

Tax Increment Financing (TIF) District Advisory Board

4.12.12 Meeting minutes

BOS Meeting room

Present:

John McCormack, Chairman
Katie Chambers
George Infanti

Excused:

Al Hicks

Ryan Bielagus
Jim DeStefano

Bill Parker, Director Community Development/TIF Administrator

J. McCormack called the meeting to order at 7:40AM.

1. Review of Agenda & Minutes

J. McCormack reviewed the agenda and highlighted the meeting notes from 1/18/12.

G. Infanti made one correction to the minutes ...An excellent illustration of the potential impact was the sale of police station at \$500,000 versus the annual tax revenues of \$514,000 that Sports Authority *complex* brings in... As there was no quorum, no further actions were taken.

There was a brief discussion pertaining to membership and representation of local businesses.

J. McCormack stated that the last session clearly focused on warrant articles and there was a lot of effort from Bill Parker to educate the voters. This year the atmosphere was much better and the positive attitude seemed to be reflected out into the community. Another positive element was the BOS and BAC relationship and it made a big difference; however, there were still a couple of concerns voiced by the Budget Advisory Committee regarding the potential direction of development on the Brox site, particularly as it relates to worker housing and the potential impact on the schools. It seems that more people are starting to have a better sense of what that really means, but it is still something that we need to work on. B. Parker agreed and brought up the potential fifty unit development in the Pine Valley Mill. An established developer out of Northern Massachusetts presented a plan for discussion that was right on with the corridor design standards. There is still concern about multi-family housing in Milford and the Planning Board will begin discussion on this topic at the upcoming worksession. How to handle housing and development will be ongoing this year.

J. McCormack said showing the tax revenue numbers, provided by George, from certain types of development was beneficial, particularly from the big box stores. It made a huge impression. Also starting to make impression is the school enrollment numbers that are going down due to the changing demographics in New Hampshire and more comparative numbers and statistics may help promote multi-family development.

B. Parker said it was interesting that during the public outreach for the Commerce & Community, major taxpayers were deliberately left off the list because we only used actual commercial/industrial properties. The Mayo Group who owns the Powers St Apartment complex was right there in the top ten property taxpayers and that is an important number to bring out. The large complexes are huge property tax payers and it is positive property tax.

2. Review of Zoning Amendments

B. Parker said it was a good year for zoning amendments. The Commerce & Community District passed thanks to a huge effort from Sarah Marchant and the Planning Board. He then explained how form based code worked and said it streamlines the process for the developer. Also, both TIF District warrant articles passed; the special fund was created and the money from the sale of the former Police Station can be placed into that fund.

3. Status Report on Ecotech/Town Agreements – Next Steps

J. McCormack said there has been ongoing meetings and discussions. R. Bielagus said the former Police Station is where we will focus our time and the one thing that he really needs from this group is the easements for the

wells. B. Parker gave a brief update and said Guy received a draft from DES and the AG office. It was overly restrictive and said no housing could go there even though that was part of the original discussion. Guy is focused on that, so at the end of March he called the project manager, Robin Mongeon to take it back and revise the easement. R. Bielagus said as soon as he gets that, he can start the planning process and everything gets in the queue from there. There is also some progress regarding the negotiations involved with the Brox Property as well as due diligence for access points. He just needs time.

J. McCormack inquired what the state restrictions meant for the former Police Station site. B. Parker said would hope to get that resolved within the next month or so; this is urgent for Guy. J. McCormack inquired about the well placement and venting. R. Bielagus said the problem is that we don't have the information and discussion ensued. Once we get the document back from the State, under ideal conditions, we might be looking at a 90-120 day planning period. B. Parker said as we move through the process, we have it in the agreements that a plan go before the Planning Board by 1/01/13, but if the state or EPA drags their feet, we could possibly extend those deadlines. R. Bielagus said residential use may be more sensitive than other uses so we've got to plan accordingly. J. McCormack asked about timing for Brox and access. R. Bielagus offered to share those details in private conversations.

K. Chambers inquired about the purpose and the usage of the secondary access. R. Bielagus said Perry Rd as secondary access would be strictly used for fire emergency and minimal traffic. That property needs a better access where 95% of the traffic will go through. K. Chambers noted that the school has two lots at the end of Brookview Drive that are for sale. R. Bielagus discussed some ideas for access and uses in that area. For the uses the Town wants to see out there; retail, office, industrial, acuity medical, senior housing and integrated housing, they all need a heavy duty main access route and it needs to be cost effective. The mantra we operate under is to do it right, initially and we're still plugging away full steam. B. Parker added that was the whole focus of the Commerce & Community District. G. Infanti brought up access from the 101 Bypass and a brief discussion ensued. R. Bielagus said Milford has a good sense of what is needed. J. McCormack asked if there is anything we can we do to help this move forward.

J. DeStefano said the market is picking up in this state, but still no wave of new development happening. The industrial vacancy rates are down-ticking slightly to about 15% and generally you would need to see those numbers come down into the single digits to see more new construction. Of course, there are some pockets and there are some companies that are doing very well who need space. The office market is picking up but there is still not much organic growth or growth coming out of Massachusetts. The vacancy rate is around 19% and the Nashua market is saturated with vacant space at 25%. J. DeStefano said a very seasoned developer has stepped up for the Pine Valley Mill, so there is cautious optimism and timing.

J. McCormack said we need to get the State moving forward on the easements at the former Police Station site. B. Parker reiterated that it is a high priority and we should also try to continually keep the 101 access in the forefront at the State. We need to keep sending letters to the NH DOT, talk to Dave Wheeler, and make sure the NRPC is plugged in. People at the State know about this, just maybe not to the degree necessary so we just need to keep this in front of everyone.

4. Other business:

There was a brief discussion on hotels with no actions taken.

J. McCormack said it would be good to have more active participation from some of our members. B. Parker said he will contact Tom and Dave. G. Infanti said we need more members, at least two or three that can provide some input. B. Parker said there are some restrictions and we have to have someone from Hendrix and the Town as the land owners but maybe we could get a representative from Hitchiner to fill Dave's seat, if he is unable to keep this commitment. A brief discussion on membership and requirements followed. J. McCormack noted that the new BOS rep is Mark Fougere. G. Infanti said he may be an asset to this committee. B. Parker said that Mark knew about today and wasn't sure what came up.

The next meeting will be determined at a later date.

J. McCormack adjourned the meeting at 8:20 AM.