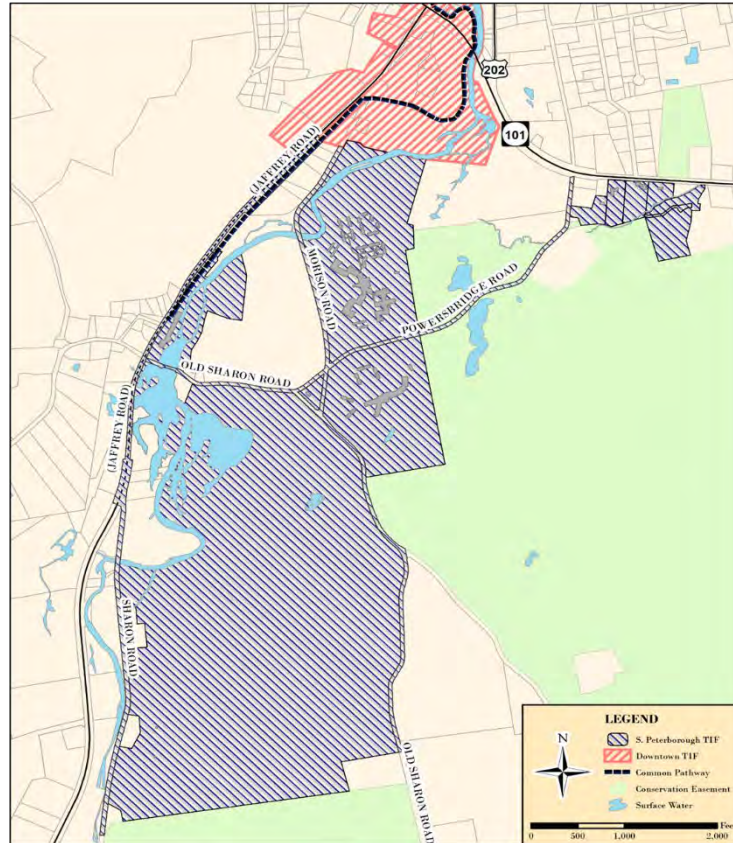


SOUTH PETERBOROUGH TAX INCREMENT FINANCE PLAN



OCTOBER 26, 2017

**ADOPTED AT TOWN MEETING
OCTOBER 26TH, 2017 SOUTH PETERBOROUGH
TAX INCREMENT FINANCE PLAN**

I. Authority and Purpose

In accordance with RSA 162-K, the Town of Peterborough hereby adopts the following Tax Increment Financing Plan (TIF) for the area of Town that has been newly defined as South Peterborough. It is the purpose in forming this district to encourage new investment and revitalization of existing development and infrastructure in this area. This area has the potential to provide significant land for mixed use commercial and residential, village style development, including providing greatly needed affordably to moderately priced housing stock to serve Peterborough's workforce and senior housing needs. It is the Town's intention to use tax increment financing generated within the district to help pay for improvements to road, pedestrian and other physical infrastructure and to the visual appearance of this area, as an incentive to induce the form of development desired and to improve the affordability of the housing by absorbing some of the infrastructure cost.

II. Location of District

The South Peterborough Tax Increment Finance District is illustrated on the accompanying map, but generally encompasses an area that begins along Route 202 just south of the current boundary of the Greater Downtown TIF District. The District is tied together by Powersbridge Road, flowing northeast to include a small section of land that lies along Route 101. This TIF District does not include the several adjacent parcels that currently have conservation easements.

By law, no individual TIF district can account for more than 5% of the total town land area. When combined with all other TIF Districts, the total land area encompassed may not exceed 10% of the total town land area; further, no one district can exceed 8% of total assessed value of the town, and when combined with all other TIF Districts, the total TIF related assessed value may not exceed 16% of total Town assessed value.

This District comprises approximately 406 acres, or 1.7% of the total town land area. When combined with the Greater Downtown and West Peterborough TIF Districts, all three districts together account for 3.8% of the total town land area. Assessed property value in this District amount to \$34,475,640, which is 4.52% of the total town assessed property value. When combined with the Greater Downtown and West Peterborough TIF Districts, all three districts account for \$122,006,460, which is 15.98% of the total town assessed property value.

III. Statement of Objectives

The purpose of the district is to fund public improvements to roads, bridges, intersections, sidewalks, the Town's common pathway, sewer, water, drainage, lighting, signage, utility poles and lines, landscaping or other associated improvements that will help to create and support development of mixed land uses, typical of historic New England villages, and

consistent with Peterborough's own traditions. It is recognized that this district has the potential to represent a core mixed residential and commercial area in the Town that provides a substantial number of jobs and housing that is affordable for the community's workforce.

IV. District Administrator and District Advisory Board

Pursuant to RSA 162-K:13, the Board of Selectmen has appointed the Director of the Office of Community Development to serve as the TIF District Administrator, in conjunction with the Peterborough Economic Development Authority. Following the approval of this Plan at Town Meeting, the Board of Selectmen will appoint a five-member District Advisory Board which, in accordance with the provisions 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. A member of the Economic Development Authority shall serve as Chairman. A member of the Planning Board shall serve as Vice-Chairman.

This Board shall advise the District Administrator, EDA 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 Board are encouraged to obtain extensive public input as they prepare to implement the plan.

