

Legal Notice
NOTICE OF PUBLIC HEARING

Pursuant to New Hampshire RSA 162-K:4, the Exeter Select Board hereby gives notice that they will hold a public hearing on the proposed amendment to the existing Epping Road Tax Increment Financing (TIF) Plan as part of the Epping Road Tax Increment Financing (TIF) District, which was approved in 2015. Copies of the amended plan are available at the Town Clerk's Office, 10 Front Street, Exeter, NH.

The hearing will be held on Tuesday, January 21st, 2025, commencing at 7:00 p.m. at the Exeter Town Offices, 10 Front Street.

Dated: January 8th, 2025

Exeter Select Board
Niko Papakonstantis, Chairman

**Epping Road Tax Increment Finance District
(Exeter NH)**

Amended

**Development Program and Financing Plan
January 6, 2025**



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Exhibit A – Financing Plan

I. Introduction

The Exeter NH Select Board hereby proposes to **amend the Epping Road Tax Increment Financing (TIF) District Plan to allocate funding out of the current TIF fund, which has a balance of \$8.28**, for the following purposes: finalize infrastructure improvements on Rt. 27 (Epping Road) between the Cronin Road and Continental Drive that were approved by taxpayers in 2020, enlarge water and/or sewer lines south of the Continental Drive/Epping Road traffic light, and pave Industrial Drive and Commerce Way

This would be the third time the 2015 TIF would be amended. It was successfully amended in 2018 to add a traffic light and upgrade the intersection of Continental Drive and Epping Road. In 2020 the TIF was again successfully amended to include a corridor study and perform infrastructure improvements on Epping Road from Continental Drive to Cronin Road as advised by the Corridor Study. The original amount in the 2020 TIF would have covered all of the costs of these improvements. However, once the pandemic occurred, that project was put on the shelf. When the Town started the project earlier this year we – predictably – discovered the costs were more than was available in the project budget. This third amendment would finalize the project. Costs for this is estimated at \$800,000. Specifically, the details of the 2020 amended TIF were for these purposes: perform a corridor study on Rt. 27 (Epping Road) between the Route 101 interchange and Route 111-A (Brentwood Road); and infrastructure improvements on Rt. 27 (Epping Road) between the Route 101 interchange and Continental Drive.

This allocation will fund these improvements without increasing the amount or length of term on the TIF bond and ensure remaining resources would complete the infrastructure improvements outlined in both the 2015 and 2018 TIF plans.

Specifically, this includes the extension of Ray Farmstead Road – with water, sewer and a Watson Brook crossing – from its current conclusion to Map 40 Lot 12. The estimate for this work is \$2.5 million. Also out of the \$8.28 million, approximately \$1.8 million is due to pay down the outstanding TIF bond and \$1.67 million is earmarked for Epping Road widening and related improvements.

Please note: The original 2015 TIF predicted an increase of up to \$130 million of new taxable dollars within 10 years. Since its inception, **the TIF has raised almost \$160 million and has much more room to grow.**

The purpose of this Development Program and Tax Increment Financing Plan is to amend the 2015 Epping Road Tax Increment Finance District Plan in compliance with

the provisions of New Hampshire RSA 162-K:9 and 162-K:10. Specifically, these statutes require:

- Municipal adoption of a development and financing plan that allocates use of tax increments for project costs, retirement of bonds and notes, operation, maintenance and improvements in the district and for general municipal purposes (RSA 162-K:9 and K:10).

II. Objectives

The objectives of this Amended Development Program and TIF Plan are to:

- Create new infrastructure improvements needed to stimulate and sustain economic development;
- Stimulate development of commercial, residential and industrial property that will provide new manufacturing and other business opportunities, retail and office space, professional services, conference and hotel services, restaurants or other businesses consistent with a vibrant economic corridor;
- Expand the property tax base;
- Create new, expanded and enhanced employment and earning opportunities for area residents;
- Attract consumers from within and from outside the community to patronize existing and new businesses in the Epping Road corridor as well as in other areas in Exeter;
- Stimulate other businesses to locate or expand within Exeter;
- Increase the amount of developed square footage within the district at a more rapid pace than would otherwise occur;
- Increase the commercial and mixed-use tax base of the district at a more rapid rate than current conditions have realized;
- Encourage development opportunities outside the boundaries of the TIF District.

III. Proposed Improvements

In order to provide full access to some of the most important developable property within the Tax Increment Financing District, it is necessary to construct road improvements, likely a center lane and sidewalk, on Epping Road between Continental Drive and Cronin Road. This project is currently underway and seeks to be complete in the summer of 2025.

