

CITY OF NASHUA
CAPITAL IMPROVEMENTS COMMITTEE
Kickoff Meeting
January 25, 2022
6:00PM, Room 208

The meeting was called to order at 6:00 PM by Scott LeClair, Chair of the Planning Board, in-person meeting and Zoom at 6:00PM,

Members Present:

Scott LeClair
Charlie Budris
Matt Sullivan
Bob Canaway via Zoom
John Griffin
Alderman Jette

Staff: Marcia Wilkins

Absent: Larry Szetela, Rose Evans, Alderman Comeau (Alt)

Election of Officers

The members approved as the FY2023 CIC Officers are as follows:

Chair - Scott LeClair.
Vice-Chair - Charles Budris,
Secretary – Matt Sullivan

Motion by Alderman Jette, seconded by John Griffin. All members voted in favor, the motion passed unanimously.

Review of CIC Calendar

Calendar Dates were discussed as presented in the Committee packet. Scott LeClair mentioned that the February 28th dates would conflict with the City School vacation week, and suggested that the dates for the meetings be March 7th and March 14th, with the deadline for submittal by the divisions/departments is Friday, February 18th.

Presentations are scheduled for:

- Monday, March 7, 2022
- Monday, March 14, 2022 with ranking and voting to follow immediately or

- Monday, March 21, 2022 (back-up if needed for ranking and voting)
- Thursday, April 7, 2022 Planning Board Referral/Recommendation to Alderman

Presentations will be 15 minutes per division.

Meetings will begin at 6 pm with presentations to start immediately

Member Contact Information

The Committee reviewed member contact information in the event that anything had changed contact Marcia Wilkins with those changes.

Discussion of Process

Matt Sullivan presented an overview of the ClearGov software that the Finance Department has purchased for a new submission process. Members will also get a PDF copy by email or for members that are willing they can be given access to view projects from this software. Form will have all the information from the past forms, along with additional questions relative to the new Master Plan.

Amendment to the CIC Rules – Regarding TIF Districts

Matt Sullivan explains, this will amend the rules to reflect past practices, and reflect what we feel is best practices, to exclude projects fully funded by Tax Increment Finance District. Because the projects that happen within these districts are uniquely funded for those areas.

Alderman Jette, just thinking out loud, there has been criticism of the whole TIF concept. So we have designated a TIF district like the Riverfront, so the increase in taxation to the value of the properties in this TIF, the committee that regulates the TIF are the property owners. So when the property owners agree on the projects for their TIF area, they approve these projects and I'm just thinking out loud here, and thinking of the criticism that may ensue when we say that when those property owners agree to projects with this money with the exclusion of any input from the City at Large, i.e. Planning Department, Planning Board, the Aldermen.

Matt Sullivan, I'm not sure what the questions is, but the intent of the TIF is to take captured assess value, and inject it into the improvements that are being bonded or funded by the district. So the argument from the general tax payer would be traditional that the captured value would then buy down the tax rate of others. So as the example of the Brady Sullivan project increases in value from 1 million dollars to 100 million dollars ???

The TIF diminishes that buy down and instead directs those tax dollars right into the improvements in the district. So I don't view it as, well I view it as a clearly there is a benefit to the property owners serving on the TIF Committee, I would agree with that, but it's not at the expense of the tax payer, in my opinion. Does that make sense?

Alderman Jette, the point I'm trying to make is by taking the Capital Improvements Committee out of any decision, without making any prioritizing, these property owners decide for themselves what's going to happen in that district.. the benefit to the City overall may be very different, I can't think of any specific example, but that is my concern Capital Improvements Committee and the Planning Board is ?? (wood) and these property owners decide for themselves.

Matt Sullivan, I think that is a fair concern, the Community Development Director sits on the TIF Committee as a member, I think the planning interests are generally represented in that

process, but I would be remiss in saying, that certainly ??? You are limiting the ability of the Planning Board to interact as to how those funds are allocated. So I agree with you. If that is a critical issue I think we can discuss that, but I don't think that this, why I suppose if it is a concern you won't support this amendment. I believe this amendment is fair and accurate because there is ultimately a governing committee to the TIF and I think that they are properly??? But I do understand your concerns.

Scott LeClair, Wouldn't the Planning Board still hear the case, if it's a project and has a site plan? (Question is directed at Matt Sullivan)

Matt Sullivan, nodded in agreement with Scott LeClair, the specific improvements being made, how that is funded? And removing CIC from that you are removing one level of public review I think that is a critical piece. The citizen is less involved by providing this exemption to those projects so I think that is absolutely correct.

Alderman Jette, What is the advantage to doing what you are proposing?

Matt Sullivan, the advantage is the CIC committee functionally has no jurisdiction over those projects anyway, in my opinion because they are not funded by traditional revenue sources.

John Griffin, When the BOA approves a TIF district, certainly if there is bonding, which they have done recently with the Riverfront project, they take a look at the bonding, there were people that came in and spoke about the project we have not assess it, or ranked it.

Matt Sullivan, agrees, we have not ranked it? (Question directed to Matt Sullivan)

John Griffin, there is a TIF Committee, and like you said (Scott LeClair) you're going to get all those projects ... on the other hand the reason why this thing... we are ranking without value, we may have a 100 thousand dollar item that we would consider crucial as an A1, and a 12 million dollar project it's a B1, were not looking at the affordability. We decouple the procedure...?? The City gets grant monies because we have a comprehensive CIC program. (Inaudible) Whether we take it out or not, I'm indifferent to it.

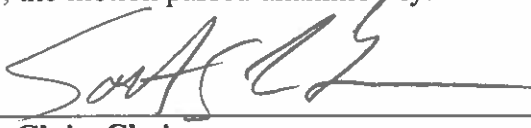
Matt Sullivan, I think I owe you (Alderman Jette) a better answer, and if we could take this up at another meeting, it's not something that has to be voted on tonight.

One more thing that I do want to point out that Mr. Scott McPhie, for those that do not know him, he's joining us and is a member of our planning department team, he's going to be riding along for the process and learning a little bit about how the CIC committee works, and potential be a part of the plan when it is ultimately being put together but I do want to introduce you Scott, he's always a resource for anything that you might need, if Marcia or I don't get back to you, you can always go to him. Thank you Scott for joining us.

Adjournment

Adjournment

Motion to adjourn by Charlie Budris, Seconded by John Griffin at 6:31 PM. All members voted in favor, the motion passed unanimously.

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Scott LeClair, Chair

Date