

**CITY OF FRANKLIN
CITY COUNCIL MEETING
January 3rd, 2017
and 2017 INAUGURAL
6:00 P.M.**





FRANKLIN CITY COUNCIL 2017 INAUGURAL PROGRAM AGENDA

Council Chambers

Tuesday, January 3, 2017

6:00 P.M.

God Bless America by Serendipity Singers

Franklin Fire Department Color Guard will present the Colors

SALUTE TO THE FLAG by _____

2016 CITY COUNCIL BUSINESS

PUBLIC HEARINGS

Payment in Lieu of Taxes (PILOT) agreements for seven solar projects being developed by NH Solar Gardens throughout the City on both private and public property.

Agenda Item I.

City Council to consider the minutes of the November 28, 2016 City Council Special Workshop Meeting and December 5, 2016 City Council Meeting.

Agenda Item II.

City Council to consider Payment in Lieu of Taxes (PILOT) agreements for seven solar projects being developed by NH Solar Gardens throughout the City on both private and public property.

Agenda Item III.

City Council to consider approving and adopting the revised Franklin Falls Mixed Use Tax Increment Financing (TIF) Plan.

Agenda Item IV.

City Council to consider the School CBA for the Custodial Agreement.

Agenda Item V.

City Council to consider the School CBA for the Support Staff Agreement.

Adjournment

2017 INAUGURAL PROGRAM

Invocation

Reverend Glen Carter

Swearing In of Councilors:

City Attorney Paul Fitzgerald

Ward I, Councilor-Elect Heather Moquin - Term of Office Three Years

Ward II, Councilor-Elect Vincent Ribas - Term of Office Three Years

Ward III, Councilor-Elect Steve Barton - Term of Office Three Years

Swearing in of School Board Members:

Ward I, Anya Twarog – Term of Office Three Years

Ward II, Susan Hallett Cook – Term of Office Two Years

Ward II, Paul Doucette – Term of Office Three Years

Ward III, Timothy Dow – Term of Office Three Years

Citizen of the Year Award

Mayor Ken Merrifield

Benediction “Battle Hymn of the Republic”

Serendipity Singers

Reception and Refreshments

2017 CITY COUNCIL BUSINESS

COMMENTS FROM THE PUBLIC

Persons wishing to address the Council may speak for a maximum of three minutes. No more than thirty minutes will be devoted to public commentary.

Agenda Item I.

City Council to consider authorizing Municipal Services Director to sell or dispose of items from the Macosko Foundry on Chance Pond Road.

Agenda Item II.

City Council to consider setting a public hearing on Resolution #07-17 to authorize a trade-in and payoff of current equipment lease and enter into a new lease agreement for downsized equipment.

Agenda Item III.

City Council to consider adoption of tax deed property.

Agenda Item IV.

Other Business

1. City Council Appointments

Zoning Board

2. City Manager's Update

Adjournment

The City Council of the City of Franklin reserves the right to enter into non-public session when necessary according to the provisions of RSA 91-A.

This location is accessible to the disabled by stairwell elevator. Those wishing to attend who are hearing or vision impaired may make their needs known by calling 934-3900 (voice), or through "Relay New Hampshire" 1-800-735-2964 (T.D./TRY)

CITY COUNCIL MEETING
AGENDA ITEM I



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of January 3rd, 2017

Subject: Approval of Minutes

Motion: "I move that the Franklin City Council approve the minutes of the November 28, 2016 City Council Special Workshop Meeting and the December 5th, 2016 City Council Meeting."

Mayor calls for a second, discussion and the vote.



PENDING COUNCIL APPROVAL

City Council Special Workshop Meeting November 28, 2016

Call to Order

Mayor Merrifield called the meeting to order in the Council Chambers, Franklin City Hall at 6:30 p.m.

In Attendance

Councilor Clarenbach, Councilor Starkweather, Councilor Barton, Councilor Desrochers, Councilor Wells, Councilor Zink, Councilor Dzujna, City Manager Dragon and Mayor Merrifield.

Absent

Councilor Boyd, Councilor Giunta.

Mayor Merrifield explained that one of the investment spurs the City has used in the past is Tax Increment Financing (TIF) District. This meeting is for the Council to discuss and get information about a revised plan for the TIF District.

Franklin Falls Mixed Use TIF Plan Discussion

City Manager Dragon stated that Neil Cannon, Downtown Coordinator, helped in preparation with the plan and Planning Director Lewis was the main writer of the plan. Franklin has two (2) current TIF districts, the one here downtown and the one in the business industrial park. Neither one has been very active and the industrial park is at \$22K. The downtown TIF district was to spur growth in the mill buildings and the downtown area. Economic Development and increasing the tax base is really the only way to bring in more money to support the budget for the City and school. With the increase in tax deeding happening, we know that raising taxes would only make it more difficult for families who are already having trouble paying their bills. Developers of the mill buildings would not be interested in redeveloping them without tools like TIF districts because the numbers do not work alone. The Catch program only worked because they were able to access a bunch of different funding sources and when renovated it will be approximately a \$12M building. It will be a building that will help develop the rest of the downtown corridor. There are other projects in the downtown area that have contemplated the TIF funds for their projects as well. The document you received is a modified version of the TIF plan that Franklin currently has. The new plan was made to be as flexible to the City Council as possible so that projects will be viewed and voted on by the City Council before money would be allocated. City Manager Dragon stated that Planning Director Lewis handed out a sheet that had a revision for page 9.

City Manager Dragon asked if everyone understands how a TIF district works. There were a few no's. She explained that a TIF district is based on using new revenue or new increased value in the district you have set. You have a district and you have an assessed value that you have set for the district,

which is the starting value. In Franklin that value was set in 2008 for the downtown TIF district. As new development comes on board and the assessed values increase that new value and taxes go into the TIF fund and that money is allocated for economic development projects. In this new TIF document the revision to page 9 gives the Council the most latitude as to what to do with the funds.

City Manager Dragon gave an example of a project: if someone wants to do a project in the mill building and the project will create a new value of \$20M and let's say the current value is \$10M so the new value would be \$10M. They say they can't make the project work without parking. That is an infrastructure project that would support economic development that would bring the project to fruition. The parking issue would go to the advisory board and they would bring that to the Council to see if that can be paid for by a bond or if that could be paid with TIF funds depending on how much is needed. A developer says he needs the parking to make this work and it can be funded through the new value of \$10M the money you would get from the \$10M would pay for the parking project. The developer would be willing to sign a development agreement with the City that states if you build the parking and borrow those funds, I will guarantee this building will happen and guarantee this increase will happen of new value that will pay for that bond. That in general is how a TIF district works.

City Manager Dragon stated that Planning Director Lewis has spent a lot of time on this and has prepared a handout of talking points that was given to the Council. She stated that having a TIF plan and developers knowing you have a TIF plan sets a tone for development, especially for larger projects.

Mayor Merrifield stated he remembers a meeting in 2008 where he had a conversation with Eric Shinberg and told him they already had a TIF district plan in place and he was very excited about that concept. City Manager Dragon added that we have a project that positions Franklin well. The Catch project will increase value in the downtown TIF district. It gives us an opportunity to use those funds to bring in additional dollars. To increase the value of a property and to reinvest in the district. There has been a lot of time spent to bring investors into the City and if you pull back now it will send a mixed message. There are investors that are relooking at Franklin based on all the changes that are happening to possibility invest in the community. City Manager Dragon stated she feels this is low risk to the Council as if a year from now they want to use these funds they have the ability to do that and all projects have to be authorized by the Council.

Councilor Dzujna stated that being involved in the Franklin for a Lifetime workshop he saw how important it is to have a private public partnership. Councilor Barton asked if there was anybody who might come forward soon. City Manager Dragon stated that in her evaluation conversation she mentioned a potential developer.

Councilor Zink asked what is the lifespan of the new value or how many years does it go into the TIF before it can be moved to the general fund. City Manager Dragon stated that it goes into the TIF until you no longer have the TIF. Councilor Zink asked that any new revenue always goes into the TIF. City Manager Dragon stated yes until you make a change. Councilor Zink stated it looks like it is reviewed every three (3) years. Councilor Zink then asked about projects that get relief after five (5) years on

page 10. City Manager Dragon stated that was a different RSA 79E, which the Council adopted. The project owner can come to the Council and ask for relief from the new value for up to five (5) years. Mayor Merrifield stated it is not associated with the TIF but they do intersect with one another if it is used within a TIF district. Councilor Wells stated that it looks like property was added on the Winnepesaukee River property on the east side to the Northfield line. City Manager Dragon stated that is correct they added the abutment to the river that the City currently owns. If you look at appendix B the City properties have no value but it broadens the scope of where the district lies. Councilor Wells states that most of that property is unbuildable and has no value and is not sure why it is included. City Manager Dragon stated that she will be asking for a workshop in the next Council packet to talk about development projects that are in the works and will address that. Councilor Wells heard that TIF funds can be used to fix roads. A section of the road at the Industrial park in that TIF district is in really bad shape and can we use funds to fix that. City Manager Dragon stated that the road at the Industrial Park was a highly debated topic a few years back but she will talk to MSD Director Sullivan about improvements in that area. Mayor Merrifield stated in order to use TIF funds on any project you have to have increased value.

Councilor Clarenbach stated regardless what has been said, he is not against the TIF and a TIF is a good start. He feels we are only doing it to part of the community, 3-5%, and not the whole community. We need to be able to build on this momentum but build it past the not for profit businesses. He feels we are missing the overall discussion of how we get Franklin for a Lifetime and the TIF becomes part of the overall plan. We are missing the big picture of how we get to the overall plan because the schools are an integral part. City Manager Dragon stated the school is going through a financial crisis and decreasing enrollment and they need to look at reorganizing. City Manager Dragon stated the City has little control as to how much money it gets from the State but the City advocates for more from the State as often as it can. To make improvements in the City is to make more funds available all around. By creating a TIF district you are creating opportunity for that specific area. City Manager Dragon stated prior to her arrival the TIF district was the industrial park area but there is not a lot of room for growth so the area shifted to downtown as you have 20K cars passing through with no real reason to stop and support the local businesses. Councilor Clarenbach stated the problem is what is the priority and how do we get Franklin for a Lifetime with steps. How do we prioritize our funds and dedicate our resources to not just one part of our community but to our whole community.

Councilor Starkweather stated he agrees with Councilor Clarenbach and Vision 2000 is 16 years old and needs to be updated. City Manager Dragon stated that Planning Director Lewis is in the process of updating the master plan for the City.

Councilor Wells asked about increasing the TIF to Green St and Central St. (near Crowley) and should that be included in the TIF area. Planning Director Lewis stated there has been a discussion ongoing for several months but it may be more of a natural resource. Councilor Zink stated that if 4&10 Pleasant St. were to make improvements they would go into the TIF as it is weird that there are a few residential intermixed in the TIF. Planning Director Lewis stated they can adjust the line and it would change the figures a bit which are far below the thresholds.

Councilor Clarenbach stated you have to notify the school and county but other than that they have no impact on the decision. Planning Director Lewis stated the public hearing is their opportunity to speak. Councilor Clarenbach asked that they have no way of intervening after a decision is made and Planning Director Lewis stated no. Councilor Clarenbach asked if there is a limit on the number as he knows there is a limit on percentages. City Manager Dragon and Planning Director Lewis stated you can have as many TIFs as you want as long as you stay under the cumulative number. Councilor Zink asked about the state and local taxes and are TIF plans designed where only the municipal part of taxes are put into the TIF or is it always the total revenue put into the TIF. City Manager Dragon stated it could be done either way but was unsure any set up that way. Neil Cannon, Downtown Coordinator, interjected and stated that you have the decision to amend and appropriate funds. You can set the policy at that time as to how much you want to go where. Councilor Clarenbach clarified that the county never sees new money from the TIF. Councilor Barton asked that when you close or end the TIF it just becomes part of it. City Manager Dragon stated they are looking to reset the TIF as of April 1. Mayor Merrifield asked that a significant portion of Catch Housing will not be in the TIF for the first year. Planning Director Lewis stated that the Catch project value by April 1 will be minimal for the assessed value.

Councilor Zink stated that vision 2000 plan stated the value of this plan was to be \$25M but it is only \$15M. City Manager Dragon stated values dropped everywhere in the great recession of 2008-10.

Neil Cannon stated he has done economic development for 40 years and there is not a lot the State does so you have to take advantage of this as it will say a lot. If you don't have a TIF most people won't meet with him.

Councilor Zink stated that on page 12 of the TIF plan is states that there is a seven (7) member advisory board and the majority must include owners/occupiers and how many business owners currently live in Franklin. Planning Director Lewis stated this is statute based and there is no board currently but will create one if this is adopted. Councilor Zink asked that there are two (2) majorities that are needed. Mayor Merrifield stated that this language comes from the RSA and City Manager Dragon stated that is also states adjoining property. Councilor Zink asked how is this board selected do they apply or are appointed and the Mayor stated yes. Mayor Merrifield stated on page 11 under section 17 it talks about the City Council setting the 2016 tax rates but the DRA does that. Councilor Clarenbach stated that they should omit the one residential property on Pleasant St from the map. Councilor Zink asked that there are residential buildings and should those be removed. Planning Director Lewis stated just because they are on there doesn't hinder them or devalue their property in anyway. (City Manager Dragon stated that someone in the TIF would be hard pressed to convince the advisory board of the economic development value of the work on a sidewalk in front of a residential home, the impact is not big enough).

Councilor Dzujna asked does it hinder a developer if we have to much flexibility and Planning Director Lewis stated he didn't think so as it should weed out the fly by night plans. Neil Cannon stated he felt it strengthens Franklin's ability to negotiate. Councilor Zink asked how much property value and

acres are in the business district. What percent of the \$6M of the total of the two districts added together? Planning Director Lewis stated the acreage and assessed value is \$15.29M for the Industrial Park. The total for both TIF plans is \$31M and a total tax of \$537M so 1.7% is going into the TIF and up to 8% can be put into TIF.

Motion to adjourn made by Councilor Clarenbach and seconded by Councilor Desrochers. All in favor; meeting adjourned at 7:46 p.m.

Respectfully Submitted,

Lauraine G. Paquin



PENDING COUNCIL APPROVAL

City Council Meeting December 5, 2016

Call to Order

Mayor Merrifield called the meeting to order in the Council Chambers, Franklin City Hall at 6:00 p.m.

In Attendance

Councilor Clarenbach, Councilor Starkweather, Councilor Barton, Councilor Giunta, Councilor Desrochers, Councilor Wells, Councilor Zink, Councilor Dzujna, City Manager Dragon and Mayor Merrifield.

Absent

Councilor Boyd.

Salute to the Flag was led by Councilor Giunta.

Mayor Merrifield acknowledged that Chantal Sisco from the school district passed away recently and asked for a moment of silence.

Public Hearings

Franklin Falls Mixed Use Tax Increment Financing (TIF) Plan

Planning Director Lewis spoke about the revision and update to the 2008 plan. He stated it is a critical piece to the economic plan for the City of Franklin. It doesn't require any taxpayer or business to pay more taxes. On page 9 of the plan the language allows the Council to have more flexibility to use the funds and gives protection to the City. The plan calls for consideration on any project through the public hearing process. Mayor Merrifield pointed out that the City Council cannot decide this issue tonight this is just the public hearing as they cannot make a decision for 15 days per law. The Council will take this up for consideration in January.

