

**HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
MEETING AGENDA**

Wednesday September 18, 2019

4:30 P.M.

Room 105 Town Office

Pledge of Allegiance @ 4:46

Attendance: David Scarpetti-Chair, Matt Barrett, Jim Sullivan-Council Rep., Dan Lagueux, Brett Scott-Alternate

Staff: Nicholas Williams-Planner, Kathy Lawrence-Community Development

Excused: Mark Chagnon, Alden Beauchemin

Approval of Minutes: 8/21/2019

**Motion made by: Jim Sullivan to accept and presented, 2nd by Matt Barrett
All in favor**

Appointments:

Julie Glosner, MBA, NH SBDC Merrimack Valley Regional Director:

Julie provided a handed out with information about NH Small Business Development Center SBDC

We wanted to come and talk about what we do and what services we provide. The handout provides contact information and locations.

Julie We provide 1:1 business advising. If a co is interested in our services we go to them and provide a variety of highly individualized, confidential advising at NO charge to NH enterprises.

Julie explained the diversity of the employees with SBDC that assist in advising, so they can individualize in many aspects of their clients goals and growth. We work with 70% of businesses that are already in existence. We have been around for over 30 years and cover a majority of the state. If you have heard of SCORE we are similar to that.

Dan what is the difference between SBDC and SCORE?

Julie we are paid employees that have a variety of specialties for more diversity in advising and assisting in marketing and we work with them on how to pitch their business and how to build their business base.

David How do we get the word about your organization out to our businesses?

Julie I would have them go to our web site

Nicholas it would be good to have your hand out in our offices and we can provide information during our Occupancy Review meetings

Matt the stronger any business can come into the town then the longer they will stay. That is what we are trying to see happen.

Dan what about the Hooksett Chamber of Commerce meetings? Would you be willing and come to a meeting and talk with them.

David maybe Kiwanis too

Julie Yes

Dan how long in advance do we need to give to schedule it?

Julie a week or 2

Julie yes I would like collaboration with the EDAC when we bring a business along. That is a great way we can get them with the town to talk.

Jim would there be any restrictions to providing this information on the town web site. Can we set up a link?

Nicholas yes I think we could add a link just like we did for the ERZ.

Nicholas do you have a bank of people that are starting a business or have questions about a place to start it? I keep a spreadsheet of vacant space and we may be able to help them find a location.

Julie that would be a great resource for us, I would be happy to reach out to you about that.

Discussion: Community Revitalization Tax Incentive RSA 79-E

David discussed a meeting about the sale of the Firebird Motel and options for tax relief for the buyers from the town and that they may be able to apply for the ERZ from the state.

Nicholas The Fairfield Inn is interested in buying the Firebird. A few months ago they approached the town to ask for options to make up a difference of \$200,000 in the purchase price that is more than it is worth. I am not sure if we could waive the impact fees. They would need to provide their development proposal for the Planning Board to review for any consideration of waiving the fees

Jim the Planning Board can waive them?

Dan the name of the investment group is GIRI and they are looking to add 50 new rooms.

Nicholas yes it is within their purview and the other avenue is the ERZ as it is in the newly created zone. Then also there is Community Revitalization Tax Relief - Chapter 79-E

<http://www.gencourt.state.nh.us/rsa/html/v/79-e/79-e-mrg.htm>

Nicholas read the 5 criteria that is required as written in the RSA

Nicholas they would have to give a formal proposal to council and if it was approved they would be taxed on the land value only for a period of 5 years

Matt small price to pay if we could get that area cleaned up.

Jim this wouldn't be just an ordinance, if this passes it would be for plans to rehab other historic buildings. This would benefit the Heritage Commission

Nicholas any one could take advantage if it is adopted and written as an ordinance. It would have to go through the process and go on a Warrant Article.

Jim if this is something we are going to work on then there is a time frame to get it done by and that is coming soon.

Nicholas will look into the schedule for getting it on the Warrant Article

Paul arrived @ 4:56

Paul if you do that for them they should have a stipulation that they act on it in a 2 year time frame so it is not just sat on for years and we lose the tax revenue.

Dan the amount of time and expense the Hooksett Police and Fire and other resources put in it now is costing tax payers is value.

Nicholas will find out from HPD HFD what they have for stats to the Firebird.

Jim if it does pass and they apply for it then it reduces taxes on the land value only

David with the Firebird Motel, would it start when they tear the building down? Would we still collect Impact Fees?

Nicholas the RSA gives the council a lot of latitude to direct the time. This program is a reward benefit greater than the ERZ and I would assume you would want to do either 1 or the other (tax relief or impact fees). I think this is a better option for them.

Paul this is a program by the state?

Nicholas no this is the 79-E program and it is administer by Town Council and Assessing

David as long as it is tax relief or Impact fee what if it is in a TIF District? We need the income out of the TIF to support the Bond

Nicholas then was would not be assessing the money for TIF

Jim I don't think the TIF district meets the criteria. None of the properties would qualify.

David do we present it to the Planning Board or to Town Council?

Nicholas it would go to the Town Council. I think we would make a recommendation to Town Council and I can present it to Planning to get their support.

Jim maybe we should ask the chair to present as an agenda Item.

Nicholas I want to make sure that we are not presenting as a sole property. I can think of a lot of properties that can benefit from this.

Motion made by Paul Scarpetti that Economic Development Advisory Committee recommends RSA 79-E to the Town Council and place it on the ballot. 2nd by Brett Scott

All in favor

Roger arrived @ 5:11pm

Ivan arrived @ 5:15

New Development Update

David provided information about the EDAC letter of support that was resubmitted the HVW for grant funding

Roger updated the committee on ZBA applications and discussed the gravel pits at exit 11. Severino will go in and make the site ready for the Hotel the other gravel pit they is still not showing any reclamation. They are taking more out then bringing in. They have made no improvements in 2 yrs.

Nicholas the dome is still in negotiating with the state fire Marshall. O'Reilly's has received a CO. Agway is moving forward and Corner Stone is filling it's contractor rental space and it is not even completed yet.. Starbucks is submitting a proposal for a new location on Hooksett Road across from Merchants.

Paul updated the committee that they are working on the design regulations and that they have another meeting this week.

David asked if there was any further discussion.

None

Motion to adjourn made by Paul Scarpetti, 2nd by Matt Barrett @ 5:49.

All in favor

Next Scheduled Meeting: October 16th @ 5pm

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