (7) successful applicants.

2) RSA 79-E: Community Revitalization Tax Relief incentive This offers property tax relief for substantial rehabilitation of qualifying structures - usually designated by a municipality as being a downtown area or other central area of historic importance - by providing a 5-year exemption on increased property values
as a result of a rehabilitation or renovation project. The goal is to incentivize the adaptive reuse of the
existing building stock, revitalize blighted downtown areas, and preserve historic structures. Currently,
the Town has a designated zone - the Village - in which properties are eligible for this exemption,
however the incentive has not been utilized to its full potential.

3) RSA 162-K: Tax increment Finance Districts This provides a funding mechanism for new infrastructure
by capturing property tax increases over and above current property taxes once the infrastructure has
incentivized further development within a specified area. The 3A TIF and associated sewer/water
infrastructure is currently the Town's most substantial economic development initiative. The Town has
enacted the fourth available incentive, which is explained below RSA 72:80-83 - Commercial and
industrial Construction Exemption This incentives new construction in commercial zones, industrial
zones, or both. Under advisement of the Economic Development Advisory Committee, the Town Council
may specify certain parcels of land to which this exemption applies. The exemption includes up to 50% of
the increased municipal property tax as a result of new construction, or
renovations/additions/improvements to existing structures.

The exemption may not exceed a period of 10 years from the date the application is granted. The goal is
to attract construction and generate jobs in commercial and/or industrial sectors at short term
reductions in property tax revenues, while potentially benefiting from new construction FINANCIAL
IMPACT: On approved applications, the proposed action will result in short-term reductions in property
tax revenue for the Town. Net gains/increases in property tax revenue are expected to occur beyond the
set time limitation of the exemption, which the Town Council will specify upon adoption. Specific
financial impact figures will be dependent largely on how much property is designated as eligible, if
these properties are able to successfully attract future development, and other variables specific to each
proposed construction project.

POLICY IMPLICATIONS: The proposed action, if adopted, is required by state statute to remain in effect
for a period of five (5) years. Once adopted, the specific exemption percentage and time limitations
must uniformly be granted to all applicants/proposed projects which meet the criteria.

RECOMMENDATION: The proposed action is supported by the Economic Development Advisory
Committee, but a recommendation to adopt is not advised at this time. The specifics of adoption need
to be vetted through EDAC and the Planning Board, as adoption has various implications for land use.
items to consider include: Which properties/zones will benefit from adoption? Is it practical to apply this
incentive to commercial and industrial zones across the board, or are there certain parcels which should
be targeted? Are there parcels that should be excluded? It is recommended that parcels which are part
of the current 3A TIF be included in the proposed action because it is counterproductive to the purpose
of the TIF. Are there vacant, readily developable parcels which may be targeted?
Discussion:

Jon Duhamel advised the EDAC, after going over the information with Nicholas he would recommend the tax relief incentives.

Andre G it is not uncommon to take a look at these tools for incentives. I don’t think we will get overwhelmed with this and it does provide assistance and incentive to get these buildings updated and the town will still get revenue. I don’t see a downside to this, everything helps.

David S it helps to get businesses want to move here.

Nicholas W the TIF districts precludes them from be eligible. Now how do we want to apply this? What parcels do you want to include and where do we want to target?

David S so can those parcels we include can they stack some of these incentives?

Dan L except the TIF district.

Nicholas W they don’t have to be contiguous, we don’t have to group parcels.

David S 10 yr seems like long time do we put a $ value on the maximum tax relief that this can be?

Paul S or can we have a cap.

Nicholas W once we identify the parameters of incentives then we have the same incentive for everyone. Also, we need to identify where we are going to implement this.

Paul S we need to think of the Mixed Use parcels and make sure that it is only commercial that receive relief and not the residential component. It will give incentive to push commercial development.

Nicholas W I think Londonderry Turnpike and the south end of 3 that will be an area with most incentive.

David S when do we identify the parcels?

Nicholas W I want to go to PB first.
Economic Development Advisory Committee  
Date: 02/19/2020  
Town of Hooksett Municipal Building,  
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Minutes

Roger D anything that has been empty or undeveloped. I think we should add the TIF district. A case by case basis. A vacant home that can be made into office space. Even in a residential zone.