Mr. Brassard stated that it would be an insult not to include upper Central St. from Kendall all the way to the City line. He stated more money is made up there than anywhere else in town and to ignore them and include places that may never be developed is an insult. He feels that upper Central St. is the forgotten stepchild and it would be behoove the City to include Upper Central.

Todd Workman spoke on behalf of PermaCity Life and wanted to express the importance of a TIF committee. He asked if an organization itself can hold a seat. Councilor Clarenbach stated there are specific requirements as stated to the individual so he didn't believe so. Mr. Workman asked how many on the committee and he was told 7 and then he asked how many have to be business

owners/tenants and how many have to reside in Franklin and Councilor Clarenbach stated it has to be at least 50% of each of the two categories. Mayor Merrifield interjected and stated it can be adjacent owners.

Ron Lagoon from Franklin Savings Bank spoke in support of the TIF. He stated that this is another way to create businesses.

Comments from the Public

Persons wishing to address the Council may speak for a maximum of three minutes. No more than thirty minutes will be devoted to public commentary.

Representative Horn stated that the SAU withdrawal was a 5/3 vote and was disappointed as all the people who came out didn't express that and the tax cap wasn't addressed at all. 194C clearly states that four (4) members of the public at large are to be included to form the committee. There were four (4) applications and after three (3) members of the public were appointed a councilor was then appointed putting two (2) Councilors on the committee which was disappointing. He stated that the Council has made it harder for Hill to return.

Jo Brown stated that we have heard a lot about Council, school and Superintendent issues but the more the school can do to help themselves it would be greatly appreciated. The school not submitting documents timely costs the City but it potentially costs the taxpayers. She stated that when it comes to issues it seems that the perception is that only bad can come from the City Council and good from the school.

Choose Franklin

Jo Brown stated they had a wonderful December meeting hosted by Chief LaChappelle. There will be the grand opening of ONE on Jan. 1 and we will also have the kayakers at 11am. The February meeting will have Jule Finley with the Arts, March meeting will have business partnerships. Attendance at the meetings continues to grow. Our meetings are the 1st Thursday of the month at 8am at the Library.

Legislative Comments

Representative Horn stated he filed six (6) bills with two (2) of them being filed this past Friday. The county has put out a proposed budget with a 5% increase due to health care increases and felonies first. Mayor Merrifield asked if one of the bills submitted had anything to do with stabilization for the schools. Rep. Horn stated that one of the bills he submitted this past Friday was on stabilization. Councilor Desrochers stated that Merrimack Valley, which is made up of five (5) towns, has the same issues as Franklin Schools and asked Rep. Horn if he had been in contact with any Representatives from Merrimack Valley. Rep. Horn stated he has not and he agrees with the Mayor that it is not adequate aid but it needs to be a bigger conversation. Councilor Desrochers then asked that according to the paper they are proposing a \$3.2M or \$3.6M bailout for the farmers and where does the State plan on getting that money. Rep. Horn stated that Councilor Desrochers should contact the person who sponsored the bill. Councilor Desrochers stated that the State is looking at all these

programs all the time but if you don't help the schools and the kids there will be no programs. Rep. Horn stated he will try to help Franklin as much as he can and he has ideas on where to get money. The State needs to look at restoring a fund to help municipalities that are in distress and define inadequacies and help the other towns that are in financial distress. Rep. Horn reminded Councilors to reach out to him.

City Council Acknowledgements

Councilor Dzujna wanted to thank Three Rivers Wreath Co for the two (2) big wreaths on the wheel and Tim Morrill for putting them up. He also wanted to recognize Councilor Clarenbach for getting the Good Scout Award last month.

Mayor's Update

Mayor Merrifield mentioned three (3) events that took place in Franklin this past weekend. Christmas Tree Lighting at Marceau Park in downtown on Friday night, lights In of Memory at Franklin Hospital on Saturday, Festival of Trees at the Opera House. Mayor Merrifield also mentioned if Councilors had desires for committee assignments to let him know what they are. He will do his best but you may not get what you want and the ordinance only allows three (3) Councilors per committee and if he could get that information before January when assignments will be made.

Agenda Item I.

City Council to consider the minutes of the October 24 & November 9 City Council Special Meetings and November 7, 2016 City Council Meeting.

Motion: Councilor Clarenbach moved that the Franklin City Council consider the minutes of the October 24 & November 9 City Council Special Meetings and November 7, 2016 City Council Meeting. Motion seconded by Councilor Desrochers.

Councilor Starkweather stated that on page 7 paragraph 4 of the October 24 minutes the last sentence after plan followed yes is missing some words. City Manager Dragon stated that it should say "if they follow the plan but"...

All in favor as corrected; motion passes.

Agenda Item II.

School Board Report – School Board Member Dow stated that they had the company they talked about at the Joint Finance Committee meeting come in and do an electrical audit and hopefully they will check the panel at the Paul Smith School before the school board meeting in December as the panel is estimated to cost \$10K to replace. They will go to all the schools and show them how they can save on electricity. The wall in the library that is separating is cosmetic and not structural and they are waiting on the report.

School Board Member Dow stated the Council has the CBA contracts and he wanted to apologize for the delay as he just became chair this year and he was not aware it needed to be brought before the Council. Mayor Merrifield asked if the school board approved these. School Board Member Dow stated yes they approved them in June and negotiations were started in March.

School Board Member Dow stated they are waiting on a quote for the roof from a company in Bow, who also did the firehouse roof. Councilor Starkweather asked if they have a contractor to do snow removal. School Board Member Dow stated no they do it themselves.

Agenda Item III.

City Council to consider changes to the PILOT agreements expiring for the NH Solar Garden projects.

City Manager Dragon explained that last December the Council approved agreements for seven (7) solar projects, five (5) which are City property and two (2) which are private property and those agreements expire this month and not much has happened with these projects. City Manager Dragon is proposing looking at tying the projects together. There are lease agreements for five (5) properties and PILOT agreements and one (1) purchase power agreement for the City buildings as these were all evaluated together. The power purchase agreement is based on estimated energy costs that could be higher and were to be using the revenue from the projects to offset the power purchase agreement. We are still making money at the end of the agreement even with one site if energy costs escalate at 5.5% a year over the twenty (20) years. If energy doesn't increase at the 5.5% exaction rate by year eight (8) we will not be in the positive. City Manager Dragon is suggesting that they have an opportunity to amend the PILOT agreements and tie some of these projects together. NH Solar Gardens state they are still planning on building all seven (7) and most likely all within the same year. In case that doesn't happen City Manager Dragon had Atty. Fitzgerald prepare some language for all agreements and she read the language. If the sites are not built by Dec 31, 2019 the City Council has the opportunity to tax the sites at full value rather than PILOT. On the large printed excel sheet it shows different scenarios with the sites and revenues. Tying all four (4) sites together puts the City in a safe and secure position while still generating revenue. There is an RSA for PILOT agreements and there was a public hearing held so City Manager Dragon feels another public hearing should be held before approving an amendment PILOT agreement under the statute. Mayor Merrifield clarified that all the City Manager Dragon is looking for the Council to do is set a public hearing. City Manager Dragon stated yes and for any amendments to the agreement so that language can be added or changed.

Councilor Giunta mentioned that City Manager Dragon stated that if these are not built they go back to full value, what is that value. City Manager Dragon stated she does not what the full value is but the PILOT is setting an amount for the improvements. You would need the assessor or someone specialized in solar utilities to assess their value which she was sure to be more than \$3,500. Councilor Giunta stated solar is \$1.60 a lot more. Mayor Merrifield stated that value isn't necessarily what it costs to build something or market value. He stated there are Supreme Court cases that have

argued the cost of utilities. Councilor Barton asked if the Council did nothing what would happen. City Manager Dragon stated the City still has lease agreements and power purchase agreement with them and by default it would then go to assessing to be taxed at full value.

Councilor Clarenbach clarified that City Manager Dragon just stated that purchasing the electricity is a separate agreement so the City is bound to that contract for the next twenty (20) years at 5.5% a year which puts the City in an unfortunate position because we have to buy the electricity at their rate without any protection until a new arrangement for the solar. He is not sure why the Council would want to go back to a PILOT deal at \$3,500 when the City will be paying .28 a kilowatt in twenty (20) years. He stated unless you can get the 5.5% taken away the City is in a bad position. City Manager Dragon stated excel sheet shows the 5.5% original cost and 2.5% increase estimate which is what we are using now to evaluate the sites. In the motion there were some contingencies so she doesn't feel the City is in a bad place like it being contingent on building at least one solar site. Councilor Clarenbach stated since these expire Dec 31 doesn't that take out the power agreement and if they don't do the sites how is the City still liable for the power purchase. City Manager Dragon stated if they do not move forward with any of the City projects then we have an out with the way the motion was written and it was contingent on that. Councilor Clarenbach asked for a legal opinion on that as that is an important step. City Manager Dragon stated she wants to rewrite the PILOT deal as all they wanted was an extension. Councilor Clarenbach wants to know if the City can legally get rid of the power piece. City Manager Dragon stated she doesn't want the Council to lose sight that if they are built they are generating revenue in the first year of \$64,794 so you will be getting solar power and revenue that is tied to all three (3) agreements (lease, PILOT and power purchase agreements).

Mayor Merrifield asked that if they don't build the projects where are they getting the power to sell the City. Councilor Clarenbach states they will sell our contracts and they will keep the difference and that is the problem he has. Mayor Merrifield stated 5.5% a year on a historical perspective is half of what we have actually experienced. City Manager Dragon stated that over the past fifteen (15) years it has been 12-13% and 5.5% is lower and we are always trying to make sure it stays positive. Councilor Giunta stated as there are other things going on with solar like tax credits and other benefits that we don't see.

Motion: Councilor Dzujna moved that the Franklin City Council set a public hearing on January 3, 2016 at 6:05 pm regarding payment in lieu of Tax Agreements for solar projects for City owned land. Councilor Starkweather moved to amend the motion to January 3, 2017 at 6:05 pm. Motion seconded by Councilor Desrochers.

All in favor; motion passes.

Agenda Item IV.

City Council to consider the School CBA for the Custodial Agreement.

Councilor Clarenbach asked about the 2% first year, 2% second year and the 3% third year are those actual cost increases for each contract. School Board Member Dow stated they did not agree to the contract in the beginning so he asked them to go back as the school board wanted them all on the same insurance. They did come back and agreed with the insurance. Councilor Clarenbach stated that there is a savings of \$11,675 and an increase of \$19,000.28 so there really is an increase of \$8K. School Board Member Dow interjected and stated that was put back into the budget this year. He mentioned the support staff had a savings. City Manager Dragon stated that it is not actually a savings because the difference between the two is actually an increase. Councilor Clarenbach asked how many custodians are there actually. School Board Member Dow stated there are eleven (11) district wide.

Mayor Merrifield asked how did this come to the Council now and not beforehand. Did Greg participate in these discussions as he was on the Council for six (6) years? School Board Member Dow stated he was part of the negotiation discussions but not on the committee. They waited for the Support Staff Agreement and then they approved both. Councilor Clarenbach asked if there were any comparisons or studies to other janitors in the area as this is a three (3) year \$40K labor for eleven (11) employees, do we know if we are below market and is there a reason to justify such a large increase over a three (3) period. School Board Member Dow stated he does not have any comparisons but he does know that they are under Winnisquam. Councilor Clarenbach stated going forward in the environment we are in to give a 2/2/3 and not show any comparisons, other than Winnisquam, to other school districts is going to prove difficult going forward. He appreciates the savings on health care and getting them all on the same insurance and if they are that below market then create a plan to get them to market but there is not a lot of information on this one (1) sheet of paper. Councilor Clarenbach stated that you cannot engage in long term contracts because you don't know where the revenues are going and going forward some difficult choices will have to be made. He stated that the Council may be better to not vote on this tonight and get Atty. Fitzgerald's opinion. City Manager Dragon stated she will be happy to get that clarified with Atty. Fitzgerald as she feels the Council's vote has to ratify the contracts and is not sure what would happen if the Council didn't ratify them. Councilor Clarenbach stated that with the budget negotiations coming up that these two agreements puts some serious burden on the school district budget. He doesn't want to take this out on the janitors or support staff.

Councilor Giunta stated that he agrees with Councilor Clarenbach and he appreciated School Board Member Dow's apology for not knowing that this needed to come before the Council but the fact is a lot of others should have known that this needed to come before the Council to be ratified before implemented. Councilor Giunta stated he's worried about the precedence it sets that the school implements something before it's ratified by the Council and he is frustrated by it. He stated that City Manager Dragon goes before the Council for contracts to be ratified and they question her that she needs to answer just like Councilor Clarenbach asked you. Where do these numbers come from and where are the studies that were done. Questions mean nothing because this is done but that doesn't mean he has to vote for it. Councilor Clarenbach stated that a legal opinion is what is needed for the Council to have options for the precedence it sets.

Councilor Starkweather stated that contracts need to be settled before the budget year is settled as people are counting on that money. Another question he had was there are eleven (11) custodians are these people doing the cleaning of the buildings and School Board Member Dow stated yes. What is the maintenance staff considered support or custodians? School Board Member Dow stated custodians. Councilor Starkweather asked if they do minor maintenance and snow removal and School Board Member Dow stated yes.

Councilor Dzujna stated he would be happy to see a legal opinion as what will happen as we move forward. Councilor Zink asked if this could be delayed until next month and asked for the fair market study and also the summary has typos and if we could spell them correctly. In the past when approving contracts the Council has seen the whole contract and not just a summary and if we could delay the vote so we can see the whole contract so when approving it we are approving the whole contract and not just a summary sheet. Mayor Merrifield stated if we can get the CBAs as public employees information is public information so that is something the Council can have.

Councilor Desrochers stated that \$19,000.38 for the custodial contract and \$41,976.18 for the support staff contract that is about \$61K a year. Councilor Desrochers asked if that money is in the budget for this year and School Board Member Dow stated they do have it in their budget. He stated he did more research on the support staff with MVSS, Belmont, Winnisquam and Franklin is drastically lower. The last contract he negotiated by 3% raises with 2 steps and this one is .5% raises with steps. He understands it is hard to do multi-year contracts but was following what the City does as they have three (3) year contracts. City Manager Dragon stated that they should use the City's strategy which is they get a raise the first year and then all subsequent years they get what all other City employee's get which isn't always a 2% or 3% or even a step sometimes it's nothing. School Board Member Dow stated that they brought back all support staff but two (2) this year. They were able to keep them with a small increase and with the changes in health insurance. Councilor Desrochers asked what is the plan to get the \$62K to pay for this next year's budget and the following year. School Board Member Dow stated with the health insurance savings and line item savings.

Councilor Giunta stated that this reminds him about the Federal Government that you have a lot of money in spending and you reduce it by a little bit but you actually increased it. He stated what bothers him is that we are going in the wrong direction and as we sit together in the Joint Finance looking for money and here is \$61K that is being spent when the school is \$1.3M in the hole. He stated that City Manager Dragon came to the Council last year for a position that was going to cost \$30K and she was asked how are you going to pay for it and she showed the Council and they approved it. The fact was that she stayed within the tax cap budget and within the City budget. He stated that he feels that isn't happening on the school side before decisions like these are made, especially when it is to come before the Council, and when he hasn't seen any dollars from the school to reduce the \$1.3M deficit.

