

**Tax Increment Financing (TIF) District Advisory Board
8.21.2014 Meeting minutes
Board of Selectmen's Meeting Room, 7:30 AM**

“DRAFT”

Present:

John McCormack, Chairman
Al Hicks
Katie Chambers, SAU 40
Jen Burk, SAU 40

Excused:

Tom Wilson
Dave Roedel
Mark Fougere

Bill Parker, Director Community Development/TIF District Administrator

J. McCormack called the meeting to order at 7:30 AM and reviewed the agenda and previous minutes. He also welcomed Jen Burke who will be taking over for Katie Chambers as the School Board representative.

J. McCormack reiterated that this group has reduced in size and said realistically, unless we can get to some form of expanded TIF district and draw from the contiguous properties, there may not be enough sustaining membership to continue. There is still value in having a TIF function, particularly as we expand west with infrastructure. We also have greater clarification as to what will be required with the former police station, so there are a few elements now where TIF can play a role. Thank you to Bill for the encouragement and leadership and to Shirley for her support; you have been great to work with. It would also have been good to have Mark here today to bring this to the Selectmen. B. Parker said he will be meeting with Mark and if this group thinks that creating a new district or expanding the existing district is worthwhile, he will certainly pass that along. I think it is and there may be a lot coming forward. He then reported several discussions from interested parties for possible uses on the Brox property.

TIF District Expansion

B. Parker read the State RSA, reviewed the TIF District by-laws and gave examples of the two possible districts. The by-laws can be amended to create separate districts but one board will be required for each district but there are no restrictions on the number of people. If we go with more than one then maybe we could have the same members on both committees.

K. Chambers asked why two districts? B. Parker said keeping the existing district would keep the money from Brox focused on the Brox property, if it were a larger district the money could be used for anything. J. McCormack said it could also tie our hands if there were an opportunity. Hopefully the Selectmen would have the wisdom to spend wisely but one district gives us more flexibility.

There was consensus from the Board to go with one expanded district. J. McCormack suggested offering some names for the Selectmen to review for membership along with the recommendation to expand the TIF District. B. Parker said the expansion would have to go to warrant article. K. Chambers noted that this might spark participation from Hendrix to protect their interests. J. McCormack said we should also think about ranking our choices for the expanded membership and discussion on potential members and development sites ensued. B. Parker added there's a lot that can happen in this area. The testing at the former police station was done and the results came back positive. The background levels of arsenic are consistent with the whole area, so we could wrap this up and put it back on the market within the next six to eight months. We would go to Ryan with first offer. It is encouraging that there is interest in the Brox property and west side of town. I will work with Mark to get this going as soon as possible and will keep Jen involved. A. Hicks inquired if the water line expansion would capture all the available taxes. B. Parker said that's what the new group will have to decide and then advise the Selectmen as to where to put the taxes. Maybe it'll be split between Perry Rd and the water line. J. McCormack said it would be good to get the Water/Sewer Commissioners involved with the expansion plans as well.

Membership

Current membership was reviewed and there were suggestions to up the membership to seven or nine members going forward and the member-at-large could be filled from the EDAC Council. J. McCormack said having someone from the School Board is good because it assures voters that their interests are represented and it gives the group abutter representation. K. Chambers said Jen will have to be recommended by the School Board and then appointed by the BOS.

B. Parker said this has been a wonderful group and thanked everyone for their time and their participation.

The meeting was adjourned at 8:00 AM.