



**City of Somersworth  
Business Presentation Packet  
2020**

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# Somersworth Overview

## *Somersworth on the Move!*

Somersworth is a City with a proud history and a bright future. Conveniently located a little more than one hour north of Boston, and less than an hour to Portland, and minutes to historic Portsmouth makes Somersworth easily accessible. Somersworth is a great choice for companies looking to start-up, or expand their business. Whether you need to build a manufacturing facility, invest in the bustling commercial district, or join our charming downtown retail merchant community, we welcome the opportunity to show you Somersworth is where you, your employees, and your family want to be. Somersworth is part of the fastest growing region in the state of New Hampshire.

Community is at the heart of what makes Somersworth a place that residents are proud to call home. Because we are small, families can get to know their neighbors at one of the many school events, cultural celebrations, or simply at the one of many neighborhood parks. There are plenty of opportunities to volunteer for everything from local government, to annual festivals, historic preservation efforts and more. Somersworth is a charming historic community that sits along the Salmon Falls River. It is small, safe, friendly, and manageable. There is a profound sense of community in that connects people to one another. The City celebrates its thriving young professionals and their young families, and we take pride in our community elders and civic leaders too. We live a contemporary lifestyle in an environment reminiscent of days gone by.

Somersworth is located just a short drive to New Hampshire's White Mountains, the Lakes Region, the Seacoast Region, and only a little more than an hour from Boston and Portland. Somersworth boasts an exceptional medical system and an extraordinary regional hospital network, which includes Frisbie Memorial Hospital, Wentworth Douglas Hospital and Portsmouth Regional Hospital. Somersworth is near incredible higher education choices that offer personal and professional advancement. They include the University of New Hampshire, Granite State College, Southern New Hampshire University, and Great Bay Community College.

*Somersworth on the Move!* and we want you, your business, and your employees to call us home!

## Highlights

*Incentives* Somersworth offers significant [tax incentives](#) for supporting development and redevelopment in our downtown. Somersworth has a designated Economic Revitalization Zone and a Downtown Historic District tax incentive too. Our helpful staff will assist you in navigation the application process

*Finances* Competitively priced commercial and residential properties are available and can be financed through a variety of incentives and loan opportunities, allowing new business ventures to retain the operating capital necessary to begin production quickly

*Airports* Somersworth is surrounded by regional, domestic, and international airports that can meet your personal and professional needs

*Surface* There is a quality road system that is well connected and maintained

*Water* We have quick and easy access to the state's only deep-water port

*Health* Somersworth is surrounded by three regional hospitals and Boston's medical health care centers that include experts, general practitioners and dental

*Education* We have an exceptional public education and higher education system

## Community

Incorporated as a Town in 1754 and later as a City in 1893, Somersworth is now home to nearly 12,000 residents. The City spreads across ten square miles of land and water. The Salmon Falls River, once an integral part of the mill district serves as the picturesque backdrop for the revitalized historic mills. The mill area is now home to commercial and residential tenants. Somersworth is a City that combines all the charm of a small town, with all of the amenities of a big city. Our community offers numerous live, work, play opportunities.

Somersworth attributes include big city amenities such as public water and sewer, urban parks, boating, splash pads, playgrounds, and softball fields. Our City is home to national and local retailers, manufacturing facilities and service businesses. We are connected by a well-maintained local and interstate road system, a deep-water port, and public transportation. All while maintaining the convenience, safety, security and feel of a small town. Fishing, boating and plenty of fresh air can be found at Willand Pond and Mast Point Dam Recreation Areas. Several City parks also recently benefitted from significant improvements through a public-private partnership. Young professionals and family's grace the sidewalks through the day and evening.

*Some highlights of working and living in Somersworth include*

- Tax free shopping
- The Oaks, an award-winning 18-hole, 145 acres golf course, rated in the top 5 in NH,
- The Works Health Club, a 70,000-square foot family and professional's fitness facility
- City parks that provide excellent opportunities for relaxation during your leisure time
- Seacoast beaches for boating and swimming, the Mountains for skiing and hiking, and the Lakes Region for unparalleled beauty and year-round fun for all
- Three major hospitals and an incredible medical network
- An exceptional higher education system

*Somersworth on the Move!* We are New Hampshire's smallest city, so you matter to us. Our responsive and business-friendly staff are here to help you establish your business.

