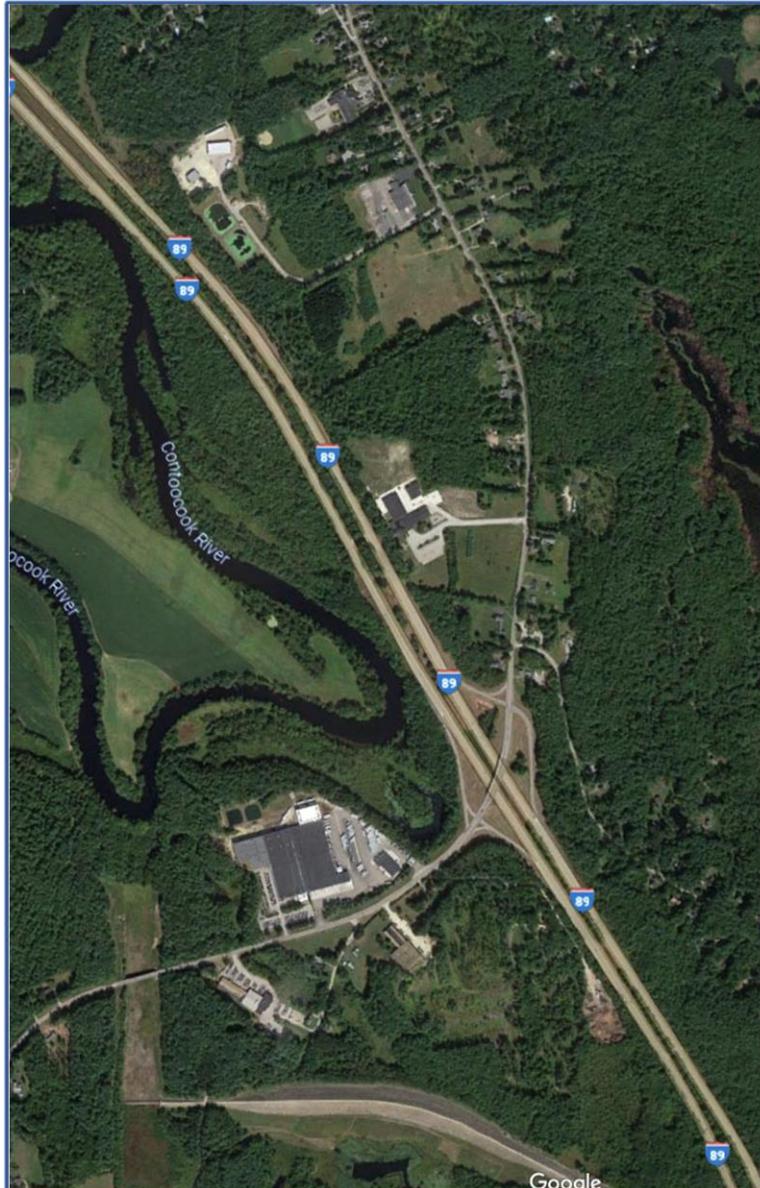


**Exit 6  
Tax Increment District  
With the  
Development and Finance Plan  
Hopkinton, NH**



**Adopted – March 2018**

## **SECTIONS- RSA CHAPTER 162-K**

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# **Exit 6**

## **Tax Increment Finance District Plan**

### **K:1 Local Option**

At the Town Meeting of 2018, the voters approved adopting RSA Chapter K:1, giving the Town the **Local Option** to subsequently adopt specific Tax Incremental Tax (TIF) Districts.

### **K:2 Definitions**

The definitions used by the Town will be those as presented in RSA 162-K: 2 “Definitions”

### **K:3 Authorization**

In accordance with RSA 162-K:3, the Town of Hopkinton hereby adopts the following Tax Increment Financing Plan (TIF) “Exit 6 Area” (see map attached).

The District and the Plan may be amended per the RSA. Note that for any Amendment, the Original Assessed Value is re-established for any area added, and New Captured Value is also reset as of the date of the Amendment.

### **K:4 Hearings**

This Plan was presented to the SAU, local School Board and County Administrator by no later than February 6, 2018. Each was asked to review the Plan for comments and recommendations, to be returned to the Town by February 23, 2018. Comments and Recommendations are attached.

The Select Board also held Hearings and posted Warrant Notices as follows:

1. Notice of Public Hearing posted February 5, 2018 on bulletin boards and on Town of Hopkinton website.
2. Notice published in the Concord Monitor February 8, 2018.
- 3.
- 4.