V. District Plan

The Master Plan, adopted by the Planning Board in 2003, noted the importance of villages in the Town's historic development patterns, and identified West Peterborough as the most obvious candidate for the resurgence of a village-type area where residences and businesses can thrive as neighbors. In addition, the Economic Policy Plan, adopted by the Planning Board in 2000, noted that "[I]nvesting in infrastructure is necessary to maintain and expand the existing tax and job base." Now that the West Peterborough TIF District has been successful for several years, "South Peterborough" has been identified by the Planning Board as the next appropriate candidate for an area that can not only provide a great source of opportunity for retail development, but also an attractive and affordable area for residents to live and for pedestrians and bikers alike to utilize.

In order to meet these long-term goals, the Planning Board proposed the adoption of the South Peterborough TIF District at a special Town Meeting held on October 26 2017 to support the evolution of a village-type development pattern south, west, and east of RiverMead, and to create opportunities to enhance village life, which is characterized by a mix of land uses. In order to facilitate or enable investment in the District, certain improvements would need to be made in the public infrastructure. Five projects have been identified as of this writing and are outlined below; other projects may present themselves during the duration of this Plan, including but not limited to the purchase of land or buildings by the EDA, which are eligible activities for TIF funds.

- 1) Bridge Improvements: Improvements will take place on three specified bridges, located along Grove Street and Morison Road, Old Sharon Road, and Powersbridge Road, respectively. The stone bridge located on the northeastern portion of Powersbridge Road has aged and will need to be replaced in order to maintain structural integrity, especially while supporting a possible increase in vehicle traffic. The bridge located on Grove Street and Morison Road will need to be widened in order to provide better vehicle and pedestrian access, as well as improved rideability and walkability. The bridge on the western portion of Old Sharon Road, near the Noone Falls Dam, will be revived strictly for pedestrian use and will be one of the steps in integrating the Common Pathway into more of South Peterborough.
- 2) Road Improvements: Improvements can range from safety, sight distance and ride ability. Roads include Grove St (Ext), Morison Rd, Powersbridge Rd, Old Sharon Rd, and associated intersections. Through the assistance of BETA, an extensive road assessment for all public roads in the Town has recently been completed. The data collected from this assessment will be used to help determine the needed extent of repair for each of the roads within the South Peterborough TIF boundary.
- 3) Pedestrian Infrastructure and Common Pathway Integration: There are already a number of residential units along the streets within the boundary of the proposed South Peterborough TIF District. With the pending completion of the RiverMead expansion project, this new development will be adding to the number of pedestrians who use, or would use, Morison Road and Old Sharon Road to access the southern edge of the existing Common Pathway. This project would include constructing more interconnections to the Common Pathway, development along the former Grove St (from Grove Street to Noone Falls), and the installation of pedestrian lighting.
- 4) Passive Recreation Green Spaces: Public Input from the Parks Committee and from the citizens of Peterborough will be necessary to develop spaces that best meet citizen's needs.
- 5) Municipal Water and Sewer Improvements: Generally associated with Old Sharon Rd bridge which carries a 12" water main that services south Peterborough.

A. Costs of Plan Implementation

a. Bridge Improvements – Morison Rd Bridge	= \$3.0 million
b. Bridge Improvements – Powersbridge Rd	= \$1.0 million
c. Bridge Improvements – Old Sharon Rd	= \$1.5 million
d. Road Improvements - throughout district	= \$1.5 million
e. Pedestrian Infrastructure and Common Pathway	= \$0.5 million
f. Passive Recreation Green Spaces	= \$150,000
g. Municipal Water and Sewer Improvements	= \$0.5 million
TOTAL	= \$8.15 million

B. Sources of Revenue

The current assessed valuation of the area designated as the South Peterborough Tax Increment Finance District is **\$34,475,640**. Projected increases from expected projects are as follows¹:

1. Residential Development at 161 Wilton Road/Church St.	=	\$5,000,000
2. RiverMead Campus Expansion Project	=	\$10,000,000
3. Other	=	\$5,000,000
Total anticipated additional assessment	=	\$20,000,000
Dollar Revenue anticipated due to increased assessment (based on the total tax rate of \$30.84 per thousand)	=	\$616,800

Thus, understanding that these numbers are estimates, both for project costs and anticipated revenue, it would appear that as the revenues are captured, the funding will be adequate to complete the projects outlined above. However, an alternate scenario is outlined below removes the development projects that have yet to be specifically defined (the “other” category).

Total anticipated additional assessment	=	\$15,000,000
Dollar Revenue anticipated due to increased assessment (based on the total tax rate of \$30.84 per thousand)	=	\$462,600

According to this calculation, then, even without the “other” projects contributing their assessed values, it appears likely that the Plan could come close to to accomplished the goals set forth herein.

¹ The Town is undergoing a revaluation of all properties to be effective April 1, 2018. Values and updated tax rates will be available October, 2017. The figures above are estimated to be reliable, as it is expected that value and rate will compensate.

VI. Duration of 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, the District will no longer be needed. Therefore, the district will expire on **June 1, 2038**, 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 Town Meeting detailing the steps to be taken to properly meet any obligations or to provide for unexpended funds.

South Peterborough Tax Increment Financing District

