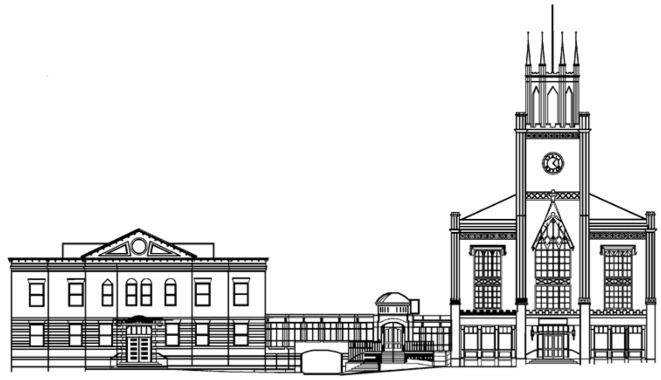


COMMITTEE ON ADMINISTRATION/INFORMATION SYSTEMS

December 21, 2021 at 5:00 PM
Aldermanic Chambers, City Hall (3rd Floor)

Members: Aldermen T. Sapienza, Shaw, Gamache, Stewart, Long

AGENDA

The Chairman calls the meeting to order.

The Clerk calls the roll.

1. Communication from Alderman Terrio requesting that the Board consider approving tax abatements on a case-by-case basis.
Gentlemen, what is your pleasure?

2. Communication from Alderman Terrio requesting that the Board look into creating tax increment financing (TIF) to attract more development.
Gentlemen, what is your pleasure?

3. Discussion regarding impact fee waivers.
(Note: This item was referred to the committee by the Board of Mayor and Aldermen on 10/19/21.)
Gentlemen, what is your pleasure?

<u>TABLED ITEM</u>
(A motion is in order to remove any item from the table.)

4. Discussion regarding congregate housing in the city.
(Note: This item was referred by the Board of Mayor and Aldermen and discussed at the 2/18/2020 Administration meeting but due to time constraints, it was requested that it be put back on the committee agenda for further discussion.)

If there is no further business, a motion is in order to adjourn.

From:	Normand, Matthew
To:	McCarthy,Lisa
Subject:	Fwd: Emailing: 79E 2021 Presentation - Concord.pdf
Date:	Monday, November 8, 2021 7:01:50 PM
Attachments:	79E 2021 Presentation - Concord.pdf

In Board of Mayor and Aldermen
Date: 11/16/2021
On motion of Ald. O'Neil
Seconded by Ald. Roy
Voted to refer to Committee on Administration.

Matthew Normand
City Clerk

Sent from my iPhone

Begin forwarded message:

From: "Terrio,Ross" <rterrio@manchesternh.gov>
Date: November 8, 2021 at 4:27:20 PM EST
To: "Normand, Matthew" <MNORMAND@manchesternh.gov>
Subject: Fwd: Emailing: 79E 2021 Presentation - Concord.pdf

To: Committee on Administration/Information Systems
Aldermen: A. Sapienza, Shaw, Levasseur, Stewart, and Long

From: Alderman Terrio

Re: RSA 79-E Tax Abatement
I am asking this committee to consider doing these tax abatements on a case-by-case basis instead of a blanket 5 year abatement like the city of Concord. Attached is the city of Concord's policy as a reference.

RSA 79-E Community Revitalization Tax Relief Incentive

NH Association of Assessing Officials

June 8, 2021

Matt Walsh

Director of Redevelopment, Downtown Services & Special Projects

Phone: 603-225-8570

mwalsh@concordnh.gov

Kathy Temchack

Director of Real Estate Assessment

Phone: 603-225-8550

ktemchack@concordnh.gov

Agenda

- **Goals of Municipal Economic Development Projects**
- **RSA 79-E : What is it; how does it work?**
- **Statewide Overview of RSA 79-E**
- **Process and Tips**
- **RSA 79-E in Concord**
- **Questions**

Goals of Municipal Economic Development Initiatives

Goals of Municipal Economic Development Initiatives

1. **Goals**
   - ✓ **Long-term Tax Base Expansion**
   - ✓ **Retention & Expansion of Existing Businesses**
   - ✓ **Recruit New Businesses**
   - ✓ **Job Retention**
   - ✓ **Job Creation**
   - ✓ **Eliminate Blight**
   - ✓ **Historic Preservation**
   - ✓ **Preserve and Expand Housing Stock**
   - ✓ **Vitality**
   - ✓ **Make Your Community the Place People Want to LIVE, WORK, PLAY & INVEST!**

2. **But for Municipal Investment…**
   - ✓ **Projects Don't Happen.**
   - ✓ **Municipality Will Not Achieve These Benefits!**

What is RSA 79-E : Community Revitalization Tax Relief Incentive?

What is RSA 79-E?

- An Economic Development Tool
- Purpose: To enhance downtowns and town centers with respect to economic activity, cultural and historical character, sense of community, and in-town residential uses that contribute to economic and social vitality.
- Enacted in 2006 with revisions in 2009, 2010, 2011, 2013, 2016 and 2017
- Adopted by Concord in 2008

Statewide Overview of RSA 79-E Community Revitalization Tax Relief Incentive

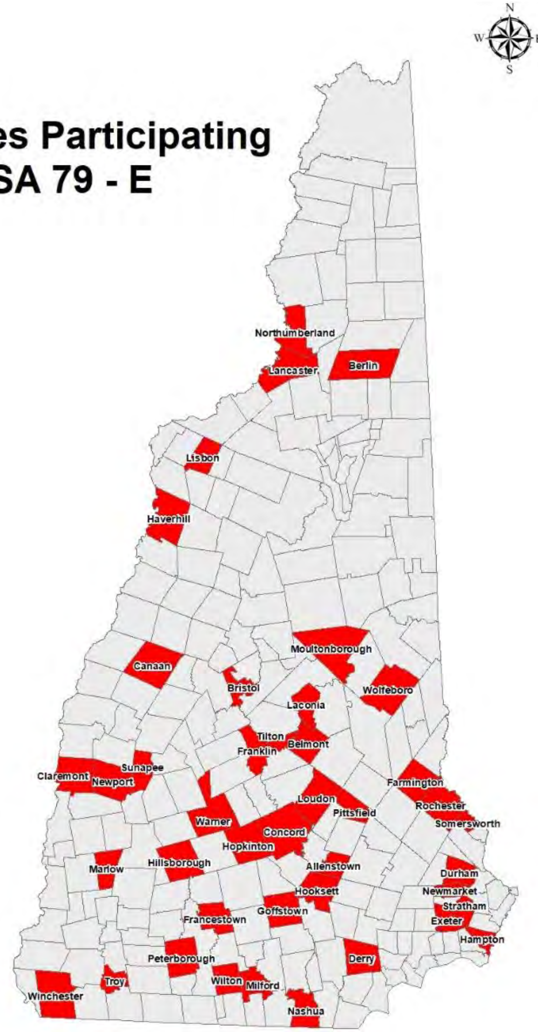
RSA 79-E in N.H.

As of October 2019, 38 Municipalities have adopted RSA 79-E…and Counting

- Allenstown
- Belmont
- Berlin
- Bristol
- Canaan
- Claremont
- Concord
- Derry
- Durham
- Exeter
- Farmington
- Francestown
- Franklin
- Goffstown
- Hampton
- Haverhill
- Hillsborough
- Hooksett
- Lisbon
- Marlow
- Milford
- Moultonborough
- Nashua
- Newmarket
- Newport
- Northumberland (Groveton)
- Peterborough
- Pittsfield
- Rochester
- Somersworth
- Stratham
- Sunapee
- Tilton
- Troy
- Warner
- Wilton
- Winchester
- Wolfeboro

Source: NH PRESERVATION ALLIANCE

RSA 79-E in N.H.



Source: NH PRESERVATION ALLIANCE

79-e Statutory Requirements

- **Local Option Statute (RSA 79-E)**
- **The structure(s) are located in the community's downtown district or its equivalent determined by municipality; and**
- **Rehabilitation costs at least 15% of the building's pre-rehab assessed value, or $75,000, whichever is less, higher thresholds may be established by municipality; and**
- **The rehabilitation is consistent with the municipality's master plan or development regulations; and**
- **Covenant granted by property owner ensuring structure is maintained and used in a manner that furthers the public benefit**
- **Governing body may deny the application; not discretionary or in bad faith or discrimination**
- **Tax relief may also be applied to replacement of buildings, instead of rehabilitation, in limited circumstances (RSA 79-E:1, II-b)**

THE PROCESS

1. Identify location(s) where it would be a public benefit to enhance with economic activity, cultural, historical character, sense of community, and in-town residential uses. (PLAN!)

2. Municipality adopts RSA 79-E; establishes special criterion (if any) and application forms

3. Owners of qualifying structures who intend to rehabilitate/replace a property applies for tax relief

4. City Council or Governing Body holds public hearing within 60 days from receipt of the application (RSA 79-E:4, II) to determine whether structure is a qualifying structure; proposed rehabilitation qualifies as substantial; and whether there is a public benefit to granting the requested tax relief, if so, for what duration

5. Within 45 days of the public hearing, the governing body shall render a decision

6. Signed Covenant Recorded @ Registry of Deeds (RSA 79-E:8)

BENEFIT TO PROPERTY OWNER

- **Forgoing of increase in property assessments and therefore property taxes associated with qualified improvements to the real estate.**

- **Relief period of up to 5 years, beginning with completion of the substantial rehabilitation….**
  - **May add 2 years for new residential units;**
  - **May add up to 4 years for affordable housing; and,**
  - **May add up to 4 years for qualifying structure on the National Register of Historic Places, state register of historic places, or located within important locally designated historic district; rehabilitation conducted in accordance with US Secretary of Interior's Standards for Rehabilitation.**

Helpful Tips

1. **Tax relief shall only be effective after property owner grants to the municipality a covenant ensuring the structure is maintained and used in a manner that furthers public benefits from the relief.**

2. **Applicant pays any reasonable expenses incurred by the municipality and recording the covenant at the registry of deeds.**

3. **If appropriate, the covenant shall require property owner to obtain casualty insurance and flood insurance.**

4. **Municipality may want covenant to include the ability to place liens against proceeds from casualty and flood insurance claims for purpose of ensuring proper restoration, demolition, or damaged structures and property.**

5. **At end of relief period, period determined by governing body, the property shall be assessed at its market value.**

Helpful Tips Continued

6. Communities my have multiple RSA 79-E Districts (Concord has 2 + provisions for historic properties outside of Districts)

7. Preservation & Renovation Vs. Replacement of Non-qualified Structure

8. Communities may customize eligibility criterion

9. Develop a formal application process with application form. Require applicants to submit plans, cost estimates, and financial pro formas to help determine need

10. Governing Body should approve applications via a resolution

11. Be cognizant of construction period and April 1st when determining duration

12. Be cautious about granting RSA 79-E applications in Tax Increment Finance Districts

Community Revitalization Tax Relief Experiences in Concord

Concord’s RSA 79-E Community Revitalization Tax Relief Incentive

RSA 79-E

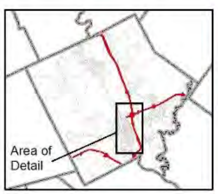
Community Revitalization Tax Relief Incentive Map

City of Concord, New Hampshire

Community Development Department

Legend

- Tax Relief Incentive District
- Parcels



This map was prepared for use by the City of Concord and is not intended for legal boundary interpretation. The City makes no representations or guarantees of its accuracy or its suitability for use other than by the City. Users other than the City, do so at their own risk.