### **K:5 District and Limitations**

The Exit 6 Tax Increment District encompasses the commercial area around Exit 6 of Interstate 89. It runs for about one mile along Maple Street; this area is illustrated on the accompanying map.

This District comprises about 192.5 acres and has an assessed valuation of just over \$20 million. By law, no TIF district can be larger than 5% of the total town land area, and when added to other TIF Districts may not exceed 10% of the total town land area. Further, no one district can exceed 8% of total assessed value, and when combined with other TIF Districts may not exceed 16% of total assessed value.

This District is approximately .67% of the total town land area, and when combined with the proposed Hart's Corner TIF District, account for .99% of the total town land area. Assessed property values in this District amount to approximately 3.3% of the total town assessed property values and when combined with the proposed Hart's Corner TIF District, account for 3.29% of the total town assessed property values.

### **K:6 District Establishment and Development Program**

In accordance with RSA 162-K, the Town of Hopkinton hereby adopts the following Tax Increment Financing Plan (TIF) for the Exit 6 area near Contoocook Village in Hopkinton. It is the purpose in forming this district to encourage revitalization, re-investment, and new investment within those portions of Town that are zoned for commercial development.

The purpose of the District is to fund improvements to roads, intersections, sidewalks, sewer, water, drainage, lighting, signage, utility poles and lines, landscaping, or other associated improvements that will create economic vitality and ensure the continued economic vitality of those areas that are already so developed. Pursuant to the enabling legislation, RSA 162-K, some of the valid public purposes for a TIF district include: the acquisition of land, the improvement of physical facilities, the improvement of quality of life and transportation through acquisition or construction, the accommodation of pedestrian systems, and the installation of landscaping and streetscaping. It is recognized that

this district represents a core commercial area in the Town that provides jobs and services, and represents an important part of the non-residential tax base.

Without improvements to both the physical infrastructure and visual appearance of this area, the existing tax base could erode. Also, without these additional investments, the capacity does not presently exist to support all of the development for which this area is zoned. It is the Town's intention to use tax increment financing to help pay for necessary improvements to the infrastructure in order to support anticipated development.

### **K: 7 Grants**

Per K:7, the Town is authorized to receive grants that may assist in the purposes of the District, subject to any and all provisions as would be required by the Town to accept other grants.

### **K: 8 Issuance of Bonds**

The District is established without the request for any issuance of bonds.

Bonding will be requested at a subsequent Town Meeting if sufficient development potential is imminent that would allow for the new development, and private sector contributions to the capital costs are sufficient in a reasonable timeframe to cover all of the Town's debt service liability.

### **K: 9 Financing Plan**

The Town at the 2017 Town Meeting voted to expand the M-1 (Industrial) District in the Exit 6 area and has charged the Economic Development Committee with encouraging development. Studies have shown that development in this area is limited due to the fact that public water and sewer do not extend this far up Maple Street. The main focus of this TIF District is to extend these services, and to better utilize the Maple Street Sewer Treatment plant that is in close proximity.

There are two, inter-related sections of one District:

1. East of I-89 (the East Section).
2. West of I-89 (the West Section).

The division of the District into two (2) sections allows for the possible phasing of the infrastructure construction and reduced debt levels.

**a. Cost of Plan Implementation**

**East Section:** The project cost to bring water and sewer as far as Interstate 89 is estimated to be about \$2.0 million.

**West Section:** The cost to extend these services beyond the interstate is estimated at an additional \$1.25 million. This work would be done with a bond and the incremental revenues will be used to pay off the bond.

**b. Sources of Revenue**

**East Section:** It is the objective that the extension of the sewer and water up to Interstate 89 will encourage sustainable development that will add up to \$7.0 million in additional valuation (new captured value) over the current assessed valuation. This added development could generate \$245,000 annually in new tax revenue at current tax rates, which must be used to pay off the bond.

**West Section:** Extending services to the other side of Interstate 89 could add \$4.5 million in additional assessed valuation which would generate \$153,000 in additional tax revenue, which will be used to pay off the bond for the second phase of this expansion.

Regardless of phasing, the District is one area. Both costs and revenues will be for either section, or for both.

**Duration of the District -** The District's duration shall not end before any and all bonding or borrowing by the Town for the purposes of the District is paid in full.

The District may exist indefinitely if there is no bonding or debt, and any increment collected may be used for the purposes of the Plan. It may also be ended if there is no debt outstanding.

Once the District is ended, all of the Captured Value returns to the municipal, school, and county tax rolls.