Councilor Zink asked how many support staff does the school have. School Board Member Dow stated 30 but there really are 70 but the others are covered under the Title I grant. She asked about

the Labor Day Holiday and Service Day is there an additional cost. School Board Member Dow stated no they are included in the budget.

Motion: *Councilor Clarenbach moved that the Franklin City Council send both contracts to legal for an opinion and what options are before the Council legally. Motion seconded by Councilor Barton.*

Councilor Giunta asked Councilor Clarenbach to clarify if he was motioning to table. Councilor Clarenbach stated there was never a motion to table and that this will allow these two items to go and get a legal opinion and options. School Board Member Dow stated that the original contract with the support staff was \$230,771 and they were able to bring that down to \$41K in the first year. Councilor Giunta stated he appreciated that but on the City side there have been times when the employees had no interest in taking a raise when the City was in trouble and there are times when you say there are no raises or benefit increases when you are \$1M in the hole.

All in favor; motion passes.

Agenda Item V.

City Council to consider the School CBA for the Support Staff Agreement.

See Agenda Item IV.

Agenda Item VI.

Other Business

1. **Committee Reports** – None
2. **Mayor's Appointments**

Planning Board

Mayor Merrifield acknowledged Powell Glenn's resignation from the Planning Board (seat PB7), Term of Service was to January 2018.

Mayor Merrifield appointed Ted Starkweather to the Planning Board (PB7), Term of Service January 2018.

Mayor Merrifield reappointed Jo Brown to the Planning Board (PB5), Term of Service January 2020.

Mayor Merrifield reappointed Tim Stangroom to the Planning Board (PB8), Term of Service January 2020.

Heritage Commission

Mayor Merrifield reappointed Paul Trudel to the Heritage Commission (HC2), Term of Service January 2020.

Mayor Merrifield reappointed Jeff Whitney to the Heritage Commission (HC5), Term of Service January 2020.

3. City Council Appointments

Zoning Board

Motion made by Councilor Clarenbach to reappoint Jeffrey Dickinson to the Franklin Zoning Board (Seat ZBA5); term of service to January 2020. Seconded by Councilor Giunta. All in favor, motion passes.

Motion made by Councilor Clarenbach to appoint Cecile M. Cormier to the Franklin Zoning Board (Seat ZBA7) as an alternate; term of service to January 2019. Seconded by Councilor Giunta. All in favor, motion passes.

Library Board of Trustees

Motion made by Councilor Dzujna to reappoint Stephen Pascucci to the Library Board of Trustees (Seat LT6); term of service to January 2020. Seconded by Councilor Giunta. All in favor, motion passes.

Motion made by Councilor Zink to reappoint Angela Swett to the Library Board of Trustees (Seat LT5); term of service to January 2020. Seconded by Councilor Desrochers. All in favor, motion passes.

Planning Board

Mayor Merrifield mentioned that Councilor Starkweather is leaving the board so there will be a vacancy of the Representative from the Council to the Planning Board and Councilor Giunta has an interest as he is currently an alternate. The appointment would match his term on Council.

Motion made by Councilor Clarenbach to appoint Councilor Giunta to the Franklin Planning Board (Seat PB3) from alternate Council member to Council Representative; term of service

to January 2019 to match his term of office. Seconded by Councilor Starkweather. All in favor, motion passes.

Mayor Merrifield stated that has now created a vacancy in the alternate seat so one of the Councilors will need to step up.

Motion made by Councilor Giunta to appoint Councilor Clarenbach to the Franklin Planning Board (Seat PB12) as alternate Council member; term of service to January 2019 to match his term of office. Seconded by Councilor Desrochers. All in favor, motion passes.

4. **City Manager's Update** – City Manager Dragon advised that the City received the following contingent grant line amount: \$450 from Al's Village Pizza for field improvements and \$250 from the Lion's Club for the book club.

City Manager Dragon stated she completed her Economic Development Academy with UNH and her project was on the Whitewater Park and Play. She would like to schedule another work session to talk about economic projects in general. She would like to bring the Council up to speed on current initiatives. She provided two dates to consider Dec. 19 and Jan. 23. Mayor Merrifield asked if Jan. 23 at 6 pm would work for everyone and that date was selected.

City Manager Dragon wanted to give an update on the CDBG application for the \$12K as the City has withdrawn from that request because CDBG looked into the work that has been done already and an engineer, McLaughlin, had been hired and because they have already engaged with McLaughlin CDBG thought that might cloud the request for proposals. City Manager Dragon stated she could have made a strong case but she withdrew at their request as she didn't want to upset the situation or anything going forward.

City Manager Dragon passed out two (2) photos so she could highlight the Code Enforcement office. Chief LaChapelle spoke about burnt buildings and one (1) picture is a fifteen (15) year project and it is voluntary compliance. Rowell's Auction House is now gone on 98 W. Bow St.

Burnt out buildings are in the City Code and Capt. Bodien met with Atty. Fitzgerald and letters are going out soon. They hosted Berlin and Claremont Fire Chiefs and showed them code compliance. Chief LaChapelle stated you will continue to see progress.

Councilor Dzujna asked what are the biggest challenges with the burnt out buildings with getting them taken down. Chief LaChapelle stated some are tied up in legal and that can take a long time. Councilor Desrochers asked what is happening with the house on Elkins St. are they tearing it down or rebuilding it. Chief LaChapelle stated both as the owner is reassessing the building.

Chief LaChapelle stated that this day in history in 1974 the Hancock School burnt.

5. Late Items – The late item was done under Council Appointments.

Councilor Zink asked if there was a hearing on the County budget. City Manager Dragon stated that each Councilor should have gotten a packet on the County budget and the public hearing is on Friday, December 9 at 9:00 am. Mayor Merrifield stated turn out is normally very sparse and he encourages Councilors to go as it does affect us directly. There will be another hearing before final adoption. State Representative Horn stated they will have the public hearing then the Delegation will meet and then they will break out into Executive Committees.

***Motion to adjourn made by Councilor Clarenbach and seconded by Councilor Zink.
All in favor; meeting adjourned at 7:42 p.m.***

Respectfully Submitted,

Lauraine G. Paquin

CITY COUNCIL MEETING
AGENDA ITEM II



CITY OF FRANKLIN
COUNCIL AGENDA REPORT
City Council meeting January 2017

From: Elizabeth Dragon – City Manager

Subject: Solar Payment In Lieu of Taxes (PILOT) agreements

December 2016

Recommended Motion: “I move that the Franklin City Council approve the proposed \$3,500 annual Payment in Lieu of Tax agreements for Franklin Town Solar 1, Franklin Town Solar 2, Ashfill Solar, Lakeshore drive Solar, Commerce Drive Solar and Industrial Drive Solar as revised to acknowledge the series of agreements for leases, PILOTS, and a single Power purchase agreement tied Franklin Town Solar 1 that were negotiated with the city as a single plan involving multiple components” “and Furthermore all PILOT agreements are contingent upon the project being built and the necessary corresponding agreements for each project being executed.”

2. Mayor asks a second, discussion, and calls the vote.

Discussion:

Commerce Drive and Industrial Drive solar in the above motion are sites on private property. The other sites are city leased property.

Last December the council approved Payment In Lieu Of Tax (PILOT) agreements for the original seven proposed solar sites in the city. In the motion which approved the agreement there was a contingency that all PILOT agreements were dependent upon the project being built and the necessary corresponding agreements for each project being executed.

Last year during the months of August and September the City Council approved four out of the five solar projects proposed on city property (lease, purchase power agreement, and payment in lieu of tax amounts). The fifth city solar project lease was finalized several months later (May 2016) after the transfer of ownership of the property from the Co-op to the City. There were two additional solar projects on private property. One was coordinated through the Franklin Business and Industrial Development Corp (FBIDC) in the Industrial park area and another was privately negotiated on Commerce Drive.

The PILOT amount approved for all seven proposed solar projects was to be \$3,500 annually. The length of the agreement was 20 yrs plus 1 transitional year.

Page 1 section 2 (term) of the PILOT states: “If the facility fails to achieve commercial operation by December 31, 2016, this agreement shall be deemed void and of no effect”. Commercial operation shall be deemed to have occurred once the solar power

electric generating facility has been commissioned and accepted by CWS in accordance with applicable commissioning and inspection procedures b) the facility has been interconnected to the utility electric grid, and c)CWS has commenced the sale of energy from the facility on a commercial (rather than test) basis to one or more purchasers. None of the 7 proposed projects have met "commercial operation" standard and will not meet the standard by December 31, 2016-therefore the PILOT agreements are now voided.

The goal for the proposed city solar projects was to create renewable energy to power city buildings while also creating additional revenue to the city (a win-win situation). The negotiations involved a financial evaluation including originally five city owned sites. Revenues were evaluated for lease payments to the city for five sites and the Payment in Lieu of tax payments over the next 20 years. These revenues combined offset any potential risk assumed by entering into a 20yr power purchase agreement (where market rate energy costs are difficult to predict). Additionally, the end result of all five projects was expected to generate significant revenue to the city. We are now down to four city owned sites.

I requested the city attorney draft language to add to the PILOT agreements which clearly ties the successful implementation of all four city owned projects to the execution of PILOT agreements at a rate of \$3,500 per year. Currently Solar Gardens is building the one private solar project on Industrial Drive. Only one City solar lease agreement is tied to the power purchase agreement-that is Franklin Town Solar 1.

I have requested language be added that if the 4 city solar projects are not built within 3 years the city would then have the ability to tax any of the built solar projects being discussed tonight at full value. This ensures that the end result for the city will be a positive revenue/cost savings scenario throughout the life of the 20 year agreement even using a much more conservative number for escalation of energy costs.

Attached is a summary created by Director Milner to illustrate the difference in projected revenues & savings for different scenarios. If only one solar project is built on city property using the original 5.5% escalation of energy costs per year we remain in a positive position throughout the 20yr agreement. However, right now we are paying a lower rate than last year's estimate. Therefore, we have also used a more conservative (lower) escalation of power costs on the attached spreadsheet. Using an estimated 2.5% increase energy costs per year with only one city solar project built and one private solar project paying the PILOT only-we would be a negative position in year 9 of the 20 yr agreement. With 2 city sites year 13 of the 20yr agreement is negative but the overall 20yr agreement remains as a positive cash (net +198,000). With the proposed language tying completion to all 4 city sites being built the net is almost 1 million dollars to the city even using the much more conservative energy increase estimate of 2.5%.

Last week I met with NH Solar Garden, their investment partners, and another investor (Beneficial Holdings) are looking to buy and build all of the city projects and assume the rights to the private project currently being built. I feel much more confident that with this purchase the projects will move forward. With the proposed amendment to the previously approved Solar PILOT agreements the city is tying the completion of all four city solar projects to the approval of the \$3,500 payment in lieu of taxes.

January's public hearing complies with RSA 72:74 PILOT payments for renewable generation facilities. The council did hold a public hearing last December before approving the current agreements that just recently expired.

Franklin - The Three Rivers City

RSA 72:74 Payment in Lieu of Taxes. Requires the governing body of the municipality to hold a public hearing before entering into a voluntary agreement.

Agreements must be renewed every five years. The municipality in which the facility is located may agree to a term exceeding 5 years if such term is necessary for the financing of the project or is otherwise advantageous to both parties and both parties agree to such term.

RSA 72:74

I. The owner of a renewable generation facility and the governing body of the municipality in which the facility is located may, after a duly noticed public hearing, enter into a voluntary agreement to make a payment in lieu of taxes. A lessee of a renewable generation facility which is responsible for the payment of taxes on the facility may also enter into a voluntary agreement with the municipality in which the facility is located to make a payment in lieu of taxes, provided the lessee shall send by certified mail to the lessor written notice which shall state that the property of the lessor may be subject to RSA 80 should the lessee fail to make the payments required by the agreement. A copy of such notice shall be provided to the municipality in which the facility is located.

II. A renewable generation facility subject to a voluntary agreement to make a payment in lieu of taxes under this section shall be subject to the laws governing the utility property tax under RSA 83-F. Payments made pursuant to such agreement shall satisfy any tax liability relative to the renewable generation facility that otherwise exists under RSA 72. The payment in lieu of taxes shall be equalized under RSA 21-J:3, XIII in the same manner as other payments in lieu of taxes. In the absence of a payment in lieu of taxes agreement, the renewable generation facility shall be subject to taxation under RSA 72.

III. If a municipality that contains more than one school district receives a payment in lieu of taxes under this section, the proceeds shall be prorated to the districts in the same manner as local taxes are prorated to the districts, or in the case of a cooperative school district between the city or town and pre-existing school district.

IV. The collection procedures in RSA 80 shall be used to enforce a voluntary agreement to make a payment in lieu of taxes authorized by this section.

V. If a municipality enters into a voluntary payment in lieu of taxes agreement with an owner, or a lessee responsible for payment of taxes, of a renewable generation facility, the municipality, upon the request of the owner, or a lessee responsible for payment of taxes, of any other renewable generation facility located within the municipality, shall offer a comparable agreement to the owner or lessee of such facility.

VI. Except as provided in paragraph VII, no voluntary agreement entered into under this section shall be valid for more than 5 years; however, any such agreement may be renewed or amended and restated for any number of consecutive periods of 5 years or less.

VII. The owner of a renewable generation facility and the governing body of the municipality in which the facility is located may agree to a term exceeding 5 years if such term is necessary for the financing of the project or is otherwise advantageous to both parties and both parties agree to such term.

Alternatives: Do not approve the revised Pilot agreements and direct the City Manager to continue negotiations or simply allow the agreements to expire and assess the solar projects at full value if built.

- Attachments/Exhibits:
1. PILOT agreement current language
 2. Language drafted by the city attorney to be added to all 6 PILOTs
 2. Spreadsheet illustrating revenue & cost saving scenarios

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sales on a commercial basis shall be deemed the "Commercial Operation Date." CWS shall give the Town written notice of said Commercial Operation Date within seven (7) days after it occurs, together with a proposed letter amendment confirming the Facility's actual Nameplate Capacity.

The Parties recognize that this agreement is one of a series of agreements negotiated with the City by newhampshiresolargarden.com on behalf of the Lessee and similarly situated Lessees. These projects and properties upon which the projects are to be located as follows:

1. Franklin Town Solar 1- tax map #123/403, site plan approval P15-004
2. Franklin Town Solar 2-tax map #123/403, site plan approval P15-005
3. Ashfill Solar-tax map #82/409, site plan approval P15-006
4. Lakeshore Drive Solar-tax map #091/007/00 site plan approval P15-007

Although separate agreements exist for each of the above listed projects, they were negotiated with the City as a single plan involving multiple components, those components being listed above. The completion and operation of all components of the overall plan and the related benefits to the City constitute a material inducement to the City to have entered into the individual project agreements.

