



## Economic Development Advisory Committee Meeting Minutes July 18, 2018

Charlie opened the meeting at 6:05 pm

Committee members in attendance:

Charlie Albano – Chair

Nancy Martin – Conservation Commission

Bret Ingold - Resident/Business Owner

Sarah Hansen - Agricultural

Clyde Carson - Selectman's Representative

Peter Anderson - Planning Board

Emma Bates - Resident

Absent: Neil Nevins - Business Owner, Will Minsinger – Resident, Joe Mendola - Business Owner

Others present: Ben Frost - Planning Board Chair and Mike Tardiff - Central NH Regional Planning Commission

### **1. Survey**

Emma reported there are 82 electronic responses to the survey so far.

### **2. Website**

The Selectmen provided a September 4 meeting date to discuss website options but not all EDAC members can attend so another date will be determined. New dates will be provided to select from.

### **3. Business Retention**

Clyde passed out a copy of Neil Nevins' overview of how he would like to proceed with the sub-committee on business retention and expansion which the Committee will discuss at their next meeting.

### **4. Signage - Roundabout**

Clyde said he met with the state regarding the placement of the sign. The state had one idea where to place the sign and Clyde had another idea, so they will meet again to have more discussion but feels he is making progress. The sign itself will be a Chamber of Commerce sign with the ability to hang other on-going event signs such as Fall Foliage Festival, Spring into Warner etc. Clyde said the state was not fond of the idea, but agreed to have further discussion. The purpose of the sign is to get visitors to the Village area. The preferred location is on the town side of the Evans Mart driveway closest to the Village. No advertising bill boards are allowed by the state.

### **5. Paying Taxes/Credit Card**

Brett and Emma did some research and there is a service fee that is passed on to the resident when paying property taxes by credit card. Webster, Hopkinton, Litchfield provide credit card services. Charlie asked the Committee if they are interested in making a recommendation to the Selectboard to bring this service up at Town Meeting. The Committee agreed the convenience should be suggested to the Selectmen to create this option for paying taxes. Clyde feels it is more of a question to present to the Tax Collector. Brett will follow up.

### **6. Capital Improvement Plan**

Charlie provided to Peter a CIP form for the GIS system. The purpose of the GIS system is to be placed on the website for property research. This tool is beneficial for real estate research and for businesses researching towns. Clyde said in order for the system to be placed on the warrant the Selectboard needs to be educated.

### **7. Meeting Minutes**

Emma made a motion to accept meeting minutes dated June 20, 2018. Motion was seconded, motion passed unanimously.

### **8. Tax Incentives**

A. Mike Tardiff from Central NH Regional Planning Commission, was available to talk about tax incentives. Charlie provided a quick update on what has been done in the past and some things that Charlie has done. Warner created a Charette a number of years ago. The EDAC is trying to bring in new businesses, Charlie has been doing research on his own regarding the property behind the park & ride, the Market

Basket property, and he learned the commercial property next to Evans Mart was recently sold. Charlie is trying to find the contact person for the property that recently sold to get a feel of what they want to do and if it meets with what Warner wants. Charlie is trying to collect information to bring back to the Committee.

- B. Mike said business retention is a full-time job which falls on Economic Development Committee's. The first place to look is the zoning, how does it fit with the Committee's mission. Mike said there are some tools in NH, but not a lot. He talked about the Economic Revitalization Zone Program (RSA 162-N), this is the easiest program for a community. This is a potential break on business profit tax, it's a 2-page application that can be filled out and signed by the Selectmen identifying contiguous areas of vacant or under utilized commercial property for the tax break and make an application to the Division of Economic Development. The cap is \$825,000 state wide, a couple of years ago the break was .40 cents on the dollar. There has been a push in the Legislature to double the cap, but it hasn't much traction in the state budget process. Mike sees a role in Committee's like the EDAC to support the project. Charlie will contact Bridgette Beckworth from the ERZP to come and talk to the Committee.
- C. Mike talked about TIF (Tax Increment Financing) Districts, RSA 79-E. Clyde said the town adopted 79-E a few years ago. Mike asked how the town markets it. Clyde said we don't. Mike recommends identifying it on the EDAC website, list the map, the process with an application. This would allow for a business in the Village area to apply to the Selectmen for a break in the difference between their base valuation and a higher valuation. Mike recommends advertising this incentive on the website. Peter talked about TIF Districts that were not successful.
- D. Mike said what was adopted last August by the state is the Commercial and Industrial Construction Exemption. He said only Allenstown has adopted this. Mike passed out information about the exemption.
- E. Charlie asked Clyde to forward the TIF zone to Mike and the Committee.

### **9. Other Business**

- A. Joe said he signed up the EDAC with the Kearsarge Chamber and now the Committee is a member. They meet the first Wednesday of every month at 7:00 am at McDonald's.
- B. Clyde said he received word that the Chamber is going to sponsor a business expo at the college.
- C. Clyde reported that a letter of intent was submitted for the TAP Grant, round 3, for the multi-use path from the Village to North Road. CNHRPC will assist with refining the cost. Charlie recommended reaching out to local businesses to help with the town's share of the cost for the side walk.
- D. Emma spoke with Gear Up Home Schoolers that is interested in partnering with the Community Action Program to apply for grants for upgrading the building. Emma will follow-up
- E. Charlie is working with a property owner in the Village to have a mural painted on the side of a building on the corner of Main St. and Kearsarge Extentsion.

### **10. Tourism Sub-Committee**

Charlie, Emma, Nancy, Brett and Sarah worked on the brochure. Emma will be donating her design talents in creating the brochure.

### **11. Mural**

Charlie spoke with Julie Mento and Susan Hass to give suggestions for the mural that should be theme related.

### **12. Adjournment**

Meeting adjourned at about 8:30 pm.

Recorder of the minutes: Mary Whalen