



Tax Increment Finance (TIF) District Plan

Adopted at the Enfield Town Meeting

on March 14, 2005,

Amended 2009

Amended 2019

TAX INCREMENT FINANCING (TIF)

TIF is a powerful economic development tool for funding infrastructure improvements, which support commercial development and has been used successfully in communities throughout New Hampshire.

Authorized under New Hampshire Title XII RSA Chapter 162K, Tax Increment Financing (TIF) provides financing for public improvements (sewer, water, roads, sidewalks, landscaping, etc.) that are required to initiate viable economic development. New property tax revenue created by the proposed development is used to offset the cost of the public improvements. A TIF can provide an attractive and viable mechanism to pay for the public improvements necessary to support desired re-development projects, business expansion, or renovation in specific areas desirable to the municipality.

The properties within the area designated for revitalization are defined as a “TIF District”. The size and configuration of the District is determined by the type and nature of the economic development activity that a City or Town wants to stimulate. When a TIF district is established, the current assessed property values in the district are set as a baseline. This value is sometimes referred to as a “snapshot,” where values are fixed at the creation of the district. Any increase in the property values within that district which results in increased tax values can be used entirely, or in part, to pay for the infrastructure improvements.

ENFIELD, NH’S TIF DISTRICT

Enfield’s Tax Increment Finance (TIF) District was first created in 2005, pursuant to RSA Chapter 162-K, and was amended in 2009 to remove what was known as the “Ironman Development,” a residential housing development project proposed for land with frontage on Maple Street and US Route 4. The remaining District area encompasses most of the US Route 4 corridor through Enfield, as well as portions of the Village area around Main Street.

The TIF District was intended as a funding mechanism for infrastructure improvements to support and increase the commercial businesses and jobs in the town, thereby increasing the commercial tax base. Funding is in the form of tax revenues from property assessment increases due to new construction and improvements to fund approved projects within the district. Several projects have been funded with dollars in the TIF District Fund, including park improvements and a bridge replacement. The largest project undertaken was the US Route 4 sewer and water extension. The annual bond debt service payments for the \$3.2 million loan are paid from TIF District Funds. This 30-year note on this project was scheduled to be paid in full in by 2042. This date assumes that no additional payments are made to principal during that time. In fact Enfield has made additional principal payment as the revenues generated by TIF, have been healthy.

