

HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE  
MEETING MINUTES

**Tuesday, August 1<sup>st</sup>, 2017**

**6:00 P.M.**

**Sewer Meeting at Bass Pro Shops**

The meeting began at 6:07 P.M.

**Dr. Dean Shankle** introduced himself as the Town Administrator for the Town of Hooksett. He spoke about the exciting opportunity if the people decide to extend Sewer on the other side of the river down West River Road (Route 3A). He did admit there are many challenges ahead but if the people are behind it, the Town will push forward.

**Councilor Donald Winterton** spoke about spearheading the effort up to this point. He also spoke about the requirements of the RSA when Town Council approved the TIF. Once approved, the Town Council has to appoint an advisory committee with at least 5 members. The committee has 7 members, 4 members must live in town while 3 do not.

**Councilor Mark Miville** discussed the process and if there is interest from the Town, they will bring this forward to the voters in March.

**Stu Arnett, Arnett Development Group, LLC**, spoke about the process for a plan. The focus is on 3A, Exit 10 and Exit 11 area. The primary issue being reviewed is the sewer. This is meant to determine sewer treatment capacity and the interest. One of the first items is to do an inventory of buildings, sites and development potential. However, residential properties are excluded. An assessment of the funding strategies will need to be done such as using the TIF bonding, grants, private funds and sewer commission. Stu discussed what a TIF (Tax Incremental Financing) district is and made it clear that a TIF does not affect taxes. A TIF is a financial tool to help pay for public infrastructure faster, faster pay-off means less interest. It is not a grant, tax increase, tax decrease, revaluation or a fix for a bad idea. The Sewer Commission does have an infrastructure along the river getting to a pump station currently.

**Chris Perkins, Weston and Sampson**, has been working side by side with Stu and the committees on this project. He discusses the potential options of where the sewer could cross the river and connect to the pump station. There are phasing alternatives such as starting at the South end first or the North end first. It must extend across the river either way. There are pros and cons to everything.

**Dr. Shankle** stated that from the town's point of view, this is 2 years' worth of meetings. There will be a chance for more questions. One thing is going back to the idea of a study. Looking to make sure there are buy ins from the business. If no one is going to hook up to the sewer, it makes no sense.

**Nate Miller, Southern NH Planning Commission**, described a TIF District. At the point when a TIF district is enacted, properties have an assessed valuation or a snapchat in time. If a property is \$100,000 then that is the base line of the district. As improvements are made to the infrastructure, creates an

improvement of the property and the value goes up. The difference in value from when the TIF was started to when the property was improved is the tax revenue that goes into this fund. Once development trends are looking at in the area, then we can determine what the potential is and we will know if that will cover the public portion of the bond. With that data, that will give us a good handle on what level of feasibility. Nate worked on a smaller scale sewer project and the “build out” did support the bond.

***The deadline for the Town Council to decide would possibly be the middle of January. The current evaluations of the TIF district are available.***

**Dave Lefebvre, Verani Real Estate**, asked if the equalization ratio was included on the current valuations. **Dr. Shankle** did mention that the Town Council did not approve the TIF District by April 1<sup>st</sup>, 2017. Any values that increased this year when the revaluation was done, all of that increase will go into that district. The revaluation will be done as soon as possible and those are not equalized.

**Frank Kotowski, Sewer Commissioner and State Rep.**, spoke that they have been working for a long time trying to make the community better built. One thing that they need answers to from a Real Estate professional is how important is it for a community that wants to develop and build a tax base to have an infrastructure in the ground as opposed to having the developer put it in themselves. **Dave Lefebvre** responded that it is always easier for a developer to look at what is there. If he has to figure things out he is going to go to a place that has it first then come here second. If the infrastructure is already in place, it is hugely appealing. **Dave Grappone, KW Commercial Real Estate**, spoke that to a developer that is a big plus. Those types of offerings will attract some heavy duty money coming up from the southern part of the state.

**Stu Arnett** stated that unlike most TIF districts (such as Bedford or Londonderry) this is more about connecting existing sites than connecting new sites.

**Larry Maloney, resident who lives on the river**, asked about the impact on the current sewer. Sid Baines from the Sewer Commission spoke about a 4.3 million dollar improvement of the sewer plant which will bring the capacity up higher. The engineering is already underway.

**Councilor Winterton** responded to a question regarding how to finance this project. He stated that they did not feel that just betterment charges would be a good way to do so. If businesses or residents do not want to hook up, they should be charged. The private part will pay for portions depending on how it will be arranged.

***Dr. Shankle did state that the consultant recommendation on the financing aspect of the project has not been approved by the TIF committee or Town Council. The people affected do have some input.***

**Minutes respectfully submitted by:  
Leann Fuller  
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Community Development Department**