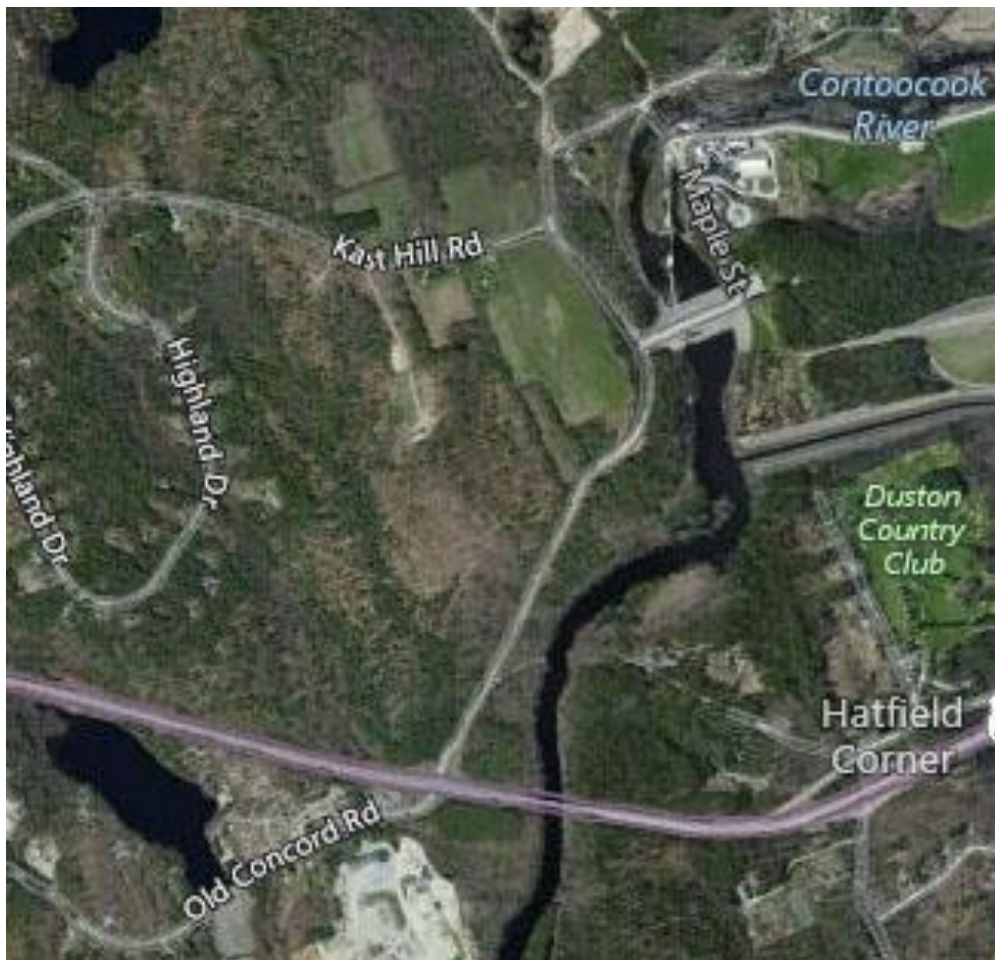


# **Hart's Corner Enhancement Area**

## **Tax Increment Finance District Plan Hopkinton, NH**



**Adopted by Town Meeting  
March 17, 2018**

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

## **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) “Hart’s Corner Enhancement Area” near the intersection of Routes 202/9 and Maple Street (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 Hearing**

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.

## **K:5 Location of District**

The Hart's Corner Tax Increment District encompasses the commercial area around the intersection of Routes 202/9 and Maple Street. It runs for about  $\frac{3}{4}$  of a mile along Maple Street; this area is illustrated on the accompanying map.

### **District and Limitations**

This District comprises about 91 acres and has an assessed valuation of just over \$216,000. 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 .32% of the total town land area, and when combined with the proposed Exit 6 TIF District, account for .99% of the total town land area. Assessed property values in this District amount to approximately .003% of the total town assessed property values and when combined with the proposed Exit 6 TIF District, account for 3.29% of the total town assessed property values.

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

### **Statement of Objectives**

The purpose of the District is to fund improvements to roads, intersections, sidewalks, 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. The funds may also be used to purchase property for resale in order to facilitate development.

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, quality of life and transportation through acquisition or construction; the accomodation of pedestrian systems; and the installation of landscaping and streetscaping. It is recognized that this District could represent a core commercial and/or

multi-family residential development area in the Town that could provide housing, jobs, and services, and could represent an important part of the ~~non-residential~~ tax base.

## **District Development Plan**

The Town at the 2017 Town Meeting voted to expand the M-1 (Industrial) District in the Hart's Corner area and has charged the Economic Development Committee with encouraging development. Studies have shown that development in this area is desirable due to its access to Route 202/9 and Interstate 89.

It is the purpose in forming this district to encourage revitalization, re-investment, and new investment within those portions of Town that are in this TIF District~~zoned for commercial development~~. Without improvements to both the physical infrastructure and visual appearance of this area, the existing tax base could erode. Without infrastructure, this key area is likely to be developed in a few low-valuation, large single-family lots on many acres with new demands for Town and School District services to remote locations of Town.

Without these additional investments, the capacity does not presently exist to support all of the development for which this area is zoned.

IF bonding is authorized at a subsequent Town Meeting, it is the Town's intention to allow tax increment financing for:

- The Town's portion of necessary improvements to the Area such as providing or upgrading water services, septic-sewer capacity, sidewalks, roads, lighting, landscaping, communication facilities or lines, recreational trails and spaces, traffic and pedestrian access, portage and launching areas, and other necessary infrastructure.
- Purchase or lease of land to support desired development.
- Costs of securing desired tenants and users, Rights-of-Ways and land swaps, including planning, engineering, market research and outreach, audit, bond placement and legal costs.
- Performing on-going and necessary operations, maintenance, repairs, upgrades, administration and marketing.

