

Economic Development Committee  
Meeting Minutes  
8/2/07

Present: Karl Van Asselt, Jim Campbell, Peter Ventura, Mark Morong, Mark McPheak, Neil Niman, and Chris Wilson

Guests: Jerry Needell, Julian Smith, Leda Keefe, Annmarie Harris, David Garvey

I. Meeting was called to order at 7:43 am

II. Tax Increment Finance (TIF) Districts

Mr. Campbell briefly reviewed the new TIF plan. The area being considered for the TIF has changed. Many residential lots have been removed. The new map reflects the changes and presents the currently proposed TIF which includes the Jackson Landing area, the property for the Rockingham Properties and the water loop down Canney Road .

There are updated figures from Underwood Engineering on the costs involved and some minor changes to the overall acreage on the back.

The District Administration will be the responsibility of the Town Administrator.

During the brief review, the following clarifications and changes to the proposed plan were made.

Karl Van Asselt stated that Jackson landing was included in the TIF. He asked did that require the captured revenue must be spent in the Jackson Landing area only or did the Town Councilor have a choice?

Jim Campbell confirmed that the Town Councilor still had a choice.

Mr. Van Asselt asked if there was a timeline line now or in the future that would need to be followed. Mr. Campbell stated that there was a timeline to expand the TIF. Julian Smith asked if running the water line across the road closer to the treatment plant would be easier. Mark Morong agreed that if we are digging for one it would make more sense to put the sewer there as well. It was clarified that there is a significant increase in the cost to go directly and it was not recommended. Also if the decision was made later to expand the TIF later then it would be easier to get to it from Route 108.

Neil Niman stated that on page 4, section V was not correct. It would not be on Town property but there would be a town right-of-way.

Mr. Niman further stated that on Section VI, the numbers listed for the potential new property value doesn't include the property values for all the properties listed. It was recommended that the wording be changed and the numbers be reviewed prior to the town Council meeting.

Mr. Niman questioned where were the 8 to 10 additional acres on page 5 Section VI and recommended this be clarified.

Further on page 9 of the proposal, Mr. Niman recommended that the group review the advisory board requirements. Since the TIF has been reduced finding 5 residents to participate would be difficult as the advisory board's duties are limited in nature. After discussion on the duties of the board, and the definition of the participants, Mr. Morong moved that the statement be changed to reflect a minimum of 5 participants ( 3 residents).Seconded by Peter Ventura.

Mr. Van Asselt asked what if there was a question as to whether the developer was fully capable of getting a surety issued and when would the Town get to see a design of what would be built. Mr. Campbell explained that once a TIF is in place there is a Developer Agreement that would be put in place. The issues of the developer's responsibilities would be outlined in that agreement. A discussion on the recommended items to be included in the Developer Agreement ensued. It was decided that this was an issue for the Town Council.

Mr. Ventura noted that on page 4, the proposal stated 29 properties and the Exhibit B listed 30. He recommended that the numbers, properties, and area be reviewed to make sure everything was in order.

Chris Wilson asked for a quick clarification on the Durham Business Park Zone and recommended the colors on the map be changed.

Mr. Van Asselt asked that the 40% contingency be further delineated to different line items of engineering costs and contingency costs. Mr. Ventura, Mr. Morong, and Mr. McPheak agreed.

Mr. Niman recommended that as part the package that goes forward to the Council will be the need for more financial numbers to allay concerns and further clarify the impact of the TIF for the citizens. He had a sample of a potential chart. As an example, he highlighted that a 2 million dollar increase in property value would created increased revenues of \$32,000 with a net benefit to the town of \$24,000. He stated that at 1.26 million dollars of property value the Town breaks even.

Mr. Niman asked Rockingham Properties if there was a way that the developer would try to build it out. Mr. Garvey stated that he would build it out to meet demand.

Mr. Niman then asked if the committee wanted to make a recommendation to the Council on how the bond should be paid. A discussion ensued. It was noted that this TIF was initially proposed to lower or stabilize taxes. It was

generally felt this is a Council issue, and a financing issue. It was recommended that there be scenarios to show people how this TIF impacts the taxes and town services by 8/6/07 if possible.

Mr. Ventura moved that the Stone Quarry Proposal of 7/31/07 with all the minor modifications and changes noted here be moved onto the council. It was seconded by Mr. Morong.

III. Economic Development Committee

The proposal that the Economic Development Committee be recognized as a full committee was put forth for consideration by Mr. Campbell. Mr. Ventura moved that it be moved forward to the Town Council as is. Karl Van Asselt seconded the motion.

IV. New Business

Mr. Niman brought up a topic for the next meeting: The Town is poised to bring in new development. Some developers have asked him what can the Committee or the Town do to attract more businesses. Further, what can the Committee do to bring in the customers and minimize the developers concern about the risk involved in developing business in Durham?

Mr. Morong stated that with the improvements in the Jackson Landing and will attract more people to the community and hopefully they will come and lunch here.

Mr. Niman says people to use Durham as an end destination. It was stated that the committee needs to overcome the 'Durham is closed to businesses' image, do outreach programs, and then prepare a marketing campaign. It was further suggested that the committee look at Portsmouth. Also look at the traffic leaving the University and capitalize on their activities. It was decided that the Committee members would think about strategies for the next meeting.

V. Adjournment at 9:09 am