

**Economic Development Advisory Committee**

**Date: 9/15/21**

**Town of Hooksett Municipal Building,**

**Time: 5:00 PM**

**Minutes**

1 **CALL TO ORDER@ 5:00**

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3 **PLEDGE OF ALLEGIANCE: 5:03**

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5 **ATTENDANCE: David Scarpetti-Chair, Jim Sullivan-Council Rep, Alden Beauchemin, Matt**  
6 **Barrett, Peter Stoddard,**

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8 **STAFF & OTHER DEPARTMENTS, Nicholas Williams-Town Planner, Jon Duhamel-Town**  
9 **Assessor, Andre Garron-Town Administrator , Mike Heidorn- HVW**

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11 **APPROVAL OF MINUTES 06/16/2021: Motion to approve made by Jim Sullivan, 2<sup>nd</sup> by Matt**  
12 **Barrett as written. All approved, motion passes**

13 **APPROVAL OF MINUTES 07/21/21: Motion to approve made by Jim Sullivan, 2<sup>nd</sup> by Alden**  
14 **Beauchemin as written. All approved, motion passes**

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16 **New Business:**

- 17
  - **Commercial and Industrial tax exemption application, review and procedure: *in***  
18 ***anticipation of Platinum Trucking application***

19 **Nicholas W** in March TC approved RSA 72:80 – 83 Commercial and Industrial Construction Tax  
20 Exemption and an applicant for the exemption is expected this year. Platinum Trucking @ 1380  
21 Hooksett Rd will be applying so I want to get the application process that will be provided to all  
22 department worked out for a seamless process for both the town and the applicants. I was  
23 thinking the way this should be administered is through our office by 12/31. All entitlements  
24 will be required to be provided to Community Development. Do you want them to come back  
25 to EDAC for a review and then to TC for approval?

26 **Jim S TC** will need guidance. When a company comes into you what would the conditions be? If  
27 they get occupancy by 4/15 when would the eligibility be? I think it should come back to EDAC  
28 for term limits and eligible %. How do we determine and make choices for the different  
29 applicants?

30 **Nicholas W** what you choose to do is what every company will have applied for an exemption.

31 **David S** what if a company comes in and wants a longer term? Can they go to TC for that?

32 **Nicholas W** the max is 10 years and can't exceed 25%

33 **Jim S** and what criteria are we going to have?

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34 **Nicholas W** it will end up in front of TC, so what information should they receive to make their  
35 determination.

36 **David S** so what date do they have to come in and apply by?

37 **Nicholas W** Dec 31<sup>st</sup>.

38 **Jim S** I think a Councilor could be concerned with a project completion date?

39 **David S** Maybe we should have new construction at a 5 year 25%, Renovations should be  
40 determined by the percentage of building being expanded.

41 **Nicholas W** we should have a building permit in hand before the end of the month for the 1<sup>st</sup>  
42 exemption application so that is why we are starting this process. We will determine for TC and  
43 assessing what guidelines are set

44 **Andre G** Given that this is adopted with up to 25% and how we are going to receive the  
45 appropriate reduction. What is the threshold you feel comfortable with? Maybe there is a  
46 factor of 10% between new, renovations and or additions.

47 **David S** maybe the size of the addition could be up to 25%

48 **Matt B** are we going to take into account the service they will provide or desirability of the  
49 business

50 **Nicholas W** I think we should be consistent with all applicants. the one that is coming in will be  
51 new construction.

52 **Peter S** do we know if they would have come to Hooksett to with their development without  
53 this incentive.

54 **David S** no but they were excited that it was available.

55 **Peter S** do you think it helped them to increase the size of the development?

56 **Nicholas W** it did help him and with our design regs being stricter the cost is balanced

57 **David S** so we should put the zoning on this for more information?

58 **Nicholas W** the properties we approved are in zones that qualify. It is indicated on the GIS  
59 website that qualify

