

MINUTES OF ECONOMIC DEVELOPMENT COMMITTEE MEETING
EXECUTIVE CONFERENCE ROOM
May 05, 2017, 8:15am.

Committee Members present: Councilor Jonathan McCallion, Chair
 Councilor Martin Dumont, Vice Chair
 Councilor David Witham

Administration/Staff present: City Manager, Bob Belmore
 City Planner, Shanna Saunders
 Assessing/Code Clerk, Christien DuBois

Councilor McCallion called the meeting to order at 8:19am.

MINUTES OF THE PREVIOUS MEETING

Witham motioned to approve the minutes of the March 3rd meeting, seconded by Dumont

Motion passed with a vote of 3-0

TIF DISTRICT

Saunders explained that the TIF district is locking in the assessments of an area of town at a given time and that as private investments grow within the district, the incremental taxes created by new construction, expansion or renovations will move into a fund used for improvements to the TIF district area. The funds raised in the TIF district area must be spent in the same TIF District area.

Witham asked how often properties are reassessed. Saunders answered approximately every five years a cycled inspection will occur.

Saunders stated that most TIF districts in NH have an indefinite time period in which they are active. With 79E, there is approximately a 5-7 year time window in which they are approved.

Saunders provided a map of the TIF District and explained the edits made since its last showing at the previous Economic Development Committee meeting.

Saunders outlined the current objectives of the TIF District and asked for additional input.

Dumont asked about the propensity of COAST Bus funding in the TIF District area.

Saunders presented what the initial use of the TIF revenue would be used for once the TIF district is in place and presented what the Advisory Board would be comprised of.

Saunders explained what the next steps would be going forward to implement the TIF district.

Witham asked if the City had any idea as to how much money would be flowing into the TIF District. Witham also expressed concern about how much money he thought would be raised from the TIF district.

Saunders stated that she didn't currently have a number, but could come up with an approximation on how much money based off of development potential of each property.

Discussion occurred about the value of 79E vs a TIF District and whether the district should be left as is or shrunk.

Witham stated that he saw the 79E in conflict with the TIF District and stated that the cash flow from the TIF district will not be as beneficial as the City would like it to be and that he has concerns about the money just benefitting the TIF District rather than the City as a whole.

McCallion asked Saunders what stood out with successful TIF districts in other cities in the past, more specifically the district in Farmington and Laconia

Saunders stated that TIF districts are very hard to predict and it takes several years of a TIF district in place before you can understand cash flow. In Laconia, the TIF was a downtown area that included historical structures, many of which were dilapidated and have since been renovated.

McCallion stated that the City hasn't tried any strategies in the Main Street areas and asked if there was a way of making the TIF district smaller.

Dumont asked what our revenues would be with TIF vs without a TIF and asked what the City's infrastructure needs were in this area. Witham answered that the City already has some of the numbers.

Dumont asked about what the options were with using bonds in the TIF district and paying for the debt with the revenue generated from the TIF district. Saunders stated that the City could use bonds for projects in the TIF District and pay for their use with TIF revenue.

Belmore asked for Saunders to provide a couple sample copies of exiting TIF bylaws.

McCallion asked if we should shrink or keep the map as is. The committees' consensus was to review the two side by side.

MISC

Discussion occurred about various properties around the City, about the state of repair and whether they were in violation of City ordinances.

Witham motioned to adjourn, seconded by Dumont, motion passed 3-0. The meeting was adjourned at 9:12am.

Respectfully submitted,

Christien DuBois Assessing/Code Clerk