Mark C what about S & H Land surveying? They are using a home on Londonderry Tpk. That is using a res home as a commercial use. Had it not been rezoned commercial

Paul S I think 5 yrs. would be best. We did that in Exeter and that was a good amount.

Dan L I agree with 5 yrs. too that is enough time to get established.

David S Nicholas do you think we can add the TIF District?

Nicholas W I am not sure. Because that money is set aside for Commercial development as approved by a WA

Paul S what if there is sunset clause that starts at a date and if someone starts 2 yrs. from that date, now they would only get 3 yrs of relief.

Andre G I would discourage adding any parcels from the TIF because we need every $ for that infrastructure development and all land in the TIF district has been identified as needed.

Motion made by Paul Scarpetti recommend to Town Council to adoption of RSA 72:80 for Commercial and industrial use only for a duration of five (5) years only and not to include the TIF District. Recommend having staff take those recommendations to Town Council and Planning Board. 2nd by Alden Beauchemin.

All in favor, motion passes

Nicholas W I think the best course of action is to take the recommendations of parcels and the term limits to Planning Board and TC.

David S do we go to PB with you?

Nicholas no we will discuss this in PB and take the recommendations to TC because ultimately, they will be the ones that will adopt this for the town.

2020 Zoning:
A meeting with Community Development EDAC-chair, TIFAC-chair and representative for Supreme Ind. We had a discussion for development ideas from Supreme & the town. The possible re-zoning to Mixed Use and the development that can come from that. We had a discussion about the traffic problems, and they said they would be back to the town proposals for development that would include commercial and engineering proposals for infrastructure.

Nicholas W I wanted to get out in front and let them know before any entitlements we would want to see traffic proposal design and infrastructure.

Dan L what happens if Supreme backs out. Who will take care of it? There is a safety problem on the road and what will it take to get something to be done?

David S did Larrabee have to add anything financially to the traffic problem in all of his development approvals?

Nicholas W no nothing but impact fees

Mark C the housing along 3A near the light, they are a problem

Paul S can we use impact fees to buy those houses?

Andre G You could make an argument about future growth, but the town voted down the round about not because there are problems there, but the dollar value got too big. It is an issue we have to deal with. A big picture look at the whole corridor not just around a bout or widening.

Roger D we need more political will to go after what we need from the state, they have put more traffic on our road and increased tolls. We need more representation for this town and those problems. The poor planning from the state has created this.

David S can we restrict tractor trailer trucks on 3A?

Alden B when Cabella’s came to Planning they lumped the traffic issues and cost to correct it on them and they pulled out.

Roger D we should get the tolls removed for Hooksett. And have them fix the traffic on 3a

Andre G we need an expanded study in that area.
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147 Roger D I think they are aware of it they just don’t want to do it.

148 Mark C is SNHPC a place to start that conversation

149 Andre G the safety issue is there, and a plan was developed but then the town relooked at that, we need our contingents to get involved to help us with the funding of the plan. It is a start, but we need a design.

152 Dan L can we have our state representatives come hear us and share our concerns with them and they take that to the state?

154 David S can we have someone come in and talk with us?

155 Alden B at what point do we need it to get too? Like Dan said, “Do we need to have multiple fatalities before they listen”? We hear it all the time how bad it is getting.

New Development:

158 Nicholas W We are meeting with rep from Starbucks that is planning on going across from Merchant’s, Kamp K9 is looking to expand. The Sports Dome is still neg. and there is a meeting next week. I have talked with the managers of Kmart plaza and they are having a hard time finding businesses for that plaza

162 David S we are going to start talking with businesses in the TIF district about their participation in funding.

164 David S we had talked about going on a bus trip to see some of the mixed-use developments that are coming up in.

166 Andre G I can coordinate with Salem if you want to look there.

167 David S I think we should invite PB

168 Nicholas W I think we should invite someone from Supreme Ind

169 Andre G if you want to speak with the Planner or developer, I think a weekday would work best

The committee decided late April. Andre would help coordinate with town officials.

David provided to the committee a handout from Bear Paw requesting volunteers to help walk the public conservation lands and provide feedback.
Next meeting March 18th

Meeting Adjourned @ 6:10 Motion made by Paul Scarpetti and 2nd by Mark Chagnon

Minutes Respectfully Submitted by: Kathy Lawrence