

**Economic Development Advisory Committee**

**Date: 05/20/2020**

**Held via Zoom,**

**Time: 5:00 PM**

**Minutes**

1 **CALL TO ORDER@**

2

3 **PLEDGE OF ALLEGIANCE:**

4

5 **ATTENDANCE: David Scarpetti-Chair, Jim Sullivan-Council Rep, Alden Beauchemin, Mark**  
6 **Chagnon, Matt Barrett, Dan Lagueux, Brett Scott-Alternate**

7 **STAFF & OTHER DEPARTMENTS: Andre Garron-Town Administrator, Nicholas Williams-Town**  
8 **Planner Bruce Thomas, Town Engineer,**

9 **EXCUSED: Ivan Gult, Roger Duhaime, Paul Scarpetti**

10

11 **APPROVAL OF MINUTES 01/15/2020: Motion: to approve minutes made by Jim Sullivan, 2<sup>nd</sup>**  
12 **by: Mark Chagnon.**

13 **Roll Call of members:**

14 **David Scarpetti Y**

15 **Matt Barrette Y**

16 **Mark Chagnon Y**

17 **Jim Sullivan Y**

18 **Alden Beauchemin Y**

19 **Dan Lagueux Y**

20 **Motion to approve Minutes of 02/19/2020: Made by Mark Chagnon, 2<sup>nd</sup> by David Scarpetti**

21 **Roll Call of members:**

22 **David Scarpetti Y**

23 **Matt Barrette Y**

24 **Mark Chagnon Y**

25 **Jim Sullivan Y**

26 **Alden Beauchemin Y**

27 **Dan Lagueux Y**

28

29 **DISCUSSION:**

30 **TIF Update – Bruce Thomas, Town Engineer**

31

32 **Bruce presented the 3A TIF design plan for the committee and provided an**  
33 **update of Town Councils approval of the design.**

34 **Bruce:** Phase 1 of Zone 1 & 2. The Kimball Drive proposed pump station will connect  
35 the pipe to run north and south from Bass Pro and Walmart to Regal Cinemas. Phase 2  
36 will include the plaza area of Amazon, Kohls, Home Depots and Target and run just  
37 north of Dunkin Donuts and we hope construction will begin next yr. Zone 3 which starts  
38 just north of DD, Town Council discussed that area and when we were trying to get an  
39 approval of the final design they had issue with the section that went up Cross Road to

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40 the State property and to Supremes' line. They have approved it to go to the identified  
41 TIF boundary and stop there. The state property is beyond that line. The northern  
42 portion of zone 3 would run from the proposed pump station, go north up 3A for the final  
43 phase of the project. We have meet with Walmart to discuss details of the project and  
44 the construction of the pump station on Kimball and run the line to 3a and they would  
45 pay to run lines to their buildings.

46 **David B** have you heard from Supreme Ind or Larrabee?

47 **Bruce T** I have not. If anyone from this committee knows him maybe you could reach  
48 out to him. For Supreme Ind, I came up with a draft agreement of the new design up  
49 Cross Road to stop at the TIF boundary and they gave it back up with all the additional  
50 line they would be responsible for crossed out.

51 **David B** how are you going to go up Cross Road?

52 **Bruce T** we are going up Cross Road and stopping at the boundary just before the 93  
53 overpass, but not to the state land.

54 **David S** we would have to go across the state land for Supreme Ind to connect.

55 **Bruce T** or they could go across Larrabee's on the north end

56 **David B** My feeling is that we focus on zone 1 & 2

57 **Bruce T** that is the schedule

58 **David S** when we talked with Walmart their engineer was present and they are looking  
59 into a dry line that may be available. We will talk in a few weeks and see where they are  
60 with planning their line.

61 **Bruce T** the project is progressing in the 1<sup>st</sup> phase

62 **David B** what about Amazon, Home Depot and the 2 plazas?