Estimated Cost: \$800,000

Industrial Drive was last paved in 2011 and Commerce Way was last paved in 2006. With the industrial, commercial and even recreational traffic this corridor sees, it is necessary to pave these roads. Department of Public Works (DPW) expects to pave these roads in the summer of 2025.

Estimated Cost: \$180,000

A section of water pipe on Epping Road is 8-inches, while all remaining water piping in this area is 12-inches. In order to ensure the highest water pressure is being delivered to corridor businesses, enlarging water and possibly sewer lines south of the Continental Drive/Epping Road traffic light is necessary. Using an avg of \$500 per foot for engineering and construction, the roughly 1700 ft of water main to be replaced would be \$850,000.

Estimated Cost: \$850,000

Total Estimated Cost: \$1,830,000

IV. Project Benefits

The Epping Road Tax Increment Financing (TIF) District has been very successful and has raised to date total of \$11,842,714 since 2016. The current bank balance in the fund is approximately \$8.28 million dollars. Of this amount, approximately \$1.8 million is due to pay down the outstanding TIF bond. \$1.67 million is earmarked for Epping

Road widening and related improvements and approximately \$2.5 million has been set aside for a phase 2 of the 'TIF Road' extension of Ray Farmstead Road.

The Epping Road Corridor has seen significant investment since commencement with over \$159 million of new taxable value, including new developments including Gourmet Gift Baskets, C3I, The Residences at Colcord Pond, Aroma Joe's, Ray Farm Community, Primrose School, Jordan's Warriors, Nouria, Harbor EyeCare Center, Meredith Village Savings Bank, Util Energy and expansions of existing businesses, including FW Webb, Exeter Brewing, The Rinks at Exeter and Northeast Distribution.

The infrastructure improvements proposed in this plan will provide safer and more convenient access to the entire corridor and allow for even more private resources to expand – responsibly – on Epping Road, Continental Drive and Industrial Drive.

TIF Valuation and Revenues to date (please note the annual increase is cumulative and will continue for decades beyond the sunset of the TIF bond):

TIF Taxable Increase 2016 – 2024

\$159,380,372

TIF Property Tax Revenue

<u>Year</u>	<u>Amount</u>
2016	82,293
2017	505,729
2018	550,266
2019	920,542
2020	1,185,255
2021	1,706,659
2022	1,865,914
2023	2,207,237
2024	2,818,829
Total	\$11,842,714

V. Project Cost

Project: Finalize Infrastructure Improvements on Epping Road between Rt. 101 Interchange and Continental Drive

Estimated Project Cost: \$800,000

Project: Pave Industrial Drive and Commerce Way

Estimated Project Cost: \$180,000

Project: Enlarging water and/or sewer lines south of the Continental Drive/Epping Road traffic light

Estimated Project Cost: \$850,000

These numbers include improvements, engineering, as built, contingency and exclusions and represent only a use of existing captured assessed value already in the TIF fund.

In any year, if the amount of the current assessed value for the District exceeds the original assessed value that excess shall be referred to as captured assessed value.

The captured assessed value shall be dedicated to first paying the amount necessary to make any required debt service payments on any bonds that may be issued. Captured assessment value beyond that necessary for this purpose shall accumulate to complete the projects contained in the Development Plan.

VI. Implementation

Implementation of this plan requires the following action be taken:

- Adoption of the Amended Development Program and Tax Increment Financing Plan (RSA 162-K:9 and 162-K:10) incorporated herein occurs by vote of the Town Meeting on March 11, 2025.**

Exhibit A - Financing Plan		
Epping Road TIF District, 2025		
Project	Estimated Cost	Funding Source
1. Finalize Infrastructure Improvements on Epping Road between Route 101 and Continental Drive	800,000	Current TIF proceeds
2. Pave Industrial Drive and Commerce Way	180,000	Current TIF proceeds
3. Enlarge water and/or sewer lines south of the Continental Drive/Epping Road traffic light	850,000	Current TIF proceeds
Total Estimated Cost all Projects	1,830,000	

Article XX – TIF Amendment – Amend Financing Plan.

To see if the Town will adopt the provisions of the Epping Road Tax Increment District Financing Plan Amendment (dated January ____, 2025) in accordance with RSA 162-K:9 IV which allocates the use of tax increments for retirement of bonds and notes as outlined in the plan amendment.

(Majority vote required.) _____ by the Select Board _____.