TIF COMMITTEE MEMBERS

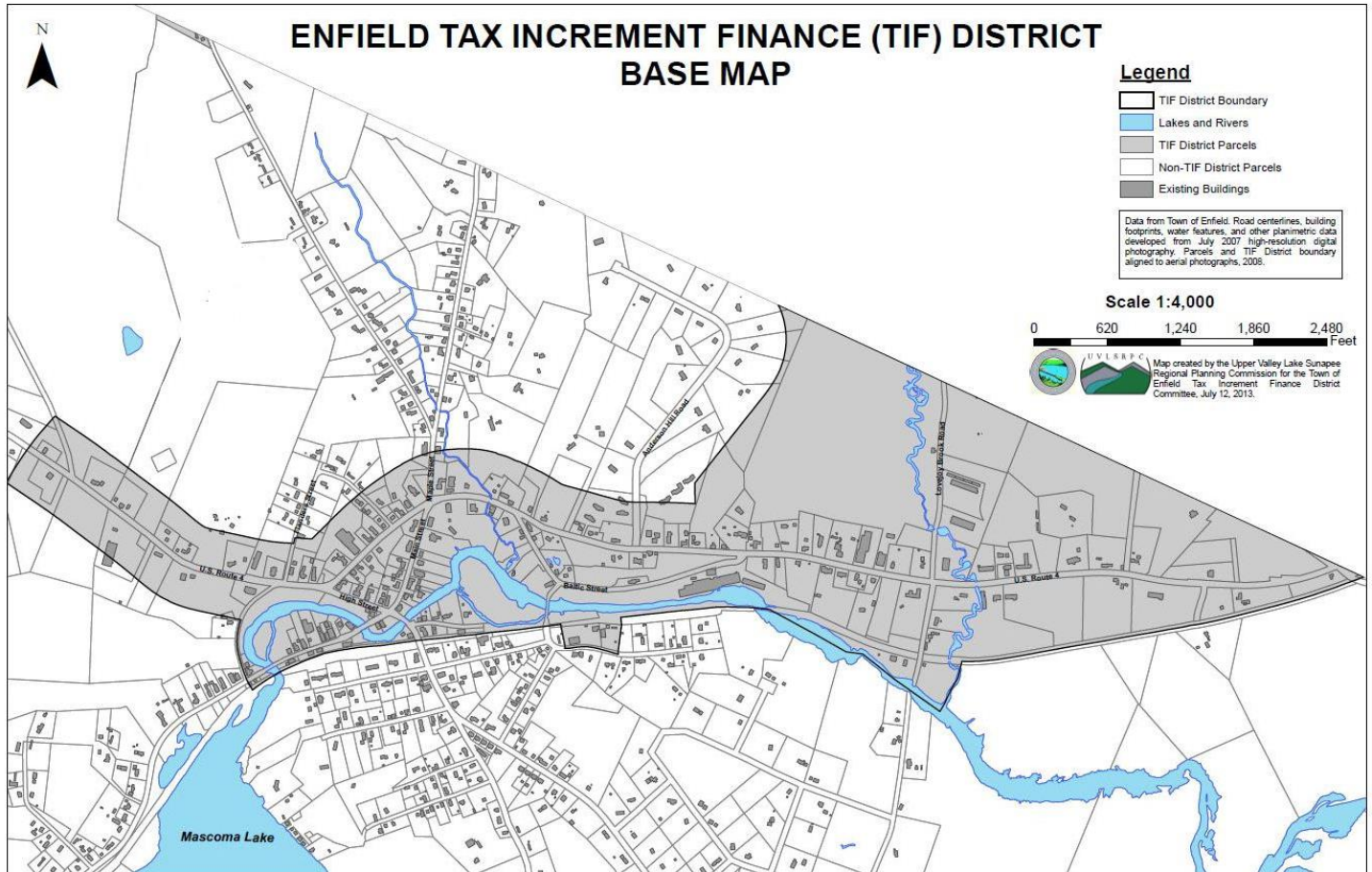
Andrew Bernier—Committee Chair (Term Expires 2026)* Benjamin Shapiro—Committee Member (Term Expires 2024) Bruce Bergeron—Committee Member (Term Expires 2024)* Erik Russell—Select Board Rep. & Committee Member (Term Expires 2024) Bobbi Lynds—Committee Member (Term Expires 2026)

* In District Property Owner (must be a majority of the committee)

TIF COMMITTEE STAFF

Ed Morris—Town Manager

Rob Taylor—Land Use and Community Development Administrator



AUTHORITY AND PURPOSE

In Accordance with RSA 162-K, the Town of Enfield hereby adopts the following Tax Increment Financing Plan (TIF) for the area of town known as the Enfield Village. It is the purpose in forming this district to encourage new investment, revitalization, and re-investment in this area. Without these additional investments, the capacity does not presently exist to support all of the development for which these areas are zoned. Also, without improvements to the physical infrastructure and visual appearance, revitalization efforts are hampered and erosion of the tax base could occur. It is the Town's intention to use tax increment financing to help pay for necessary improvements. The Enfield Tax Increment Finance District was adopted by vote of Town Meeting on March 14, 2005.

LOCATION OF DISTRICT

The Enfield Village Tax Increment Finance District is illustrated by the map above. It encompasses a large part of the Community Business (CB) Zoning District located along US Route 4 as well as the Route 4 Zoning District. This District comprises approximately 343 acres, or less than 2% of the town land area: by law, no TIF district can account for more than 5% of the total land area.

TIF ADVISORY COMMITTEE

The legislative body of the municipality shall create an advisory board for each development district that ensures fair representation of business and community interests. The board shall consist of such number of members appointed or elected as determined by the legislative body. A majority of members shall be owners or occupants of real property within the community and at least one member shall be an owner or occupant of real property within the development district. In a substantially residential development district, however, the board shall consist solely of owners or occupants of real property within the community and at least one member shall be an owner or occupant of real property within the development district. The advisory board shall advise the governing body and district administrator on planning, construction and implementation of the development program and on maintenance and operation of the district after the program has been completed. The governing body shall by resolution delineate the respective powers and duties of the advisory board and the planning staff or agency. The resolution shall establish reasonable time limits for consultation by the advisory board on the phases of the development program, and provide a mechanism for appealing to the governing body for a final decision when conflicts arise between the advisory board and the planning staff or agency, regarding the development program in its initial and subsequent stages.

