

## Draft Minutes

### TIF Subcommittee EDC

February 20, 2013

#### Call to Order

The meeting was called to order at 8:30 a.m. in the Nowak Room in the Exeter Town Office building. Members present were: David Hampson, Kathy Corson, Cynthia Tokos, Elizabeth MacDonald, Town Planner Sylvia VonAulock, Town Manager Russ Dean, DPW Director Jennifer Perry, Don Clement, Dan Chartrand, Code Officer Doug Eastman, Assessor John DeVittori. Also present was Mike Schidlovsky from the Exeter Area Chamber of Commerce.

Russ Dean handed out RSA 162-K for the group to review. This is enabling legislation for TIF Districts. All were asked to read the RSA for the next meeting and become familiar with its contents.

Kathy Corson asked whether TIF funds had to be raised twice through the TIF itself and the bond following establishment of the TIF. This will be reviewed.

Doug Eastman motioned to have Dan Chartrand serve as Chair of the group. Motion was seconded by Cynthia Tokos and approved. Dan will be Chairman. Selectman Chartrand asked that Beth MacDonald serve as Vice-Chair. All were in favor.

Town Planner VonAulock then reviewed with the group a powerpoint about the downtown area, it's zoning, and recent initiatives including parking meters. Doug Eastman described the differences with R-5, R-3, R-2, WC, C-1 zoning, etc. in the area. The longstanding zoning issues of imbalance in the downtown area were discussed, one side of the street versus the other, etc.

General discussion then ensued about the potential boundaries for a TIF district. Town Manager comments this is a very important step in the process, defining the proposed boundaries. Portsmouth Avenue was discussed.

Ms. VonAulock recapped some recent project history in the downtown including the 2005 effort for wholesale restoration including utilities, 2008 showcase project for Front Street. Town Manager Dean indicated Town had spent \$90,000 in design funds for the recent project but it did not make the warrant due to the economy at that time. This was the Front Street project.

The format of the TIF was discussed, including the need for goals, objectives, and recommendations. These are currently in the master plan and Sylvia will distribute the relevant information for review.

More discussion on boundaries, and taxability of properties within a boundary. It was agreed analysis would be done including value of parcels in a proposed boundary, how many are tax exempt versus taxable, etc. Ms. Perry added that with stormwater and wastewater permit requirements, there is a shift toward low impact development. This may be included organically in the TIF.

Assessor DeVittori discussed the financial aspects, including bond challenges, revenues and what would happen if the TIF didn't bring in revenues. Would it take years to build up the pool.

Town Manager acknowledged the point, saying that the timing of the TIF is everything when you have undeveloped property to maximize the increment created.

Cynthia Tokos asked we reach out to Newmarket and Durham to have them come into the group and talk about the successes and/or failures and challenges of their downtown TIF districts. The Town Manager will reach out. Jeff Taylor's name was mentioned as someone who worked on Londonderry's TIF and the group will solicit his input as well.

The next EDC meeting is March 5<sup>th</sup>. The workgroup decided the next meetings for the TIF group will be March 7<sup>th</sup> at 8:30 a.m., March 20<sup>th</sup> at 8:30 a.m. and April 3<sup>rd</sup>, at 8:30 a.m.

Meeting adjourned at 10:00 a.m.

Respectfully submitted,

Russell Dean  
Town Manager