## **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**

### **a. Cost of Plan Implementation**

The projected costs from early and preliminary planning are up to \$ 5.2 million of capital costs.

The Town is also seeking proportional private-owner and user participation in required capital costs, as well as higher and/or new on-going property-tax payments, and service fees for any reimbursable school or municipal services provided.

### **b. Sources of Revenue**

The development project when it is complete could add up to \$20.0 million in additional valuation over the current assessed valuation. This added development will generate new tax revenue which will be used to pay off the bond and also pay for projects directly.

Should the Area generate new incremental revenues greater than the annual debt service requirements, the Advisory Board will recommend to the Select Board that the funds be used in one or more of the following ways:

- Used to accelerate pay-down by prepayment of debt.
- Used to perform additional improvements listed in the Plan, but not yet built or implemented.
- Returned to the tax rolls for that year.

Surpluses cannot be used for purposes not listed in this adopted TIF Development Plan, nor outside of the District, nor lent or transferred between Funds, nor to supplement municipal or school costs.

## **Duration of the District**

The District's duration shall be when any 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 shall be the duty of the District 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 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 serve as Vice-Chair. The election of officers of the Advisory Board will be done by the Advisory Board annually.

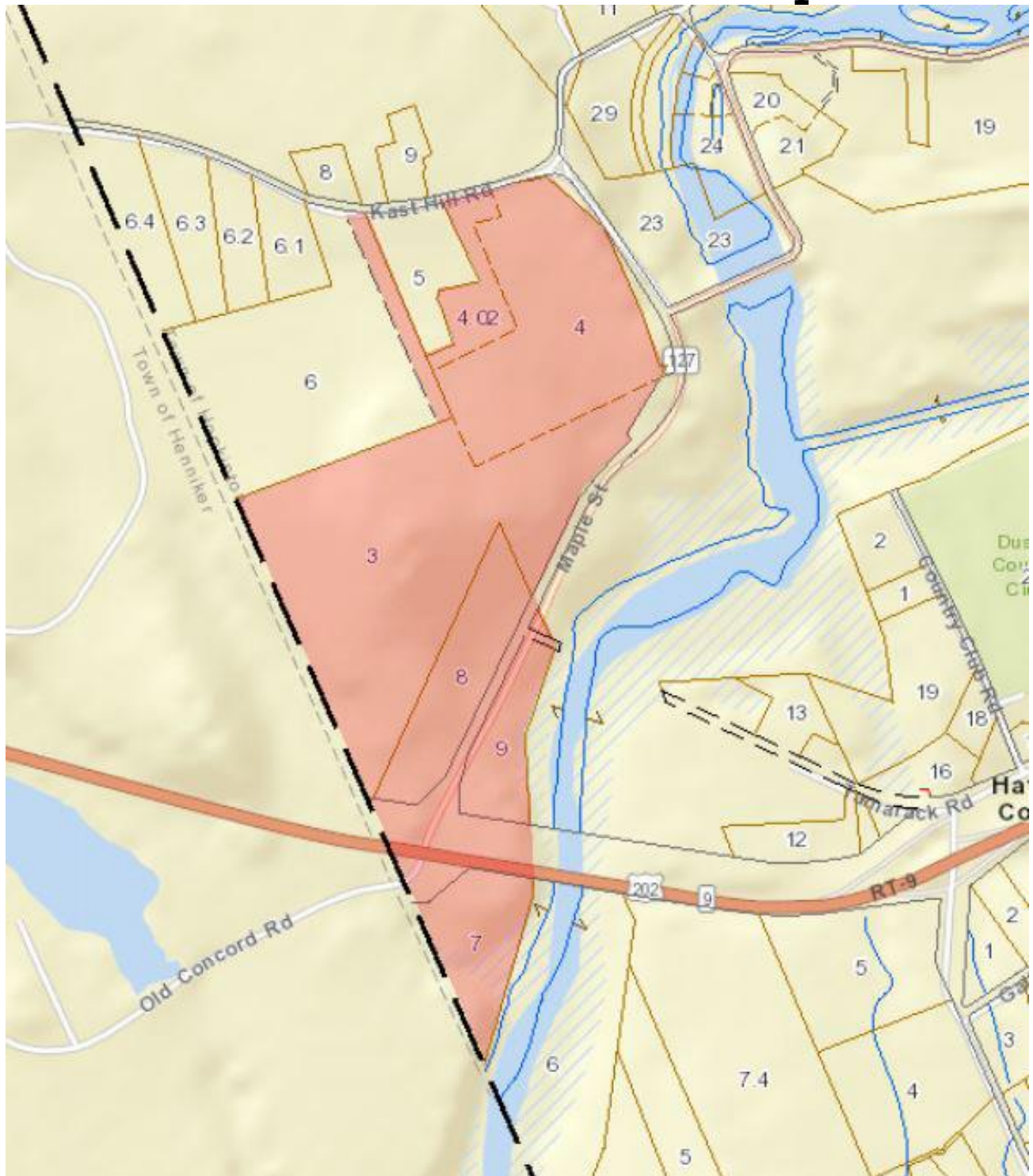
This Advisory Board shall advise the District Administrator and Select Board on the maintenance and implementation of the District Plan. All meetings of the Advisory Board shall meet the requirements of RSA 91-A (Right-to-Know Law), and both the District Administrator and Select Board are encouraged 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.



## Hart's Corner TIF District Map



# Conceptual Site Plan for the Hart's Corner Enhancement Area TIF District

