

**TOWN OF ALLENSTOWN
ECONOMIC DEVELOPMENT COMMITTEE
Town Hall- 16 School Street
Allenstown, New Hampshire 03275
May 12, 2021**

Call to Order

The Allenstown Economic Development Committee Meeting of May 12, 2021 was called to order at 6:40 PM by Chairman Mike Frascinella.

Chair Frascinella called for the Pledge of Allegiance.

Roll Call

Present on the Board: Chair Frascinella, Jeffrey Venegas, Scott McDonald

Excused: Ron Adinolfo, Chad Pelissier

Allenstown Staff & Other: Derik Goodine, Town Administrator

OLD BUSINESS

Chair Frascinella shared the calendar for the month of May. For upcoming events, they have the Flags of the Forgotten Heros presentation, town yard sale, POW/MIA flag raising event, Nicole Knox Murphy concert, cornhole tournament.

Mr. Venegas said Lisa Cox has been getting the word out the tournament via Facebook. He doesn't think it should be limited to residents only. Mr. Venegas said for a grand prize, they are giving Sully's and Aubuchon gift cards. He said the tournament will be for entertainment purposes only and a family event to benefit the town. Mr. Venegas suggested \$25.00 for first place and \$15.00 for second place, with each player getting a gift card. Mr. Venegas said they could have parking at ARD and he said they mark off the corn hole area.

Mr. Venegas said he thinks they will have to do single elimination but the brackets will determine it. He will send emails to those who signed up to date. Mr. Frascinella suggested that he create a mailing list.

- **State Park Passes:**

Mr. Goodine said he finally received the money for the state park passes and he gave it to Ms. Pelissier. Mr. Venegas said they are just ordering one set for now.

- **Grant for historic site markers**

Mr. Venegas said that Director of the Library, Besti Randlett, has been doing a great job of finding grants and she applied for a grant from the American Library Association which enhances the community. He said she was approved and they are able to get signs for their walking tour. Mr. Venegas has to have a community meeting as a requirement for the grant process. He said the Historical Society should be involved.

- **Commercial Properties Work Session**

Chair Frascinella presented the fully annotated list of commercial properties. He said they have one possible avenue which is the concept of the TIF District. Mr. Monahan had sent them a document that Hopkinton put together for their TIF District in 2018.

Chair Frascinella said he was bothered by how to pay for the infrastructure and what is the timing between building the infrastructure and someone putting a business there. Mr. Goodine said that in order to create TIF they should hire a consultant. He said ideally you create the TIF and not necessarily do all the infrastructure at that time until it happens. Mr. Goodine said they need to figure out which properties have sellers. Chair Frascinella said the RSA said the governing body has to approve it, at the town level.

Mr. Goodine said you will have a fund that is written generically and then the TIF proceeds will go to building roads, sewer and water to support economic development in the TIF zone. He said there will be an estimation of numbers and the land will sit until its sold.

Chair Frascinella said the next step is to pick out the properties they might want to market and will need a visual way of understanding it such as comparing it to a map. He said they need to approach the potential landowners to ask if they can help them market their property. Chair Frascinella said the Sewer and Water Department needs to tell them what the capacity is of their system and how close to capacity are they right now, and what would it take to expand in order to add on the new commercial entities.

Chair Frascinella said the main properties they need to concentrate on are the ones that are just north of Chester Turnpike on 28, and the properties between Chester Turnpike south and 28.

Chair Frascinella said the current list is about 100 properties and he would like to develop a smaller list.

Mr. Goodine said it would have to be a good deal to make it a TIF, but not something like a convenience store which wouldn't be worth it. He doesn't know what the bond rules are in NH for TIF financing and they have more work to do.

Chair Frascinella said the way the laws are written with a TIF District, it allows you to skim off the extra property tax above what the original property tax was, and use it to pay back the bond for the infrastructure. He said the risk is when do you take out the bond in the hope that somebody buys the property and develops it into something worth a lot more money. He said the other risk is if they get businesses to build on these properties, is the increase in tax going to be enough to pay off the annual premium of the bond.