Therefore, it is understood and agreed by and between the parties that in the event that all of the above listed four (4) projects have not achieved commercial operation by December 31, 2019, then this agreement, as well as agreements relating to the above projects, will at the option of the City of Franklin, be null, void and of no further force or effect upon notice by the City to the Lessee.

3. Transition Tax Year Payment. The tax year in which the Facility achieves commercial operation, the Transition Tax Year, shall be the first tax year covered by this Agreement. Recognizing that construction of the Facility may not have commenced (or that if construction has commenced that the Facility is likely to be only partially constructed) as of April 1 of said Transition Tax Year, and that CWS's revenues for said tax year may be non-existent or minimal, the PILOT payment for said Transition Tax Year will be based on the following formula, calculated as of the Commercial Operation Date:

$$(\text{Nameplate Capacity}) \times (\text{days left in Transition Tax Year}/365) \times (\text{first year PILOT rate}) \times 0.5$$

For example, if Nameplate Capacity is 1.2 MW and commercial operation is reached on September 1, the Transition Tax Year payment would be calculated as:

$$(1.2 \times (211/365) \times \$3,500) \times .5 = \$1,213.87$$

The Transition Tax Year Payment will be made within ninety (90) days of the Commercial Operation Date.

4. PILOT Payments for 20-Year Operating Term. Subject to possible adjustments up or down under Section 5 below, annual PILOT payments to the Town for the 20-year Operating Term shall begin at the rate of \$3,500 per megawatt of Nameplate Capacity, in the tax year that begins on April 1 following the commercial operation date.

If the Facility's actual Commercial Operation Date occurs after March 31, 2016, then the schedule of annual PILOT payments during the Operating Term covered by this Section 4 will be amended to reflect that the first year of the Operating Term will be the tax year following the tax year in which commercial operation begins.

**CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING & MEETING**

In accordance with the provision of Chapter 31, Division 2 of the Franklin Municipal Code, notice is hereby given that the City of Franklin will hold a Public Hearing on Tuesday, January 3, 2017 at 6:05 p.m. in the Council Chambers, Franklin City Hall regarding Payment in Lieu of Tax (PILOT) agreements for seven solar projects being developed by NH Solar Garden throughout the City on both private and public property. RSA 72:74 requires before the agreements can be signed by the City a public hearing must be held which give the public an opportunity for input.

Provisions for persons with special needs can be made by contacting the City Manager's office, via telephone or mail at least five days prior to the public hearing.

**City of Franklin
316 Central Street
Franklin, NH 03235
(603) 934-3900**

CITY COUNCIL MEETING
AGENDA ITEM III



CITY OF FRANKLIN COUNCIL AGENDA REPORT

January 3, 2017 City Council Meeting

From: Richard Lewis, Director of Planning and Zoning
Subject: Consideration of 2017 Franklin Falls TIF Plan

Recommended Motion:

"I move the Franklin City Council vote to approve and adopt the 2017 Franklin Falls Mixed Use Tax Increment Finance District Plan"

Discussion:

The City Council conducted a workshop on this proposed TIF Plan on November 28th, and on December 5, 2016 the statutorily required public hearing was held. For both of these meetings of the City Council, full notices were provided to the Franklin School Board and the Merrimack County administration.

Two issues were raised during the workshop and the public hearing that I want to quickly address. First, the question was raised as to why a residential lot located at the intersection of Prospect and Pleasant Streets was included in the boundary of the TIF District. As this lot was included as a carry-over from the 2008 Plan, and because there is no compelling reason to include this small residential property in the district, I intend to remove it from the Plan. The formal changes to the list of district properties and the boundary map will be made once the City Council approves the TIF Plan.

Second, a comment was made at the hearing that the business district located on the upper portion of Central Street was being left out of the mix for revitalization efforts. I do feel that there are significant differences between the core downtown area and the upper Central Street business corridor; one difference being that TIF funded public improvements in this upper business district would be much different than the improvements carried out in the denser downtown business district. It would be my recommendation that if the City Council felt it appropriate to extend TIF Plan status to properties in this area that a separate TIF Plan be created for this area

Please note that the Plan includes references to the 2016 tax rates as approved by the State DRA last month.

Fiscal Impacts:

No significant fiscal impacts resulting from the adoption of the TIF Plan were raised by the School Board during the public hearing. The expenditure of TIF funds for public improvements in the downtown district will help in the overall revitalization efforts for this important economic component of the City.

Alternatives:

The City Council can either vote to approve and adopt the Plan, or vote to deny the adoption of this Plan.

Attachments:

Copy of the proposed 2017 TIF Plan

Franklin Falls Mixed Use Tax Increment Finance District (Franklin, New Hampshire)

Development Program and Financing Plan
January, 2017



Adopted by the Franklin City Council on January 3, 2017

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Appendix A – District Boundaries.....

Appendix B – District Properties; Acreages & Established Values

I. Introduction

In accordance with the provisions of RSA 162-K, *Municipal Economic Development and Revitalization Districts*, the Franklin City Council hereby establishes the Franklin Falls Tax Increment Financing (TIF) District, and the associated Development Program and Financing Plan [hereinafter “the TIF Plan”]. The Plan replaces and supersedes the Downton TIF Plan approved in 2008.

II. Purpose and Objectives

The purposes of the TIF Plan are to advance desirable mixed use development [and re-development] and private investment in the downtown and adjacent mill district of the City of Franklin, and create the framework to fund a variety of public improvements necessary to support these investments. The objectives of this development program and TIF plan are to:

- Improve and upgrade public infrastructure and public amenities that encourage and create opportunities for businesses to locate and expand within the district.
- Enhance employment and residential opportunities for area residents within the district.
- Expand the property tax base of the City of Franklin.
- Promote design and re-use activities that respect the historic nature of the district.
- Provide for better utilization of the recreational resources and opportunities that exist within the Winnepesaukee River and the walking / bike pathways located downtown and which could connect to the trail system extending into West Franklin

Achievement of these objectives will occur through a combination of efforts. Existing and future downtown property and business owners, new investors, and City staff and the City Council will be required to discuss redevelopment initiatives, and work cooperatively on funding plans and development agreements. The eight years since the 2008 Downtown TIF Plan was adopted have proven that good ideas by themselves do not create the momentum to turn around a downtown that has suffered since the days when the mills closed and harder economic realities became evident. What happens to one singular building is important, especially to its owner, but more important is the goal of implementing comprehensive revitalization efforts that help support the economic, cultural, and societal health of the entire downtown area. The goal, purpose, objective, and strategy of the City of Franklin is to work in a systematic and dedicated fashion to bring back the vitality, excitement, and small-city character to downtown Franklin.

III. Background

Land within the district has remained largely underdeveloped because of the multitude of vacant and underutilized properties. Older buildings with few modern amenities means that rents are low, and adequate maintenance funds are not available to the owners. Business and residential tenants can be transient which means the monthly flow of rents can be hit or miss.

Three different planning documents [the 1997 PlanNH Charrette, the Vision 2000 plan, and the 2006 PlanNH Charrette] all point to the need for, and importance of, an overall revitalization plan. The documents point out that the implementation of such a plan will result in a positive and productive shift in the economic well being of this historically important portion of the community. The economic turn-down in 2008 dealt a significant blow to these goals.

In the last 2-3 years a corner has been turned though, and fresh, new initiatives have come forward that are laying the groundwork for positive changes in the days ahead.

- ✓ In the summer of 2014 planning began on a project that was eventually called *"Franklin for a Lifetime"*. A three-day workshop, in April of 2015, was organized through the cooperative efforts of the UNH Cooperative Extension, PlanNH, and the City; this project was supported by the National Endowment for the Arts and the US Department of Agriculture through the Citizens Institute for Rural Design. The workshop was initially going to focus on the needs of our aging population, but it expanded to look at the issues of aging, housing, economic development [especially in our older mill-based downtown] and general planning and community design. The workshop created significant energy and excitement, supported by the national, state and local speakers and the hundreds of interested citizens who participated in a variety of programs.
- ✓ The *"Franklin for a Lifetime"* workshop led directly to the submission of a grant to the USDA's Rural Development Office for funding to hire a Downtown Business Coordinator to provide a broad range of assistance to property owners, potential investors, and the City, with the goals of new business development, new jobs being created, and fresh vitality being created in the downtown and mill district area. The City was successful with this grant and as of this TIF Plan being adopted, this consultant is making great progress toward these goals.
- ✓ The discussion by a small group of individuals on the subject of downtown revitalization efforts led to the formation of a non-profit organization, *"PermaCityLife"*, which in early 2016 purchased 7 properties in the downtown district with plans for the creation of new businesses, restaurants, recreational shops, and co-working centers. A common theme for all of these new efforts is the creation of new links to the Winnepesaukee River that flows through downtown and the recreational opportunities available through the nearby walking and biking pathway as well as the river itself. These links can help create a new breed of individuals interested in working and residing in, and enjoying the natural resource and cultural assets, both existing and proposed.
- ✓ In 2008, one of the remaining mill buildings was permitted for 57 new residential condo units. The economic turn down stalled that project, but the same building has now been purchased by the Concord Area Trust for Community Housing [CATCH] for the creation of 45 affordable housing units, and construction has now begun.
- ✓ The team behind the creation of PermaCityLife have also established a positive working relationship with Colby-Sawyer College [in nearby New London] which has grown such that the College has created a new innovative three-year Bachelor program for Community-Based Sustainability. This will be a first rate experiential

learning opportunity that will benefit the students with real world experience, as well as benefit the City and all of the downtown businesses through new re-development concepts, and assistance with business plans and marketing.

In early 2014, the Franklin Planning board began work on an update to the 2005 Master Plan. While this update has been slowed by the work on the “Franklin for a Lifetime” project, staff time directed to the Rural Development grant, and other downtown related activities, the Planning Board did approve a draft Vision Statement, which is one of the two-required chapters of a Master Plan. This Vision Statement, like the one from 2005, recognized the importance of downtown revitalization efforts for a strengthening of the City’s economic, cultural, and recreational foundations.

Some have said for many years that the future of Franklin was written when the mills closed and the feeling of a sadder, less vibrant, community was prevalent. A brighter picture is being painted today though. All of the initiatives, programs, and efforts outlined above, and many other ideas yet to be spawned, can be supported, in one way or another, through the utilization of TIF funding. This is the key to raising the proverbial tide that lifts all boats, thus infusing new economies and energies into the downtown and mill district of Franklin.

IV District Boundaries

The boundary of the district is shown on Appendix A. Generally speaking it conforms to the Downtown Historic District, but it also includes a few outlying parcels, especially some City land adjacent to Winnepesaukee River.

V. Conformance with the Statutory Limitations of the District

The size of the district is 99.37 acres. The City of Franklin has a total of 18,687.92 acres. Therefore the district represents significantly less than the 5% maximum of the total City acreage [approximately 934 acres] per RSA 162-K:5.I.

The total assessed value [as of April 1, 2016] of all taxable property within the TIF boundary is \$15,992,400, or 3% of the total of all taxable property within the City [\$537,482,395.00]. Therefore the properties within the TIF represent significantly less than the 8% maximum of the total assessed value as contained in RSA 162-K:5.II. It should be noted that the City does have another approved TIF district in the Franklin Industrial Park located off of South Main Street, but there are no outstanding bonds or other obligations for this district. A listing of the properties within the Franklin Falls district with the corresponding acreage and values is included in Appendix B.

VI. Proposed Improvements

Different charrette and planning discussions over the last 10-15 years have highlighted a broad range of concepts and proposals that can facilitate economic revitalization for specific properties and the overall downtown and mill district area. It is the belief of the City Council

that the best TIF plan is one which does not lock the City into a defined list of specific projects; re-development goals or the infrastructure needs of the City can shift with changing markets, or as a result of different land uses that might be proposed for a specific property. Being flexible towards what potential TIF projects might work at a certain time will provide for the best utilization of TIF funds, which are, at the end of the day, the incremental tax revenues paid by the TIF District. The City Council firmly believes that spending these TIF funds in a wise and targeted manner helps to support the entire City and its citizens.

It is important to be smart and focused with the use of TIF funds, so that the right project, at the right time, is fully evaluated by the Advisory Committee, City staff, and all interested parties, before a formal proposal is taken to the City Council for review and potential adoption. There is a broad framework of projects that could provide for enhanced revitalization efforts; examples include, but are not limited to, the following:

- a. Infrastructure improvements [sewer or water] that allow for better utilization of property in the District; or, stormwater drainage upgrades that will provide for enhanced protection of the Winnepesaukee River, which wraps around the entire TIF District;
- b. The construction of, or improvements to, public spaces that will create better links between City residents and visitors to the River, which was so important to our City's economic and cultural history;
- c. Improvements to recreational systems or opportunities [ex. walking, biking, boating] that exist, or could be developed, within the District;
- d. The acquisition of buildings or properties which would be better utilized for a public purpose [ex. parking or open / recreational spaces]; and,
- e. Transportation projects that improve access to the TIF District and/or provide for pedestrian safety.

Each TIF project which is presented to the City Council will be linked with one of these general project categories. Each project must also satisfy one of the "public use" definitions contained in RSA 162-K:2. Each project that is approved, following a public hearing, by the Council will constitute a formally adopted modification to this overall TIF Plan, and its Financing Plan.

VII. Economic Benefits of the Overall TIF Project

The framework of these improvement categories described herein are required in order to service the existing population and accommodate and encourage future growth. It is the latter that is needed most in the City. As pointed out earlier in this Plan, the economic viability of the downtown area has suffered for many years. Businesses throughout the City felt the impact of the closing of the mills and the ripples of economic downturns. There was little incentive to invest funds into adequate maintenance of the existing buildings or venture out onto that economic limb by investing new capital into significant modifications to the larger mill buildings that now stood silent.

The decisions by the City Council to undertake TIF funded improvements, coupled with the positive initiatives being brought forwards by some owners and investors, can and will be a

significant catalyst for an upswing in the downtown economies. The combination of TIF projects, private investments, and the use of other state and federal loan, grant and tax incentive programs, create a cooperative framework that can be very effective and transformative. The complete economic revitalization of downtown and mill district area of Franklin will be fulfilled with many small steps. Progress is being made, and will continue to be made, through cooperation and communication. Goals and needs of the business community and the City must be openly discussed, and all aspects of a project must be clearly outlined and understood by all parties. In this way, the economic benefits of the TIF Plan and the future project-specific modifications will be realized.

VIII. Open Space

As referenced in the Proposed Improvement chapter, open spaces, the creation of the associated recreational opportunities, and the cultural benefits of these types of spaces are important factors for the City council to weigh when considering the adoption of a specific TIF-funded project. Any project brought forward to the Council for approval will need to address how open space is utilized, created, or benefited through the implementation of the project. The City Council understands the importance of public spaces, especially given the valuable resources associated with the Winnepesaukee River, to a vibrant downtown.

Examples of open / public spaces that could be part of a TIF project include:

- ❖ The creation of new access to the River;
- ❖ Recreational pathways along the River; or,
- ❖ The creation of new recreational opportunities in the riverway itself [boating!].

