

**TOWN OF ALLENSTOWN  
ECONOMIC DEVELOPMENT COMMITTEE  
Town Hall- 16 School Street  
Allenstown, New Hampshire 03275  
November 9, 2022**

**Call to Order**

The Allenstown Economic Development Committee Meeting of November 9, 2022 was called to order, at 6:30 by Chairman Mike Frascinella.

Chair Frascinella lead the Pledge of Allegiance.

**Roll Call**

Present on the Board: Chair Mike Frascinella, Ron Adinolfo, Jeff Venegas, Nancy Beaulieu, Alternate, Lisa Lemire, Alternate, Rich Caruso

Other: Derik Goodine, Town Administrator, Mike Landers, volunteers with Rich Caruso regarding ice rink, Trish Caruso, Bridgett Beckwith, NH Division of Economic Development

Excused: Scott McDonald, Selectboard Member

The Board discussed the great voter turnout in Allenstown.

**NEW BUSINESS**

- **Intro- to TIF Zones by Bridgett Beckwith, Tax Incentive Program Manager for NH Division of Economic Development**

Mr. Frascinella introduced Bridgett Beckwith and she in turn introduced herself to the Board.

Although she claimed that she was not an expert, she was said she was there to inform the Board a bit about TIF zones and provide them with additional resources in case this is something they want to look further into.

Ms. Beckwith said TIF stands for "Tax Increment Financing" credits. Essentially TIF is a method of financing public improvements with the incremental taxes created by a new construction, expansion, or renovation of property within a defined area of the community.

She said the Town must place this question on the Town Meeting Warrant for approval to move forward with this incentive. Once it is approved, a Town can then establish as many as these TIF districts as they want. She said that a lot of times, these align with an NRZ as it enhances the incentive for business so they will get a tax credit on the state level.

Ms. Beckwith said to establish this, there needs to be a development program which includes a plan that shows how funds are allocated of retirements of bonds and notes, etc.

She references RSA 162-K which discusses further detail for EDC review as well as the following website: <https://www.nh.gov/osi/planning/resources/tif.htm>. She also recommends checking with other Towns who are familiar with it and she will provide a list of those Towns.

Ms. Beckwith stated that she believes that Allentown would have to establish an Advisory Board to oversee it. The money raised within a district must be spent within the same district. She said the RSA will provide the guidelines and specifics pertaining to this.

Mr. McDonald provided an example and asked if TIF would help. She said she wasn't sure.

He asked if there was someone at the State level where they needed to "ask permission" and she said not that she is aware of that which she thinks was by design.

Mr. Goodine said he has had experience with this in Maine, but NH works a bit differently. He said he is printing out information for the Board to review and assist them with understanding. He said it is definitely a partnership between the community and the developer to save money on extending those utilities, either power, water, sewer. He said they would probably have to get a consultant to look at it.

Ms. Beckwith said you can have as many TIF Districts as you want.

Mr. Adinolfo asked if there were any implications to the tax rates when you establish the funding within the TIF Districts. She said it is a temporary tax relief incentive for the property owner. She is assuming that the Town decides ahead what they want to set for the parameters for that particular property of what the tax relief will be.

Mr. Adinolfo asked if they would have to appropriate monies within the Town budget. She said basically it is money that they are agreeing not to get. Mr. Goodine said they would collect the property taxes as they would normally do, however that valuation is captured so it goes into a fund for those improvements. They would get a tax bill just like anyone else.

Chair Frascinella asked if she had a tutorial or a scenario of how an imaginary town took some property that they wanted to develop commercially and turned it into a TIF zone. Mr. Goodine said Hooksett-Target and Home Depot is a good example as well as the Hooksett AG. Mr. Frascinella said he was more interested in the steps that they would have to go through to achieve that.

Mr. Goodine thought it would be helpful for Ms. Beckwith to give a short overview of the Economic Revitalization Zone for the EDC to understand. She said the ERZ is a state funded program where they have \$825,000 for every year available for businesses throughout the state who are located within an ERZ. She said they have to be established first, not through Town Meeting, but something that the Economic Committee can vote on and decide to have. She said that she developed a form letter to send

out with the Town's letterhead that describes what the program is and gives her contact information. This is an email or regular mail letter that can be sent to any business or property owner located within an ERZ that is established. She said even if it is vacant land, the credits are only for businesses (not developers) but if somebody develops something on the property then it is good marketing for them to get somebody in.

She said any new business coming into a building, then there are some sort of capital investment that fits for that building. Every February, she typically gets 50 applicants as it is a very popular program. If they meet the two criteria, they get credit but its prorated, so the more applicants, the less of the pie they receive.

Ms. Beckwith said that it is a credit to the Business Profits Tax and Business Enterprise Tax.

Mr. Goodine pointed out that a large portion of their Town is eligible for this. Mr. McDonald said that he can think of two prime spots.

### **OLD BUSINESS**

- **Spotlight on Local Business- Fiber & Forge**

Chair Frascinella said the owners of Fiber & Forge were very excited to be chosen for the Spotlight and he posted the interview on the Town's website. He said they could potentially ask them for a donation for the Christmas contest.

- **Halloween Lighting Contest**

Chair Frascinella said it went really well and the award ceremony was held at Town Hall. The residents at Letendre Ave and Marissa Drive were surprised and excited that the Fire and Police Department presented them with their award.

### **NEW BUSINESS**

- **Ice Rink 2022 Preparation**

Ron Adinolfo said that he is going to ask Chad Pelissier or the Board of Selectman if they could set aside \$15,000 for the purchase of a warming hut/ storage facility that can be easily moved.

He said that he and Mr. Pelissier are going to visit the Town of Tilton's two rinks and find out about the technology that they use. He said that they need to keep this project moving forward as people in town have already been asking about it.

