

Enfield, NH TIF Advisory Committee-, August 30, 2023

1 **Enfield, NH TIF Advisory Committee - Meeting Minutes** 2 **DPW Conference Room - August 30, 2023**

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4 **COMMITTEE MEMBERS PRESENT:** Andrew Bernier, Bruce Bergeron, Ben Shapiro (via
5 TEAMS)

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7 **COMMITTEE MEMBERS ABSENT:** Erik Russell

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9 **STAFF PRESENT:** Rob Taylor- Land Use and Community Development Administrator, Ed
10 Morris- Enfield Town Manager

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12 **STAFF ABSENT:** None

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14 **GUESTS:** None

15 16 **I CALL MEETING TO ORDER:**

17 Rob Taylor (staff) called the meeting to order at 4:12 pm.
18

19 Mr. Taylor handed out a copy of the current Tax Increment Financing (TIF) plan. He explained
20 that the TIF plan is the responsibility of the TIF Advisory Committee and that it then is adopted
21 by the Town at Town Meeting. He also explained that the TIF district has had a natural increase
22 in value due to the real estate market being good in Enfield, but also pointed out that there has
23 been development within the district, such as the Jake's Market and Deli property.
24

25 Mr. Bergeron asked if the residential property values were also a component of the TIF value
26 calculation. Mr. Taylor confirmed that they were.
27

28 Mr. Taylor provided a map to the committee that detailed the TIF district boundaries. A
29 discussion was had around the removal of the Laramie Farms development from the TIF district.
30 Mr. Taylor shared that he thought the development was removed due to it "stalling".
31

32 Mr. Taylor then discussed the membership make up of the TIF Committee. As he explained it
33 the maximum number of members possible is five, but a majority of the members need to either
34 live or own land within the district. As currently constituted, there are four members seated with
35 one vacancy. Two current members are property owners within the district (Bergeron and
36 Bernier) with two members outside the district (Russell and Shapiro). With this being the case,
37 Mr. Taylor recommended the addition of an in district property owner. He had two names that
38 DPW director Jim Taylor had thought of. The first one was named Bobbi Lynds, who owns the
39 former Enfield Garage property. She owns and runs the North Country Medical Carrier business
40 there and Mr. Taylor felt that she would make a great addition to the committee. He also
41 mentioned a property owner named Garrett Quillia, who owns the multi-unit rental across from

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42 20 Hand Steakhouse. Mr. Quillia is also a patent attorney at Hypertherm. The committee thought
43 either of these would make a great addition to the group. Mr. Taylor will begin reaching out to
44 gauge interest soon.

45
46 Mr. Taylor updated the committee on some potential Enfield developments, including one that
47 could be within the TIF Districts. He indicated that the TIF revenue could be used more
48 effectively on some of these economic development opportunities. What is currently happening
49 is the debt from the original TIF project (sewer and water extension on Route 4) is being retired
50 at a faster rate than planned. The Town Manager and the Land Use and Community
51 Development Administrator feel this is a missed opportunity.

52
53 The committee spent time going through the TIF plan projects both potential and completed.
54 Here is a summary below:

55

56 CURRENT ENFIELD TIF PLANNED PROJECT LIST

- 57 • US 4/Main Street Sidewalk
- 58 • New Enfield Public Library Parking Lot Construction
- 59 • Route 4, Main St., Maple St., High St. Lighting
- 60 • Water Treatment Facility McConnell Rd.
- 61 • Huse Park/Community Building Improvements
- 62 • Enfield Village School Egress

63

64 COMPLETED ENFIELD TIF PROJECTS LIST

- 65 • Route 4 Sewer & Water Extension- for Main Street Sewer
- 66 • Main Street Sewer Extension
- 67 • Lovejoy Brook Road Culvert (Bridge) Replacement

68 POSSIBLE NEW ENFIELD TIF PROJECTS LIST

- 69 • Replace 1903 Water Line Sections of US Route 4 and Main Street
- 70 • Add Rt 4 Sidewalks (between McConnel Road and Baltic Street
- 71 • Floodplain LOMA Work—Lovejoy Brook
- 72 • Guardrail and Bank Stabilization on Oak Grove Street
- 73 • Community EV Charging Stations

74 Mr. Taylor and Mr. Morris updated the committee on the concept of Urban Compact and its
75 possible benefit to development in Enfield.

76

77 There was also a discussion about the State of NH's proposals for improvements along Rt. 4,
78 including a possible new traffic circle at Main and Maple Streets.

79

80 The committee moved on to discussing possible new projects to be added to the TIF Plan. Mr.
81 Bergeron offered that a good idea might be to use TIF Funds to acquire dilapidated properties

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82 and clean them up. There are a number of abandoned houses and other buildings that are in a
83 serious state of disrepair. The committee seemed in agreement that this was a good idea. Mr.
84 Morris confirmed that this is indeed a possibility with regard to the NH TIF regulations.

85
86 The idea about a walking bridge over the Mascoma River at McConnel Rd. and Wescott Rd. was
87 discussed.

88
89 Mr. Bernier asked about the possibility of using TIF funds to cover cost overruns on other
90 projects, such as the Public Safety Complex and others.

91
92 Mr. Morris mentioned using TIF Funds to help make the potential development of the 45 acres
93 off Rt. 4 and Lovejoy Brook Rd. more possible.

94
95 Mr. Taylor brought up the fact that the Town owned parcels on Shedd Street are inside of the
96 TIF District. Mr. Morris though that the cleanup of the site would be an excellent use of TIF
97 Funds.

98
99 Mr. Bergeron clarified that the committee's goal is to update the TIF Plan/project list. This
100 should include adding and removing projects as the committee sees fit. The final plan will be
101 presented to the Town Meeting in 2024 for ratification.

102

103 **X. SETTING THE NEXT MEETING DATE**

104 The committee agreed that a next meeting should happen again as soon as practicable. The idea
105 is to meet monthly.

106

107 **XI. ADJOURN**

108 The meeting adjourned at 5:04 pm

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110

111 Respectfully submitted,

112 Rob Taylor

113 Land Use and Community Development Administrator