

**Jaffrey Economic Development Council**  
**Draft Minutes 11/8/18**

**9:00 am Town Office**

Present: Peter Chamberlain, Larry Alvarez, Dominique Cassie, Cathy Furze, Sam Hackler, Stephanie Niemela, Bill Schofield, Mike Shea

Staff: Jo Anne Carr, Director

1. TIFD Budgets

Jo Anne briefed the members on the proposed budgets beginning with the Stone Arch Bridge. The 2018 assessment was \$15,295,900 of which \$4,881,500 is attributed to Fitch Road which is not retained for calculating the increment available for the district. The final increment is \$5,978,299, with the tax rate set at 0.0330, the allows for \$197,284 for funding the TIFD. The bridge bond is anticipated to be \$40,250 and the water mains bond is \$67,215 for FY 2019. Members asked whether the lights at the 4 way could be restored. Or install a trip light for turning traffic. Jo Anne will enquire with the DOT and Selectboard.

Turning next to the Downtown TIFD the 2018 assessment was \$22,550,577, the increment of \$9,949,277 and tax rate at 0.0330 allowing for \$328,326 available for Downtown projects. There were no new projects proposed, although members inquired whether WW Cross and the Pompanio building would be considered for brownfields funding in the future. The Selectmen are investigating the legal implications for acquiring the WW Cross building, and have received grant funding for the Phase II site assessment. That report should be available through the winter. Jo Anne will coordinate a presentation for the EDC.

Also discussed were the possible designations of Economic Revitalization Zone, providing business tax credits, for the Downtown and use of the Chapter 79E program for encouraging rehabilitation of designated historical buildings. Jo Anne will prepare the paperwork for the ERZ designation, further discussion on the 79E program is warranted. Also suggested was the expansion of the TIFD to include the St Patrick School property.

2. Capital Improvements Planning

Jo Anne presented the draft CIP which presents two options for facilities investments. The full plan will be brought to the Planning Board for a vote in December.

The Municipal Facilities section of the Capital Improvement Plan is derived from the 2008 & 2009 Turner Report on Facility Assessments for Municipal Buildings. Department Heads in consultation with the Town Manager determined the remaining priority items on the report and these are indicated with red numbers in the Total Cost column.

The Capital Improvement Plan committee requested two options be presented. The first being that all items pertaining to the town office building and all safety and hygiene items be addressed immediately. The second option being a new Town Office be constructed with the Police Station, as presented at the 2015 Town Meeting. After consideration of the long-term tax impact and value of investment in the community, the CIP Committee has determined that **Option B** – proceed with the development of a combined Community Facility Building is the preferred course of action.

3. Other Business

a.

4. Adjourn

**Next meeting Date: January 16, 2019 @ 9:00 AM**