Date Produced: March 2018

RSA 79-E

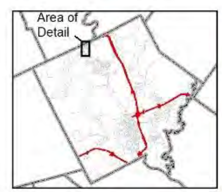
Community Revitalization Tax Relief Incentive Map

City of Concord, New Hampshire

Community Development Department

Legend

- Tax Relief Incentive District
- Parcels



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Date Produced: March 2018

Concord's RSA 79-E Community Revitalization Tax Relief Incentive

Year	Project	Location	Use	Total Years Granted
2008	Washington Street Estates LLC	Washington St, Penacook	Residential	7
2009	Penacook Village Laundromat	Village St, Penacook	Commercial	1
2009	Sanel Block Redevelopment	49 South Main St	Commercial (Office)	5
2012	Endicott Hotel	South Main St	Commercial (Office / Services)	3
2012	Endicott Hotel	South Main St	Residential	5
2014	Remi Block	148-158 North Main St	Mixed Use (Residential & Service / Restaurant)	5
2017	Elm Grove / State Pleasant LLC	15 Pleasant Street	Residential	6
2017	Elm Grove / State Pleasant LLC	5-7 South State Street	Residential	6
2018	Granite Center LLC	1 Eagle Square	Office & Retail	5
2018	Granite Center LLC	4-6 Dixon Avenue	Mixed use (Residential & Office)	5
2018	Granite Center LLC	8-14 Dixon Avenue	Office & Retail	5
2019	Governor Rollins Mansion (CITY COUNCIL ACTION PENDING)	135 North State Street	Live / Work Space	9 (Subject to Sect of Interior Standards)
2019	The Duprey Companies / WB4 LLC (Wilcox & Barton)	10 Pleasant St Ext.	Office	9 Years (Subject to Sec of Interior Standards)

Washington Street Estates (2008)

Washington Street Estates (2008)

Washington Street Estates (2008)

Washington Street Estates (2008)

City's first application
Developed by Alan Johns / Preferred Homes, Inc.;
Purchased for $160,000 in 2008
8 Unit Market Rate Residential Condos
Economic Development Goals

- Removes Blight
- Historic Preservation
- Expands Housing Supply
- Long-term Property Tax Growth

City Investment =

- RSA 79-E Tax for 5 years.
- Tax Savings = Ave. of $22,900 / year.

2020 Assessed Value = $1,081,900
2020 Property Taxes = $32,381

Penacook Village Laundromat (2009)
One year; sometimes its' the thought that counts

Sanel Block Redevelopment (2011)

Sanel Block Redevelopment (2011)

Sanel Block Redevelopment (2011)

0.8 Acre Site, $1.24 Million Assessed Value

136,500SF

- 91,500 SF Mixed Use Office Building
- 45,000 SF, 45 Unit Affordable Housing

$27 Million Project Cost

2020 Assessed Value = $13,760,000

2020 Property Taxes = $335,591

Economic Development Goals:

- Remove Blight
- Business Retention / Expansion
- Job Retention / Expansion
- Long-term Property Tax Growth

Sanel Block Redevelopment (2011)

City Participation =

- Below Market Parking Lease in Storrs Street Parking Garage (150 spaces, 20 years)

- Sale of City Owned Property for New Parking Lot

- Regulatory Amendments (Zoning, Solid Waste District)

- $450,000 Community Development Block Grant (Affordable Housing)

- RSA 79-E Tax Relief Incentive (5 Years); $1.3M
  - Did NOT apply to Affordable Housing Component

Endicott Hotel (2011)

Endicott Hotel (2011)

Northeast
CREDIT UNION
Your Trusted Neighbor℠

Concord, NH ~ Est. 2013
live juice

Endicott Hotel (2011)

30,538 SF Building

Mixed Use (27 Apartments; Retail)

2020 Assessed Value = $3,002,500

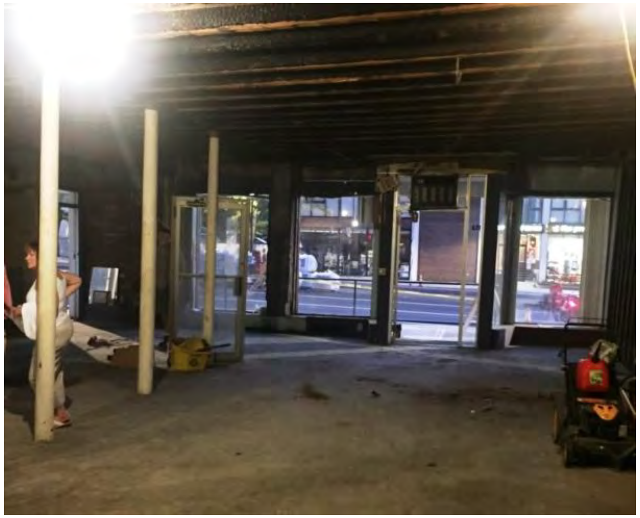
2020 Property Taxes = $80,347

Location in a Tax Increment Finance District

City Participation =

- RSA 79-E Tax Abatement (Two Applications Due to Condominium Subdivision of Property!
  - 3 Years Commercial; 5 Years Residential
  - Beware of Fire Damaged Building Clause in RSA 79-E:2 (15 Year Retroactive)
- City Loan: $150,000; No payments first 18 months.
- CDBG Release with State of NH (Affordable Housing Restriction)

Remi Block (2014/2017)



Remi Block (2014/2017)

Photos courtesy Sheldon Pennoyer Architects

Remi Block (2014/2017)

$4.125 Million Project (34,000SF building)
20 Apartments, 3 Commercial Storefronts
Projected Assessed Value = $3.8 Million
Economic Development Goals

- Remove Blight
- Expand Housing Supply
- Business Retention / Expansion
- Job Base Retention / Expansion
- Long-term Tax Base Growth
- Downtown Vitality

City Participation =

- RSA 79-E Tax Abatement (5 Years); Hold Assessed Value @ $1 Million ($314,800 in Projected Property Tax Savings to Developer)
- City Loan: $200,000
- License for balconies within City's rights-of-way

15 Pleasant St / 5-7 South State St (2017)

Elm Grove COMPANIES

15 Pleasant St / 5-7 South State St (2017)

15 Pleasant St / 5-7 South State St (2017)

4 Building Project

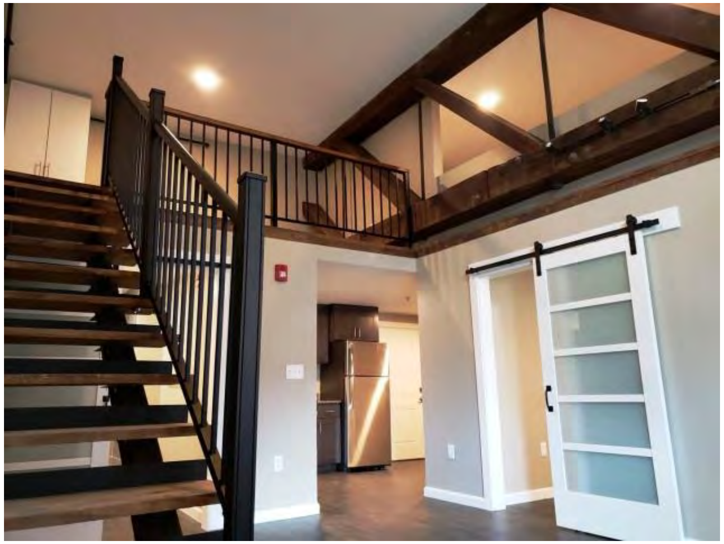
Net Add: 23 Units (3 Buildings)

Location in a Tax Increment Finance District

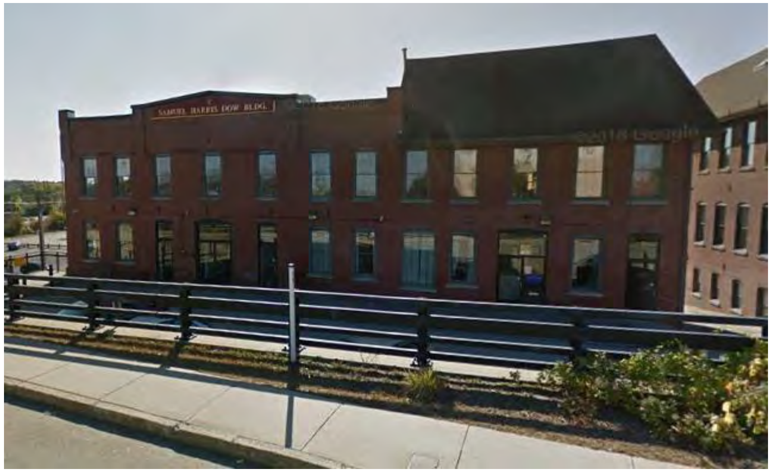
Developer closed on bank financing PRIOR to RSA 79-E approval

RSA 79-E at 2 Properties (6 Years)

Projected City Financial Support = $371,000+/-



Granite Center Redevelopment
8-14 Dixon Ave; 4-6 Dixon Ave; 1 Eagle Square



Granite Center Redevelopment
8-14 Dixon Ave; 4-6 Dixon Ave; 1 Eagle Square

Granite Center Redevelopment
8-14 Dixon Ave; 4-6 Dixon Ave; 1 Eagle Square

102,500 SF Mixed Use (Combined)

Renovated Office, Retail, & Restaurant

7 Net Market Rate Housing Units

Predevelopment Assessed Value = $6,222,800

Projected Assessed Value = $7,143,900

City Participation =

- RSA 79-E Tax Abatement (5 Years)
  - $145,000 in Property Tax Savings to Developer
- Sale of City Owned Property at Dixon Avenue
- Multiple Licenses for Improvements on City Property

10 Pleasant Street Ext. (2020)

10 Pleasant Street Ext. (2020)

10 Pleasant Street Ext. (2020)

7,264SF Former Retail Building

Built in 1912; Eligible for National Register

Renovate into Office Space for Wilcox & Barton

Economic Development Goals:

- Remove Blight
- Business Recruitment
- Job Expansion
- Property Tax Base Expansion (Long Term)

Location in a Tax Increment Finance District

City Participation =

- RSA 79-E Tax Abatement (9 Years)
- $127,000 in Property Tax Savings to Developer
- Who certifies renovation per Secretary of Interior Standards (NHDHR?)

