

**HOOKSETT ECONOMIC DEVELOPMENT ADVISORY COMMITTEE
TAX INCREMENT FINANCE DISTRICT ADVISORY COMMITTEE
MEETING MINUTES
Wednesday July 17th 2019
5:00 P.M.
Room 105 Town Office**

Pledge of Allegiance: 5:02

**EDAC-Attendance: David Scarpetti-Chair, Matt Barrett, Dan Lagueux, Alden Beauchemin, Paul Scarpetti, Mark Chagnon, Roger Duhaim, Alternate – Brett Scott
Excused – James Sullivan, Ivan Gult**

TIFAC-David Boutin, Mike Somers, Dan Belanger, Russ Letendre

Staff- Town Administrator – Andre Garron, Town Planner - Nicholas, Town Engineer – Bruce Thomas, Nicholas Germain – Town Project Coordinator

Appointments: Dave Mercier Underwood Engineers, 3A Sewer Project

David M provided a handout discussion for an overview of the project.

Underwood signed a contract with the Town, 6/2019. We have several months to review the project and provided information to the town for the best plan with options and information for phasing the project that best fits your budget with a design and a cost projection to complete each phase. We will also help the town find the best way to find funding. We are already underway with meeting Manchester Water and Waste Water to see about going to Manchester for exit 10.

David B the previous TIFAC recommended exit 10 tie in to Manchester.

David S things have changed. We have had conversations with Manchester and have plans for the big box stores go to Manchester

David M in the last year that decision has changed 3x. Manchester Water has reviewed their decision for a waste water plant in that area so now they have no longer need to tie in. Several big box properties are having septic problems so something will need to be done for them.

David B are you saying they want to tie in?

David M The conversation has changed.

Andre I was looking to get as many options as possible. The Manchester possibility is not going to work. We need to look at other options to get the big box store service so they will remain with Hooksett. How do we address their needs? With as many options as we can how can to get the businesses tied on, and the most cost effective too.

David B what has changed for there that is making it so dire?

Andre G I don't want to say dire but I don't want them to say "enough is enough" and start to look elsewhere for a new location.

Paul S what about Manchester and the cost for tying in? Have they talked with our Sewer Commission?

Roger D do we have a list of properties that want to hook up? We need to go to them and ask if they will tie up.

David B do you want to head up a group that will go meet with them and ask them that?

Roger D yes I will do that.

David M provided a map indicating 3 zones (starts at DD and heads north to exit 11) and the build out areas in need of service. Hooksett Sewer has had a focus on zone 3 at Tri Town. They have received bids for construction for the new pump station but the bids came in over \$1.2M more than anticipated to construct the pump station. So the town would have to come up with the additional money for the pump station or the developers of the exit 11 area would have to kick in funding to tie in. then the 1st project that would happen would be to run a gravity feed from DD to Tri Town pump station. That would **not** service the exit 10 the properties in zone 1 & 2. They would not get any service from this pump station. We want to know if that is what the town wants? Do these 2 committees EDAC & TIFAC need to find out what is best for the town and the approach they want to go with first. The other option is to put in a pump station over by exit 10

Roger D you are saying exit 10 but it would be the north end of it? Central Park 2 can't be gravity fed?

David M zone 3 would be Central Park 2 down to BJ's & Home Depot because they are too low for the gravity you would have to build another pump station and a force main. It is how you can present this to the voters and what they will spend. For all 3 zones it is a \$16M - \$18M project and I don't think anyone want to take that on all in 1 phase. We are looking at a bond for the immediate needs, zone 3 and at best \$6M but that won't get the whole TIF. What will be the 1st project that the town wants to complete?

David B who will be paying for this? Last time it was going to be the developers to kick in a share.

David M well that has changed so you need to work with the Sewer Commission and the town for funding.

David B where does the \$6M come from?