## **Surrounding Major Cities**

- Manchester- 43 miles
- Portland - 46 miles
- Boston - 71 miles
- Montreal - 286 miles
- New York City -279 miles
- Quebec City - 317 miles

## **Surrounding Local Communities**

- Berwick - .6 miles
- Dover- 5.7 miles
- Rochester - 7.7 miles
- Durham – 11.5 miles
- Portsmouth – 17.6 miles

## **Airports**

- Skyhaven Airport ( DAW) - 4 miles
- Pease International Airport ( PSM) - 15 miles
- Portland International Jetport ( PWM) - 43 miles
- Manchester-Boston Regional Airport (MHT) - 48 miles
- Boston Logan International Airport (BOS) - 69 miles

## **Port**

- Port of Portsmouth, New Hampshire – Portsmouth, 16.7 miles

## **Rail**

- Amtrak – Downeaster passenger service - Dover, 5.2 miles

## **Bus**

- COAST- Bus Transportation
- C&J Bus Lines

## Education

The public-school system is comprised of two Elementary Schools, a Middle School, a High School, and a Career Technical Center (CTC). Idlehurst Elementary is the newest school in the City, and the “greenest” school in the State of New Hampshire. It is a state of art facility. Along with engineering, culinary, biotech, the building trades and more, the CTC now offers medical studies and the arts. Somersworth offers an excellent public education and higher education community.

*New Hampshire students average 24.2 on the ACT test (U.S. average is 20.9) and our students scored an average 1567 on the SAT’s (U.S. average is 1498).*

- Somersworth Career Technical Center - Somersworth
- Great Bay Community College - Pease, 15 miles
- University of New Hampshire – Durham, 10.9 miles

## Healthcare

New Hampshire is highly regarded for our quality of health care services. From general practitioners to specialists, Somersworth residents can find just about every service they need within the City. Wentworth-Douglass Hospital, Frisbie Memorial Hospital, and Portsmouth Regional Hospital are all located within minutes of Somersworth. The renowned Boston medical community is also easily accessible. The Commonwealth Fund and #7 for the health of our citizens by America’s Health Ratings rank New Hampshire’s State Health System #2. Their data set assesses states’ performance on health care for indicators of access, quality, cost, health, and equity outcomes.

- Wentworth Douglas Hospital
- Frisbie Memorial Hospital
- Portsmouth Regional Hospital

## Incentives

**RSA 79-E** offers a significant tax savings for qualified rehabilitation projects in the newly revitalized downtown district. This valuable tax incentive offers up to five years of property tax assessment freeze for property owners who make a significant investment in a downtown building. An additional two years of tax relief can be granted if the owner creates quality housing in a mixed-use building. Call our office to learn more about this great program. You can also read about RSA 79-E in the City's Ordinances.

**Economic Revitalization Zone** is an incentive for new and existing businesses to relocate, expand or create new jobs. The ERZ tax credit program provides you tax credits that may reduce your business profits tax and business enterprise tax liabilities. To qualify for ERZ, your projects must create new jobs and expand the economic base for the State. Projects can range from the creation of new facilities to the rehabilitation of existing structures. The City of Somersworth has two ERZ zones that offer potential tax savings to qualifying employers. The total maximum amount of the credit is \$200,000, which is spread over five years, and is based on the amount invested in the facility and the number of jobs created.

**RSA 72-62** in 2017 the City adopted a solar exemption (for residential and commercial) from the assessed value, for property tax purposes, for persons owning real property that is equipped with a solar energy system.

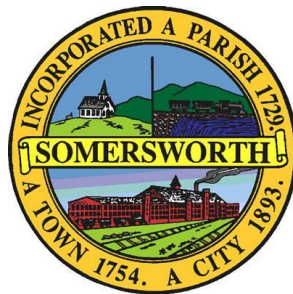
**Opportunity Zone** is a once in a generation investment opportunity. The new Opportunity Zone Program is intended to offer a tax incentive for investors to reinvest their unrealized capital gains into qualified Opportunity Funds. These funds will invest in projects located within Opportunity Zones, which are certified by the Secretary of Treasury. The goal of the Opportunity Zones is to spur economic development. Opportunity Fund investors will receive a deferral of taxes owed on unrealized capital, and if the investor holds the investment in the Opportunity Fund for at least 10 years, the investor will be eligible for an increase on the basis of the original investment, which will mean significantly less tax owed at the end of the term.

## Zoning

Somersworth provides diverse zoning that meets the needs of businesses and residents, Commercial and Industrial zones include the Malley Farm Business Center, Industrial Drive Business Park, Gator Rock Business Park, White House Road Business and Industrial Park, numerous commercial and industrial properties along Route 108 and Route 9 and many properties within the City. If you consider a commercial build out in the downtown, Somersworth will work with you for flexible parking options. Somersworth zoning includes - but is not limited to:

- Industrial | Business Commercial | Historic Millard | Agriculture
- Residential – Office | Residential – Commercial

*Come to visit and then bring your business to Somersworth,  
If you are already here, please let us help you stay and grow.  
Somersworth on the Move!*



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