135 North State Street (2020)
Former Governor Rollins Mansion

135 North State Street (2020)
Former Governor Rollins Mansion

135 North State Street (2020)
Former Governor Rollins Mansion

135 North State Street (2020)
Former Governor Rollins Mansion

- 10,100SF Mansion & 4,000SF Carriage House
- Built by Governor Rollins (Old Home Days, SPNHF)
- Formerly owned by the NH Catholic Church
- Eligible for National Register of Historic Places
- Renovate into “Live / Work” Space
- $2.7 Million Project (Hard and Soft Costs)
- 9 Year RSA 79-E Benefit (5 base + 4 Historic Building / US Sec of Interior Reno)
  - Projected Tax Savings = $72,400
  - VOID! Owner never provided signed Covenant for recording prior to renovations!
  - If had been valid, challenge of determining that renovations comply with Secretary of Interior Standards (NHDHR)

QUESTIONS?

From: Normand, Matthew
To: McCarthy,Lisa
Subject: Fwd: TIF
Date: Monday, November 8, 2021 7:01:59 PM

In Board of Mayor and Aldermen
Date: 11/16/2021
On motion of Ald. O'Neil
Seconded by Ald. Roy
Voted to refer to the Committee on Administration.

Matthew Normand
City Clerk

Sent from my iPhone

Begin forwarded message:

> **From:** "Terrio,Ross" <rterrio@manchesternh.gov>
> **Date:** November 8, 2021 at 4:26:29 PM EST
> **To:** "Normand, Matthew" <MNORMAND@manchesternh.gov>
> **Subject: Fwd: TIF**

To: Committee on Administration/Information Systems

Aldermen: A. Sapienza, Shaw, Levasseur, Stewart, and Long

From: Alderman Terrio

Re: (TIF) Tax Increment Financing

I am asking this committee to creating a TIF to help attract more development.

Attached is a presentation on TIF.

Tax Increment Financing

NH Association of Assessing Professionals

May 11, 2021

Matt Walsh

Director of Redevelopment, Downtown Services & Special Projects

Phone: 603-225-8570

mwalsh@concordnh.gov

Kathy Temchack

Director of Real Estate Assessment

Phone: 603-225-8550

ktemchack@concordnh.gov

Agenda

- Goals of Municipal Economic Development Projects
- TIF: What is it; how does it work?
- TIF in the United States & New Hampshire
- Process and Tips
- TIF in Concord
- Return On Investment

Municipal Economic Development Projects

Municipal Economic Development Projects

1. **Goals**
   - ✓ Long-term Tax Base Expansion
   - ✓ Retention & Expansion of Existing Businesses
   - ✓ Recruit New Businesses
   - ✓ Job Retention
   - ✓ Job Creation
   - ✓ Eliminate Blight
   - ✓ Vitality
   - ✓ Make Your Community the Place People Want to LIVE, WORK, PLAY & INVEST!

2. **But for Municipal Investment…**
   - ✓ Projects Don't Happen.
   - ✓ Municipality Will Not Achieve These Benefits!

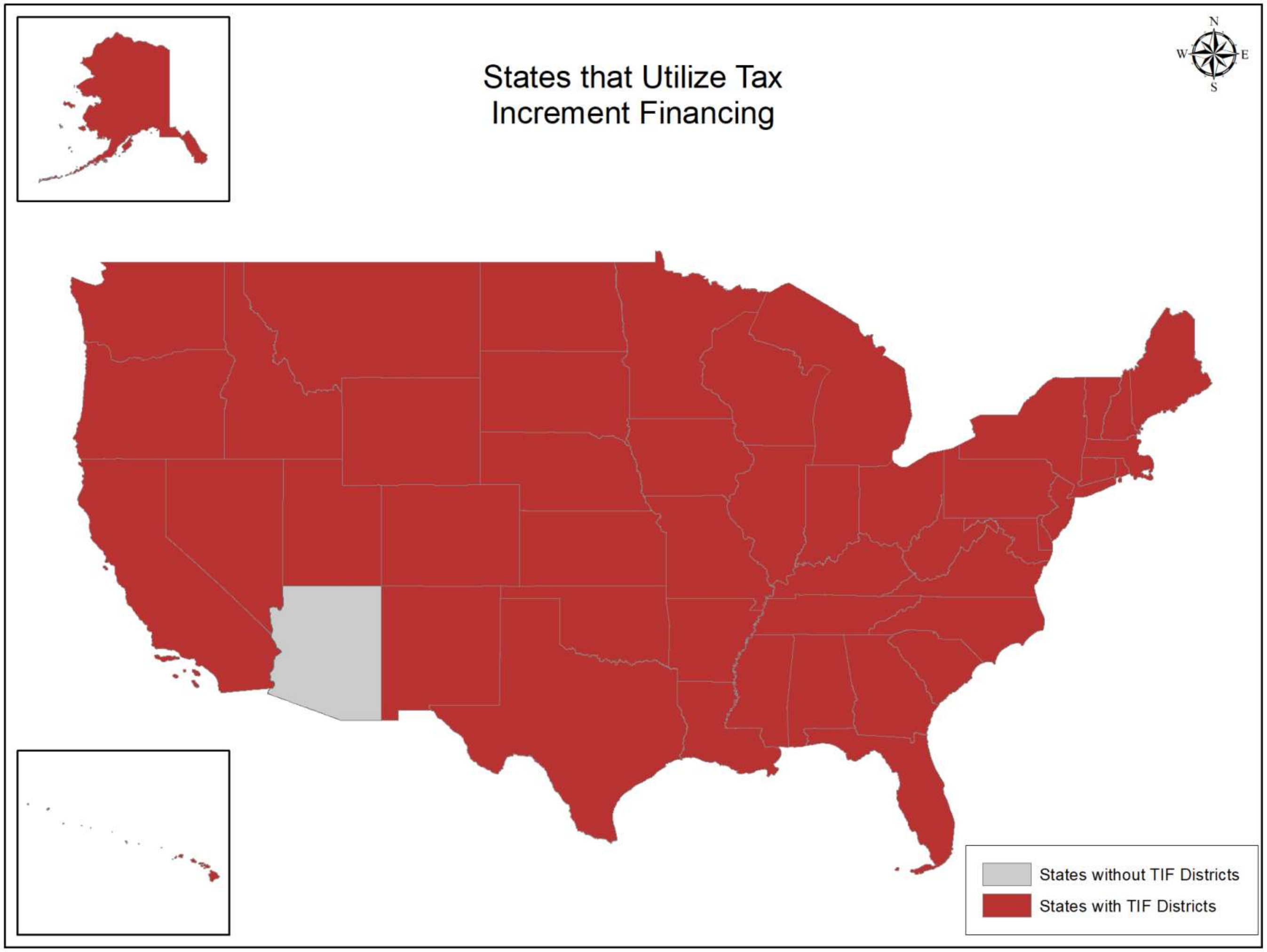
What is Tax Increment Financing?

What is Tax Increment Financing?

- An Economic Development Tool
- Purpose: To Finance public improvements with the Incremental Taxes created by new development within a specific District in a community in order to support the new development
- In New Hampshire
  - Enabling Legislation: RSA 162-K
  - Enacted in 1979

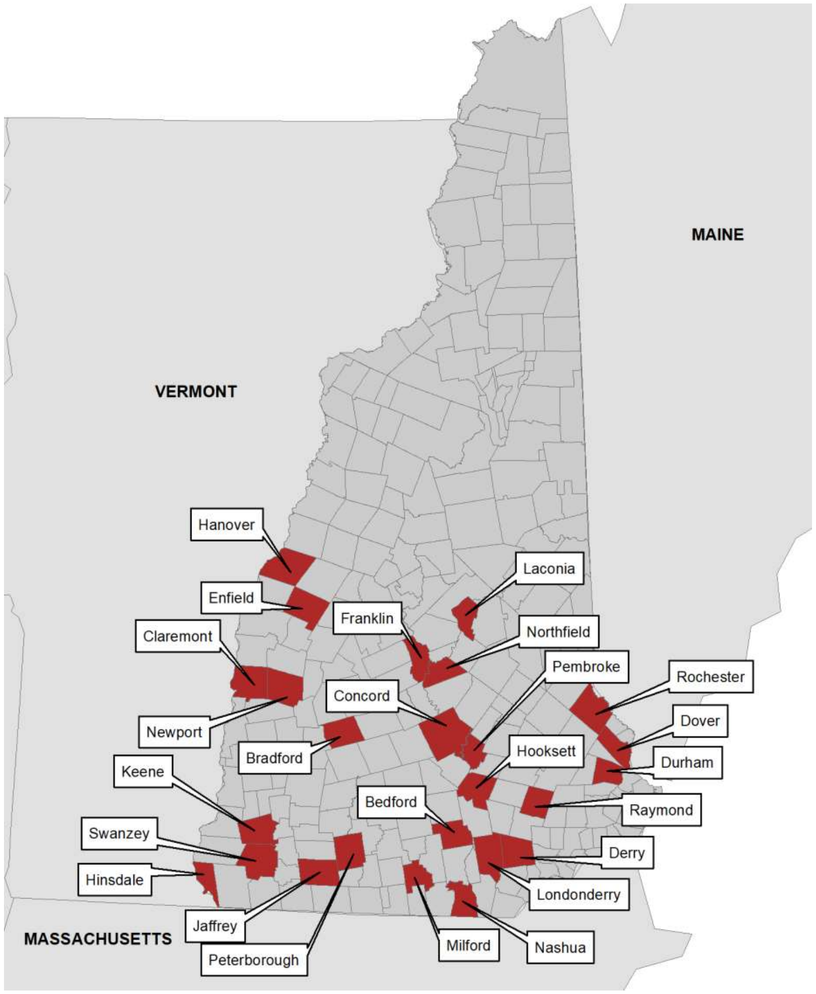
Tax Increment Financing in US and NH

Tax Increment Financing in U.S.