David M the TIF has raised \$435,000 and is earning about \$400,000 a year you can have a \$6M bond. If the town puts \$1.4M towards the pump station then the bond would get you down to the DD end but that still won't take care of all of exit 10. There is an option to add additional pump station for exit 10.

David B We had an exit 10 TIF. This is a different TIF.

Nick G the old TIF district for exit 10 was dissolved. The new 3A TIF in March of 2017 was adopted. It is collecting money now

Paul S but that will increase as that area continues to develop. We could get to the amount of money we need to fund the whole project

David M that is correct

David B how much do we need to fund it? Will you develop the financial projection for that?

David M Yes, we will have that information and options for you.

Mark how long did it take to get that money we have?

David M 3 years

Mark C how much will it cost to do the all 3 zones?

David M we don't have that actual cost analysis yet?

Mark C are you looking at \$6 - \$8M for each zone?

David M yes it will be. If we do zone 3 first then we have a pipe already there to take it to Hooksett Sewer on the other side of the river. If you do zone 1 & 2 first you have all the funds going to a pump station but then the pipe will take more funds.

David S I think it is best to start with zone 3 and make the development value build. Once it is aware to other developers it will make it attractive for developing at exit 11 and we gain TIF earning from that.

Mark C is the pump house in at Tri Town?

David M No there is a \$1.2M short fall the voters will have to approve to spend to complete the construction of the pump station.

Paul If the low point is at zone 2, can you get gravity feed from the Tri Town pump station to Manchester?

David M the gravity goes in the other direction.

Bruce the sewer at Tri Town is going to be 20 feet deep. The pump design was lowered so they could get the gravity feed the whole way to zone 2.

David M yes it is less money to go deeper then add another pump. If you think it can wait several years, that is what it would take for the exit 10 to be serviced.

David B I don't think that area can wait several yrs. We need to make that a #1 priority and not lose those businesses. We talked with Bow last time and they are willing to tie in with us. Maybe they can cover some of the capital cost for exit 11.

David M I don't think the pump station at tri Town would cover it.

David S they were going to cross the river at the bridge.

David M the Zone 2 area has no water, that area we wanted to look into providing water to them too while we were doing the sewer project.

David M HVW would like to have water tied into the new tank and the existing main. They would have more flow and pressure for 3A all the way down to DD. Roughly 2500 feet of pipe is missing to tie the 2 ends together. Zone 3 makes sense for a phase 1 project but zone 1 & 2 have lost businesses, is it because of the lack of municipal services?

Russ L where does the water line end?

The TIF zone map showed the missing pipe between the north and the south ends of 3A

Roger D do they want to loop back around by going under the river by the sewer line?

David B are you going to give us a project cost for the Loop?

David M No that was not part of the project and the scope of work we are looking to do.

Bruce T the south end has an agreement with Manchester to service in an emergency.

David S the water service for ex 10 is Manchester. If we make the connection to HVW will they only service to DD.

Andre G I think we will have to find out if the Loop will be possible by Town Council. I don't want to waste time if Town Council is not interested.

David S if the only way we service is to do the loop connection. Is it more efficient to stay with what we have and continue to tie into Manchester?

David M the RFP said to continue with Manchester water as is.

Bruce T I will provide the RFP and Contract for Underwood to both committees to review.

Mike Heidorn - Superintendent and Todd Smith - Chair of Hooksett Village Water:

Mike H- our view of the crossing with the looping method is important and relegate that as a 3rd priority. Do you view Manchester as a constant service or an emergency? We use Manchester in the exit 10 area. We have talk to both Manchester and Bow as interested in connections. If Manchester is only an emergency then it is only open as an emergency. It won't provide quality water that would only happen if provided by the loop. Operationally the quality of water at the ends of the system is not the best. As you go to the ends of the lines that's what happens we are constantly looking at ways to loop our lines.

Roger D the new tank near exit 11 has it's only line under the bridge. If you have a line under the water it will serve that end of town.

Mike H that is correct, it may sound unlikely but think about if we had a tornado and the bridge was knocked out then there would be no line to service that side.

