

CITY OF LACONIA DOWNTOWN TIF ADVISORY BOARD  
Tuesday, October 26, 2021 - 8:30 AM  
City Hall - Armand A. Bolduc City Council Chamber  
AGENDA

1. Call to Order
2. Roll Call
3. Recording Secretary
4. Staff in Attendance
5. Acceptance of Minutes from Previous Meetings

5.1. Draft Minutes (PDF)

Documents:

[DRAFT MINUTES FROM SEPTEMBER 7 2021 \(PDF\).PDF](#)

6. Downtown Parking
7. Goal Setting and Projects
- 7.1. TIF Activities (PDF)

Documents:

[TIF ACTIVITIES \(PDF\).PDF](#)

8. New Business
9. Old Business
10. Adjournment

This meeting facility is ADA accessible. Any person with a disability who wishes to attend this public meeting and needs additional accommodations, please contact the department at (603) 527-1264 at least 72 hours in advance so that the City can make any necessary arrangements.

CITY OF LACONIA DOWNTOWN TIF ADVISORY BOARD  
Tuesday, September 7, 2021 - 2 PM  
City Hall - Armand A. Bolduc City Council Chamber  
Minutes

9/7/2021 - Minutes

1. Call to Order

The meeting was called to order at 2:09 PM

C. St. Clair: Made a motion to appoint B. Neal as Chairman of the Board.

C. Condodemetraky: Seconded the motion.

All voted in favor.

2. Roll Call

The following members were present: Chris Condodemetraky, Breanna Neal, Charlie St. Clair, and Robert Mora

3. Recording Secretary

Robert Mora

4. Staff in Attendance

Robert Mora, Assistant Planner

5. Acceptance of Minutes from Previous Meetings

The draft minutes from the previous meeting could not be located.

6. Review of TIF Budget (PDF)

The board reviewed the estimated revenue that the TIF would see this year along with the forecasted Bond payment and Colonial payment. The board also discussed payments that the TIF makes for the operation of the security cameras that were installed.

7. Downtown Parking

The board discussed a need for parking downtown and that the City Council has the Parking Garage on its next agenda. Members discussed whether more spaces would be leased out and if further development is brought downtown and what effect that would have on downtown businesses.

Concerns were also raised with the potential need for parking meters or parking passes. What the cost of the parking would be and what system would be used to collect fees. Also whether parking permits would be utilized in conjunction with a parking meter and how this would affect employees that work downtown.

The board also discussed that perhaps fees shouldn't be collected on weekends and after certain times during the week so that businesses and the downtown is incentivized to grow.

Signage was also noted as an issue downtown with parking. There should be universal signage stating where Municipal parking is located.

The board also discussed parking tickets and that they should be enforced equally so that Laconia residents are not being solely burdened by parking tickets.

## 8. Goal Setting and Projects

The board discussed that we need to start looking at setting some new Goals for the TIF as most of the current projects have been completed.

Possible ideas that came were discussed were new banner poles, bridge lighting, pedestrian bridge lighting, and a kayak launch north of the dam. The banner poles had been proposed in the past and would have been located closer to Stewart Park and the Library.

The board was concerned with the removal of the street trees and whether those would be replaced.

The board recalled that there should still be an allocation of 25K for signs to connect the WOW Trail to the Riverwalk.

## 9. New Business

The next meeting of the Downtown TIF was scheduled for October 26, 2021 @ 8:30 in Conference Room 200B.

## 10. Old Business

## 11. Adjournment

The meeting was adjourned at 2:56 PM.

## II. District Boundaries

### A. List of Properties

The TIF district shall include those 287 properties indicated in EXHIBIT A, which is appended hereto.

### B. Land Area and Assessed Values

A map of the proposed district is appended as EXHIBIT B. The proposed TIF district contains 145.5 acres, which represents 1.1% of the total land area in the City of Laconia (12,860 acres). The total assessed value of taxable property in the proposed district is \$70,307,000, or 4.7% of the total assessed value of taxable property in the City (\$1,482,657,170). Thus, the district complies with the size standards of RSA 162-K:5, as amended<sup>1</sup>

*Please note that the assessed values contained herein represent those values available to the public at the time of the publishing of this document. These values are based on the 2003 tax year. The City Assessor must certify the actual assessed value of properties within the district at the time of adoption of the district, i.e. the values for the 2004 tax year commencing April 1, 2004, which are not presently available. Thus, any changes in the assessed value will be reflected in this certification.*

## III. Proposed Development Activities in the TIF District

The City of Laconia may construct various improvements in the TIF District, as determined necessary through technical studies and analyses. These improvements may include any or all of the following:

- ◆ Traffic and circulation improvements, including road reconstruction and intersection improvements.
- ◆ Utility relocations.
- ◆ Pedestrian access improvements, including sidewalks, street lighting, the River Walk and streetscape improvements in the district.
- ◆ Expansion of public parking within the District.

In addition, the City may consider property acquisition as a means of upgrading vacant and/or underutilized property.

<sup>1</sup> As amended by HB 803 (effective July 31, 2004) RSA 162-K:5 requires that: (a) the total land area included in any one development district when designated shall not exceed 5 percent of the total land area of the municipality, and when added to the total current land area within all development districts for which bonds remain outstanding shall not exceed 10 percent of the total acreage of the municipality; or (b) the total taxable assessed value included in any one development district when designated shall not exceed 8 percent of the taxable assessed value of the municipality, and when added to the total taxable assessed value within all development districts for which bonds remain outstanding shall not exceed 16 percent of the total taxable assessed value of the municipality.