Source: Council of Development Finance Agencies www.cdfa.net

Tax Increment Financing in N.H.



Source: NH Municipal Association

TIF Statutory Requirements In NH

- Local Option Statute (RSA 162-K)
- Notice Requirements to School Board & County
- Land Area / Assessed Value Limitations
  - Acreage
    - 5% for Single District:
    - 10% for All Districts
  - Assessed Value
    - 8% for Single District
    - 16% for All Districts
- Must Create a Development Program & Financing Plan
- TIF Funds Used for Improvements to Public Property or Infrastructure
- Appoint an Advisory Board
- Bonds:
  - Maximum 30 Year Term
  - Principal Delayed Up To 5 Years (option for BANs)

The Process

1. Identify areas where you want to encourage real estate projects to generate economic development benefits, but development may need support from public sector. (Brownfields? Areas with Inadequate Infrastructure?)
2. Create a plan / vision for these areas
3. Identify barriers to development (Blight, Brownfields, Property Ownership, Utility Infrastructure, Parking, Etc.)
4. Adopt RSA 162-K
5. Establish TIF District & Set Boundaries
6. Partner with Developers
7. Make Strategic TIF Supported Investments

HELPFUL TIPS

1. The Bird in Hand
2. Always have written agreements with Developers establishing quid-pro-quos regarding property tax payments to support TIF improvements (Debt + O&M Costs)! (“Development Agreement”)
3. Apply Coverage Ratios to anticipated assessed values & tax revenues!
4. Deed Restrictions Prohibiting Tax Exempt Entities
7. Include Capitalized Interest in Budgets for Infrastructure Improvements
8. Fund Balance! At least 10% of Annual Expenses for Future Recessions and Appeals of Assessed Value!
9. Beware of combining with RSA 79-E & RSA 75:1(a) tax relief incentives!
10. Structure finance plans to pay back investments by Reserve Funds (after the TIF’s bonded debt is retired)!
11. Be conservative! Work in Phases & Grow Scope of Improvements & District As Needed!

HELPFUL TIPS CONTINUED

12. Tracking property values for the MS-1. If more than one TIF district must be reported separately.

13. Determining "Base" Values: Assessed Value of Tax Exempt Properties = $0. All improvements become "captured" value!

14. Assessed Value of Current Use Properties; Base Value = The Current Use Value

15. Changes in Value due to Market Appreciation or Depreciation. Adjust "base" values.

16. Track properties in TIF district as they are improved. Planning Board and ZBA Approvals, building permits, infrastructure improvements. Determine "base" value.

17. Tax Billing: Properties in the TIF receive bills just like all other taxpayers. Tax distribution done internally.

18. Abatements. Money for refunds.

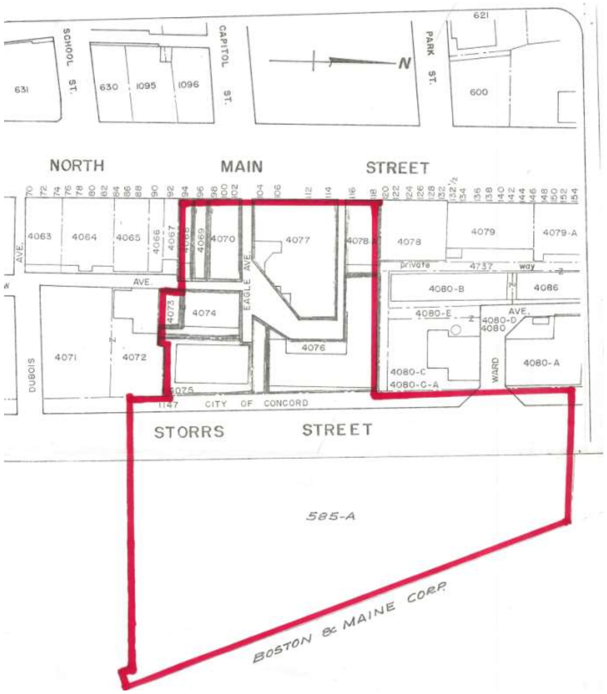
Tax Increment Financing in Concord

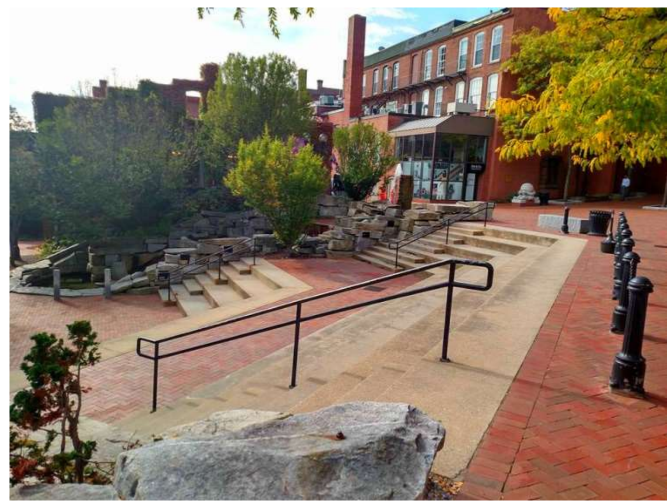
Concord's Tax Increment Finance Districts

- **Eagle Square (1981)**
- **Durgin Block (1983)**
- **North-End Opportunity Corridor (1998)**
- **Sears Block (2003)**
- **Penacook Village (2010)**

EAGLE SQUARE TAX INCREMENT FINANCE DISTRICT

Eagle Square TIF District

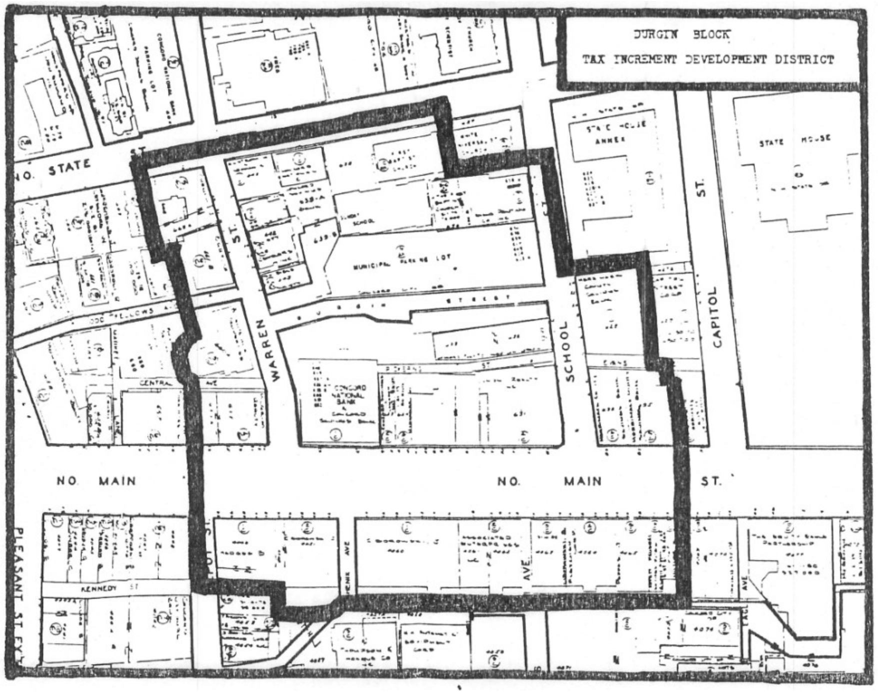




Established: 1981
Terminated: 1982
Size: 6 +/- Acres
Total City Investment: $1,592,589
($92,000 TIF Supported)
Taxable Assessed Value (FY 2019): $16,249,100
Property Taxes (FY 2019): $458,100

DURGIN BLOCK TAX INCREMENT FINANCE DISTRICT

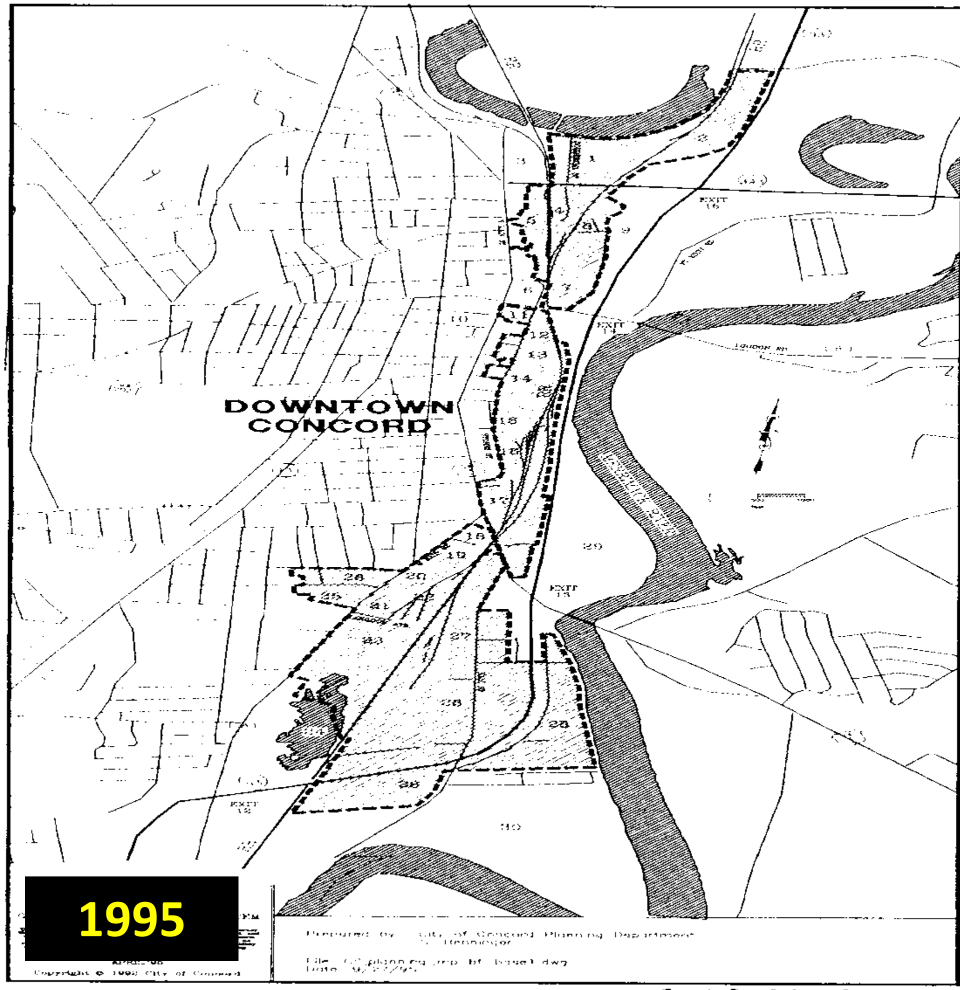
Durgin Block TIF District



Established: 1983
Terminated: 1997
Size: 8.5 +/- Acres
Total City Investment: $4,547,500
($2,625,000 TIF Supported)
Taxable Assessed Value (FY 2019): $32,768,700
Property Taxes (FY 2019): $923,750

