

ROCHESTER CITY COUNCIL PUBLIC HEARING

May 20, 2014

CITY 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
Deputy Mayor Varney

OTHERS PRESENT

City Manager Fitzpatrick
Deputy City Manager Cox
Dr. Walter Horeman, Resident
Gregg DeNobile, Resident

MEMBERS EXCUSED

Mayor Jean

MINUTES

1. Call to Order

Deputy Mayor Varney called the City Council Public Hearing to order at 7:03 PM. Kelly Walters, City Clerk, took a silent roll call. All Councilors were present except for Mayor Jean, who had been excused.

**2. Resolution Adopting the Granite Ridge Development Tax District:
Tax Increment Development Program & Financing Plan, and
Establishing the Granite Ridge Development District**

Deputy Mayor Varney read the following Resolution by title only:

**RESOLUTION ADOPTING THE GRANITE RIDGE DEVELOPMENT TAX
DISTRICT: TAX INCREMENT DEVELOPMENT PROGRAM & FINANCING
PLAN, AND ESTABLISHING THE GRANITE RIDGE DEVELOPMENT
DISTRICT**

The Rochester Mayor and City Council will conduct a public hearing to take citizen input on the question of whether, pursuant to the provisions of Chapter 162-K of the N.H. Revised Statutes Annotated, entitled "Municipal Economic Development and Revitalization Districts", the City of Rochester should:

- A. Establish/Designate a so-called tax increment development district within the City of Rochester, to be known as the "Granite Ridge Development District" (sometimes herein referred to as the "District"), such District to consist of properties and/or lots and/or portions of lots located within the land area depicted on **Exhibit A** related to this Notice of Public Hearing (a listing of the Rochester Tax Map and Lot Numbers of the Rochester properties located within the District are listed in **Exhibit B** related to this Notice of Public Hearing), which Notice shall be posted in two (2) public places in the City of Rochester and on the web site of the City of Rochester at least seven days prior to the Public Hearing noticed herein (see "**NOTE**" below); and
- B. Establish/Adopt a development program and a tax increment financing plan for such Granite Ridge Development District, such program and plan being incorporated in a document entitled "Granite Ridge Development District: Tax Increment Development Program & Financing Plan" (sometimes hereinafter referred to as the "Plan"), dated May 6, 2014.

In the event that the above resolution is adopted by the Rochester Mayor and City Council by an affirmative vote taken at a public meeting held no less than fifteen (15) days after the above mentioned Public Hearing, the so-called Granite Ridge Development District will be established and the Granite Ridge Development District: Tax Increment Development Program & Financing Plan will be adopted, so that thereafter, real property taxes collected within the District will be collected and allocated in accordance with the provisions of the Plan and pursuant to the provisions of Chapter 162-K of the N.H. Revised Statutes Annotated.

Attachment A and B can be found attached to this set of minutes as an Addendum.

Deputy Mayor Varney invited the public to come forward to speak about the proposed TIF District at 7:03 PM.

Dr. Walter Horeman, resident, addressed the City Council. He applauded the City Council for being proactive on developing this area of the City; however, the traffic has also increased tremendously in this area over the past twenty years. He cited that two fatal vehicle accidents occurred in front of his own business location in the past few years. He supported the TIF District but asked that the City Council pay attention to all the details of the project, especially traffic concerns.

Gregg DeNobile, resident, addressed the City Council about the proposed TIF District. He questioned what benefit this development would have for the taxpayers. He believed that it would be fourteen years before the taxpayers' receive tax relief with the Granite State Business Park TIF District. He also understood that the purpose of TIF Districts were to be used in blighted areas of the community and not for areas easier to develop such as Route 11.

Mr. DeNobile asked how many TIF Districts are active in Rochester at this time and what is the anticipated duration of this proposed TIF District. He talked about the loss of revenue to the City over a long period of time. Mr. DeNobile asked if the businesses/developers would be asked to contribute to this development and because it is a State of New Hampshire road, can the City expect a contribution from the State?

Mr. DeNobile stated that there was not enough information provided in the TIF plan itself. He asked the City Council to consider the taxpayers when voting on this plan.

Deputy Mayor Varney closed Public Input and **Adjourned** the Public Hearing at 7:09 PM.

Respectfully submitted,

Kelly Walters
City Clerk