IX. Environmental Controls

Given the historic nature of the developed areas of downtown Franklin and the industrial activities that occurred in the mills, without question there are environmental issues and concerns that will need to be dealt with during any project. The City of Franklin, as well as private parties, will be required to comply with all appropriate environmental regulations. These regulations may include, but are not limited to, any or all of the following:

- State and federal regulations regarding the protection of wetlands and floodplains.
- State standards for design of public sewer systems.
- State permits regarding soil disturbance/filling.
- State and federal regulations regarding air, water, and noise pollution.
- Applicable building and life safety codes, zoning ordinance, subdivision and site planning regulations.
- Contamination by hazardous materials, and the required clean-up protocols.

It is noted that the City received an exemption from NH DES in 2009 for the provisions of the State Shoreland Protection Act. This exemption was granted based on the historic industrial urbanization which exists in the downtown area. While the City does not need to comply with the Shoreland Act, the City Council is keenly aware of the importance of the need to maintain quality and integrity of the River and its shoreland area. TIF projects brought to the City

Council for consideration will need to take into account how the Shoreland are will be treated, impacted, and protected through the project.

X. Proposed Re-Use of Private Property

Since the City Council will consider specific projects as plans are finalized in future years, it is difficult to know for certain what the intersection of private property and public projects will look like. The City has explored in the past the acquisition of certain properties for public uses, and it is expected that this approach will remain as an option for future projects. As with all TIF projects, the costs and benefits for a possible purchase or taking of private property will be weighed with great care. All public uses and any private uses, whether through lease agreements, outright sales, or other appropriate mechanism will be conducted in conformance with all applicable sections of the RSA 162-K, especially Section 162-k:6.III.(i).

XI. Relocation and Displacement

The City of Franklin will work to minimize the impacts of relocation for any residents or businesses within the District boundary. All relocation and dislocation activities will be in conformance with RSA 162-K, Section 6 and 15. Prior to the final acquisition of any property that is part of a specific TIF project and which would involve persons displaced by the project, a Relocation Plan will be prepared and submitted to the Administrator for review and approval. A copy of this plan will also be submitted to the Advisory Board for comment.

XII. Operations and Maintenance of the District

The added cost for operation and maintenance [O & M] associated with the specific design of a TIF project will be part of the proposal package presented to the City Council. The City will make every effort to minimize added O & M costs by wrapping these activities into the existing activities carried out by existing City staff. If significant added O & M costs are identified, then, at the discretion of the City Council, the funding of O & M costs may need to be part of the TIF Financing plan.

XIII. Estimated Costs of the Development Program

Due to the fact that the Franklin City Council is utilizing a project-specific approval process, it is not possible to provide estimates at this time for a development program. Any TIF project presented to the Council must include a complete cost estimate.

XIV. Funding Sources

The City of Franklin intends to use multiple funding sources to complete the proposed work associated with any TIF project. Without question, a comprehensive revitalization program needs to utilize a broad range of funding sources or support mechanisms. Examples include:

- Community Development Block Grant programs (CDBG);
- USDA Rural Development Grants
- NHDES Financial Assistance Water or Wastewater Grant programs
- New Market Tax Credits
- Historic Tax Credits
- Community Development Finance Authority programs
- N.H. Housing and Finance Authority programs
- NHDOT Enhancement Grants
- TCSP Grants from the Federal Highway Authority
- New Hampshire Business Finance Authority programs

A key component for the project funding is the use of the accumulated TIF Funds. All of the added-value tax increments shall be set aside and placed into the dedicated TIF Account fund. It is the overall goal of the City Council to pay for projects [either entirely or partially] through the use of the TIF Account Fund. All of the TIF Funds shall be directed towards the payment for specific TIF projects or the retirement of the outstanding bonds and notes issued for the improvements and activities approved through this Plan. The baseline values used to determine tax increments will be as of April 1, 2016.

For the purposes of determining the tax increments, the market based appreciation in value of any property shall be considered as new values to be captured for the dedicated TIF fund.

The funds in the TIF account, or a portion thereof, may be appropriated, with the consent of the City Council, in one or more of the following ways: 1) to pay the minimum financial obligations of any new or previously approved project(s), or to make additional payments to the principal for said project(s); 2) be left in the TIF Account to continue to accumulate on a yearly basis for future projects within the TIF District; or 3) be returned to the General Fund.

Pursuant to RSA 162-K, the City of Franklin may issue bonds or other appropriate debt instruments to pay for the proposed work and improvements approved under this Plan, and any future approved modification.

As noted elsewhere in this Plan, the projects carried out under this Plan need to be fluid so the City can react to changing needs and circumstances in order to effectively move the goals and objectives forward. The City Council, through a public hearing and Plan modification process, must approve all projects and the expenditures of all funds.

XV. The TIF District and RSA 79-E

The Franklin City Council voted in 2013 to adopt the provisions of RSA 79-E, the Community Revitalization Tax Relief Incentive program. This program provides a tax incentive for the rehabilitation of buildings in the City's core downtown area, which

includes the area within the TIF District. Projects granted tax relief under RSA 79-E pay property taxes, for a determined period of time [typically up to 5 years] based on the pre-rehabilitation values.

Recognizing that there is a relationship between the implementation of a TIF Plan or project, and the collection of taxes that might occur under a property subject to tax relief under 79-E, the NH Legislature included the following language at Paragraph 79-E:4:

“VI. Municipalities shall have no obligation to grant an application for tax relief for properties located within tax increment finance districts when the governing body determines, in its sole discretion, that the granting of tax relief will impede, reduce, or negatively affect:

(a) The development program or financing plans for such tax increment finance districts; or

(b) The ability to satisfy or expedite repayment of debt service obligations incurred for a tax increment financing district; or

(c) The ability to satisfy program administration, operating, or maintenance expenses within a tax increment financing district.

The City Council will provide a public hearing for any application for tax relief under 79-E, and each application will be evaluated on its own merits. The Council does recognize that providing 79-E tax relief to a specific property may have an impact on the ability of the City to accrue the necessary TIF funds for the realization of projects that will benefit the City as a whole, but also may directly benefit that specific property. The Council will take the above 79-E language into consideration when making a decision on any individual 79-E application.

XVI. Development Agreements

The City acknowledges that the creation of a public-private partnership to further the goals and objectives of the TIF District and the Plan involves some level of risk on the part of both parties. At the same time, the City recognizes that opportunities for risk with public funds are not in the best interest of the citizens and taxpayers of Franklin. It is not the intent of the City Council to vote to authorize the issuance of any bonds or other financial obligation notes without the execution and recording of the appropriate Development Agreements in order to protect the interests of the City and its residents.

As part of the proposal for a specific project, the City Council shall be provided with information on the project costs, the funding plan, and the Development Agreement. The exact language of a Development Agreement will depend on the complexity of the project. The City Council may require the developer(s) to execute a clearly enforceable Agreement which will require the developer(s) to pay any deficiency between the City's actual annual cost for bond debt service and incremental tax revenues generated in, or available to, the District. The City Council shall have final approval of the language of any Agreement

negotiated by the Administrator. All Agreements shall be executed and recorded in the Merrimack County Registry of Deeds.

It is recognized that there may be limited cases where a developer is not requesting TIF expenditures in support of the proposed development, yet the City elects to capture the incremental tax revenues in order to support public improvement within the general project area. In this case, a Development Agreement will not be required.

XVII. Impacts on Other Taxing Jurisdictions

- A. Property taxes applied to incremental assessed value in the TIF District will include the municipal, school [local and state], and county taxes currently collected by the City. In November of 2016, the City Council adopted the following rates:

Municipal	\$13.33/ \$1,000
County	\$2.90/ \$1,000
Local Education	\$6.62/ \$1,000
State Education	\$2.35/ \$1,000
Total	\$25.23/ \$1,000

The estimated impact of tax increment financing on the assessed values of all other taxing jurisdictions within the City of Franklin is negligible, since the proposed improvements are designed to encourage commercial investment and lessen the residential tax burden. Thus, these activities will contribute to a long-term increase in the non-residential tax base at a faster rate than would otherwise be achieved.

XVIII. Plan Amendments

Pursuant to RSA 162-K:9, this plan may be amended by a vote of City Council in conformance with all applicable time frames and notice requirements. As discussed in Section VI, each specific TIF project will be brought forward to the City Council for review and approval, thus there will be future amendments to this TIF Plan.

XIX. Duration of Program

The TIF District will exist until all improvements or projects approved by the City Council have been completed, and all debt issued and borrowing initiated to fund the projects is retired. The City Council will consider the recommendations of the Administrator regarding the proposed expiration of the TIF Plan and District. The City Council reserves the right to evaluate the TIF Plan every 3 years following its adoption, and make any necessary modifications to the Plan to ensure that all goals and objectives are being met. Upon full repayment of any outstanding bonds, all TIF Account Funds may be available for all District purposes, as outlined in, and approved by the City Council as part of any modification to this Plan. The Annual Report prepared by the Administrator may recommend that a certain percentage of the tax increments may be returned to the City for general fund purposes, and

Council approval for that allotment shall not be subject to a formal modification and public hearing process.

XX. TIF District Administration

The City Manager shall be the Administrator of the District, and in addition to the duties and powers granted to the City Manager, the Administrator shall have the following powers: 1) Negotiate for the acquisition of real property or easements, and sign options and / or purchase and sales agreements to acquire said property or easements subject to final approval by the City Council; 2) Negotiate and sign, upon the approval of the City Council, any contracts relative to the design, engineering, construction or operations of any phase or component of the activities proposed under this Plan; 3) Apply for, and accept and execute, upon the approval of the City Council, grants from any private or public organization or corporation, or from any state or federal agency for any work associated with this Plan; 4) Negotiate any Development Agreements and present the Agreements to the City Council for final approval; 5) Certify to the City Council, for acquisition through eminent domain, property that cannot be acquired by negotiation, but is required for implementation of the Plan; and 6) Certify to the City Council the amount of funds, if any, which must be raised through the sale of bonds to finance the activities associated with this Plan. The City Council may grant through an affirmative vote of the Council, additional powers, as deemed necessary and appropriate, in order to implement the goals, purpose, work and improvements outlined in this Plan or any future amendment.

XXI. Advisory Board

In accordance with 162-K: 14, the Council shall create, by resolution, an Advisory Board for the District and delineate its advisory roles and responsibilities. The Advisory Board shall consist of 7 members appointed by the Council. A majority of the membership will include owners or occupants of real property within or adjoining the district. A majority of the membership shall be residents of the City. The Planning Director and the Executive Director of the Franklin Business and Industrial Development Corporation shall sit as Ex Officio members of the Board. The function of the Advisory Board shall be to advise the City Council and the District Administrator in the planning, design, construction and implementation of the development projects, along with maintenance and operation of the district after certain projects have been completed. The Board may recommend projects to the Administrator for consideration and submission to the City Council. In instances where a majority of the Advisory Board believes that the Administrator has not sufficiently considered the Advisory Board's recommendation, they may, by majority vote, refer the matter along with their written recommendations and explanations to the next regularly scheduled meeting of the City Council. In such instances, the Administrator shall delay implementation of the project pending City Council review and determination on the matter. The resolution approved by the City Council for the creation of the Advisory Board shall include reasonable time limits for the Administrator to consider recommendations by the Board before such recommendation may be taken to the Council.

XXII. Annual Report

Pursuant to RSA 162-K:11, the City, by and through the Administrator of the District, in consultation with the Advisory Board, shall prepare an annual report containing the following:

- A Narrative Report on the status of the implementation of the Plan and a summary of the work that has been completed within the previous year;
- The amount and source of revenue of the District;
- The amount and purpose of expenditures;
- The amount of principal and interest on any outstanding bonded indebtedness;
- The original assessed value of the District;
- The captured assessed value retained by the District;
- The tax increments received; and
- Any additional information necessary to demonstrate compliance with the tax increment-financing plan.

XXIII. Adoption of the Plan

Adoption of this plan has been carried out through the following actions:

- The holding of a public hearing by the Franklin City Council regarding the adoption of Chapter 162-K on April 17, 2002.
- Affirmative vote by the City Council to Adopt the provisions of Chapter 162-K on May 6, 2002.
- The holding of a public hearing on December 5, 2016 by the Franklin City Council, per 162-K:9.III, to allow for an opportunity for the Merrimack County Commissioners and the Franklin School Board to meet with the City Council to discuss these matters and to gather any other public input.
- Adoption of the Development Program and Tax Increment Financing Plan (RSA 162-K:6 and 162-K:9) for the Franklin Falls TIF District occurred by an affirmative vote of the City Council at their meeting on January 2, 2017.



Franklin Falls TIF District
Franklin, NH

Appendix A District Map

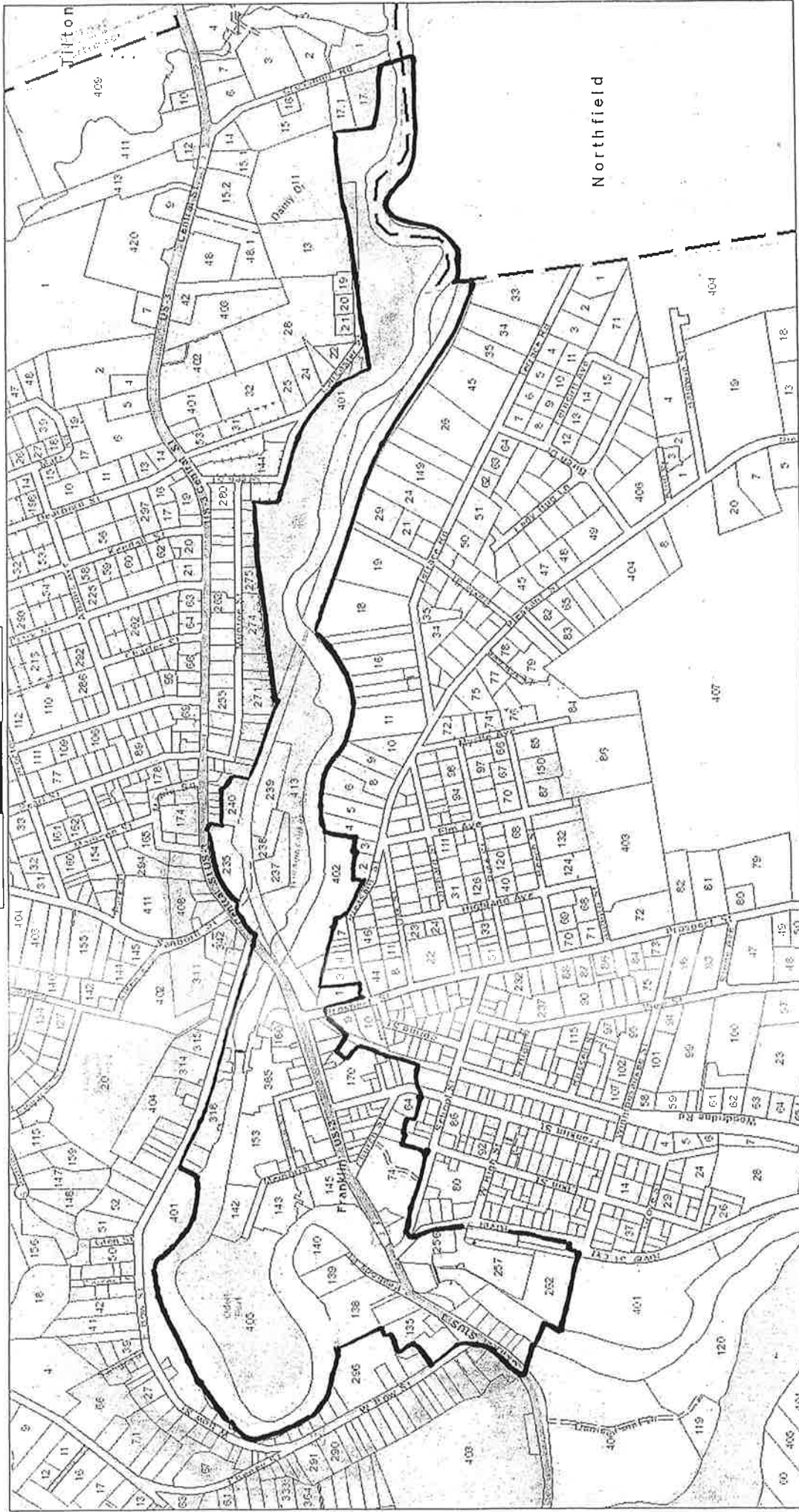


October 14, 2016

1 inch = 537 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuses or misrepresentation of this map.

