



## STAFF REPORT

AGENDA ITEM #: 20-34 & 35  
COUNCIL MTG OF: April 7, 2020  
FROM: David Caron, Town Administrator  
OFFERED BY: Administration  
PREPARED BY: Administration  
SUBJECT: To Expand the Ash Street TIF District into the Gateway TIF District.

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### PURPOSE

The purpose of this report is to request Council approval to expand the Ash Street TIF District to include portions of the Exit 4-A corridor and to rename as the Gateway TIF District, and to establish an Expendable Trust for District Redevelopment and Infrastructure Activities.

### TOWN ADMINISTRATOR COMMENTS

The Council is encouraged to schedule a public hearing on April 28 and subsequently vote on Resolution #2020-015 and Resolution #2020-016 on May 19.

### BACKGROUND

The Town successfully developed the Ash Street TIF District after its establishment in 2004. With District debt service completely retired in FY 20, and its close proximity both physically and economically with the planned Exit 4-A corridor, an opportunity presents itself to apply proceeds from the Captured Assessed Value to expand economic opportunities in this area.

### DISCUSSION

Similar to the expansion of the Rte. 28N TIF into the Derry Commerce Corridor as approved by the Council in FY 20, the Town has an opportunity to capitalize and expand on a development success story for the overall economic benefit to the community. The Ash Street District has generated an additional tax base valued at \$8.77M since its inception.

This area has been identified in the 2020 Master Plan as a focus area for enhanced development. The area was also identified by the Council during the FY 19 goal setting process for enhancements to Franklin Street Extension for better access to the Town's industrial areas. Further, the regional rail trail is planned to traverse through this area.

The attached map outlines the areas of expansion, which includes the north side of Folsom which will be impacted by the 4-A Corridor construction and may benefit from economic expansion.

It is anticipated that a specific development plan will be formulated, which may include but not limited to the following concepts:

- 1) Continued infrastructure improvements on Ash Street;
- 2) Development of the rail trail as alternate transportation and an economic generator;
- 3) Potential acquisition of land along Folsom Road for economic redevelopment;
- 4) Review of Franklin Street Extension for enhancements

Until such time as the Exit 4-A design is finalized, it is recommended that the Council enact Resolution #2020-016 which would establish a Redevelopment and Infrastructure Activities Fund where TIF Revenues can be parked until such time as improvements commence.

As part of this process, the Town needs to notify the School District and Rockingham County to provide an opportunity to review and comment.

#### FISCAL IMPACT

The Development District currently generates about \$237,000 annually which may be applied to future Gateway TIF District activities. As the amount generated is relatively modest, it is not recommended that any of the Captured Assessed Valuation be returned back to the General Tax Base.

There are no additional fiscal impacts upon the Town through this Resolution.

#### RECOMMENDED ACTION BY COUNCIL

Please see Resolutions #2020-015 and #2020-016; please note that the public hearing is scheduled for April 28 as part of the overall FY 21 Budget hearings, however, formal acceptance will be considered on May 19 as statute requires 15 days between the hearing and adoption.



# RESOLUTION

## Number 2020-016

### To Create an Expendable Trust for Gateway TIF District Redevelopment and Infrastructure Activities

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WHEREAS, Section 5.1 of the Town Charter establishes the Town Council as the governing and legislative body of the Town; and

WHEREAS, the Town requires a funding mechanism to support the expansion and revitalization of the Exit 4A Corridor; and

WHEREAS, investments for this purpose will enhance and promote the general welfare, health and safety of the community, as well support growth of the Town's business and industry sectors;

NOW, THEREFORE, BE IT RESOLVED IN COUNCIL that an Expendable Trust Fund for Gateway TIF District Redevelopment and Infrastructure Activities is hereby created pursuant to RSA 31:19-a, with the Town Council designated as Agents to Expend.

This Resolution shall take effect immediately upon its passage.

Adopted: May 19, 2020.

Attest:

X \_\_\_\_\_

Charles Foote, Council Chair

Date: \_\_\_\_\_

X \_\_\_\_\_

Daniel Healey, Town Clerk

Date: \_\_\_\_\_