Mark C where the plan shows the break in the service line on 3A, is that where you want your line to loop around under the river?

Mike H we would like to be further down the river.

Mike S can you show us where you want to cross under the river?

Mike H showed the committees on the map where they are looking for options.

Mark C where do you start buying Manchester water?

Mike H @ NE Record Retention, where the line starts again.

David B do you know what the loop will cost, and will you be working with Underwood Engineers?

We can provide all options to Town Council and see if they want to take that on too.

Mike H it was not a priority with this project. We will develop a cost projection. A year or so ago the north end project was \$.75M, that area covers Vista Drive to Hackett Hill. We had a study that was done several yrs ago, was a cost of \$1M to connect to Manchester.

Todd S we are serious with our discussions with Bow. They are looking into development by the Visitors Center. We will keep talking with them because they also have lots of water to tie into

Dan L does Bow have their own TIF district and can we piggy back off that?

Paul S Bow does have a TIF that comes to the Hooksett line.

Alden B Bow did approve a TIF and they have dry line on river road just sitting there.

Roger we have BJ's and Home Depot and we have Kimball Drive. What if flow came down from Wal Mart and then could we service that area with a pump station?

David M showed the committees area for potential pumping station.

Roger D we could get away with 1 pumping station?

David M and a force main to Manchester.

David B what would happen to BJ's and Home Depot? Would they not get sewer?

Bruce T we just hired them and they have not completed their surveys they are looking in to doing a study for phasing. Look over everything and give us phasing options and costs projections. We will get all the information.

David M how often are you planning to meet?

David B are you planning to attend our meetings?

David M we will meet with you at any meetings you need us to.

David M I like hearing that you want to talk to the businesses and find out their interest.

Roger D at zone 1 there is a plan that impact fees were supposed to open the bottleneck. That would be a good time to run sewer when they are opening that section of 3A up.

David M they are scheduled to grind and overlay this years but I don't believe they are going to do any widening.

Dan B We never heard that any of the box stores were going to contribute. How much will we (the town) need to bring in to it if we want to move forward? We need to have a basic idea of what can be funded.

David M we are looking in to ways to fund and supplement.

Andre G we have to get more information from Underwood and keep in mind that any new growth in that area adds to the bottom line of the TIF and continues to fund more services.

David S what about the county administrations office? They were talking about possible funding or grants for neighborhoods with poor septic quality. Are you aware of any grants with the state or the county?

David M we are going to look for possible grant programs, but honestly Hooksett doesn't qualify for the majority of them.

David S this area is in an ERZ too. Is there a way to motivate the land owners there to develop there land

David M We are going to the state to discuss the ERZ

Posted 7/24/2019

David B so Roger is willing to go and meet with some of the businesses, I think 2 others should go around and talk too

David Scarpetti, Roger Duhaime & Matt Barrett agreed to go and talk with 3A TIF businesses about the 3A sewer project and ask if they are interested in tying in. They will report to the TIFAC in September.

EDAC adjourned @ 6pm

TIFAC Election of officers:

Motion to nominate David Boutin as Chair of Hooksett Tax Increment Finance District Advisory Committee made by: Mike Sommers, 2nd by Alden Beauchemin. All in favor

Motion to nominate Mike Sommers as Vice Chair of Hooksett Tax Increment Finance District Advisory Committee made by: David Boutin, 2nd by Dan Lagueux. All in favor

Motion to nominate Russ Letendre as Secretary of Hooksett Tax Increment Finance District Advisory Committee made by: Mike Sommers, 2nd by David Scarpetti. All in favor

Next meeting scheduled for Aug 21st @ 3pm

David Boutin asked to have Hooksett Sewer Commission invited to meeting and add to Agenda

TIFAC Motion to adjourn @ 6:45 made by Mike Sommers 2nd by David Scarpetti

Minutes respectfully submitted by Kathy Lawrence