Franklin Falls Mixed Use TIF District 2016

Appendix B

0	MAP/LOT #	LOCATION	TOTAL VALUE	ACRES	NOTES
1	116-401-00	East Bow Str	0	4.7	Riverfront Land
2	117-002-00	321 Central St.	189,900	0.05	Comm & Residential Mix
3	117-053-00	361 Central St.	140,900	0.07	Toad Hall
4	117-054-00	355-357 Central St	142,300	0.08	Commercial
5	117-055-00	349-353 Central St	128,500	0.25	Regal Auction House
6	117-056-00	337 Central St	84,300	0.09	Gift Shop
7	117-057-00	333 Central St	90,200	0.10	Business / Commercial
8	117-058-00	325 Central St	131,500	0.10	Vacant
9	117-059-00	Franklin St	0	0.09	Part of Municipal Parking Lot
10	117-060-00	Franklin St	0	0.10	Part of Municipal Parking Lot
11	117-061-00	Franklin St	0	0.10	Part of Municipal Parking Lot
12	117-062-00	38 Church St	111,100	0.10	Multi-family
13	117-064-00	65 Franklin St	0	0.41	Post Office (Exempt)
14	117-065-00	31 Church St	96,800	0.23	Two family residence
15	117-066-00	21 Church St	0	0.24	Church (Exempt)
16	117-074-00	Hancock Terr	0	2.94	Police Dept & District Court
17	117-075-00	237 Central St	0	0.190	Community Outreach Ctr (Exempt)
18	117-076-00	233 Central St	281,400	0.290	Cumberland Farms
19	117-130-00	192 Central St	0	0.70	Elks Lodge (Exempt)
20	117-131-00	196 Central St	0	0.17	City Land (Formerly Ciao Pasta)
21	117-135-00	202 Central St	99,500	0.86	Outbuildings only
22	117-137-00	206 Central St	0	0.64	Church (Exempt)
23	117-138-00	22-24 Peabody Pl	0	2.40	Peabody Home
24	117-139-00	26 Peabody Pl	0	1.10	VFW (Exempt)
25	117-140-00	38 Peabody Pl	190,700	1.30	Single Family
26	117-142-00	Memorial Street	185,700	1.200	Vacant mill buildings
27	117-143-00	100 Memorial St	250,000	1.40	Riverbend Mill (mostly vacant)
28	117-145-00	Central Street	0	1.20	Library & City Hall
29	117-147-00	33 Memorial St	114,400	0.13	Multi-family
30	117-148-00	Canal St	0	0.76	Municipal Parking Lot
31	117-149-00	330-342 Central St	658,000	0.36	Syndicate Block comm and residential
32	117-149-02	17-19 Memorial St	46,300	N/A	Two unit building on 117-149-00
33	117-150-00	354 Central St	126,500	0.35	Frost Insurance Agency
34	117-151-00	366-378 Central St	270,400	0.22	Buell block
35	117-152-00	Central St	0	0.27	Marceau Park
36	117-153-00	20 Canal St	400,900	2.42	Franklin Industrial Complex
37	117-154-00	42-46 Central St	167,300	0.09	Multi-family (5 units)
38	117-155-00	396-402 Central St	340,700	0.16	I.O.O.F. Building
39	117-156-00	406-414 Central St	309,500	0.17	Chamber of Commerce
40	117-157-00	416-420 Central St	129,100	0.08	Kenrick Building
41	117-158-00	424-430 Central St	379,200	0.32	Brothers Donuts & Laundromat
42	117-159-00	436 Central St	107,300	0.03	Comm
43	117-160-00	440-444 Central St	374,400	0.54	Grevior's Furniture
44	117-161-00	446-448 Central St	115,500	0.31	Hair Doctor
45	117-162-00	Central St	0	0.48	Trestle View Park
46	117-163-00	449 Central St	279,400	0.31	Mini Mart / Gas Station

Franklin Falls Mixed Use TIF District 2016

Appendix B

0	MAP/LOT #	LOCATION	TOTAL VALUE	ACRES	NOTES
47	117-164-00	Central St	0	0.22	Vacant lot
48	117-165-00	419 Central S	136,600	0.07	Commercial/ Residential mix
49	117-166-00	407-409 Central St	102,100	0.05	Commercial/Residential mix
50	117-167-00	Central St	8,000	0.11	Private parking for 117-165-00
51	117-170-00	387 Central Stt	1,441,400	1.400	Bank
52	117-175-00	8 Ayles Ct	117,300	0.06	Single Family
53	117-176-00	42-44 Franklin/Ayles	163,100	0.08	Comm & Residential Mix
54	117-178-00	54 Franklin St	171,900	0.21	Commercial/Residential mix (3 units)
55	117-179-00	58 Franklin St	123,700	0.14	Prof Office and residential unit
56	117-180-00	64 Franklin St	148,000	0.24	Commercial/Residential Mix
57	117-256-00	1 River /227 Central St	712,500	0.93	Residential Apts.
58	117-257-00	35 River St	1,945,600	2.27	Apartment Building (53 Units)
59	117-258-00	83 River St	28,600	0.29	Building (railroad car)
60	117-259-00	53-55 River St	104,700	0.33	Warehouse
61	117-260-00	River St	36,000	0.27	Vacant Land
62	117-261-00	81 Memorial St	78,500	0.24	FBIDC/EMT Service
63	117-262-00	85 River St	129,900	2.30	
64	117-263-00	195 Central St	108,800	0.24	Former Packer's Outlet
65	117-264-00	223 Central St	666,900	1.20	Hydro Electric Plant
66	117-265-00	185-187 Central St	156,100	0.27	Al's Village Pizza
67	117-266-00	175 Central St	136,100	0.22	Business / Commerical
68	117-267-00	169 Central St	95,900	0.20	Commercial
69	117-268-00	163-165 Central St	93,800	0.12	1 vacant Comm unit & 1 resid unit
70	117-269-00	159-161 Central St	86,300	0.11	Commercial/Residential mix
71	117-270-00	155 Central St	109,400	0.28	Colcord's Auto
72	117-271-00	Off School St	0	0.81	Former Railroad R.O.W.
73	117-272-00	181 Central St	100,200	0.21	Business / Commercial
74	117-310-00	102 East Bow St	126,500	0.31	Commercial (We Haul It All)
75	117-318-00	East Bow St	0	1.10	Skate Board Park
76	117-319-00	38 East Bow St	44,800	0.37	Elec Hydro (assoc w/117-361-00)
77	117-320-00	32 East Bow St	106,300	0.06	Residential (2 units)
78	117-321-00	522 Central St	185,700	0.48	Sanel's Auto
79	117-345-00	Central & Willow St	0	0.38	Vacant City Land (sloped)
80	117-346-00	Central Street	0	0.16	Vacant City Land
81	117-347-00	Central & Prospect St	0	0.68	Vacant Land
82	117-357-00	20 Church St	95,400	0.15	Commercial (Formerly K of C)
83	117-358-00	East Bow St	48,100	0.13	Adjacent to hydro parcel
84	117-359-00	39-49 River St	112,700	0.47	Hydro Electric Plant w/Office
85	117-360-00	Off Central St	6,200	0.50	Vacant Land
86	117-361-00	40 Memorial St	883,400	0.29	Elec Hydro (assoc w/117-319-00)
87	117-362-00	East Bow St	0	0.21	Vacant Land
88	117-363-00	East Bow St	4,700	0.17	Adjacent to hydro land
89	117-365-00	20 Canal St	983,900	1.76	Industrial/Office/Warehouse
90	117-405-00	Memorial St	0	11.90	Odell Park & Proulx Center
91	134-235-00	6 Willow St	233,700	1.51	Car Wash
92	134-237-00	Willow St	5,700	1.20	Vacant

Franklin Falls Mixed Use TIF District 2016

Appendix B

0	MAP/LOT #	LOCATION	TOTAL VALUE	ACRES	NOTES
93	134-238-00	Willow St	8,500	0.68	Vacant
94	134-239-00	Willow St	11,900	1.50	Vacant
95	134-240-00	Willow St	23,500	0.97	Vacant
96	134-412-00	Willow St	0	2.70	City Land - RR ROW
97	134-413-00	Willow St	0	5.40	Vacant land along river
98	135-139-00	Terrace Rd	0	1.00	City Land Adjacent to River
99	135-140-00	Terrace Rd	0	0.35	City Land Adjacent to River
100	135-146-00	Central St	0	5.00	City Land RR ROW
101	135-401-00	Nesmith St	0	19.00	City Land Adjacent to River
102	135-402-00	Pleasant St	0	3.40	Winnepesaukee River Trail
103	148-050-00	Terrace Rd	0	0.62	City Land Adjacent to River
104			15,824,100	98.71	

CITY COUNCIL MEETING
AGENDA ITEM IV



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of January, 2017

Subject: School CBA Custodial Contract

City Council to ratify already implemented contracts from 7/1/16

Implemented
CUSTODIAL CONTRACT SUMMARY (7-1-16)

Thre year contract

Wording corrections through out

No more then 5 vacation days may be carried over and must be used by August 31st
with Supervisor/Superintendent approval

Health Insurance has changed plans to Access Blue SOS 20/40 1KDED R10/25/40 M10/40/70
(with a one time payment of \$1,000.00 for Custodians with Family plans)
90% for Single (increased from 85%)
Two person and Family stay the same at 80% and 75% repectively)
This is a savings of \$11,675. in the first year

Health Buyout \$2,000.00 from \$1,500.00

2% First Year	\$19,000.38
2% Secone Year	\$9,021.32
3% Third Year	\$13,677.80

A .20 cents increase to the shift differential (from .80 to \$1.00)
An addition .20 cents to the Maintenance (from \$1.00 to \$1.20)

CITY COUNCIL MEETING
AGENDA ITEM V



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of January, 2017

Subject: School CBA Support Staff Contract

City Council to ratify already implemented contracts from 7/1/16

Implemented
SUPPORT CONTRACT SUMMARY (7-1-16)

Three year contract

Wording corrections through out

The 1004 positions on Grid are no longer pertinent

This is reflected in the Salary Grid

Labor Day has been added to Part-Time Holidays

Addition of One in service day for training
(still to include trianing on early releases)

Health Insurance has changed plans to Access Blue SOS 20/40 1KDED R10/25/40 M10/40/70

The district to cover at 100% the premium of a Single Plan -
with this amount applied to a two person and / or family plan
This is a savings of \$63,119. in the first year.

.50% and a step First Year	\$41,976.18
.50% and a step Second Year	\$56,399.68
.50% and a step Third Year	\$43,823.85

\$142,199.71 over three years

CITY COUNCIL MEETING
AGENDA ITEM I



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of January 3, 2017

From: Richard Lewis, Director of Planning and special Projects

Subject: Disposition of City Property – Macosko Foundry on Chance Pond Road

Recommended Motion:

"I move that the Franklin City Council authorize the Municipal Services Director to sell or otherwise dispose of all tools, machinery, and related items which are now City property as a result of the tax deeding of the Macosko Foundry parcels on Chance Pond Road".

Discussion / Concurrences:

The City, by a vote of the City Council, took possession of the former Macosko Foundry properties in 2014 through a tax deeding process. The City initiated work to secure the building and deal with the environmental issues associated with the former industrial uses of the property. We secured funding from the Lakes Region Planning Commission for Phase I and II Brownfield Assessments which determined the extent of contamination of the site. Given the nature of the contamination and its proximity to the shore of the adjacent brook, we were able to obtain emergency assistance from the US EPA and the NH DES and they performed cleanup activities in the fall of 2015. Some residual contaminated soils remain on the site and we are pursuing additional assistance from NH DES to cleanup this material. The City is moving ahead with the cleanout of the building and the demolition of the structures.

Beyond the environmental problems, the building itself was full of equipment, tools, and related items. We tried unsuccessfully to work with the former tenant for the cleanup and removal of the items left behind, but in the end, the Court awarded possession of all personal property in the building to the City. The valuable items were moved to a safe storage area within the Proulx Building. We have met with a start-up machine shop operator from Laconia and have reached an agreement for the purchase of some of the tools. The remaining items could be sold or scrapped, or could be utilized by other City departments.

City staff plans to recommend that the proceeds of the sale be placed in the 2017 Budget's Nuisance Abatement account and will bring forward the required resolutions to do so in early 2017.

Fiscal Impact:

The sale of the tools and equipment will help provide additional funds to the Nuisance Abatement Account.

Alternatives:

The Council can vote to not sell the items, which will have an adverse impact on FY 2017 revenues and expenditures.

CITY COUNCIL MEETING
AGENDA ITEM II



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

January 3, 2017

From: Brian J. Sullivan, Municipal Services Director

Subject: Franklin City Council to consider setting a Public Hearing on Resolution # 07-17 for February 6, 2017 at 6:05 P.M. in the City Council Chambers, Franklin City Hall. A Resolution relating to the trade- in and payoff of a **six** year lease purchase of a "Volvo Robber Tired Excavator" currently budgeted **totally within the SEWER FUND**, further authorizing the City Manager to enter into a new **four** year lease purchase program within the **SEWER FUND** for a smaller "Volvo Track Propelled Excavator."

Recommended Motion for January 3, 2017 City Council Meeting:

1. Councilor Moves: I move that the Franklin City Council set a Public Hearing for Resolution #07-17 on February 6, 2017 at 6:05 P.M. at the Franklin City Hall, City Council Chambers.
2. Mayor calls for a second, discussion and then calls for a vote to set the Public Hearing.

Recommended Motion for February 6, 2017 City Council Meeting:

1. Councilor Moves: I move that the Franklin City Council Adopt Resolution # 07-17, by Roll Call Vote.
2. Mayor asks for second, discussion and then calls for a vote.

Discussion:

In 2015 the Franklin City Council approved a six year lease purchase for a Rubber Tired Excavator with funding derived from the **Sewer Department Enterprise Fund**. The need for an excavator is due to the fact that we are now into far deeper and more complex excavations involving the City's Sanitary Sewer, Water and Stormwater Systems. Much of the work we have been performing is that which a backhoe can not undertake therefore, we were renting an excavator for \$4,100 per month and over a six month period spending \$ 24,600. As a result, the City Council approved a six year lease purchase for a rubber tired excavator which has been in service for two construction seasons.

