

**EDC Meeting Minutes 4/17/2024**

Approved: 5/29/24

8:00 am to 09:00 am

**Chairperson:** Rich Pelletier

**Vice Chairperson:** Riche' Colcombe

**Commission Members:** Riché Colcombe, Sam Ivanov, Kim Opperman, Bob Nash,

**Town Administrator:** Laura Buono

**Planning Director:** Robyn Payson

**Planning Board:** Susanne White

**Chamber of Commerce:** Keith Cobbett

**Supt of Schools:** Jennifer Crawford

**Select Board:** Rich Pelletier

**Water/Sewer Dept:**

**Excused:** Sam Ivanov, Bob Nash, Riche' Colcombe, Kim Opperman

**Guests:** Mike Tardiff, Matt Taylor CNHRPC

Rich Pelletier called the meeting to order at 8:00 am.

**Meeting Minutes:** 3/20/24 Laura Buono made a motion to approve the minutes. Susanne White seconded the motion. The motion carried unanimously.

Rich Pelletier introduced Mike Tardiff and Matt Taylor from the Central NH Regional Planning Commission.

Mike Tardiff said that the purpose of their visit was to kick off the economic development plan with the Invest NH housing grant which includes developing a Tax Increment Financing District (TIF) in town, updating the Master Plan, and continued development of a Gateway/Planned Unit Development (PUD) zone. These all apply to housing and economic development.

There was discussion about the steps required to adopt a TIF. RSA 162-K must be adopted at Town Meeting first and then the TIF plan itself needs to be adopted at Town Meeting. Those two things could be done one at a time or at the same time in one year.

Matt Taylor said that because the "T" impacts taxes it might make sense to do it in two years, so the public is educated.

There was discussion about how a TIF could be used for water/sewer infrastructure.

There was discussion about the benefits of a TIF for economic development.

There was a discussion about the economic development plan.

Mike Tardiff asked if the Commission wanted to do a survey.

Laura Buono said if we could just engage and have some kind of conversation. Then we can hear what their concerns are, what they know, and what they think they know. Then there can be a back-and-forth discussion.

Mike Tardiff said he will be talking to Invest NH tomorrow and he will see if they will be moving forward on the application.

Rich Pelletier asked if it would make sense to have a meeting with the Select Board, Planning Board, Water and Sewer Commission so they are all on the same page.

Mike Tardiff suggested a meeting with the Water/Sewer Commission first.

Matt Taylor agreed that this would be a good first step.

Laura said they would be interested in that, especially with the improvements they are planning on making.

Rich Pelletier said he had a question about a TIF district. He said the BOS discussed it and he did research about how a TIF works. He wanted to know how to use that to assist Water/Sewer with replacing the old pipes.

Mike Tardiff said the TIF can only be used in the designated TIF area.

There was discussion about TIF districts and how they are set up.

There was discussion about meeting with water/sewer to discuss how a TIF would tie into their asset management plan.

There was discussion about the new workforce housing development.

There was further discussion about the process to establish a TIF district.

There being no other business, Laura Buono made a motion to adjourn the meeting.

Meeting adjourned 9:00 am

Respectfully submitted,

Robyn Payson, Planning Director