

**HOOKSETT ECONOMIC DEVELOPMENT COMMITTEE
MEETING MINUTES
WEDNESDAY September 20, 2017
4:30 P.M.**

- **Call to Order**
- **Pledge of Allegiance**
- **Attendance: David Scarpetti-Chair, Paul Scarpetti-Planning Board Representative, Mark Miville-Town Council Representative, Matt Barrett, Alden Beauchemin, Dan Lagueux, Ivan Gult arrived @ 5:00.**
- **Staff: Dean Shankle- Town Administrator, Kathy Lawrence- Minute Recorder**
- **Approval of Minutes:**

July 19th- Motion to approve with no changes made by Marc Miville, 2nd by Alden Beauchemin, Motion carried unanimously

August 1st- Motion to approve with no changes made by Marc Miville, 2nd Alden Beauchemin – (Paul Scarpetti abstained due to not in attendance at the August 1st Meeting) Motion carried

August 17th- Motion to approve with no changes made by Marc Miville, 2nd Alden Beauchemin, Motion carried unanimously

- **New Business:**

Update and discussion of TIF Advisory Committee Meetings of Sep, 5th & 19th.

David Scarpetti gave a review of the TIF meeting of Sep 5th and Sep 19th,

TIF Advisory Committee David Boutin - Chair, Dan Belanger - Vice Chair. Sewer Commission Chair Sidney Baines and Sewer Commission representative Frank Kotowski, came and shared their opinion, they indicated that they were in favor of Option 3, which would bring the sewer line to Tri Town Ice Arena and have a pump station cross the river there. Bow has shown interest in tying in if we are willing to bring the sewer line further down 3A to the to the town line. Dr. Shankle has been meeting with Bow to discuss the possibility.

Marc Miville I like what has been happening, I have been to the meetings and after hearing the sewer commissions give their thoughts I feel more in favor of option 3 also. Then phasing further down the road, that I think will be a good direction to go. I would like to see it go as far as Tri Town and to include Pizza Man, I have talked with them and they would support the TIF for their business.

Dean Shankle Shared his view of the meetings:

Good discussions have been going on. I sent a message today to the Town Manager of Bow to join us at the next meeting for a discussion of their future interest. At the next TIF meeting we will get a draft report of the build out study and it will show what can be developed on 3A, the cost and income possibilities. If we presume that those properties are going to be 100% developed, any of them that are not developed during the time of the TIF will get eaten by the tax payers. We need to have a realistic view of what is going to happen there.

Marc Miville I had a question of removing some properties such as Home Depot and Kohl's in the TIF district do to it was over the 8% value. If for some reason we don't choose option 5 and we go with option 3, can we get those properties back into the TIF district and get that valuation in to the TIF?

Dean Shankle My understanding is that they don't seem to be concerned about sewer all that much and may not sign on because they have no need for it. We need to be realistic of what money we will get.

Paul Scarpetti HVW is putting in a new tank on 3A and that will provide more much needed water on that side of the river.

Marc Miville-It doesn't have anything to do with the sewer TIF but it will be good for the water supply.

Alden Beauchemin There is a substantial size piece at exit 11 there are several parcels . 1 parcel is going for sale.

Paul Scarpetti I heard it was the states Park and Ride parcel.

Marc Miville Are we only looking at options 1, 2 and 3 now?

Dean Shankle I think that it was what was asked to have ready for questions and of parcel values at the last meeting.

Marc Miville The Town Council voted to have all options (1 through 5)on the table and at the last meeting the discussion seem to go in favor of option 3 and the values of those properties to that point .

Dean Shankle That is why I am looking forward to getting the report from the Reginal Planning Commission. I think we will see why people are focusing on option 3 because of the long stretch between 3-4 and the expense of that distance people may not want to pay for. The Chair is thinking that too, so if we do work with Bow on that end then it may be more viable.

David Scarpetti Any more questions about TIF?

Alden Beauchemin- I would like to discuss this concept of working with Bow and find out more from them and if they would be interested. I support the possibility and I am wondering if EDAC is willing to go on record to support this possibility and have more conversations with Bow and Hooksett working together. I don't think we should worry about possible competition.

Paul and Marc were in agreement with Alden.

Dan Lagueux Does Hooksett have enough capacity to support Bow too?

The group discussed the 3A corridor that connects Bow and Hooksett.

The group feels that the Bow parcels are more IND and Hooksett parcels are commercial. The thought is that if they were to proceed with the possibility of the two towns to connect, the voters in Bow would have to approve also and this will take time for this to work and we don't want to postpone our project.

Paul Scarpetti- In March, are we looking to have the voters vote on what option we have chosen?