NORTH END OPPORTUNITY CORRIDOR TAX INCREMENT FINANCE DISTRICT (NEOCTIF)

FROM CRUD CORRIDOR TO OPPORTUNITY CORRIDOR



City of Concord, NH Opportunity Corridor

Demonstration Pilot
EPA - The Brownfields
Economic Redevelopment Initiative
November 1995

Study Area Features

1 PAGE BELTING (abandoned industrial site) (R)
2 FUTURE SITE OF NH CIVIC & TRADE CENTER (R)
3 HISTORIC DISTRICT
4 COASTAL CONCRETE, AGWAY, IRVING OIL (R)
5 CONCORD CENTER (R)
6 HOLIDAY INN w 4 ACRE REDEVELOPMENT SITE (R)
7 STICKNEY AVE NHDOT MAINTENANCE FACILITY (R)
8 HEBERT ST / HIGGENS PL RESIDENTIAL AREA (R)
9 PROPOSED BUS TERMINAL & PARK and RIDE
10 STATE CAPITOL
11 CPHS, CONCORD STEAM & SMOKESTACK (R)
12 CPHS, NH HISTORICAL SOCIETY, PARKING LOTS (R)
13 TRAILWAYS & CHAMBER PARKING LOTS (R)
14 CAPITOL SHOPPING CENTER (R)
15 NH LIQUOR COMMISSION & WAREHOUSE
16 CPHS SHOWROOM & WAREHOUSE
17 B&M RAILROAD YARDS (13 acres ± abandoned) (R)
18 GAS COMPANY ROUNDHOUSE (R)
19 SANEL BUILDINGS (R)
20 NH DOT SALT STORAGE, NH DRED WAREHOUSE (R)
21 CONCORD TRAILWAYS GARAGE
22 STEENBEKE HOME SUPPLY CENTER
23 CONCORD INDUSTRIAL PARK (abandoned) (R)
24 SOUTH END MARSH
25 McKERLEY'S NURSING HOME (R)
26 BLUE CROSS BUILDINGS (vacant) (R)
27 ALOSA TRANSPORT (R)
28 HALL ST-BASIN ST VARIOUS PROPERTIES (R)
29 TERRILL PARK WEST (future)
30 HALL ST WASTEWATER TREATMENT PLANT
RR RAIL LINES

(R) REDEVELOPMENT SITE

BROWNFIELDS STUDY AREA

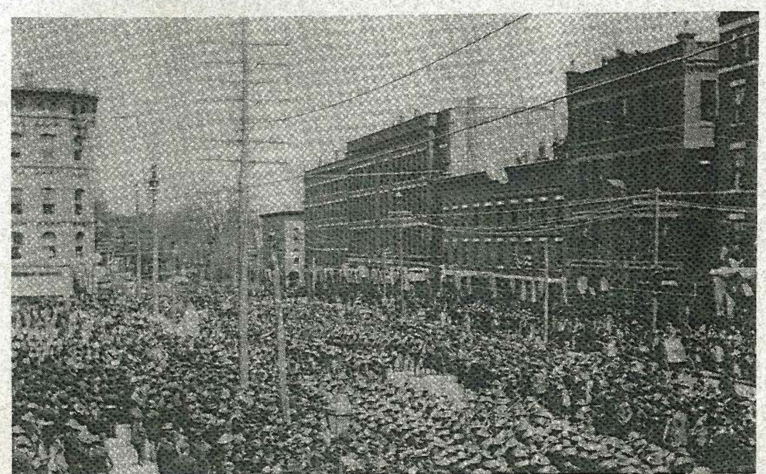
FROM CRUD CORRIDOR TO OPPORTUNITY CORRIDOR

A Master Plan for the Downtown

Task 5

Development Plan

City of Concord, NH

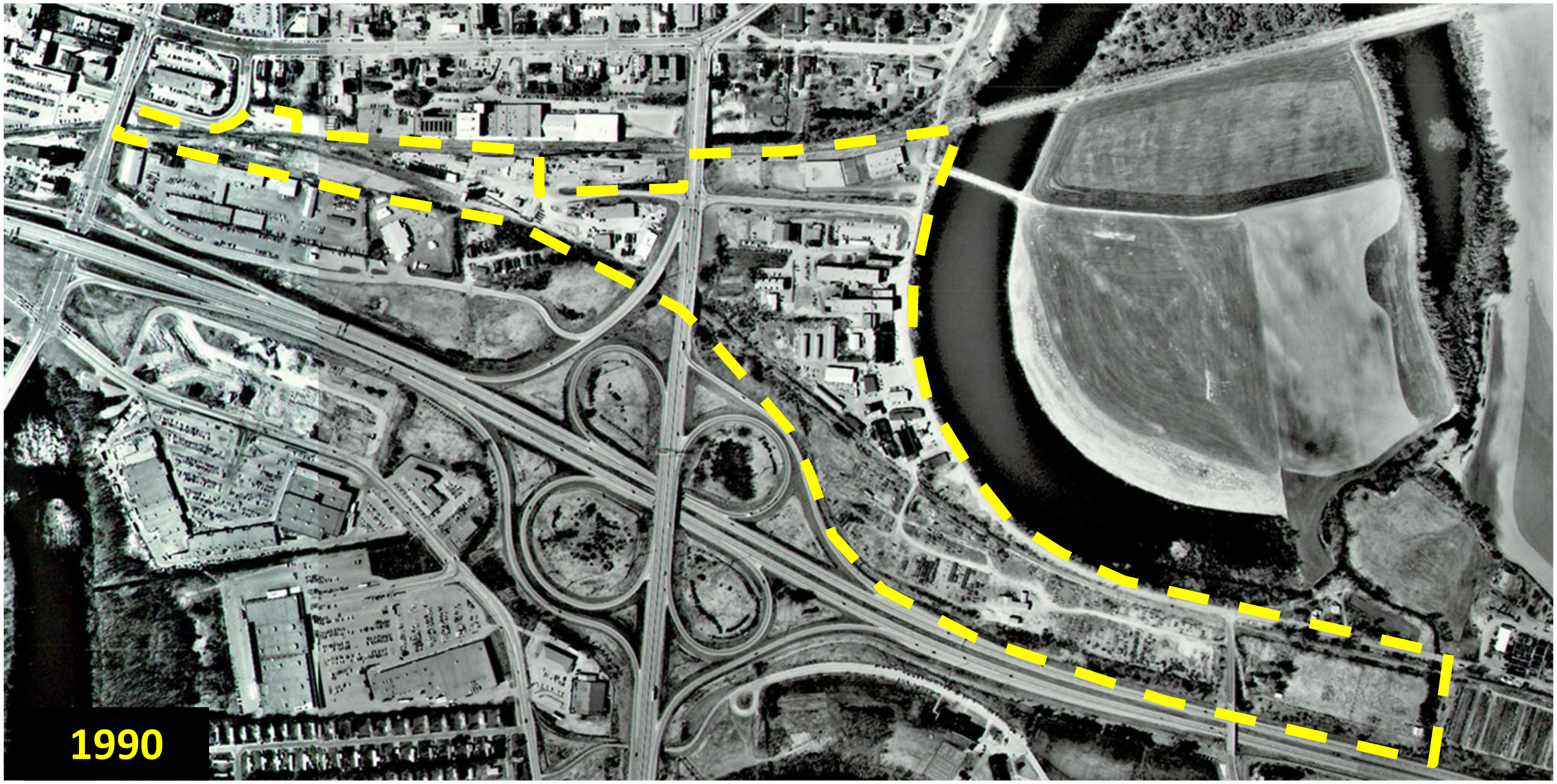


Submitted by
Christopher Chadbourne and Associates
Cambridge, MA

with:
C.N. Carley Associates, *Consulting Architects*
Howard-Stein/Hudson, *Transportation Planners*
Northern Economic Planners, *Market Analysis*
The Office of Robert A. White, ASLA, *Landscape Architects*

May 1997

North End Opportunity Corridor TIF District



NORTH END OPPORTUNITY CORRIDOR TIF DISTRICT

NORTH END OPPORTUNITY CORRIDOR TIF DISTRICT

Established: 1998
Projected Termination Date: 2040+/-
(With Storrs Street North Ext.)
Size: 68 +/- Acres
Total City Investment: $7,796,000
Outstanding Bonded Debt: $568,500
(Excludes Storrs North Ext.)

Total Taxable Assessed Value :	**$55,674,100**
Base Assessed Value	**$4,842,600**
TIF Incremental Assessed Value	**$50,831,500**
Released TIF Incremental Value (66%)	**$33,700,000**
Total Building S.F. Developed / Renovated:	**472,000 S.F.**
Operating Budget (FY 2020):	**$236,733**

North End Opportunity Corridor TIF Improvements

North End Opportunity Corridor TIF District Successes

Graphic Packaging International

Concord Hospital

Delta Dental

Milestone Engineering & Construction, Inc.

Courtyard Marriott

Grappone Conference Center

The Rowley Agency Inc.
Insurance • Bonds • Benefits
...an Assurex Global Partner

Benjamin F. Edwards & Co.
Investments for Generations

Pastori Krans Attorneys at Law

eci Engelberth construction, inc.