Mr. Caruso said he also picked up two full size hockey nets for \$80.00.

Ron Adinolfo made a Motion that the Economic Development Committee purchase the nets from Mr. Carouso in the amount of \$80.00. Ms. Lemire seconded the Motion.

Mike Frascinella- Aye  
Ron Adinolfo-Aye  
Rich Caruso- Abstain  
Lisa Lemire- Aye  
Nancy Beaulieu- Aye  
Scott McDonald- Aye

The Motion passed.

Ron Adinolfo made a Motion that they capture and expend no more than \$15,000 out of the Capital Reserve Fund for use, improvement and upgrades and new equipment for their skating facility. Ms. Lemire seconded the Motion.

Mike Frascinella- Aye  
Ron Adinolfo-Aye  
Richard Caruso-Aye  
Lisa Lemire- Aye  
Nancy Beaulieu- Aye  
Scott McDonald- Aye

The Motion passed.

Mr. Adinolfo said they don't have to do all of the site preparations this year.

- **New Concert/ Bands for 2023**

Chair Frascinella said they had discussed having BoneShakerz and Out on Bail as bands for next year but they need a third band.

He said he tried listing to the Jennifer Mitchell band but they kept asking him to create an account. Ms. Lemire said they could google her on YouTube.

- **Christmas Lighting Contest**

Mr. Landers discussed the plan to go around Town with Santa in a sleigh. They are going to try to stay off busy roads such as Route 28. Mr. Pelissier was trying to figure out a route to take.

Chair Frascinella said they were trying to plan out times to start the Santa tour, bonfire and awards ceremony. Mr. Pelissier said he was guesstimating that the Santa tour may take 45 minutes to an hour. Chair Frascinella said he was thinking if the Santa tour started at 2:30, they could plan the bonfire at 3:30 pm. He said the Student Council at ARD will provide refreshments again. He said they could start the Christmas caroling around 4:00 pm followed by awards.

The Board discussed advertisement for the event.

Ms. Lemire said they changed the rule so it is one vote per household.

Chair Frascinella said last year, they had a dozen homes register and are hoping for more this year.

He said he found two highly secure email programs to use for voting called Proton. The Board discussed keeping the voting restricted to Allenstown.

Ms. Lemire asked whether they should extend the registration from December 1<sup>st</sup> until December 7<sup>th</sup>. The Board agreed this would be a good idea as some people decorate later.

Mr. Goodine said they will need to break up the pallets in advance of the bonfire as whatever pit they decide to use will not be that big. They will have to apply for a fire permit.

Chair Frascinella said Mr. Pelissier would like to become an alternate member as opposed to a full member of the Board.

Mr. Caruso made a Motion to appoint Chad Pelissier as an alternate member of the Economic Development Board. Mr. Adinolfo seconded the Motion.

Mike Frascinella- Aye  
Ron Adinolfo-Aye  
Richard Caruso-Aye  
Lisa Lemire- Aye  
Nancy Beaulieu- Aye  
Scott McDonald- Aye

The Motion passed.

### **REVIEW PREVIOUS MINUTES**

Mr. Caruso made a Motion to approve the meeting minutes of August 24, 2022. Ron Adinolfo seconded the Motion.

Mike Frascinella- Aye  
Ron Adinolfo-Aye  
Richard Caruso-Aye  
Lisa Lemire- Abstain  
Nancy Beaulieu- Abstain  
Scott McDonald- Aye

The Motion passed.

The Motion passed.

Mr. Adinolfo made a Motion to approve the October 26, 2022 minutes. Mr. Caruso seconded the Motion.

Mike Frascinella- Aye  
Ron Adinolfo-Aye  
Richard Caruso-Aye  
Lisa Lemire- Aye  
Nancy Beaulieu- Aye  
Scott McDonald- Abstain

The Motion passed.

The Board discussed making a flyer to hand to parents and stores announcing the Christmas event on December 17<sup>th</sup>.

#### **NEXT MEETING:**

Next meeting will be Wednesday, November 30, 2022.

Ms. Beaulieu made a Motion to adjourn at 8:00 pm. Ms. Lemire seconded the Motion.

Roll Call vote was taken.

Mike Frascinella- Aye  
Ron Adinolfo-Aye  
Richard Caruso-Aye  
Lisa Lemire- Aye  
Nancy Beaulieu- Aye  
Scott McDonald- Aye

The Motion passed.

ECONOMIC DEVELOPMENT COMMITTEE

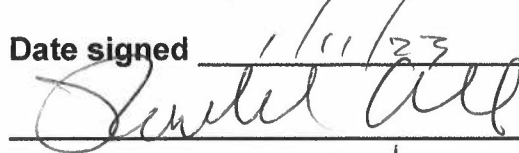
November 9, 2022

Michael Frascinella, Chairman



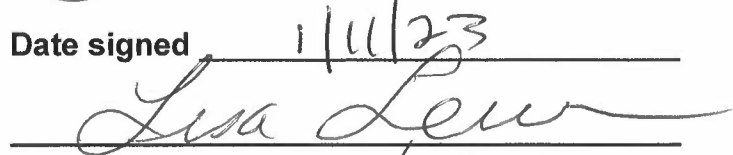
Date signed 1/11/23

Ron Adinolfo, Member




Date signed 1/11/23

Lisa Lemire, Member



Date Signed 1/11/23

Nancy Beaulieu, Member



Date signed 1/11/23

Scott McDonald, Selectman Rep.

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Date signed \_\_\_\_\_

Chad Pelissier, Alternate

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Date signed \_\_\_\_\_

Mike Landers, Alternate

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Date signed \_\_\_\_\_

Rich Caruso, Alternate Member



Date signed 1/11/2023