It shall be the duty of the Administrator and the Select Board to ensure that any obligations or unexpended funds of the District will be adequately addressed prior to, or as part of the expiration, and a detailed report shall be provided at the March Town Meeting detailing the steps to be taken to properly meet any obligations or provide for unexpended funds.

#### **K:10 Computation of Tax Increments**

The computation of the current assessed value as of April 1, 2018 shall be established by the Town Assessor after that date.

Each year subsequently, the Assessor shall determine the Captured Assessed Value, and report that value to the Advisory Board, the District Administrator, and to the Select Board.

#### **K:11 Annual Report to NH-DRA**

The assessor shall provide to the District Administrator and to the New Hampshire Department of Revenue Administration (NH-DRA) an Annual Report as required by Section K:11.

#### **K:12 Maintenance and Operation**

The Town shall include annually a line-item in its approved budget for TIF District(s) costs. These costs can include maintenance and operating costs that are directly related to the District. The Town can charge the District for new and documented costs incurred within or for the benefit of the District directly and solely.

#### **K: 13 Administration**

District Administrator - Pursuant to RSA 162-K:13, the Select Board will annually appoint the TIF District Administrator. For the year 2018, the Select Board has selected the Town Administrator to serve as District Administrator.

### **K:14 Advisory Board**

A District Advisory Board of at least five (5) members will be appointed by the Select Board and, in accordance with the provision of RSA 162-K:14, will be made up of a majority of members who are owners or occupants of real property that is within or adjacent to the District. Members of the Advisory Board are encouraged to be residents, but are not required to meet Town residency requirements.

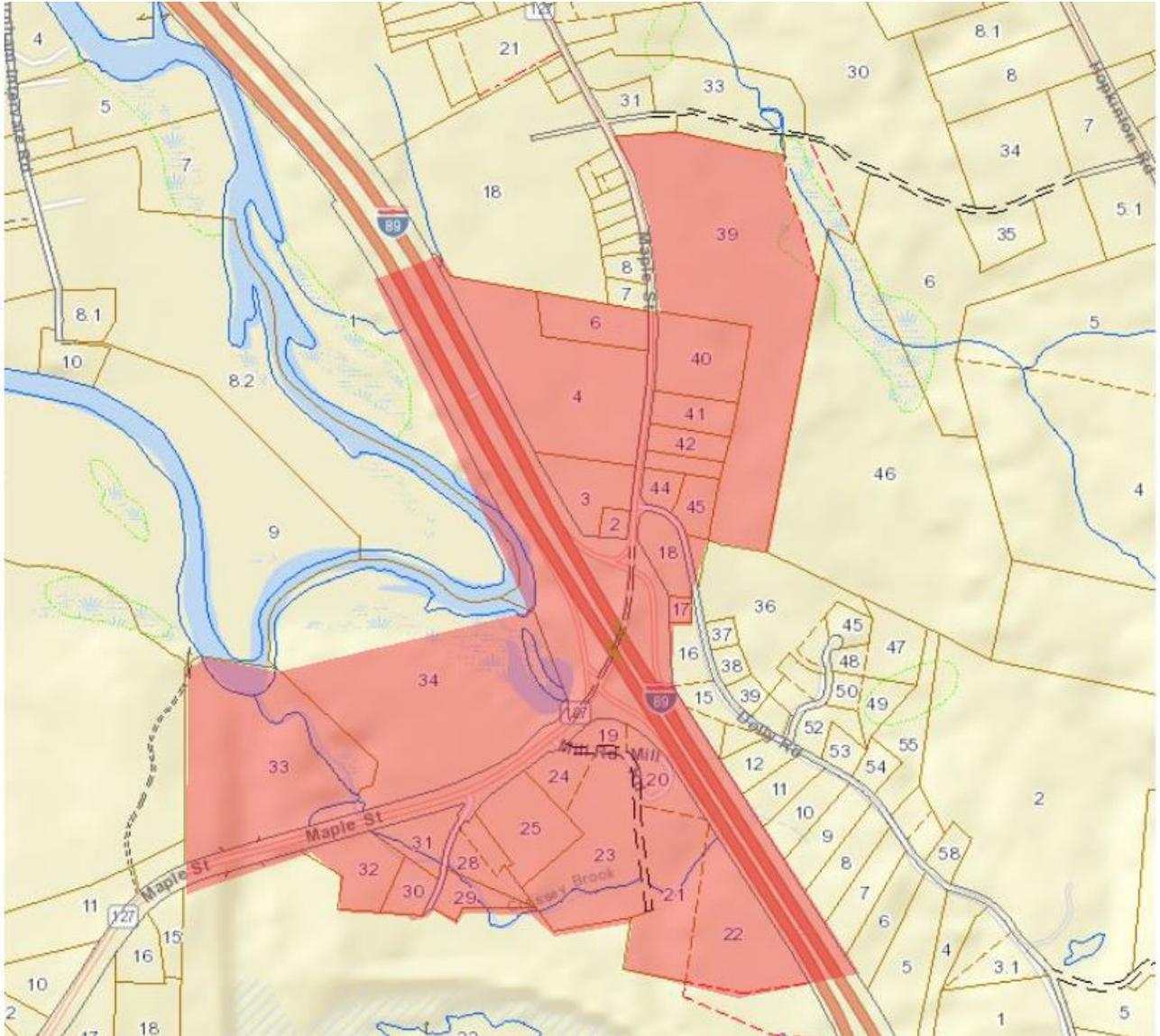
A member of the Economic Development Committee will initially serve as Chair, and a member of the Planning Board will initially serve as Vice-Chair. The election of officers of the Advisory Board will be done by the Advisory Board annually.

