

## **Tax Increment Financing (TIF) District Advisory Board**

### **1.18.12 Meeting minutes**

#### **BOS Meeting room**

##### **Present:**

John McCormack, Chairman  
Katie Chambers  
Al Hicks  
George Infanti

##### **Excused:**

Dave Roedel  
Tom Wilson

Bill Parker, Director Community Development/TIF Administrator

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J. McCormack called the meeting to order at 7:30AM.

#### **1. Review of Agenda & Minutes**

J. McCormack reviewed the agenda and highlighted the meeting notes from 12/21/11.

#### **2. Review of Budget Advisory Committee presentation from 1/11/12.**

B. Parker distributed copies of the Status Report dated 1/6/12 that went to the Budget Advisory Committee. J. McCormack said the outline was very well done and noted that a second handout listing property tax revenues from businesses in Milford and Amherst was also given to the BAC. G. Infanti apologized for missing the presentation and J. McCormack said his information was used.

Overview of the session:

- Property tax revenue is something people need to get their minds around. Early on we heard discussion that development along 101A is coming our way and we have a chance to influence it positively or just let it happen. The tax information presented gave a sense of the relative order of the numbers and to the size of some of these numbers. The BAC unfortunately got locked into the timeframe and accuracy of the numbers when the point was to show the magnitude of these revenues and what it could mean to the tax base. 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.
- Overall it was much different from the previous year and the tone was good; however, there was still some skepticism on their part.
- There was also still some concern about multi-family and low cost housing and we waltzed around that issue a bit. We still have to look at our rental level which is at 40%, but show that the old concerns about the schools being overburdened by families in apartments hasn't proven true.
- More information was shared about the details regarding the Andover Group's contract and the plans.
- Rose is an asset to the committee and suggested updating the return on investment model.
- This is for the long term.

B. Parker said he received a question the next day from the chairman, Matt Lydon, asking if there was contamination on the site, so he put together an email response saying yes, Andover is fully aware of that but there is still ability to develop it. There were also some minor wording suggestions by the BAC that have been revised.

B. Parker said the BAC has not voted and there has not been any feedback from them on any warrant articles yet, but they meet again tonight and he is planning on attending in case anyone has questions or to provide additional information.

#### **3. Update on Meeting of 1/12/12 with Ryan Bielagus, John McCormack, Guy Scaife and Bill Parker.**

J. McCormack said Ryan was reasonably positive and shared some key ideas for development that are still confidential. Overall he was positive with the planning process and sees the development of the police station and the Brox complex as two separate entities. B. Parker said one of their concerns for the police station site is with the easements on the site and the protective easement for the clean-up of the super fund site. Guy has been pushing the State regarding these and the well placement, but also made it very clear to the state that the town is

going to sell the property regardless of the easements and not wait on DES. Discussion on the police station and OK Tool sites followed.

B. Parker said Ryan was encouraged with the police station site and talked about potential hotel or townhouse development on the north side. Ryan also filled them in about the discussions and negotiations with Hendrix/Marmon, the Hansen's and other abutters of the Brox site. B. Parker noted that Ryan indicated they might take more time than the agreement allowed and if that's the case they would have to come back and do some re-negotiation. G. Infanti said they are the only show in town and they are moving forward. It shows that there is good interest and it's the only interest we've had, so there should be some give and take in our continuing support. B. Parker said whether the Andover project comes to fruition or not, putting these pieces in place will make it more attractive for future development.

**Public outreach and education on warrant articles:**

K. Chambers said updating the return on investment model is an important piece. We sold a lot of elderly housing based on that. The ideas about residential and multi-family housing are something that got thrown on the wall and stuck; it was brought into people's consciousness, and they accepted it and believed it. You need to have strong financial evidence to rebut their points. Maybe we could compare the information from before to the updated information and use cold hard facts. K. Chambers said make the comparison and keep it simple. J. McCormack said maybe we could engage the Budget Advisory Committee in the process and ask what they would like to see in the financial model.

J. McCormack said the model will look different this time around and referenced a different kind of housing; residents of thirty or so units at The Reserve pay around \$250,000 in taxes to the town with very little cost in town services. We don't send any kids to the schools and the roads are private so there's no plowing or maintenance. K. Chambers said the taxpayers embraced that development, but look at multi-family development with fear and only see costs for the school system. J. McCormack added that as future development moves to the Boston ring corridor, it will not only affect Milford, but the whole state and the reality is that there will still be the need and affordability for young people.

B. Parker said the population demographics have changed and our rental occupancy rates are high. K. Chambers said Milford school populations are holding their own, unlike the rest of New Hampshire, which has been plummeting. A. Hicks inquired if that was due to the Mason students. K. Chambers said Mason has made a difference and has been a growing piece as every new grade at the high school has to come to Milford.

**Items to highlight:**

- Emphasize that progress that has been made in terms of planning and expediting the process, making expectations clear and that this is a project for the longer term and the current developer has stayed the course.
- Information in the Granite Town Quarterly voters' guide, which will be defunct afterwards.
- Keep it simple; make it an easy, quick read.
- Support from the BAC
- Support from EDAC
- Cabinet letters and support from recognized names.
- Emphasize putting the property on the tax base and that no one wants to hold on to it and it's not needed for recreation.
- Update the financial model.

G. Infanti explained how Amherst always produced a ten page voters' guide for the Amherst Citizen and last year a particular group put together a one page sheet on how to vote NO on the warrant articles. He watched the voters carry that brightly colored sheet into the polls, so this year the town will do the same. People don't read a ten page guide; it's too long and too detailed.

K. Chambers said voting no doesn't cost any money, so a yes vote is harder to get from the taxpayers. B. Parker came up with the phrase "Won't cost you a dollar".

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B. Parker said that people really read the letters in the newspaper. K. Chambers added that people got their information for the school's project last year from the Cabinet, by far.

A. Hicks said the Budget Advisory Committee is key; a vote in the positive from them would throw this our way. Discussion followed.

**5. Other business:**

The Deliberative session is scheduled for Saturday 2/4/12 at 9:00AM

B. Parker said that the main warrant articles this year will be the new ambulance facility, a new fire engine, and the always controversial new backhoe for DPW. Our two warrant articles will probably be placed somewhere in the middle of everything. Dawn is putting the schedule and wording together and after it is reviewed by Bill Drescher, he will distribute copies to this committee.

Reappointment of Katie Chambers to the TIFD Board:

G. Infanti stated that it has been a great asset to have Katie on this Board and made a motion to recommend to the BOS and School Board to reappoint her to the TIFD Advisory Board. K. Chambers said she will check with the School Board.

After a lengthy discussion on attendance, B. Parker said we would take a look at the make-up of the Board after the deliberative session. It was noted that Dave Roedel and Tom Wilson are good assets to this group and it is important to pull them in. We should be supportive of their schedules as the rest of the Board can be more flexible with meeting times.

J. McCormack suggested getting these notes out to all the Board members to keep them up to speed for the deliberative session and the warrant articles.

The next meeting will be scheduled for early February when hopefully Tom Wilson and Dave Roedel can attend, as their input is important.

J. McCormack adjourned the meeting at 8:40 AM.