63 **Bruce T** Underwood has been talking with them and I think all the businesses need to  
64 be met with so we can see about agreements

65 **Jim S** The Amazon project representative expressed a great interest with working with  
66 the town in many aspects. I don't know why the Town Council had an issue with Cross  
67 Rd but I think we wanted to concentrate on zone 1 & 2. Bruce has said that that may  
68 begin next yr. How far advanced would you want approval from Town Council for the  
69 next phase with Cross Road?

70 **Bruce T** right now the survey work is being done for phases 1 & 2. if we could get the  
71 approval to add the rest now it would save money. They would charge the extra as they  
72 are out there doing it. If we wait we will have to ask them to give a price for a new  
73 survey of the portion not done in this phase.

74 **David B** when will we start zones 1 & 2 and how long will it take to complete?

75 **Bruce T** we hope to start next spring and it should be completed in 2 yrs or less.

76 **David S** once we get Bass Pro and Walmart onboard we will get more interest with  
77 other businesses in that area. There is the extension of line up 3A that everyone will  
78 have to contribute to and that can be expensive

79 **Andre G** I was excited to get the businesses to the table and they were excited about  
80 the infrastructure development. it. We have prepared information for other **businesses**  
81 in that area, so when we get a chance to meet with them we will have that to give them.

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82 **Jim S** what is the plan to reach out to other developers?

83 **Andre G** we started with Bass Pro and Walmart because they have had  
84 communications with the town on this several times and we know they are interested.

85

86 **7280 Commercial & Industrial Tax Exemptions**

87

88 **Nicholas W** this tax exemption provides up to 50% cut in property taxes for re-  
89 development of COM or IND for up to 10 yrs. This is 1 of 4 tax incentives that local  
90 municipalities can enact and this is the last of the 4 for Hooksett to enact. EDAC  
91 motioned to present this information to the Planning Board and they motioned in their  
92 March meeting to send it back to EDAC to refine the details and take it to Town Council.

93 ***Nicholas shared a map of parcels that have been recommended by the EDAC for  
94 this exemption.***

95 **Nicholas** We are looking for lg underdeveloped parcels that are good for re-  
96 development.

97 **David S** this land in COM and IND only.

98 **Nicholas** yes, these parcels are just a recommendation at this time. We have no  
99 knowledge of these parcels being looked at for development or talked with the owners  
100 they are just areas that would benefit and have good potential for development

101 ***The committee talked of parcels in several areas of town that are best suited for  
102 this exemption. No land in the TIF district should be included.***

103 **Nicholas W** this is not just for vacant parcels. It is for parcels suited best for  
104 redevelopment. For example, the Animal Crackers site and the Fairfield inn Firebird Inn  
105 parcels.

106 **David S** we don't have to designate every property, do we?

107 **Nicholas W** not really it would have to go to council every time we designate a new one  
108 for their approval to receive this tax exemption.

109 **Dick M** the list that was provided to Planning Board in March, we had no objection, and  
110 if they were ready for development we were in favor. we did think that the 10yr term for  
111 exemption was excessive.

112 **Nicholas W** yes that was my feeling as well. Town Council will ultimately have the final  
113 say of the duration of time given for the exemption

114 **Dick M** I believe we felt that 5 yrs was reasonable

115 **David S** yes EDAC felt that was a better duration and we can set the % of the  
116 exemption too.

117 **Jim S** since it has been brought to Planning Board, this exemption is only for  
118 improvements. We would still get the taxes of the value prior to the redevelopment and  
119 this exemption applies only to improvement.

120 **David B** you are identifying the parcels as they apply to redevelopment?

121 **Nicholas W** it applies to addition renovations and new construction

122 **David B** if there is a project in town but not on these parcels, will they get the benefit of  
123 the tax incentive?

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124 **Nicholas W** No it has to be identified and approved by TC as a parcel that can take  
125 advantage of this exemption before construction.