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- 60 **David S** Other applicants can go to TC if the parcel is not in this list.
- 61 **Andre G** if it is new construction, does the size of the structure matter for the % scale. Has that  
62 been discussed?
- 63 **Nicholas W** we have not or maybe consider the assessed value?
- 64 **David S** I don't think it will be a lot of money, but it may help them to decide to come here.
- 65 **Matt B** I am leery of making it to complicated. In the big picture I think we should give  
66 everybody the same thing
- 67 **Peter S** the amount will be different with the size of the project
- 68 **Nicolas W** the town of Farmington adopted this exemption and the 1<sup>st</sup> year the % was set at  
69 25% then each year they went to 20% - 15%...
- 70 **David S** if they are relocating then it is like starting a new business.
- 71 **Peter S** why not allow the max and then they may decide a bigger project. We can get several  
72 going and the word will get out.
- 73 **David S** some existing may add on and take advantage of this too
- 74 **Nicholas W** the reasoning was to get some parcels that have been undeveloped to look more  
75 interesting
- 76 **David S** I agree with Peter, it may be right do the 5 year 25%
- 77 **Jim S** I think this is a good process to go through. Community Development, Assessing, EDAC  
78 then TC but what would happen if they decided to change the terms?
- 79 **Peter S** if someone has an expansion application would the 25% exemption be added on the  
80 entire assessment or just the increase?
- 81 **Nicholas W** Just the Increase.
- 82 **Motion to recommend: 72:80 – 83 Commercial and Industrial Construction Tax Exemption terms**  
83 **of 25% tax exemption on assessed value increase as the result of new construction for a**  
84 **period not to exceed 5 calendar years and include expansion or additions. 2<sup>nd</sup> by Alden**  
85 **Beauchemin. All in favor, Motion passes**

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86 **Jim S** is it only for these specific lot what guidance do we have if someone comes in for  
87 additional lots.

88 **David S** would they come here to EDAC or TC for that request?

89 **Nicholas W** they should come to EDAC first and then TC. They can request that parcels be  
90 added, and TC can adopt them as an amendment, but the thought has to go to adding a parcel,  
91 if we are really benefiting from it and if the parcel falls under the criteria, we chose these  
92 parcels for and that was that they are inherently difficult to develop.

93 **Andre G** the thought was to start with these lots. We did have a discussion that would have  
94 made it a lot bigger but then thought let's get our foot in the door and see how the program  
95 goes and as the success of the program grows maybe then we can discuss adding on. This is a  
96 good kick off the program.

97 **David S** we did do a good job a picking parcels that we wanted to see developed but can  
98 someone go to TC to add?

99 **Nicholas W** if they are under purchase and sale to buy the property then I would say no. They  
100 have it under a sale what is the incentive.

101 **Jim S** if someone goes to TC asking to add, I think there should be criteria for that decision so  
102 they can't arbitrarily add parcels. But they could do it with some kind of guidance or criteria for  
103 adding lots. I know we want to promote economic develop in areas that are undeveloped

104 **Nicholas W** a good example is the stretch of DW highway just south of here all the way north to  
105 Riley's Gun Shop that we identified as a revitalization corridor so maybe you could use that as  
106 your criteria.

107 **Jim S** then I would say to someone that is looking to TC to add their parcel, I would say Table it  
108 and then I would look for guidance from this committee and administration.

109 **Nicholas W** we don't want to arbitrarily add parcels we have a strategic plan

110 **David S** we wanted to keep this small at this point to concentrate on these parcels that have  
111 been abandon in town.

112 **Nicholas W** let's wait to look at this 1<sup>st</sup> application and learn from that.

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113 **Exit 10 TIF Update:**

114 **David S** asked Mike Heidorn from Hooksett Village Water to update the committee on grants

115 **Mike H** Thank you for supporting us with the letter for our grant application we got our  
116 application in to get a loan/grant for \$2M for our water main and tank to support the TIF  
117 district work.

118 **David S** when will you hear?

119 **Mike H** not clear weeks could be a month. We are waiting to hear of ARPA funds too

120 **David S** we are anxious to hear for you and the TIF

121 **Nicholas Williams, Town Planner, Development Update:**

122 Apple Cinemas is planning their opening. We had a proposal for a Jiffy Lube at 5 Whitehall. We  
123 have had lots of Interest in 9 Londonderry for development. I would make a recommendation  
124 that next meeting we invite Shaw's Plaza management. They have changed hands and it would  
125 be good to invite them in for occupancy ideas. They are interested in the Legends Drive piece  
126 behind them as well.

127 **Alden B** have you heard anything more on the distribution ctr at Hackett Hill?

128 **Nicholas W** nothing more at this point waiting for their final prints for signature.

129 **Matt B** I think we need to work on a unified message about apartment development in town.  
130 There were angry people at the ZBA meeting.

131 **Jim S** indicate what the impact is on the schools because information that is on FB is incorrect.  
132 Nicholas provided for me a more accurate report and it should be posted there

133 **Motion to Adjourn @ 5:46 made by Matt Barrett, 2<sup>nd</sup> by Peter Stoddard**

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135 **Minutes Respectfully Submitted by Kathy Lawrence**