Fresenius Kidney Care

Foothills Physical Therapy

Nathan Wechsler Accountants & Business Advisors

Consolidated communications

Rousseau Law & Mediation, PLLC

Drivetrain Trust Company

Dr. Rodney G. Sigua DDS, MAGD, PLLC

U.S. Fish & Wildlife Service

Social Security Administration

NNEREN A New England MLS

Shields Environmental

Snow Consulting & Tax, PLLC

City of Concord New Hampshire

North End Opportunity Corridor TIF District Successes

Horseshoe Pond Place

- Affordable Housing
- Completed in 2000
- 77 Units (Elderly)
- $2,514,700 Assessed Value (FY 2019)
- City Support = $475,000 CDBG (No cost to City)

North End Opportunity Corridor TIF District

Total Taxable Assessed Value
$55,674,100

Base Assessed Value
$4,842,600

Property Taxes
$136,513
+
TIF $33,700,000 RELEASED ASSESSED VALUE
$950,003
=$1,086,516

Supports City, School, County, & State Operating Budgets

TIF Captured Assessed Value
$50,831,500
- $33,700,000 Released
= $17,131,500

Property Taxes
$482,937

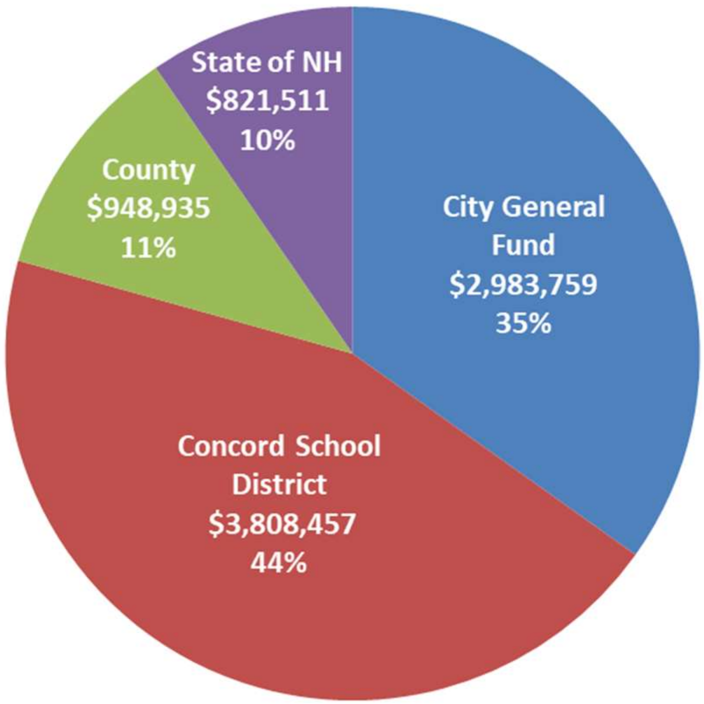
Supports TIF Operating & Debt Service

NEOCTIF Releases to City General Fund, School District, County & State

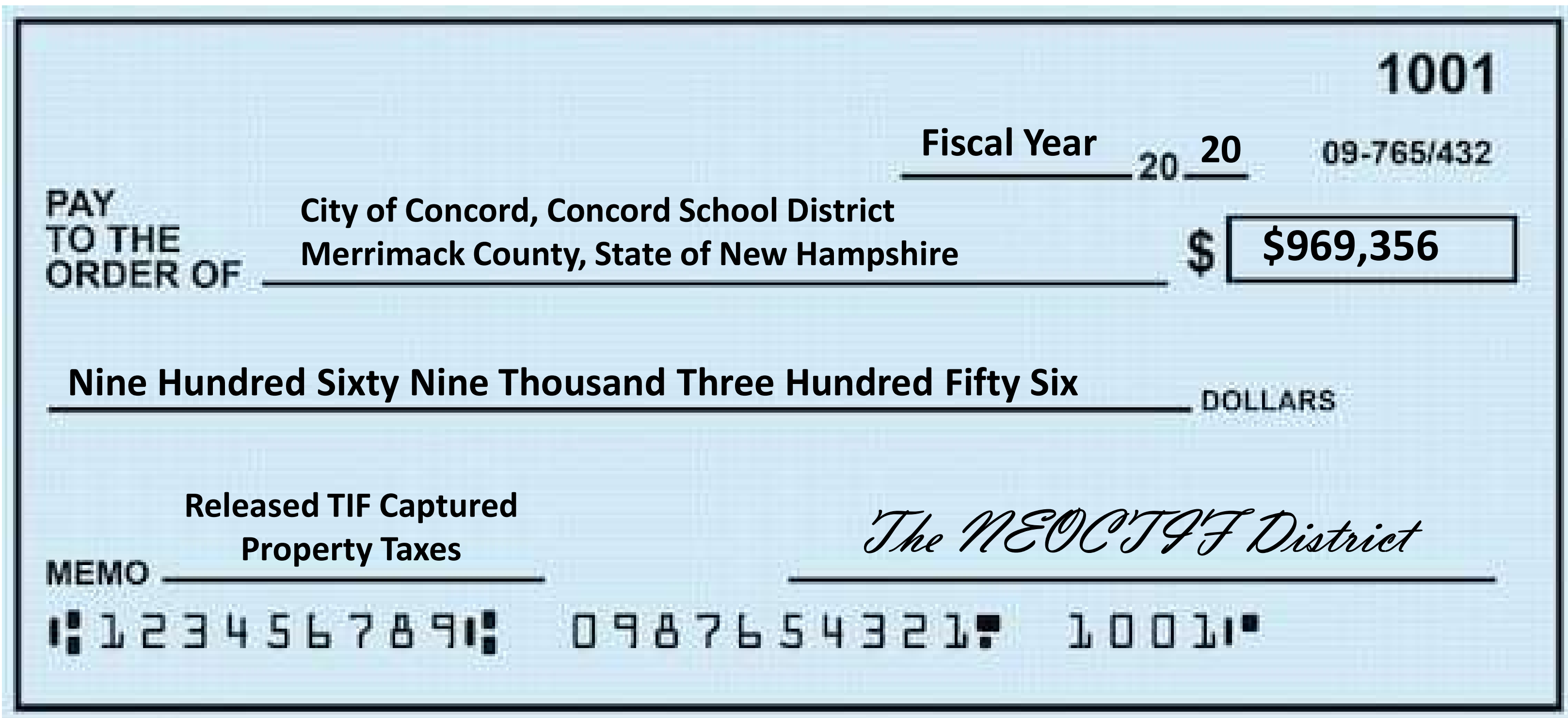
- **Established in 1998**
- **FY 2006 City began releasing TIF captured Assessed Value & Property Taxes to City General Fund, Concord School District, County, & State of NH**
  - **FY06 - FY15: 50%**
  - **FY16 – Present: 66%**

NEOCTIF Property Taxes Released FY2006 – FY2019

$8,562,662



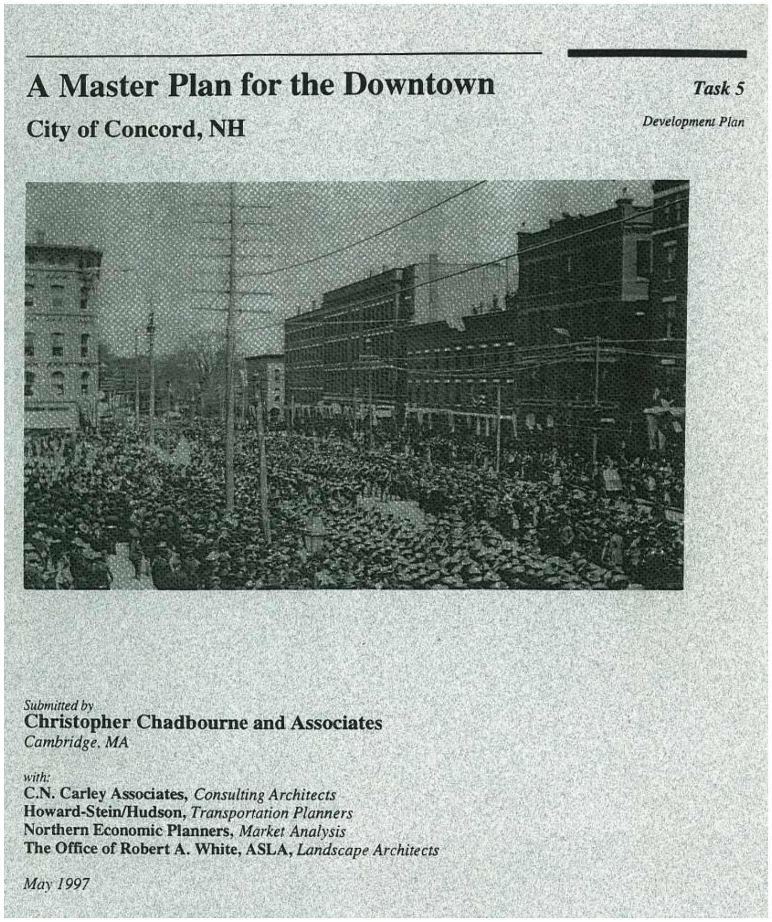
NEOCTIF Property Taxes Released FY 2020 (Projected)



NEOCTIF Coming Soon!
Storrs Street North Ext &
11 Stickney Avenue

SEARS BLOCK TAX INCREMENT FINANCE DISTRICT (SBTIF)

SEARS BLOCK TIF DISTRICT



A Master Plan for the Downtown

City of Concord, NH

Task 5

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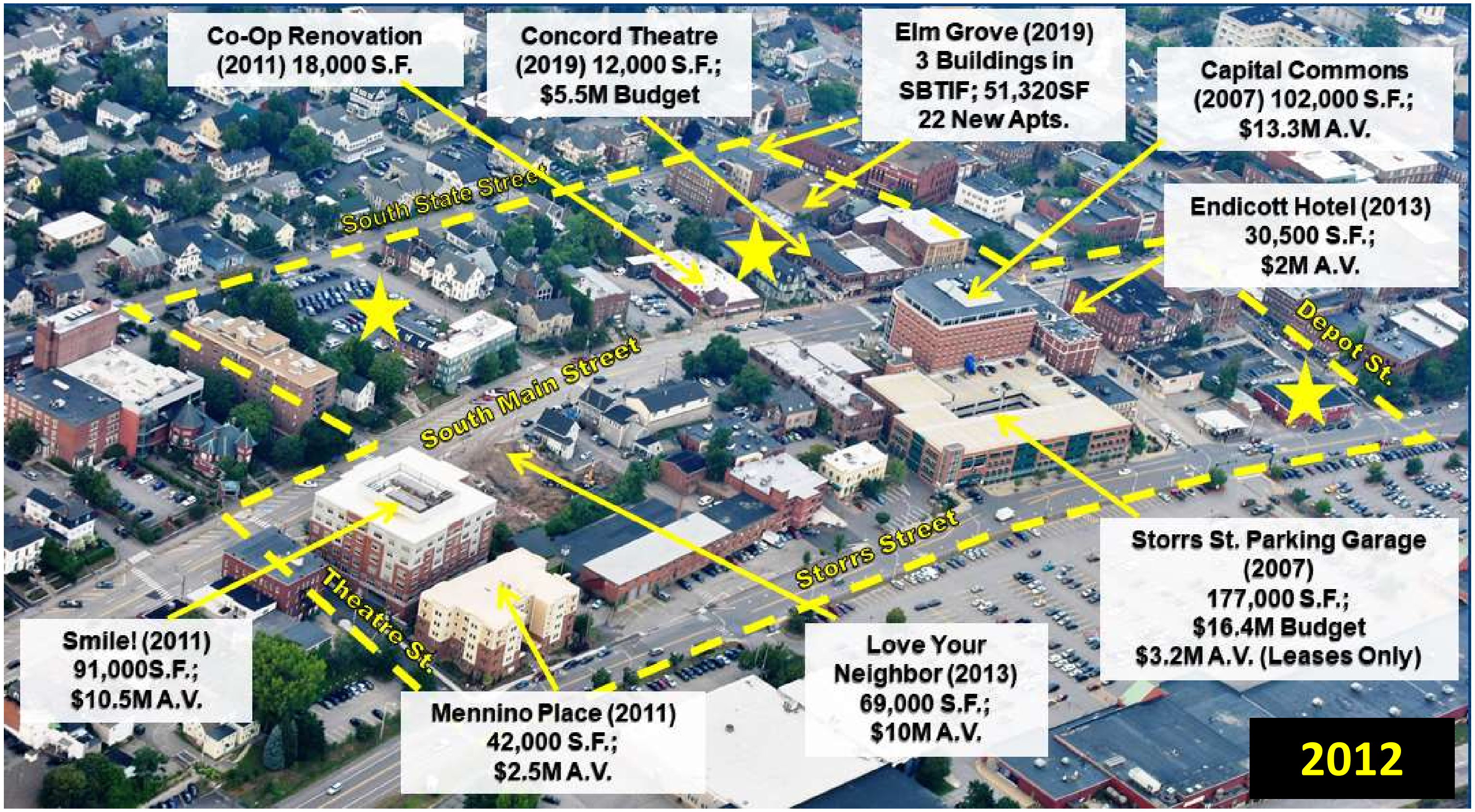
May 1997