126 **David B** I think that it should be available to all businesses. Even if they have to go to  
127 TC for that approval let's make the process

128 **David B** if someone came in with a project you should have them go to TC for approval  
129 of this exemption

130 **Nicholas W** you have to really read and understand the RSA. We want to redevelop the  
131 most distressed area that need redevelopment and provide help with interest in those  
132 areas.

133 **David B** how do we know that those parcels identified today will always be the best  
134 parcels? I think all should be able to apply. The more businesses that we generate the  
135 better for our town. I don't want to discriminate.

136 **Jim S** the Economic Revitalization Zones that are funded by the state. Could we create  
137 zones instead of parcels the same zones that have ERZ?

138 **Nicholas W** they can overlap but the end game is different for what we are trying to do  
139 with this. Distressed parcels that we want to help

140 **Brett S** when you are negotiating for a piece of land, to go to TC and to go through  
141 planning would be too long to wait. Maybe we can review parcels every few yrs for  
142 additional parcels that are distressed. It would still be selective

143 **David B** What about a property that is qualified but not identified on the map.

144 **Jim S** as TC we could expedite this on the agenda. I think we should identify what we  
145 want now at this point. If a developer does come in for approval of a lot not identified

146 **Nicholas W** I don't think it would be something that TC wants to have with every  
147 development.

148 **David B** I have seen very few redevelopment projects on PB. If someone wanted to do  
149 something with redevelopment of any properties, I think they should be able to apply for  
150 this exemption

151 **Andre G** This is common in communities and what the committee is determining for  
152 properties, I would be concerned that the plazas on Hooksett Road that they would be a  
153 distressed property, they are on the main path. Maybe we can re-evaluate parcels  
154 periodically.

155 **David B** there is nothing that says distressed in the RSA. I think it is discrimination to  
156 not let every re-development apply for the exemption

157 **Dick M** someone needs to draw a line between new construction and redevelopment.  
158 Change of use is not to be confused with re-development. We look the improvements  
159 for some and they have not added value. If we open this to every parcel of IND and  
160 COM will we get trapped in conversation between every applicant and Town Council,  
161 then there is a good chance they will be delay. I can live with selected sites and reduce  
162 the % given to something more reasonable. I think that is best.

163 **Jim S** I think we have all made a great point and the Town Council getting involved in  
164 what is a Planning Board issued would take up a lot of time at meetings. Let's come up

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165 with criteria that would determine if a parcel is eligible. Let's list those properties that  
166 meet that criteria. The Council has enough to do without stepping on Planning Board.  
167 **David B** it won't create a heavy load for TC but the ones that do could be big chance for  
168 the Town.

169 **David S** maybe we can have the applicants get all other approvals first and if it goes  
170 well then go to TC.

171 **David B** go to PB first and get approval then go to TC to get approval for the exemption.

172 **Dick M** if the process involves that approval from PB is first then going to TC, that is fine  
173 with me, but I caution on how you word this. It is important how we play with the town's  
174 tax dollars. Start slow, then build it as you move on with it and see how it is working.

175 **David S** Where do we go with this now? Should we Table this for now. Discuss more on  
176 how we want to identify parcels and then revisit this on a yearly basis.

177 **Nicholas W** if TC chooses to adopt this then we can see how we need to move forward  
178

179 **Motion to table made by Jim Sullivan, 2<sup>nd</sup> by Dan Lagueux**

180 **Roll Call of members:**

181 **David Scarpetti Y**

182 **Matt Barrette Y**

183 **Mark Chagnon Y**

184 **Jim Sullivan Y**

185 **Alden Beauchemin Y**

186 **Dan Lagueux Y**

187

188 **Affordable Housing Ordinance – David Boutin**

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190 **Nicholas W** recent meetings for the Master Plan update has determined interest for a  
191 comprehensive analysis of housing needs in our town. We need to review our  
192 affordable and workforce housing and have it rewritten. We have seen lots of interest in  
193 development in our Performance Zone that have designs with a residential component  
194 and then because as it is written that there is to be no residential development it tends  
195 to fizzle out. We would like to get something on a Warrant Article for rewriting it and  
196 also, we are planning for a subcommittee to address this and look into the best way to  
197 correct that there is minimal affordable housing. If this trend continues, we will struggle  
198 to hold on to our work force.