STATEMENT OF OBJECTIVES

The purpose of the district is to fund public improvements to roads, intersections, sidewalks, sewer, water, drainage, lighting, signage, utility poles and lines, broadband telecommunications, landscaping, or other associated improvements that will help create and support development of mixed land uses, typical of New England Villages and consistent with Enfield's own traditions. It is recognized that this area is the core commercial area in the Town that provides a substantial number of jobs and services, and also represents an important part of the non-residential Tax base of the community.

DISTRICT ADMINISTRATOR AND DISTRICT ADVISORY COMMITTEE

Pursuant to RSA 162-K:13, the Enfield Selectboard has appointed the Town Land Use and Community Development Administrator to serve as the TIF District Administrator. Following the approval of this plan at Town Meeting in 2005, the Board of Selectmen appointed TIF District Advisory Committee (Board) which, in accordance with the provision of RSA 162-K:14, must be made up of a majority of members who are owners or occupants of real property within or adjacent to the District.

This Board shall advise the District Administrator and Selectmen on the maintenance and implementation of the District Plan. All meetings of the Advisory Board shall be public, and both the Administrator and the Board are encouraged to obtain extensive public input as they prepare to implement the plan.

TIF DISTRICT PLAN

Per RSA 162-K:6, the TIF District Plan "shall contain a complete statement as to the public facilities to be constructed within the district, the open space to be created, the environmental controls to be applied, the proposed reuse of private property, and the proposed operations of the district after the capital improvements within the district have been completed".

The TIF District Plan may include the following range of projects:

- a) Acquire, construct, reconstruct, improve, alter, extend, operate, maintain or promote developments aimed at improving the physical facilities, quality of life and quality of transportation.
- b) Acquire real property or easements through negotiation or through powers of eminent domain, except that property acquired through powers of eminent domain shall be put to public use, as defined in RSA 162-K:2, IX-a.
- c) Adopt ordinances regulating the use of public parking structures and other facilities constructed within the development district and access to them and the conditions under which such access is allowed. Traffic regulations may include, but shall not be limited to, direction and speed of traffic, kinds of service activities that will be allowed in arcades, parking structures and plazas. and rates to be charged in the parking structures:
- d) Require construction of buildings within the district so as to accommodate and support pedestrian systems which are part of the program for the development district. When the municipality requires for the public benefit the construction of columns, beams or girders with greater strength than required for normal building purposes, the municipality shall reimburse the owner for the added expense from development district funds:
- e) Install lighting systems, street signs and street furniture, landscaping of street and public property, and snow removal systems compatible with the character of the district;
- f) Acquire property for the district, lease air rights over public property and spend public funds for constructing the foundations and columns in the public buildings strong enough to support the buildings to be constructed on air rights.
- g) Lease all or portions of basements, ground and second floors of the public buildings constructed in the district: and negotiate the sale or lease of property for private development if the development is consistent with the development program for the district.

DURATION OF THE DISTRICT

It is the intention of the Town that once a plan has been adopted and sufficient funds have been allocated to pay for necessary improvements, or bond notes for improvements have been retired, the District will no longer be needed. Therefore the District will expire on February 8, 2020, unless extended by Town Meeting vote*. It shall be the duty of the Administrator and the Board of Selectmen to ensure that any obligations of the District or unexpended funds will be adequately addressed prior to or as part of this expiration, and a detailed report shall be provided at the March 2020 Town Meeting detailing the steps to be taken to properly meet any obligations or to provide for unexpended funds.

*In 2019, the Enfield Town Meeting voted to extend the TIF by another 10 years to February 8, 2030.

POTENTIAL TIF PROJECTS LIST

- Identify and replace aged (1903) Water Lines along US Route 4
- Add and/or improve sidewalks within the district
- Floodplain LOMA Study and/or improvement near Lovejoy Brook and US Route 4
- Oak Grove Street Upgrades
- Install Community Electric Vehicle (EV) Charging Stations
- Identify, purchase and/or remove dilapidated structures/properties within the district
- Identify and enable access Improvements to developable property along US Route 4 and Lovejoy Brook Road
- Identify and enable expanded sewer system connectivity and improvements within the TIF district
- Identify and enable expanded water system connectivity and improvements within the TIF district
- Add and/or improve lighting and signage within the TIF district
- New Enfield Public Library Parking Lot Construction
- Huse Park/Community Building Improvements