SEARS BLOCK TIF DISTRICT



Established: 2003
Projected Termination Date: 2031
Size: 21 +/- Acres
Total City Investment: $22,984,840
($9,712,000 TIF Supported)
Outstanding Bonded Debt: $12.4M

Total Taxable Assessed Value:	**$66,370,460**
Base Assessed Value	**$27,477,300**
TIF Incremental Assessed Value	**$38,893,160**
Released TIF Incremental Value	**$0**
Total Building S.F. Developed / Renovated:	**594,000 S.F.**
Operating Budget (FY 2020):	**$1,085,245**

Sears Block TIF District Improvements

SEARS BLOCK TIF DISTRICT IMPROVEMENTS

Sears Block TIF District Successes

SEARS BLOCK / CAPITAL COMMONS / HOTEL CONCORD (2007)



SANEL BLOCK / SMILE BUILDING / MENNINO PLACE (2011) (RSA 79-E and 75:1a)



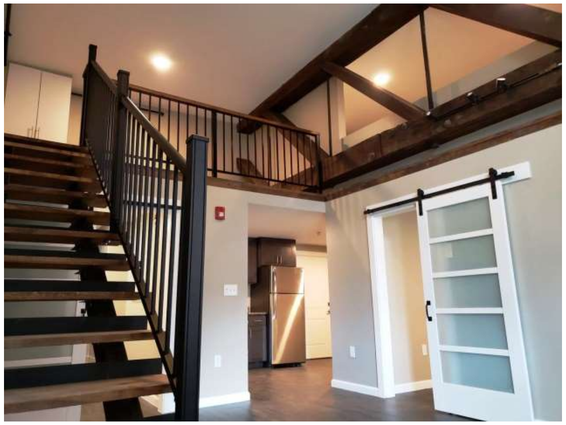
SEARS BLOCK TIF DISTRICT SUCCESSES

ENDICOT HOTEL (2013) (RSA 79-E)

BINDERY BLOCK / LOVE YOUR NEIGHBOR (2013)

Sears Block TIF District Successes

ELM GROVE COMPANIES 15-17 PLEASANT & 5-7 SOUTH STATE (2019) (RSA 79-E)



CONCORD THEATRE / BANK OF NH STAGE (2019)

Sears Block TIF District Successes

Sears Block / Capital Commons (2007)

11 BUSINESSES TOTAL

Sanel Block / Smile! Building / Mennino Place (2011)

11 BUSINESSES & 45 HOUSING UNITS

Bindery Block / Love Your Neighbor (2013)

6 BUSINESSES TOTAL

SEARS BLOCK TIF DISTRICT SUCCESSES

Mennino Place

- Affordable Housing
- Completed in 2011
- 45 Units Multigenerational
- RSA 75:1a Assessed Value $2,816,060 (FY 2019)
- City Support = $500,000 CDBG (No cost to City)

Sears Block TIF District

Total Taxable Assessed Value
$66,370,460

Base Assessed Value
$27,477,300

Property Taxes
$774,585

Supports City, School, County, & State Operating Budgets

TIF Captured Assessed Value
$38,893,160

Property Taxes
$1,096,398

Supports TIF Operating & Debt Service

SEARS BLOCK TIF DISTRICT
COMING SOON

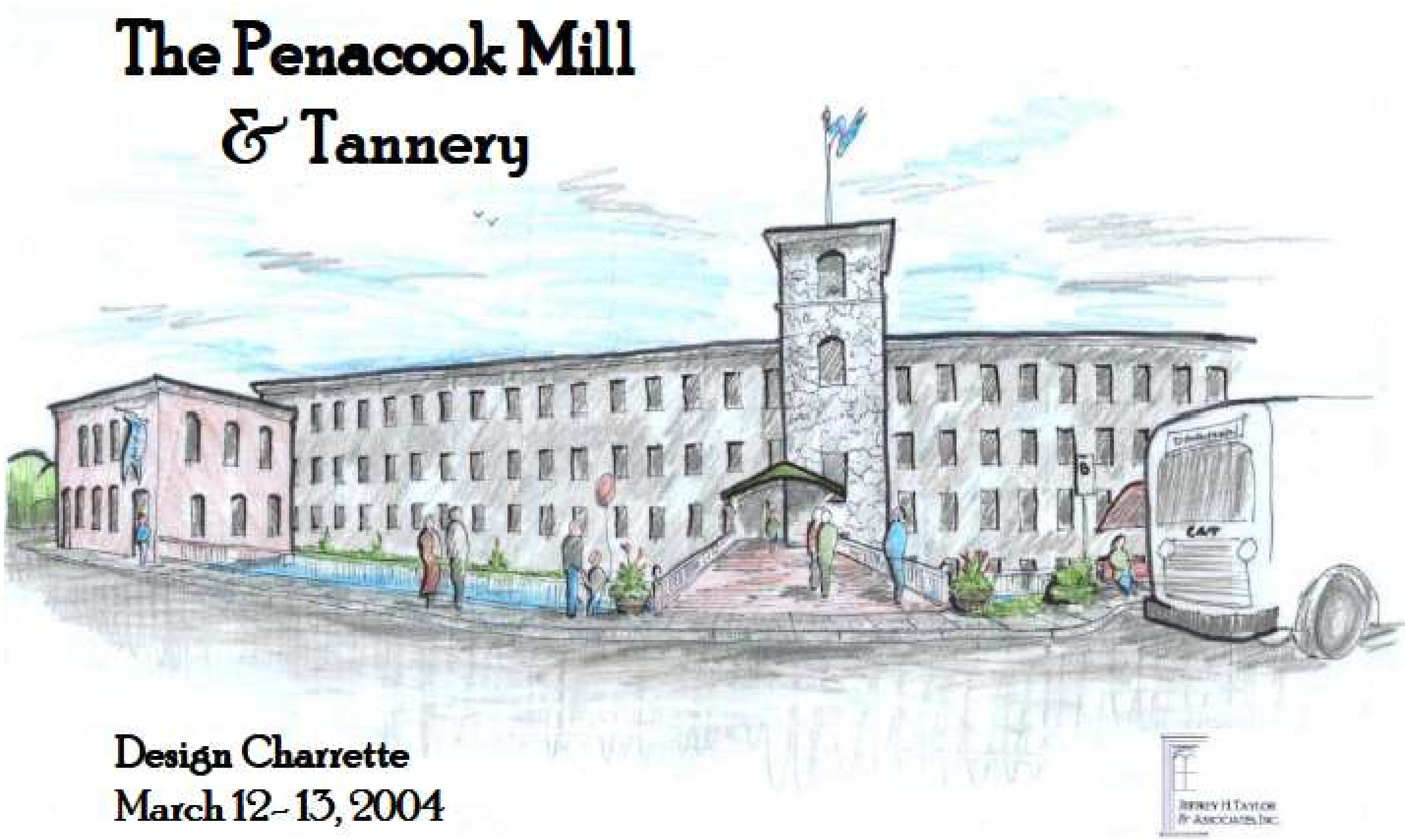
80,000SF; 64 Apartments
Currently Tax Exempt
Projected Assessed Value: $8M - $10.24M
Projected Property Taxes: $215,000- $275,000
(All Captured by TIF District)

PENACOOK VILLAGE TAX INCREMENT FINANCE DISTRICT (PVTIF)