Chair Frascinella said they have China Mill and other inexpensive housing available and recreation at Bear Brook State Park. Mr. Goodine said in the next few years, there will be a huge increase in traffic on Route 3 trying to avoid construction projects in Manchester and Concord.

Chair Frascinella asked Mr. Goodine if it's possible to print out a map of the downtown area to mark up. Chair Frascinella said before the next meeting, the Board should go over the list and mark which properties they should be looking at.

There is discussion of a potential property near the quarry by the Irving gas station, which once was looked at for placement of a supermarket and a comparison to the tax map of Market Basket on Fort Eddy in Concord which is 6.4 acres.

Mr. Goodine said with regard to the land they are talking about, he shared his screen to show that to get to their land, they would need access through Hooksett. Mr. Goodine said it is 8 acres for commercial industrial development.

- **Waterline for Ice Rink**

Chair Frascinella said Mr. Pelissier suggested making a written request to Pembroke Water Works for an estimate for a waterline and if there is any way they can donate to the Town. Mr. Goodine said recreational grants are tough to get.

Mr. Goodine said they should invite Matt Gagne to the next meeting to discuss this further as well as other issues discussed previously regarding economic development and expansion and capacity of the waterline. He questions whether the water tower is adequate to provide water to an industrial facility. Chair Frascinella asked whether they should invite sewer, but Mr. Goodine said just water for now.

NEW BUSINESS

- **Welcome Banners:**

Chair Frascinella said the Highway Department has been installing welcome banners.

- **Hometown Hero Banners:**

Chair Frascinella said Matt S said he was going to try to see if he could get the Veteran's banners back up.

Meeting Minutes

Chair Frascinella said Mr. Goodine sent him minutes from March and April but he has not had a chance to distribute them. Mr. Goodine said they were up to date except for the last two meetings.

Next Meeting Schedule

Chair Frascinella said the next meeting will be May 26, 2021.

Mr. Venegas asked about the skate park. Mr. Goodine said someone needs to talk to Father Edmund.

Mr. Venegas said they will have to look at the cracks to see what needs to be done. He said he would like to fix the fence.

Mr. Venegas made a Motion to adjourn the meeting at 7:57 pm, which was seconded by Mr. McDonald.

Roll call vote was taken:

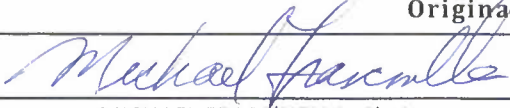
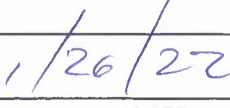

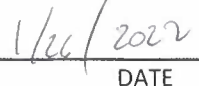


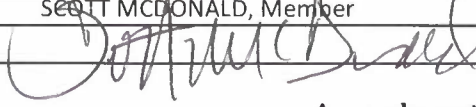
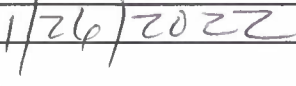
Jeff Venegas—Aye

Scott McDonald- Aye

Mike Frascinella- Aye

Motion was voted unanimously.

**TOWN OF ALLENSTOWN
ECONOMIC DEVELOPMENT COMMITTEE
PUBLIC MEETING MINUTES
May 12, 2021
Signature Page**

Original Approval:		
		
MICHAEL FRASCINELLA, Chair	DATE	
CHAD PELISSIER, Member	DATE	
JEFFREY VENEGAS, Member	DATE	
		
RON ADINOLFO, Member	DATE	
		
SCOTT MCDONALD, Member	DATE	
		
Amendment Approvals:		
Amendment Description:	Approval:	Date:
	MICHAEL FRASCINELLA, Chair	DATE
	CHAD PELISSIER, Member	DATE
	JEFFREY VENEGAS, Member	DATE
	RON ADINOLFO, Member	DATE
	SCOTT MCDONALD, Member	DATE