Over this past summer we have evaluated much of the water, drainage and sanitary sewer systems throughout the City and the necessary maintenance work that needs to be undertaken. The amount is significant! Not only do we have work within roads but we are now encountering off road work that requires a track driven machine. Furthermore, we are changing our focus to more maintenance type activities thus. in the long run it is my feeling that even though a rubber tired machine is still practical we need a machine with more **versatility**.

(2)

I am strongly recommending that we reconsider our current lease purchase and evaluate what will best serve our long term needs. As a result, it is staffs desire to down size the excavator from the current rubber tired machine to a smaller more versatile track driven machine. I will be present at the Council meetings should you have particular questions.

Concurrences:

The original lease purchase was approved by unanimous vote of the City Council. City Staff's recommendation is to downsize the present machine and enter into a new lease costing less money. The payments already made on the original six year lease will result in a new lease for the remaining four year term. All funding is presently in place within the **SEWER ENTERPRISE FUND, WHICH IS NOT TO BE CONFUSED WITH THE CITY'S GENERAL FUND.**

Fiscal Impact:

The "2015 Volvo EW160" was purchased for \$199,805 through a Kansas State Bank lease schedule one, at an interest rate of 2.72% over six years. Four years remain on this lease. The payoff of \$135,611.17 is good through 1/6/17. Payoff quotes are good for thirty days only. It is anticipated the payoff will be closer to \$136,000 at the time of the February 6, 2017 City Council Meeting.

Chadwick-Bay Ross has valued the trade of the rubber tired excavator at \$160,000. This is approximately \$24,000 higher than the lease payoff (\$160,000 minus \$136,000 = \$24,000). The Finance Director recommends using the surplus \$24,000 to reduce the \$129,750 cost of the new excavator, a "2017 Volvo ECR88D" and financing the difference in the amount of \$105,750 through Kansas Bank lease schedule two, at an interest rate of 2.60% over a four year term. Annual payments under the new lease schedule will be \$28,240.66. The old lease schedule had an annual payment of \$35,590.34 further saving \$29,398.72 over the life of the four year lease.

Alternatives:

Keep the rubber tired excavator. This is not recommended by the Municipal Services Director and our Staff. As operations and anticipated maintenance activities continue to evolve within the Municipal Services Department, a track driven excavator will prove to be far more beneficial, versatile and fuel efficient in the long run thus eliminating the need to rent a second machine when we need to perform off road work. I strongly urge the City Council to approve Resolution #07-17.

Attachments / Exhibits:

Resolution #07-17



CITY OF FRANKLIN, NEW HAMPSHIRE
"The Three Rivers City"

316 Central Street
Franklin, NH 03235

(603) 934-3900
fax: (603) 934-7413
cityhall@franklinnh.org

RESOLUTION #07-17

A Resolution Relating to trade in of a Rubber Tired Excavator, pay off of its current lease and enter into a new lease schedule for the purchase of a smaller Track Propelled Excavator with financing derived from the Existing Sewer Fund

In the year of our Lord, Two Thousand Seventeen,

WHEREAS, the City of Franklin, New Hampshire entered into a master lease agreement with Kansas State Bank for the purchase of a 2015 Volvo EW160 Wheeled Excavator (schedule 1) at an interest rate of 2.72%, and;

WHEREAS, as a result of specific personnel changes and subsequent work flow evaluation, management has determined that a smaller sized track propelled excavator will now serve as a more versatile machine in light of the type of maintenance work to suit the needs in the sewer department, and;

WHEREAS, Chadwick-BaRoss will pay the City \$160,000 for the Volvo EW160, the schedule 1 lease payoff for the Rubber Tired Excavator is approximately \$136,000, leaving approximately \$24,000 to reduce the cost of the smaller Track Propelled Excavator, and;

WHEREAS, the recommended new excavator, 2017 VOLVO ECR88D, costs \$129,750 less the trade in of \$24,000 from the Rubber Tired Excavator leaving approximately \$105,750 to finance through Kansas State Bank master lease agreement schedule 2 at an interest rate of 2.69% over the same remaining period as lease schedule 1 (4 years), Now,

THEREFORE BE IT RESOLVED that at the scheduled meeting of the City Council on Monday, February 6, 2017 the City Council of the City of Franklin, New Hampshire does hereby adopt resolution 07-17 authorizing the trade in of the 2015 Volvo EW160 Excavator, pay off of related Kansas State Bank master lease schedule 1, purchase of 2017 Volvo ECR88D under Kansas State Bank master lease schedule 2 and further authorizing the City Manager to sign all necessary documents.

By a roll call vote.

Roll Call:

Councilor Barton	_____	Councilor Dzujna	_____	Councilor Ribas	_____
Councilor Clarenbach	_____	Councilor Giunta	_____	Councilor Wells	_____
Councilor Desrochers	_____	Councilor Moquin	_____	Councilor Zink	_____

Approved: _____
Mayor

Passed: _____

I certify that said vote has not been amended or repealed and remains in full force and effect as of the date of this Certification and that Katie A. Gargano is the City Clerk for the City of Franklin, Franklin, New Hampshire.

A true copy, attested: _____
City Clerk

Date: _____

CITY COUNCIL MEETING
AGENDA ITEM III



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**
City Council Meeting January 3, 2017

From: Katie Gargano, Tax Collector

Subject: Council to consider adoption of the following tax deed:

- | |
|--|
| <ol style="list-style-type: none">1. Map/ Lot: 097/046/000
(Land & Building) |
|--|

Recommended Motions:

1. Councilor moves:

"I move that the Franklin City Council accept the tax deeds on the following parcel Map/Lot:
097/046/000"

2. Mayor asks for a second, discussion, and calls the vote.

Discussion:

This process is consistent with the State of New Hampshire Statutes with respect to deeding properties. If the Council decided against accepting this deed, the tax lien shall remain in effect indefinitely, retaining its priority over the other liens. The taxpayer's right of redemption as provided by RSA 80:69 shall likewise be extended indefinitely, with interest continuing to accrue as provided in that section.

If at any time, in the judgement of the municipal governing body, the reasons for refusing the tax deed no longer apply, and the tax lien has not been satisfied, the governing body may instruct the tax collector to issue the tax deed, and the collector shall do so after giving the notices required by RSA 80:38a and 80:38b.

80:76 II-a: the governing body of the municipality may refuse to accept a tax deed on behalf of the municipality, and shall so notify the collector, whenever in its judgment acceptance and ownership of the real estate would subject the municipality to undesirable obligations or liability risks, including obligations under real estate covenants or obligations to tenants, or for any other reason would be contrary to the public interest. Such a decision shall not be made solely for the private benefit of a taxpayer.

Fiscal Impact:

Lost revenue to the city.

Alternative:

Referring to RSA 80:76 it states that the municipality may refuse to accept a tax deed on behalf of the municipality, and may so notify the collector, whenever in its judgment acceptance and ownership of the real estate would subject the municipality to undesirable obligations or liability risks, including obligations under real estate covenants or obligations to tenants, or for any other reason would be contrary to the public interest. The tax lien may be enforced by the municipality by suit as provided under RSA 80:50, and through any remedy provided by law for the enforcement of other types of liens and attachments.

Attachments/Exhibits:

1. Code Enforcement Division Report
2. Property Tax Payment Arrangement
3. Statement of Account
4. Property Tax Card
5. Tax Map
6. Current Tax Deed

Franklin Fire Department

Code Enforcement Division Inspection Report

Date: 12/19/2016

Name: Marjorie St. Jacques

Telephone:

Location: 39 Chance Pond Road

Zone/Map/Lot: 097 1046 1000

X	Inspection	Failed Date	Approve Date
	Foundation/Footing		
	Rough Inspection		
	Insulation		
	Mechanical For :		
	Fire Protection System		
	Shed / Accessory bldg		
	Welfare Inspection		
	State License		
	Site Consult		
	Final for CO		
X	Other: Back Tax Inspection	Not Applicable	

Inspection Date: 12/19/16

Time: 9:30 A

Comments:

Requested to conduct Back Tax inspection by City Clerk.

Building appears to be a single family residence and presently occupied.

During an exterior inspection (only) the following were noted:

- Some accumulation of rubbish in front yard
- Dormer Roof on Right side appears to have damage and seperating
- Siding on front of building is falling off and in need of repairs

Copy To: City Clerk

Inspector: S Reale





Property Tax Payment Agreement

This agreement is made as of the 12th day of April, 2016 between the City of Franklin City Manager, Elizabeth Dragon, and Karen St Jacques C/O Marjorie St Jacques Estate. In reference to the real estate taxes and interest due on the taxpayer's property located on 39 Chance Pond Rd, Franklin, NH and referred to as Map 097, Lot 046-000.

The taxpayer agrees that they will pay all of the outstanding taxes and interest on the delinquent taxes for the 2013 Tax Lien by October 31, 2016.

The taxpayer will also continue to make payments at least 3 more payments monthly towards other delinquent taxes after the 2013 Taxes are paid in order to qualify for any future payment arrangements with the City of Franklin.

The taxpayer agrees to pay the following;

\$575.00 - Due on 15th of every month until the above mentioned lien is paid in full

Checks are made payable to City of Franklin, in the memo please reference your account number 097-046-000

If the payments are not made by the end of the month that the payment is due, the taxpayer shall be at risk to have the property taken by tax deed and the payment arrangement will be null and void.

If any payments are skipped and/or missed throughout the payment arrangement, no future arrangements with the City of Franklin will be made.

CITY OF FRANKLIN

Elizabeth Dragon
Elizabeth Dragon, City Manager

Kath A Hargemo
Witness

TAXPAYER

Karen St Jacques 5/2/16
Karen St Jacques Date

Kath A Hargemo 5/2/16
Witness Date

Phone # 455-3834 / 998-1283 work 934-5355
Mailing Address:

39 Chance Pond Rd
Franklin NH 03235

CITY OF FRANKLIN

316 Central Street

Franklin, NH 03235

Office Hours

Monday - Friday

8:15 AM - 5:00 PM

(603) 934-3109

**ST JACQUES ESTATE, MARJORIE C
% ST JACQUES, KAREN A
39 CHANCE POND ROAD
FRANKLIN, NH 03235**

**OFFICE OF THE TAX COLLECTOR
SUMMARY OF ACTIVITY BY OWNER
Printed Thursday, December 22, 2016
Interest Calculated As Of 12/15/2016**

Map Lot Sub: 000097 000046 000000

Invoice: 2013L03000232		Acres: 0.10	Location: 39 CHANCE POND ROAD		
		Bill Amount: \$ 2,641.06	Due Date: 03/18/2014		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2014	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 23.90	\$ 0.00
04/07/2016	Deed Notice	\$ 0.00	\$ 0.00	\$ 44.50	\$ 0.00
04/12/2016	Payment of \$500.00 (Cash)	\$ 0.00	(\$ 431.60)	(\$ 68.40)	\$ 0.00
	Paid By: KAREN ST JACQUES				
05/02/2016	Payment of \$75.00 (Cash)	\$ 0.00	(\$ 75.00)	\$ 0.00	\$ 0.00
	Paid By: ST JACQUES ESTATE, MARJORIE C				
05/02/2016	Payment of \$45.00 (Cash)	\$ 0.00	(\$ 45.00)	\$ 0.00	\$ 0.00
	Paid By: ST JACQUES ESTATE, MARJORIE C				
05/27/2016	Payment of \$535.00 (Cash)	(\$ 43.34)	(\$ 491.66)	\$ 0.00	\$ 0.00
	Paid By: ST JACQUES, KAREN				
07/01/2016	Payment of \$400.00 (Cash)	(\$ 355.16)	(\$ 44.84)	\$ 0.00	\$ 0.00
	Paid By: ST JACQUES ESTATE, MARJORIE C				
08/04/2016	Payment of \$175.00 (Cash)	(\$ 137.40)	(\$ 37.60)	\$ 0.00	\$ 0.00
	Paid By: ST JACQUES ESTATE, MARJORIE C				
08/04/2016	Payment of \$325.00 (Cash)	(\$ 325.00)	\$ 0.00	\$ 0.00	\$ 0.00
	Paid By: ST JACQUES ESTATE, MARJORIE C				
11/15/2016	Deed Notice	\$ 0.00	\$ 0.00	\$ 44.00	\$ 0.00
12/15/2016	Int/Pen From 08/04/2016	\$ 0.00	\$ 0.00	\$ 0.00	\$ 160.76
Per Diem: 0.8779		Total Due For Invoice 2013L03000232:			\$ 1,940.92

Invoice: 2014L01000183		Acres: 0.10	Location: 39 CHANCE POND ROAD		
		Bill Amount: \$ 2,401.70	Due Date: 03/16/2015		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
04/16/2015	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 27.00	\$ 0.00
12/15/2016	Int/Pen From 03/16/2015	\$ 0.00	\$ 0.00	\$ 0.00	\$ 785.02
Per Diem: 1.1844		Total Due For Invoice 2014L01000183:			\$ 3,186.72

Invoice: 2015L01000184		Acres: 0.07	Location: 39 CHANCE POND ROAD		
		Bill Amount: \$ 2,408.62	Due Date: 04/06/2016		
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due
05/18/2016	Mtge Search/Notice	\$ 0.00	\$ 0.00	\$ 27.00	\$ 0.00
12/15/2016	Int/Pen From 04/06/2016	\$ 0.00	\$ 0.00	\$ 0.00	\$ 327.52
Per Diem: 1.1878		Total Due For Invoice 2015L01000184:			\$ 2,736.14

Invoice: 2016P01047701		Acres:	0.07	Location:	39 CHANCE POND ROAD	
		Bill Amount:	\$ 1,117.68	Due Date:	07/08/2016	
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
12/15/2016	Int/Pen From 07/08/2016	\$ 0.00	\$ 0.00	\$ 0.00	\$ 58.79	
Per Diem:		0.3675	Total Due For Invoice 2016P01047701:			\$ 1,176.47

Invoice: 2016P02047701		Acres:	0.07	Location:	39 CHANCE POND ROAD	
		Bill Amount:	\$ 1,132.84	Due Date:	01/10/2017	
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
12/15/2016	Int/Pen From 01/10/2017	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	
Per Diem:		0.3724	Total Due For Invoice 2016P02047701:			\$ 1,132.84

Invoice: 2017S31000699		Acres:	0.00	Location:	39 CHANCE POND ROAD	
		Bill Amount:	\$ 82.70	Due Date:	11/30/2016	
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
12/06/2016	Late Payment	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00	
12/15/2016	Int/Pen From 11/30/2016	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10.51	
Per Diem:		0.0340	Total Due For Invoice 2017S31000699:			\$ 93.21

Invoice: 2017W31000699		Acres:	0.00	Location:	39 CHANCE POND ROAD	
		Bill Amount:	\$ 88.10	Due Date:	11/30/2016	
Date	Activity	Amount	Int. Paid	Penalty	Int./Pen. Due	
12/06/2016	Late Payment	\$ 0.00	\$ 0.00	\$ 10.00	\$ 0.00	
12/15/2016	Int/Pen From 11/30/2016	\$ 0.00	\$ 0.00	\$ 0.00	\$ 10.54	
Per Diem:		0.0362	Total Due For Invoice 2017W31000699:			\$ 98.64