Dean Shankle If the TIF districts committee comes up with an option, what we would be voting on presumably would be the bond for the construction. If they chose one of the other options like 3 now then they can still look into exit 11 or work with Bow in the future.

Marc Miville The meeting also talked about what option would best pass through the voters. It may be the \$9M for the option 3. Not the full \$18M for the whole of option 5.

Alden Beauchemin- do we want to consult with the engineering group to see what the cost would be to tie in with Bow using the line that runs down through Riverside and Main?

Dean Shankle There are questions about carrying capacity. When we hooked up to the state (93 Welcome Center). That was an issue then for that line that carries there. We need to find out more about that. They want to increase the size of the pipe when it goes over the river on the new bridge. We need to get the sewer more involved to find what they are willing to do and what they can do.

David invited the committee to go to the next TIF meeting on October 3rd @ 6pm here at the town Hall.

- **Old Business : TIF Project/meeting with business owners at Bass Pro Shop—Review**

David Scarpetti started a discussion about the Bass Pro Shop meetings that were held in August

Marc Miville Can we get the information about who did show and who did not show from the sign in list and the list that we had made of businesses that were invited to the Bass Pro Shop informative meetings, and if we could get the list of those that were not there for any of those presentations. I think it would be good if we could reach out to them.

Kathy will get that information to this committee

Paul Scarpetti-Should we have one more meeting so we can inform the voters as to what plan we are going to go with and what is going to be on the ballot. Have a meeting and discuss that and maybe we can generate some excitement and have more support for the TIF from the voters.

Marc Miville Yes, I think we should have one more informational meeting.

Paul Scarpetti We can provide them with the option of our choice and how it will work and why we are going with it and why it makes sense.

Dean Shankle Yes, I think the idea of another meeting is good. What we need to do before that meeting though is to determine what the numbers are and what we are going to expect from them. Once we get the numbers we can generate a list of every property down there and provided that and then we can ask them to come and tell us how they feel about it. That's the key for us to know what properties are going to hook up and pay the fees because if they don't then the tax payers are going to pick them up. In the next two meetings maybe the committee can make some of the decisions we need to start putting the numbers on paper. What it will cost to hook up and what properties will realistically be paying. They are businesses man and if they see a list of what it is going to cost them then they will make a decision to spend the money.

Marc Miville- We need to get the numbers and we need to get out there and see the owners, and get a head count before March.

Dean Shankle It will be a bond that gets voted on so we need to have the information for the residence and their support for the vote.

Paul Scarpetti-We will need the Town behind it so we can get the votes.

Marc Miville We need 60% to pass and maybe if they see the businesses support it, they will be more willing to support it.

Paul Scarpetti Can businesses legally post their support in their business, maybe on a poster?

Dean Shankle They can, we can't.

Dan Lagueux Are there any other towns out there that are doing this similar thing and they can show the data of the revenue. We don't have any proof that this will work. We are all optimistic that this is going to work, but can we show them something more concrete.

Dean Shankle Regional Planning Commission does have information they compile from towns that have done this same thing. The former TIF district here was very successful and I don't know why they did not do it then.

Alden Beauchemin-Jeff Larrabee spoke of his future development of exit 11. He is getting ready to start or close to construction on the new hotel and he has plans on a second hotel the increase value of his property will be substantial. There is a lot of potential in that area.

- **Town Development Update – Staff**

Dean Shankle provided the committee with an economic development update through occupancy review meetings held in Community Development and Planning.

Alden Beauchemin I have a magazine from Londonderry that is handed out to all the residence there and was very impressed from an economic stand point of the information it provides. I called the publisher to see if I could provide Hooksett with some information to consider something like it. The publisher said Hooksett was a little out of the way but I just wanted to propose what could be a good idea it for this community.

Marc Miville I have mentioned before we should develop a map of Hooksett that we could have around town for our visitors to see what we have to offer in this area. The businesses advertise on it and would be a good promotional thing for us.

Ivan Gult- Do they have a mobile option for this? Maybe something people could access from their phones? It can be a cheaper and faster option to get started.

Marc Miville, Dr. Shankle do you mind if we look in to something that we may be able to put on the web site of area attractions.

Dean Shankle We don't advertise on the web site and one concern is to get everyone and not leave someone out.

Dan Lagueux Yes, there is something like that that should be done. The Chamber of Commerce may have funds for that.

David Scarpetti Maybe we could do something like that and do it with another community.

Dean Shankle There used to be something like that in the Community Development dept. I have seen one here at the town hall.

- **Next Regular Meeting Date – October 18th @ 4:30pm**

Motion to adjourn made by Paul Scarpetti, 2nd Ivan Gult

- **Minutes respectfully submitted by Kathy Lawrence**