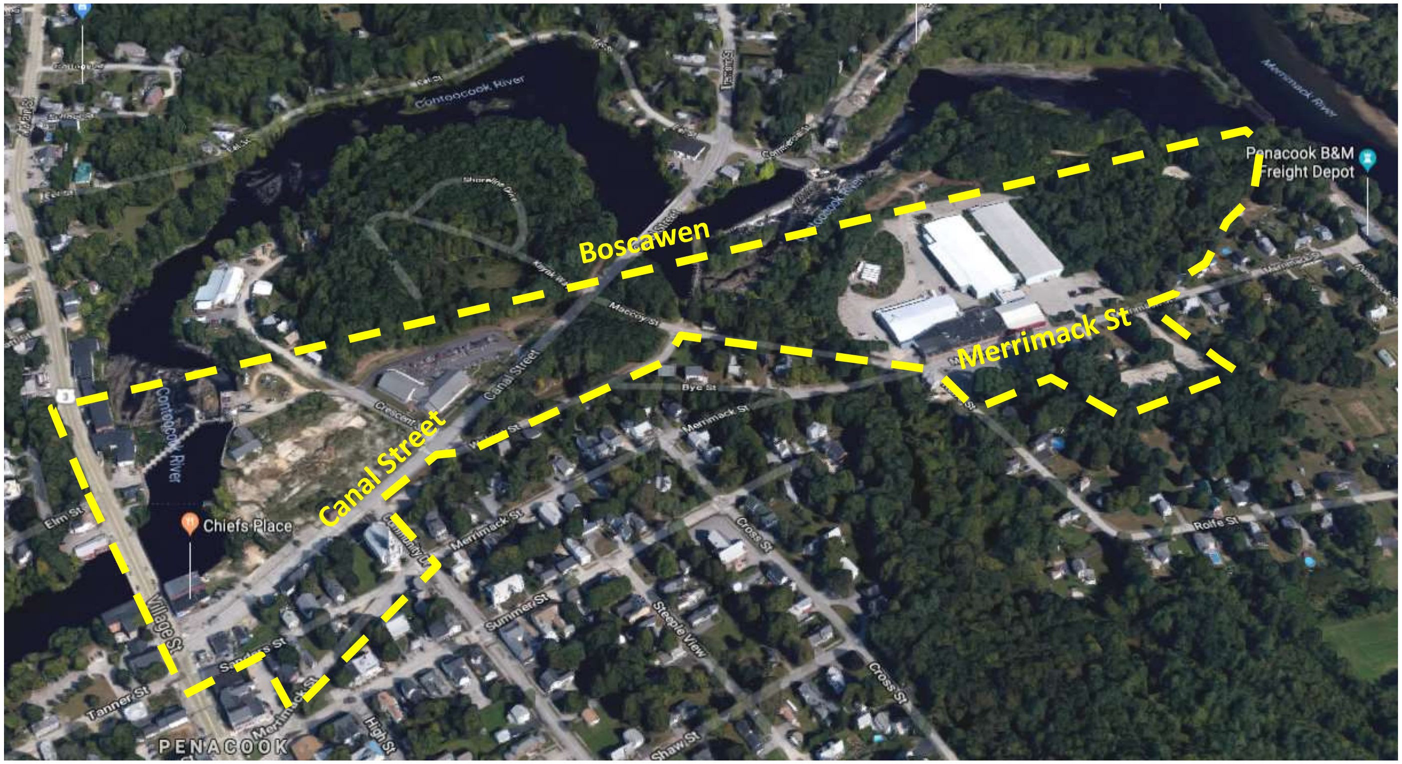
PENACOOK VILLAGE TIF DISTRICT

PENACOOK VILLAGE TIF DISTRICT

PENACOOK VILLAGE TIF DISTRICT



PENACOOK VILLAGE TIF DISTRICT



Established: 2010
Projected Termination Date: FY 2042
(With New Riverfront Park)
Size: 47+/- Acres
Total City Investment (2001 – Pres.):
$5,378,965 ($485,000 TIF Supported)
Outstanding Bonded Debt: $343,000

Total Taxable Assessed Value:	**$6,377,600**
Base Assessed Value	**$4,632,000**
TIF Incremental Assessed Value	**$1,745,600**
TIF Increment Released	**$0**
Total Building S.F. Developed / Renovated:	**17,520 S.F.**
Operating Budget (FY 2020):	**$58,410**

PENACOOK VILLAGE TIF SUCCESSES

PENACOOK VILLAGE TIF SUCCESSES

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PENACOOK VILLAGE TIF IMPROVEMENTS

PENACOOK VILLAGE TIF IMPROVEMENTS

PENACOOK VILLAGE TIF IMPROVEMENTS

Penacook Village TIF District

Total Taxable Assessed Value
$6,377,600

Base Assessed Value
$4,632,000

Property Taxes $155,635

Supports City, School, County, & State Operating Budgets

TIF Captured Assessed Value
$1,745,600

Property Taxes
$58,652

Supports TIF Operating & Debt Service

PENACOOK VILLAGE TIF DISTRICT COMING SOON

Projected Cost: $1,350,000 (PVTIF Bonds, Grants, Impact Fees, Parking Fund?)
Likely contingent on Penacook Landing Phase 2

Design / Permitting: FY2022 / FY2023
Construction: FY2023 / FY2024
Average Annual Debt: $84,000 (20 Years @ 3%)
O&M Cost Year 1: $20,750
(excludes snow removal by Parking Fund)

Penacook Village TIF District
Coming Soon

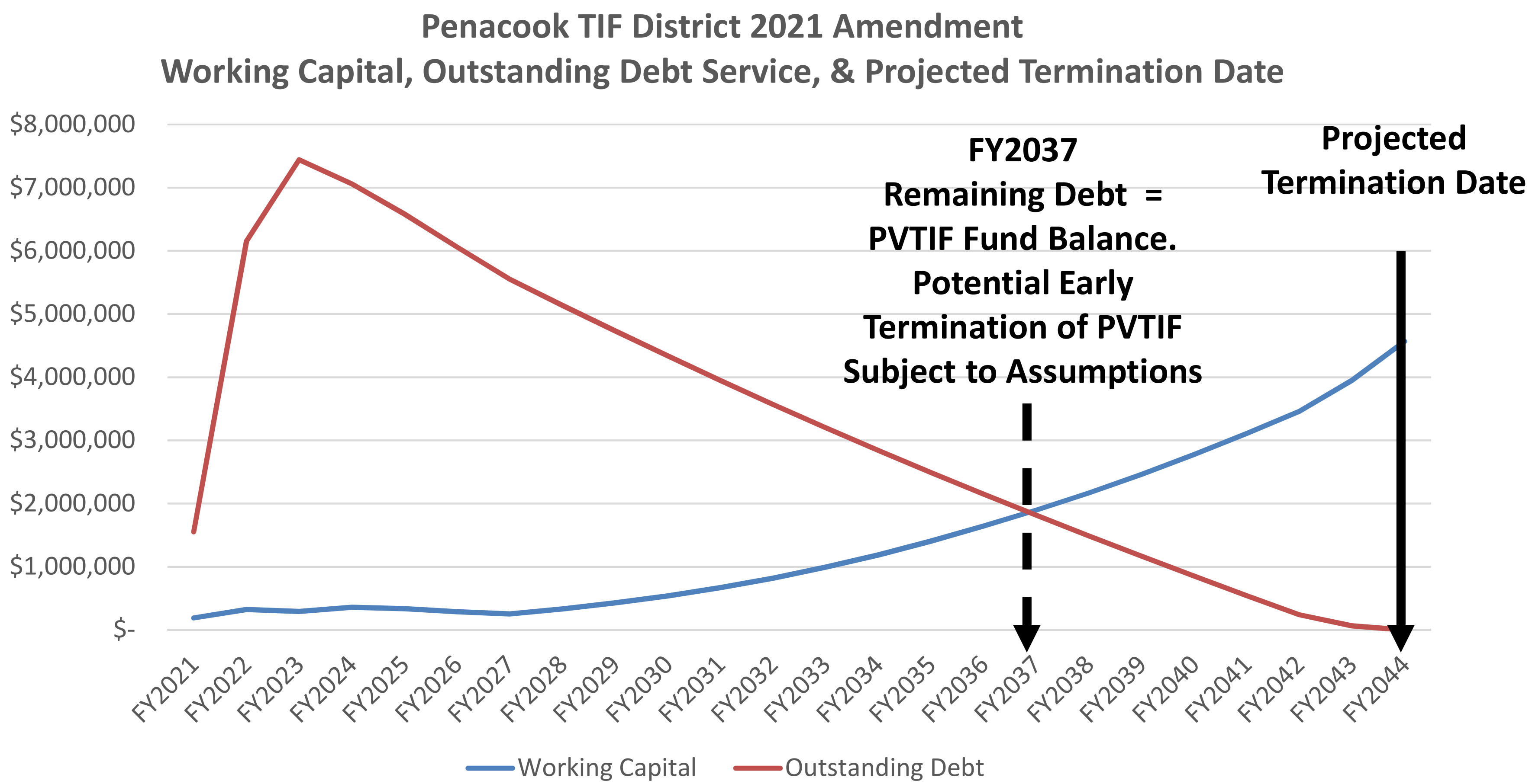
Penacook Village TIF District
Coming Soon

- 80,000SF+/- Grocery Store & Potential 22,000SF+/- Retail Tenant (Not Yet Confirmed)
- 13,500SF NH Liquor & Wine Outlet
- 438+/- New Jobs
- $12,145,200 Assessed Value (FY2024)
  - Existing: $2,718,800
  - New: $9,426,400
- $378,150 Property Taxes
  - Existing: $84,649
  - New: $293,500

2021 Penacook TIF District Amendment
Expanded Geography

Current	**Proposed (Hatched)**
Size: 47 Acres (48 Parcels)	**Size: 243 Acres (74 Parcels)**
Taxable Assessed Value: $12,790,000	**Taxable Assessed Value: 57,846,270**
Base Value: $5,652,800	**Base Value: $41,171,000**
TIF Captured Value: $7,137,200	**TIF Captured Value: $16,675,270**
Total Investment (all funds): $6,114,905	**Total Investment (all funds): $10,894,905**
TIF Supported: $455,000	**TIF Supported: $4,695,000**
TIF Revenues: $150,800 (FY 2021)	**TIF Revenues: $533,000 (FY 2025)**
TIF Expenses: $58,095 (FY 2021)	**TIF Expenses: $553,000 (FY 2025)**

Penacook Village TIF District Projected Termination Date



RETURN ON INVESTMENT

Return on Investment (ROI)

- **NEOCTIF, SBTIF, & PVTIF Combined (1998 to 2019)**
- **Total Investment**
  - **TIF Funds: $17,993,000**
  - **Other Funds: $18,166,805**
  - **Total: $36,159,805**
- **Return On Investment (ROI)**
  - **New Building S.F. Developed: 1,083,520 S.F.**
  - **Assessed Value Created: $91,470,260**
    - **Each $1 Invested Has Yielded $2.53 in New Assessed Value**
  - **Property Taxes Generated: $2,587,990**
    - **Released From TIFs (FY 2019): $950,003 (37% of Total)**
  - **Plus Other Economic Development Benefits!**

ROI & Economic Development Projects

1. **Goals**
   - ✓ Long-term Tax Base Expansion
   - ✓ Retention & Expansion of Existing Businesses
   - ✓ Recruit New Businesses
   - ✓ Job Retention
   - ✓ Job Creation
   - ✓ Eliminate Blight
   - ✓ Vitality
   - ✓ Make Your Community the Place People Want to LIVE, WORK, PLAY & INVEST!

2. **But for Municipal Investment…**
   - ✓ Projects Don’t Happen.
   - ✓ Municipality Will Not Achieve These Benefits!

But for Economic Development Projects and TIF Investments....

- **Will blight be redeveloped?**
- **Will economic benefits occur?**
- **Will your community be as vibrant?**
- **Will quality of life be as good?**
- **Will residents have had the same economic opportunities?**
- **Will your community be as desirable?**

QUESTIONS?