Total Due For Parcel 000097 000046 000000: \$ 10,364.94

Per Diem: 4.0602 Total Due For All Parcels: \$ 10,364.94

LEVY YEAR TAX TYPE INFORMATION

B - Betterment	P - Property	T - Timber Yield
G - Gravel Yield	R - Residence	U - Use Change
L - Lien	S - Sewer	W - Water

39 CHANCE POND ROAD	MAP/LOT: 097-046-00	77	ZONING: B1	LIVING UNITS: 1	CLASS: R - 101	CARD # 1 OF 1	
CURRENT OWNER/ADDRESS							
ST JACQUES ESTATE, MARJORIE C % ST JACQUES, KAREN A	LAND DATA:	TYPE LINEAR W.F.	SIZE 10	INFLUENCE FACTORS	% -50	LAND VALUE 3,050	NBHD ID: 119.00 - ASSESSMENT INFORMATION -
39 CHANCE POND ROAD FRANKLIN	NH 03235	PRIMARY	0.070	0 0 TOPOGRAPHY 0 0 0	-20	19,630	LAND BUILDING 22,700 66,500 89,200 TOTAL
DEED BOOK: 717 DEED PAGE: 119 DEED DATE: 19520702	TOT. ACRE	0.070		TOTAL LAND VALUE:		22,700	- PROPERTY VISIT HISTORY - 20140707 RD 20140630 CB 20081003 RB FIELD REVIEW MEASURE ONLY OCC.NOT HOME UPDATE

Sale info not verified by assessor's office

DW

SALES DATA:

PERMIT DATA:

Date	Type	Price	Valid	Date	#	Amount	Purpose
				20020123	R02-0	6,500	VINYL SIDING

DWELLING DATA:

Style:	OLD STYLE
Story Ht.	1-50
Attic:	NONE
Walls:	ALUM/VINYL
Bedrooms:	2
Total Rooms:	5
Full Baths:	1
Half Baths:	1
Add'l Fixtures:	7
Total Fixtures:	7
Basement:	FULL
Fin Bsmt. Living Area:	0
Basement Rec Room Area:	0
Heating System:	GAS
Heating Type:	BASIC
FIREPLACE WB:	Mtl
Basement Garage (# cars)	644
Ground Flr Area:	1223
Total Living Area:	1223
Quality Grade:	C
Condition:	AVERAGE
Marketability:	AV
Year Built:	1900
Eff. Year Built:	
Unfinished Area:	
Unheated Area:	

OUTBUILDING DATA

Type	Qty	Yr	Size1	Size2	Grd	Cond	Ma	Value
------	-----	----	-------	-------	-----	------	----	-------

VALUE FLAG:5

NOTES:

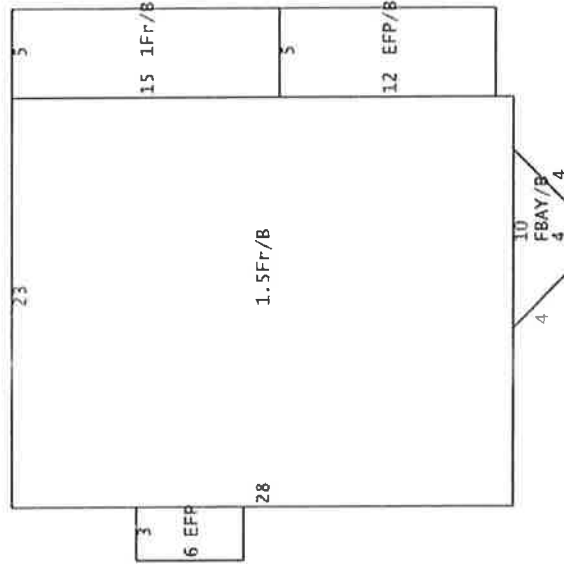
NEW WINDOWS & SIDING

 OUTBUILDING TOTAL:
 House Color: 1 WHITE

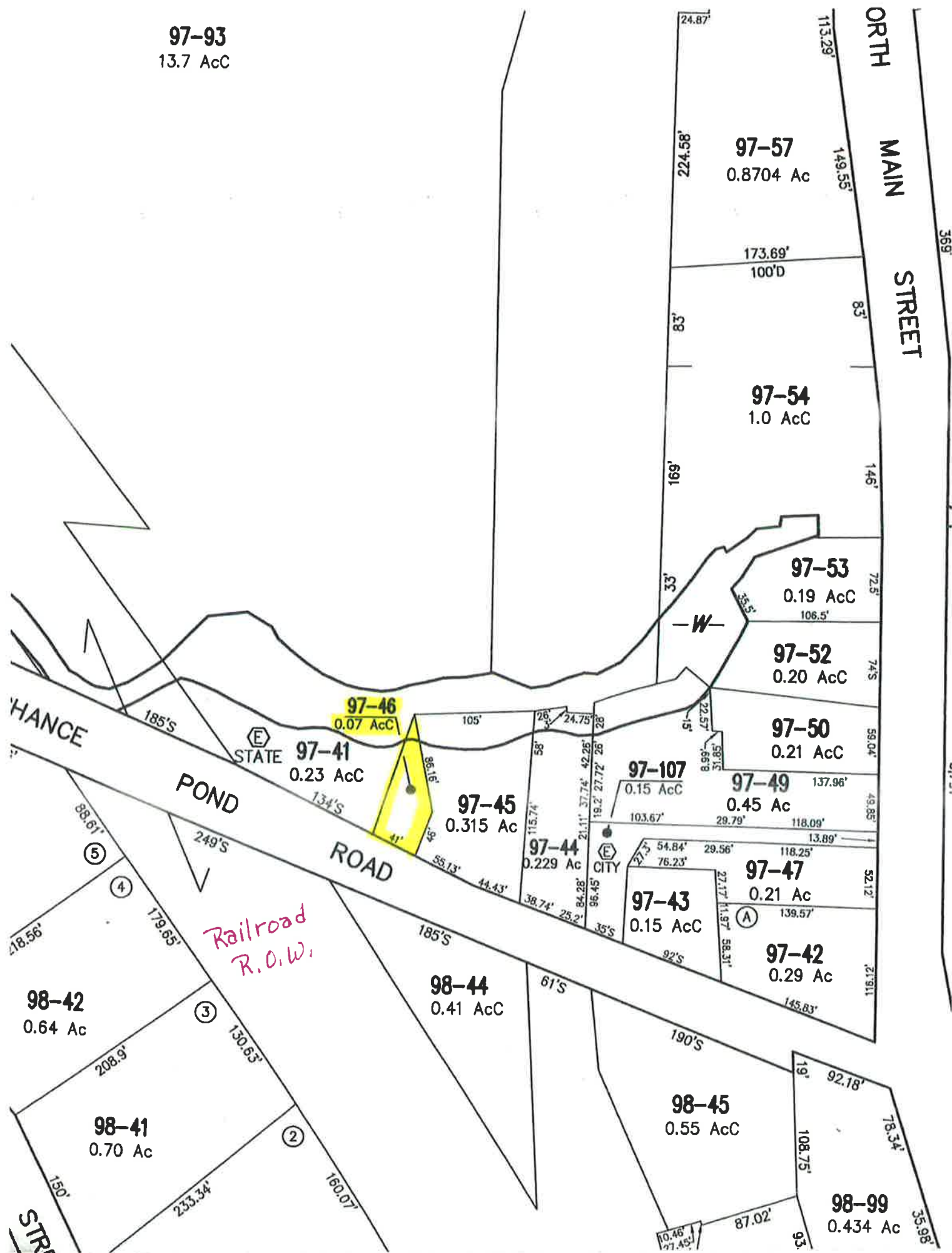
MAP SHEET # N7

ADDITION DATA:

Lower Level	First Floor	Second Floor	Third Floor	Area	Value
A Bsmnt Unfsh	Enc Frm Prch			18	1100
B Bsmnt Unfsh	Enc Frm Prch			60	3700
C Bsmnt Unfsh	Frame Bay			21	1400
D Bsmnt Unfsh	1s Frame			75	5100
E					00
F					00
G					00
H					00



97-93
13.7 AcC



#2734

Need
a deed.

097-046-10

Last Will and Testament

BE IT KNOWN HEREBY, that I, MARJORIE A. ST. JACQUES of Franklin, in the County of Merrimack and State of New Hampshire, being of sound mind and memory, do make, constitute, publish and declare this to be my LAST WILL AND TESTAMENT, hereby revoking any and all former wills by me made, in manner and form following:

1. I hereby appoint my daughter, KAREN A. ST. JACQUES as executrix of this my last will and testament. If she should be unable or unwilling to accept this trust, then I appoint my sister-in-law, DOROTHY DEARBORN as alternate executrix to serve in her place and stead. In either case, I request that my executrix be permitted to serve without bond other than required by law.
2. I direct my executrix to pay my funeral expenses and just debts as soon as practicable after my decease.
3. All of my estate, whatsoever and wheresoever, whether real or personal, to which I may have the right to dispose of at my death, I give, devise and bequeath to my daughter, KAREN A. ST. JACQUES, if she shall survive me. If she fails to survive me, then I leave my said estate to my brother, ROBERT DEARBORN and his wife, DOROTHY DEARBORN as joint tenants with rights of survivorship.

IN WITNESS WHEREOF, I the said MARJORIE A. ST. JACQUES, herewith set my hand to this my last will and testament, typewritten on two (2) sheets of paper (including attestation clause and signatures of witnesses) this 11th day of February, 2000.

MARJORIE A. ST. JACQUES

On the 11th day of February, two thousand, MARJORIE A. ST. JACQUES declared to us, the undersigned, that the foregoing instrument was her last will and she requested us to act as witnesses to said will in our presence, we being present at the same time. And we have, at her request, in her presence and in the presence of each other, do hereunto subscribe our names as witnesses. And we and each of us declare that we believe this testatrix to be of sound mind and memory.

Karen A. Davis

residing at Samborombon, N.H.

residing at Franklin, N.H.

Not sure
if this was
recorded.

Estate
has not
been
probated
as of
4/23/14.

RECEIVED

APR 23 2014

CITY ASSESSORS OFFICE

Know all Men by these Presents:

That We, Eleanor P. Mills and Perley G. Mills, both of Franklin,
County of Merrimack and State of New Hampshire

FOR AND IN CONSIDERATION of the sum of One dollar and other valuable considerations
dollars

to US in hand before the delivery hereof, well and truly paid by

Marjorie A. St. Jacques and Armand C. St. Jacques, both
of said Franklin in the county of Merrimack and State of New Hampshire

the receipt whereof is hereby acknowledged, have given, granted, bargained and sold and by these pres-
ents do give, grant, bargain, sell, alien, enfeoff, convey, and confirm unto the said Marjorie A.
St. Jacques and Armand C. St. Jacques, or the survivor of them, or
the heirs and assigns of the survivor and their-- heirs and assigns forever a
certain tract of land, with the buildings thereon, situated in said Franklin

bounded and described as follows, to wit:

Beginning on the Northerly side of Webster Street at
the Southwest corner of land of Leon W. Dearborn, formerly owned
by Elizabeth Clement; thence Westerly on said Webster Street forty-
one (41) feet to land of the Franklin Needle Company; thence in a
diagonal line Northeasterly to the center of a boulder in the brook,
and the land of said Dearborn; thence in a diagonal line South-
easterly to a stone post on line of said Dearborn; thence South-
easterly in a straight line by land of said Dearborn Forty-six (46)
feet to said street and first named bound.

This being the same premises conveyed to Grantors by
Warranty Deed of Lewis H. and Dorothy Thompson dated September 2,
1947 and recorded in Merrimack County Registry of Deeds Book 643,
Page 281.

It is the meaning and intent of this conveyance to create
a joint tenancy in the said Marjorie A. St. Jacques and Armand C.
St. Jacques of the property herein conveyed.

That we do hereby give the said granted premises, with all the privileges and appurtenances thereto
belonging, to the said grantee s / and the survivor of them and their assigns, to them and their only proper use
and benefit forever. And we, the said grantor s
and our heirs, executors and administrators, do hereby covenant, grant and agree, to and with
the said grantee s and their heirs and assigns, that until the delivery hereof we are
the lawful owner of the said premises, and are seized and possessed thereof in our
own right in fee simple; and have full power and lawful authority to grant and convey the same in manner
aforesaid; that the said premises are free and clear from all and every incumbrance whatsoever.
and that we and our
heirs, executors, and administrators shall and will warrant and defend the same to the said grantee s
and their heirs and assigns, against the lawful claims and demands of any person or persons whomsoever.

119
BK717

717/119

7/2/52

097-046-06

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And we, and each of us do hereby release, discharge and waive all such rights of exemption from attachment and levy or sale on execution and such other rights whatsoever in said premises, and in each and every part thereof, as our family homestead, as are reserved or secured to us or either of us, by the General Laws of the State of New Hampshire, or any act in amendment thereof, or any other Statute of said State.

Signed, sealed and delivered in presence of us,

Velma J. Dalphond } Berley G. Mills
 Eleanor P. Mills



Eleanor P. Mills and Perley G. Mills

Wm. L. Talpner

~~XXXXXXXXXXXX~~
Notary Public

Received July 2, 1-58 P. M. 1952
Recorded and examined.

Kathleen M. Roy, Deputy Registrar

CITY COUNCIL MEETING
AGENDA ITEM IV



**CITY OF FRANKLIN
COUNCIL AGENDA REPORT**

City Council Meeting of January 3rd, 2017

Subject: Other Business

- 1. City Council Appointments
Zoning Board**
- 2. City Manager's Update**

**City Council Meeting
January 3, 2017**

CITY COUNCIL APPOINTMENTS

Zoning Board:

Motion: "I move that the Franklin City Council appoint Debbie Davis to a regular member from alternate member of the Zoning Board of Adjustment (ZBA2), Term of Service to January 2018."



CITY OF FRANKLIN
COUNCIL AGENDA REPORT
City Council Meeting January 2017

Date: December 20, 2016
From: Elizabeth Dragon, City Manager
Subject: Manager's Update

Contingency Grant Line Activity: The City received the following in the contingent grant line this month:

\$100 Book Club
\$4,650.24 Step Grant

**CITY OF FRANKLIN
NOTICE OF PUBLIC HEARING & MEETING**

In accordance with the provision of Chapter 31, Division 2 of the Franklin Municipal Code, notice is hereby given that the City of Franklin will hold a Public Hearing on Tuesday, January 3, 2017 at 6:05 p.m. in the Council Chambers, Franklin City Hall regarding Payment in Lieu of Tax (PILOT) agreements for seven solar projects being developed by NH Solar Garden throughout the City on both private and public property. RSA 72:74 requires before the agreements can be signed by the City a public hearing must be held which give the public an opportunity for input.

Provisions for persons with special needs can be made by contacting the City Manager's office, via telephone or mail at least five days prior to the public hearing.

**City of Franklin
316 Central Street
Franklin, NH 03235
(603) 934-3900**