

## Draft Minutes

### Exeter Board of Selectmen

February 9, 2015

#### **1. Call Meeting to Order**

Chairwoman Julie Gilman called the meeting to order at 7:00 pm in the Nowak Room of the Exeter Town Offices building. Other members present were Vice Chair Dan Chartrand, Selectwoman Nancy Belanger, Selectwoman Anne Surman, and Selectman Don Clement. Town Manager Russell Dean was also present.

#### **2. Board Interview – EDC**

Postponed.

#### **3. Bid Openings/Awards**

None.

#### **4. Public Comment**

None.

Chairwoman Gilman said, due to the weather, most of New Business and Old Business were going to be postponed, as none of those agenda items require a signature or are on a dead line. After the TIF conversation, the Board will proceed right to Regular Business.

#### **5. Minutes and Proclamations**

##### **a. Proclamations/Recognitions**

None.

##### **b. Regular Meeting: January 12, 2015**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to accept the minutes of the January 12, 2015 BOS meeting, as respectfully submitted by Nicole Piper, recording secretary. Motion carried – all in favor.

**c. Special Meetings: January 13, 2015, January 20, 2015, and February 3, 2015**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to accept the minutes of the January 13, 2015 BOS meeting, as respectfully submitted by Russ Dean, Town Manager. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to accept the minutes of the January 20, 2015 BOS meeting as respectfully submitted by Nicole Piper, recording secretary . Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to accept the minutes of the February 3, 2015, BOS meeting as respectfully submitted by Russell Dean, Town Manager. Motion carried – all in favor.

**6. Appointments**

None.

**7. Discussion/Action Items**

**a. New Business**

**i) Public Hearing: Epping Road TIF**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Surman to open public hearing on the Epping Road Tax Increment Finance District. Selectman Clement questioned which part of the TIF. Vice Chair Chartrand amended his Motion, seconded by Selectwoman Surman, to make it clear that this is the public hearing on the Epping Road Tax Increment Finance District Development Program and Financing Plan. Motion carried – all in favor.

Kristin Vaughan, Exeter resident, had some questions. The first one was on Section 11 of the Plan it says the Town is to require developers to sign a guarantee agreement. She wondered if this is an escrow arrangement. Mr. Dean said they didn't know yet because they haven't taken that step.

Ms. Vaughan next wondered if it is because of the TIF that the state education tax doesn't have to be part of their burden. Mr. Dean said state education tax is under a TIF and you still tax the full amount but set aside the increment that is state education tax – it can't be included. Vice Chair Chartrand said the money is conveyed to the State.

Ms. Vaughan asked if in Section 13, the \$6.85 million excludes maintenance and operation costs. She asked if there is a breakdown of projected costs. Mr. Dean said they do

not have any anticipated maintenance that could go outside the Public Works normal budget. The regular Town budget covers this.

Ms. Vaughan asked about the TIF debt being retired. She asked if it was about 20 years and asked if they budget for a 25 year debt retirement. Mr. Dean said if the TIF break even point of \$23.5 million in assessed value is generated it will provide enough tax revenue to pay debt on a 20 year bond. Ms. Vaughan asked if it will be after 20 years that tax benefits begin. Selectman Clement said yes, but the more development the more tax revenue. They are moving to try to pay off the bond faster.

Next, Ms. Vaughan asked about the Advisory Committee. She thought the wording was off about who was to be on the Advisory Committee and who they reported to. Vice Chair Chartrand said the Advisory Committee is meant to enhance communication. Selectman Clement said they will advise the BOS.

Ms. Vaughan said in Exhibit A she wasn't sure where the \$553,000 came from. Mr. Dean said that number was created by taking the current tax rate minus state education tax and applying \$23.5 million in value. It's meant to show the amount of TIF district revenue that would have to be available in the first year of the program to pay off the first year debt. He said it is a conservative estimate.

Next, Ms. Vaughan said there is a discrepancy in assessment in the parcels involved. Darren Winham said NH taxes put things in current use. He said they should be worth more. Ms. Vaughan asked when the reassessment will occur. Chairwoman Gilman said at the end of the projects development. Mr. Dean said the assessing year runs from April 1 to March 31.

