

**Economic Development Advisory Committee
Date: November 20, 2023
Town of Hooksett Municipal Building,
Time: 5:00 PM**

Minutes

1 **CALL TO ORDER@ 5pm**

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3 **PLEDGE OF ALLEGIANCE: 5pm**

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5 **ATTENDANCE: Michelle Gannon, Matt Barrett, David Scarpetti - Chair, Peter Stoddard, Alden**
6 **Beauchemin, David Boutin-Town Council Representative**

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8 **STAFF & OTHER DEPARTMENTS: Elizabeth Roubidoux – Town Planner**

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10 **EXCUSED: Paul Scarpetti – Planning Board Representative**

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12 **APPROVAL OF MINUTES: Motion to approve minutes of 10/20/23 made by Peter Stoddard,**
13 **2nd by Matt Barrett. All in favor**

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15 **APPOINTMENTS: None**

16 **DISCUSSION: Hooksett Tax Incentive Zones:**

17 **Elizabeth**, 79E maps dated 11/15/2007 were provided. The area outlined in red are those
18 properties where people are tearing down/rebuilding or rehabilitating the properties. The
19 rehab has to be 15% of the pre rehabilitated value or \$75,000 or less. Residential or
20 Commercial can apply for this tax relief and the project has to align with Master Plan goals. It
21 also has to have proven public benefit and a covenant in place that they will maintain a public
22 benefit. Or they will lose their relief that has been granted. There is a 5 year relief duration

23 **David S** 5 years and a percentage is set?

24 **Elizabeth** I believe that is set by Town Council. I will check I think it is relief from the difference
25 from old to the new assessed value and a percentage. Town and school only, not state or
26 county

27 **David B** What does this map represent?

28 **David S** the parcels that qualify for 79E tax relief set by TC. I remember TC set it as commercial
29 only.

30 **Elizabeth** I will have to look into that. When I look at the RSA it is for both. The application
31 request the use

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32 **David S** now Platinum Truck had asked about that.

33 **Elizabeth** there are 3 different incentives 79E and the other is RSA 72.81 which includes
34 Commercial and Industrial construction. 72.81 We only have 16 lot that are eligible for a 25%
35 reduction for a 5 yr limit of increase in assessed value. They have to apply before they start
36 construction

37 **David S** Black Diamond Car Wash and Platinum Truck applied. Tim said he applied after the
38 project was completed.

39 **David S** he should be able to go to TC because we set it up to apply after

40 **Elizabeth** I talked with Bob from Black Diamond and asked if he had anything from Nicholas, an
41 email?

42 **Michelle** Can we get a list from the application?

43 **Elizabeth** there is a list on the application. I will send everyone that.

44 **David B** what is the statis of these properties?

45 **David S** they are privately owned and getting developed.

46 **Elizabeth** will email the maps for better review

47 **Michelle** you said there are 3 tax incentives. What is the 3rd

48 **Elizabeth** 3rd is Economic Revitalization Zones that the state offers. The state offers this
49 incentive if you are adding infrastructure and or adding jobs. It is up to a \$40,000 in tax credits.
50 Applications go through the state and they are due annually in February

51 **David S** up to 250.000

52 **Elizabeth** over a period of 6 years.

53 **David B** what is the purpose of this discussion

54 **David S** to bring or expand business with these tax incentives that we have.

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55 **David B** I want to update you on 3A TIF areas that have had infrastructure laid the pump house
56 construction is moving along.

57 **David S** Bruce came last month and gave us a detailed update. It is moving along most of the
58 infrastructure is completed.

59 **David** once that is done the warehouse will be able to tie in to the sewer

60 **Alden** Also there is a meeting for residents and Town officials on 12/12. About the Hackett Hill
61 Intersection improvements. The meeting will be located at Cawley School @ 6pm.

62 **David S** please send the maps. 72.81 I remember we talked about an applicant could come to
63 Town Council and request to add a parcel for 72.81 tax relief

64 **Peter S** how long has these incentive been available?

65 **David S** 4 or 5 yrs. I try and let the owners know these incentives are available.

66 **Peter S** are these properties being actively listed?

67 **David S** yes and we need to help out these land owners for the information to receive these
68 incentives.

69 **Elizabeth** we will have a link to all the incentives on the EDAC page. I will let proposals that
70 come in during TRC what may be available for incentives.

71 **David S** we are trying to get the word out to advertise these incentives. Signs were not allowed
72 by the state which we thought would be helpful.

73 **Michelle** Businesses put signs off the road. If they could get a real estate type sign that could be
74 used. Agents don't know what is available to incentives. I now know and I will share this
75 information.

76 **Elizabeth** we can start to market more with the website. List the advantages of moving here.
77 These zones can evolve not just these 16 parcels and we will market it better

78 **David S** I would also let buyers know.

79 **Matt** can we get this in the hands of the Real Estate companies.

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80 **David S** we do

81 **Michelle** the 79E parcels are all residential on this list. What is a public benefit

82 **Elizabeth** a property that is underutilized, and old shop vacant is an eye soar. When purchased
83 and improved, that is public benefit for property values

84 **David S** we have talked about incentives available for Village heritage area

85 **Alden** the revitalization for the village is to keep the historic look and that has been happening.

86

87 **DEVELOPMENT UPDATE: Hooksett Town Planner Elizabeth Robidoux:**

88 Planning Board has approved contractor bays Londonderry Tpk and 6 Eastpoint. The Planning
89 Board had good comments and conditions to improve the look. Applications have slowed and
90 now we are going to focus on finalizing the Master Plan update. 2 Hooksett CESs applications
91 were approved.

92 **ADJOURNMENT: Motion to adjourn @ 5:49 made by Peter S, 2nd by Matt B. all in favor**

93 **NEXT MEETING: December 20**

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95 **Minutes Respectfully Submitted by Kathy Lawrence**

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