199 **David B** I have been involved in housing issues for 25 yrs. And we have a tremendous  
200 housing issue here in Hooksett. We have focused only on developing Single Family  
201 homes with no new construction of apartments for our younger population to afford to  
202 live in. Businesses look for housing eligibility for their workforce to find and afford when  
203 they choose a location. If there is nothing, then we may miss future business  
204 development too. I would like to put together a committee to work on this and find

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205 solutions and locations for this housing shortage. Things to address will be lot size,  
206 residential density and building height. Most importantly we need to have an ordinance  
207 written that voters can vote on. We have need for more housing for elderly or nursing  
208 home facilities so we can address and create long term care in Hooksett. Would EDAC  
209 want to approach this issue.

210

211 ***Jim Sullivan had to leave for another meeting***

212

213 **Matt Barrett, David Scarpetti and Mark Chagnon agreed to help on this committee**

214

215 **New Development Update – Nicholas Williams, Town Planner**

216 **1) Starbucks application for development on Rt 3 has been conditionally**  
217 **approved. 2) Kmart plaza has a leasing a vacant space pending. It has a large**  
218 **component of Parking and staging for vans and space in the plaza for driver**  
219 **breakroom space and office space. 3) A proposal to demo the stone house and**  
220 **been brought to us. The developer is proposing a 150 unit self-storage facility. 4)**  
221 **at Exit 11 I received a call from a developer interested in residential units. 5)**  
222 **Hemlock Hill Subdivision has been approved. 6) a 27-lot subdivision behind**  
223 **Webster Woods has been approved.**

224

225 **Alden B** What about the Town properties that are underutilized?

226 **Andre G** I think town owned land is something that will come to forefront of discussions.  
227 I have been approached by developers asking about some of the town owned land to  
228 be purchased for development. We need an to have an evaluation format that would  
229 show those that may be sold or utilized by the town.

230 **David S** there are 177 parcels in town not generating taxes.

231

232 **David S** Final thoughts about the 7280 Commercial & Industrial Tax Exemptions

233 I like Brett's thoughts to reevaluate the parcels annually or every few yrs. We will see  
234 what is best for the town and how we would continue to watch it.

235 **Matt B** What do we have to do as a committee? Do we have to come to a conclusion on  
236 the parcels?

237 **Nicholas W** we will need to make a motion as to what we like to present to Town  
238 Council as a recommendation. The conversations are great to give clarity of what we  
239 will need to do.

240 **Andre G** this issue was tabled to the next meeting, are you considering the whole town  
241 or just parcels?

242 **David S** I think we would like to start with this list and maybe add a few more. Then  
243 revisit it every year.

244 **Andre G** I think to start with a few identified and then re-evaluate every year is a good  
245 start

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246 **David S** maybe adjust as we go along and be able to change if we see something that  
247 needs changing

248 **Nichols W** we don't have to get it perfect the first go around. we can see how it goes  
249 and change as we need. Go small to start.

250 **Dan L** and we meet every month so if we do see interest then we can move forward  
251 with areas that we want to see more development. We want to choose the areas to  
252 develop. This is not random we want to choose because of traffic and development of  
253 infrastructure. We will be in control of development that way.

254 **Brett S** we can see how thing are going economically and then do what is needed

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256 **Motion to adjourn @ 6:45 made by David S, 2<sup>nd</sup> by Dan Lagueux**

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258 **All in favor**

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260 **Minutes respectfully submitted by Kathy Lawrence**

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266 **Next Scheduled Meeting: June 17th @ 5pm**

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