



AGENDA ITEM #: 21-38  
COUNCIL MTG OF: April 6, 2021  
FROM: David Caron, Town Administrator  
OFFERED BY: Administration  
PREPARED BY: Administration  
SUBJECT: To Amend the Gateway TIF District Development and Finance Plans

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STAFF REPORT  
*Public Hearing 4-20-21*

#### PURPOSE

The purpose of this report is to request Council approval to amend the Gateway TIF District Development and Finance Plans to recognize future investments and service responsibilities which require planning and investments beginning in FY 22. The Implementation Plan which includes the development and finance plans is attached.

#### TOWN ADMINISTRATOR COMMENTS

The Council is encouraged to schedule a public hearing on April 20 and **subsequently vote on Resolution #2021-024 on May 18.**

#### 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 presented itself to apply proceeds from the Captured Assessed Value to expand economic opportunities in this area.

The Council under Resolution #2020-015 did expand the District and rebranded the area as the Gateway TIF District. The Council also established an Expendable Trust for the financing and planning for future infrastructure projects and additional service responsibilities, primarily for those associated with the expanded 4A Corridor along Folsom and Madden Roads.

The proposed development plan includes the following anticipated activities:

Completion of Phase II of the Rail Trail to the Londonderry line – Current estimate of \$825K expended in FY 25 & 26;

Hiring an additional Highway employee for road maintenance beginning in FY25 at an initial cost of \$90K annually;

Lease/Purchase a six wheel dump truck beginning in FY 25 at an annual cost of \$31,500

Additional infrastructure within the corridor which may include a realignment at Laconia Street to access the Police Station property and property north of Folsom (may be shared with DCC TIF) – FY 25 @ \$750K.

#### DISCUSSION

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.

Financial planning at this juncture is prudent to ensure that adequate funds are available for the visioned improvements to support economic development in that neighborhood. All funds collected are

generated by the Captured Assessed Valuation within the Gateway TIF District and do not impact the tax rate.

#### FISCAL IMPACT

The Development District currently generates about \$441,000 annually which proposes to be applied to current and future Gateway TIF District activities.

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

#### RECOMMENDED ACTION BY COUNCIL

Please see Resolution #2021-024; please note that the public hearing is scheduled for April 20, however, formal acceptance will be considered on May 18 as statute requires 15 days between the hearing and adoption.