This Advisory Board shall advise the District Administrator and Select Board on the maintenance and implementation of the District Plan. All meetings of the Advisory Board shall meet the requirements of RSA 91-A (Right-to-Know Law), and both the District Administrator and Select Board are encouraged to obtain extensive public input as they prepare to implement the plan.

### **K:15 Relocation of Displaced Persons**

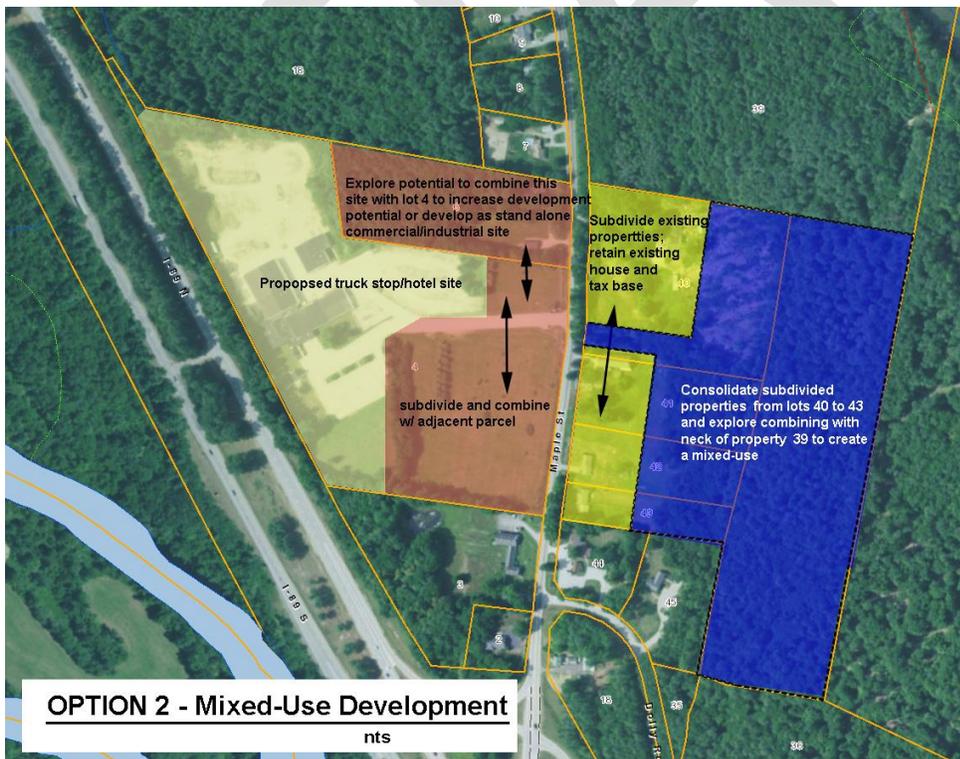
It is not expected that there will be any displacement of persons. If that occurs the Town shall meet all provisions of state law pertaining to required procedures and any compensations.

# Exit 6 TIF District Map





## East Site Information





## East Site Information and Conceptual Option



## **Actions Taken**

Presented to voters on March \_\_\_\_, 2018

Warrant Article # \_\_\_\_\_

Vote of the Town as follows:

In favor: \_\_\_\_\_

Opposed: \_\_\_\_\_

The Hart's Corner Area Enhancement Area did (did not) pass per Town vote.

Attested to:

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Town Official