Bill Campbell said Mr. Winham has come up with a plan and some great ideas, but he said the whole plan may not be ready. He said his first concern is who pays for the expenses not covered by the bond. He said Mr. Dean said everything is in the Public Works budget, but road widening and such are expensive and where will that money come from. He said extra money could be applied to it, but if not it comes from the taxpayers. He said development is waiting in the wings but not guaranteed. He wondered if it is better to rezone some land as industrial. He thinks rezoning is something to look at. He would like to see a road going up to the land to the east of Epping Road. Next, he wondered if there is enough time for all the ramifications. Selectman Clement urged to stay on the topic of the TIF discussion. He said wetland buffers and such is for the Planning Board. Mr. Campbell said tax relief is nice and may well happen but when? He said how is it fair to say it will happen when it could take 20 years which is the life of the bond. Vice Chair Chartrand said he hears Mr. Campbell's concerns, but he is not fearful of anxious about this plan. He said this is a great plan and exciting opportunity. The upside is huge.

Ms. Vaughan said in regards to Exhibit D, is the potential square footage of structures possible with current wetland setbacks or new formulas. Mr. Winham said neither. He said

they didn't look at that in terms of wetland setbacks. Ms. Vaughan said so it is what the potential developer envisions or wants.

A Motion was made by Vice Chair Chartrand and seconded by Selectman Clement to continue the public hearing on Epping Road Tax Increment Finance District Development Program and Financing Plan until Monday February 23. Motion carried – all in favor.

Chairwoman Gilman said the weather has impacted this hearing which is why it is being done this way. They will hold the public hearing open until then. Selectman Clement asked if the Board should give their comments now. Chairwoman Gilman said they will wait until after all the public testimony.

Chairwoman Gilman said next they will skip to Regular Business 8 a.

## **8. Regular Business**

### **a. Tax, Water/Sewer Abatements & Exemptions**

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 38, lot 11 in the amount of \$529.02. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 14 in the amount of \$666.14. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 14 in the amount of \$1129.13. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 14 in the amount of \$1152.16. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 14 in the amount of \$1153.65. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 14 in the amount of \$1156.34. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 14 in the amount of \$529.02. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 302 in the amount of \$485.17. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 302 in the amount of \$715.48. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 302 in the amount of \$729.23. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 302 in the amount of \$731.62. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 302 in the amount of \$732.24. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 302 in the amount of \$224.12. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 204 in the amount of \$683.88. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 204 in the amount of \$693.11. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 204 in the amount of \$695.37. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 204 in the amount of \$78.14. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 204 in the amount of \$200.66. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 222 in the amount of \$71.67. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 212 in the amount of \$746.17. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 212 in the amount of \$406.54. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 210 in the amount of \$299.86. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 210 in the amount of \$371.12. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 210 in the amount of \$366.73. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, lot 79, unit 210 in the amount of \$198.06. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 27, lot 4 in the amount of \$328.36. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 81, lot 37 in the amount of \$88.60. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve a Veteran's Credit for map 95, lot 79, unit 9 in the amount of \$500.00. Motion carried – all in favor.

A Motion was made by Selectman Clement and seconded by Selectwoman Surman to approve the Yield Tax for map 47, lot 1, unit 3 in the amount of \$216.01. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 104, unit 82 in the amount of \$406.54. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve abatement for map 70, lot 98, in the amount of \$1899.77. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve the Veteran's Credits in the amount of \$500.00 for the following map/lot/unit numbers: 95/64/356, 68/06/628, 87/23/03, 104/79/115, 96/13. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve Veteran's Credit for map 81, lot 4 in the amount of \$2000.00. Motion carried – all in favor.

A Motion was made by Selectwoman Surman and seconded by Selectman Clement to approve an Elderly Exemption for map 95, lot 64, unit 297 in the amount of \$152,251.00. Motion carried – all in favor.

**b. Permits & Approvals**

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to approve the Application for use of the Town Hall by Felicia Leighton-Ibbotson for a Tai Chi Intensive on March 1, 2015 from 930 am to 5 pm. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to approve the Application for use of the Town Hall by Jan Russell or Bonnie Galinski for the Festival of Trees on December 3, 2015 from 11 am to 9 pm. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to approve the Application for use of the Town Hall by Morgan Roberts for Musical Recitals on June 22, 2015-June 24, 2015 from 5-830 pm. Motion carried – all in favor.

A Motion was made by Vice Chair Chartrand and seconded by Selectwoman Belanger to approve the Application for use of the Town Hall by Beth Dupell for Ring in the Season on December 4, 2015 to December 6, 2015 at 4pm. Motion carried – all in favor.

**9. Review Board Calendar**

The next meeting will be February 23, 2015. The Board discussed having a Special Meeting in between to cover the agenda items that were not covered tonight. A meeting was tentatively set for March 2, 2015. The TIF discussion will continue on February 23.

**11. Adjournment**

A Motion was made by Selectwoman Surman and seconded by Vice Chair Chartrand to adjourn the meeting at 7:57pm. Motion carried – all in favor.

Respectively submitted,

Nicole Piper  
Recording Secretary