

**City Council Public Hearing
August 5, 2014
COUNCIL CHAMBERS
7:03 PM**

COUNCILORS PRESENT

Councilor Collins
Councilor Gates
Councilor Gray
Councilor Hamann
Councilor Keans
Councilor Kittredge
Councilor Lachapelle
Councilor Larochelle
Councilor Lauterborn
Councilor Torr
Councilor Walker
Mayor Jean

OTHERS PRESENT

City Manager Fitzpatrick
Deputy City Manager Cox
Attorney Wensley

MINUTES

1. Call to Order

Mayor Jean called the City Council Public Hearing to Order at 7:03 PM. Kelly Walters, City Clerk, took a silent roll call. All City Council members were present.

Mayor Jean briefed the City Council about the following Public Hearing items and invited the public to address the City Council:

- 2. AB 08 Resolution Authorizing Supplemental Appropriation to the 2014-2015 Capital Improvement Budget of the City of Rochester, Department of Public Works, Water Works for the So-Called Water Treatment Plant Upgrades Project and Authorizing Borrowing in Connection Therewith**

**RESOLUTION AUTHORIZING SUPPLEMENTAL APPROPRIATION
TO THE 2014-2015 CAPITAL IMPROVEMENTS BUDGET OF THE
CITY OF ROCHESTER, DEPARTMENT OF PUBLIC WORKS, WATER
WORKS
FOR THE SO-CALLED WATER TREATMENT PLANT UPGRADES PROJECT
AND AUTHORIZING BORROWING IN CONNECTION THEREWITH**

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

That the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00) be, and hereby is, appropriated as a supplemental appropriation to the 2014-2015 capital improvements budget of the City of Rochester, Department of Public Works, Water Works for the purpose of providing sums necessary to pay expenditures with respect to the so-called Water Treatment Plant Upgrades project (the "Project"), and provided further that such appropriation shall be drawn in its entirety from the proceeds of borrowing by the City of Rochester from the State of N.H. Drinking Water State Revolving Fund with respect to the aforesaid Project.

Additionally, and to the extent applicable, the Mayor and City Council of the City of Rochester hereby resolve that, in accordance with the provisions of Section 45 of the Rochester City Charter, the City Treasurer, with the approval of the City Manager, be, and hereby is, authorized to borrow the sum of Two Hundred Fifty Thousand Dollars (\$250,000.00), for the purpose of providing funds necessary for the so-called Project, such borrowing to be on such terms and conditions as the said Treasurer and City Manager may deem to be in the best interest of the City of Rochester. Furthermore, such borrowing is authorized subject to compliance with the provisions Section 45 of the Rochester City Charter. The useful life for the aforesaid Project is 20 years.

To the extent not otherwise provided for in this Resolution, the Finance Director is hereby authorized to designate and/or establish such accounts and/or account numbers as necessary to implement the transactions contemplated by this Resolution. **CC FY15 07-01 AB 8**

3. AB 11 Resolution Granting Community Revitalization Tax Relief to the Property Situate at 82 Wakefield Street Under the Provisions of RSA 79-E in Connection with the Proposed Rehabilitation Project for Such Premises

RESOLUTION GRANTING
COMMUNITY REVITALIZATION
TAX RELIEF TO THE PROPERTY SITUATE AT 82 WAKEFIELD STREET
UNDER THE PROVISIONS OF RSA 79-E
IN CONNECTION WITH ITS PROPOSED REHABILITATION PROJECT

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCHESTER, AS FOLLOWS:

WHEREAS, in an effort to stimulate local economic development and enhance City downtowns and town centers, the New Hampshire Legislature has enacted Chapter 79-E of the New Hampshire Revised Statutes Annotated, entitled "Community Revitalization Tax Relief Incentive"; and

WHEREAS, the City of Rochester on October 7, 2008 availed itself of the opportunities and benefits available through the adoption of Chapter 79-E, by adopting the provisions of such the Community Revitalization Tax Relief Incentive Program pursuant to the Provisions RSA Chapter 79-E on October 7, 2008; and

WHEREAS, the owner(s) of the so-called 82 Wakefield Street property in downtown Rochester is/are desirous of taking advantage of the potential opportunities and benefits available to property owners as a result of the adoption of Chapter 79-E and they have, therefore, proposed a substantial rehabilitation project with respect to the so-called 82 Wakefield Street property structure; and

WHEREAS, Chapter 79-E requires that the governing body of the City of Rochester make certain findings and or determinations with regard to a proposed substantial rehabilitation project in order for the structure subject to such rehabilitation project to qualify for the Chapter 79-E Community Revitalization Tax Relief Incentive;

NOW, THEREFORE, the Mayor and City Council of the City of Rochester, by adoption of this resolution, hereby make the following determinations and findings with respect to the proposed substantial rehabilitation proposal for the so-called 82 Wakefield Street property contemplated by the owner's Community Revitalization Tax Relief Application dated July 1, 2014, to wit:

(1) Any tax relief under the provisions of Chapter 79-E or this resolution that is to be accorded with respect to the so-called 82 Wakefield Street property project shall be accorded only after the property owners grant to the City a covenant pursuant to the provisions of RSA 79-E:8 ensuring that the structure shall be maintained and used in a manner that furthers the public benefits for which the tax relief was granted and in accordance with the requirements of RSA 79-E:8; and

(2) The Mayor and City Council find a public benefit(s) under RSA 79-E:7 in the proposed revitalization project; and

(3) The proposed substantial rehabilitation provides the following public benefits to downtown Rochester:

- I. It enhances the economic vitality of the downtown;
- II. It enhances and improves a structure that is culturally or historically important on a local level, within the context of Rochester's Historic District and/or the City center in which the building is located;
- III. It promotes development of downtown Rochester, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B;

(4) The specific public benefit is preserved through a covenant under RSA 79-E:8 if the project is implemented consistent with (a) the aforesaid application; (b) compliance with the recommendation to the Council approved by the Economic Development Committee at its July 24, 2014 meeting; (c) the terms of this resolution; and (d) any other applicable requirements of Chapter 79-E; and

(5) The Mayor and City Council finds that the proposed use is consistent with the City's master plan and/or development regulations.

Furthermore, as a result of making such determinations and findings, and subject to the owner(s) compliance therewith, and with the provisions of Chapter 79-E, the Mayor and City Council hereby grants the requested tax relief for a period of five (5) years beginning with the completion of the substantial rehabilitation of the so-called 82 Wakefield Street property structure. **CC FY14 08-05 AB 11**

No member of the public addressed the City Council. Mayor Jean closed the Public Hearing at 7:03 PM.

Councilor Lachapelle **MOVED** to **ADJOURN** the Public Hearing at 7:04 PM. Councilor Collins seconded the motion. The **MOTION CARRIED** by a unanimous voice vote.

4. Adjournment

Respectfully submitted,

Kelly Walters
City Clerk