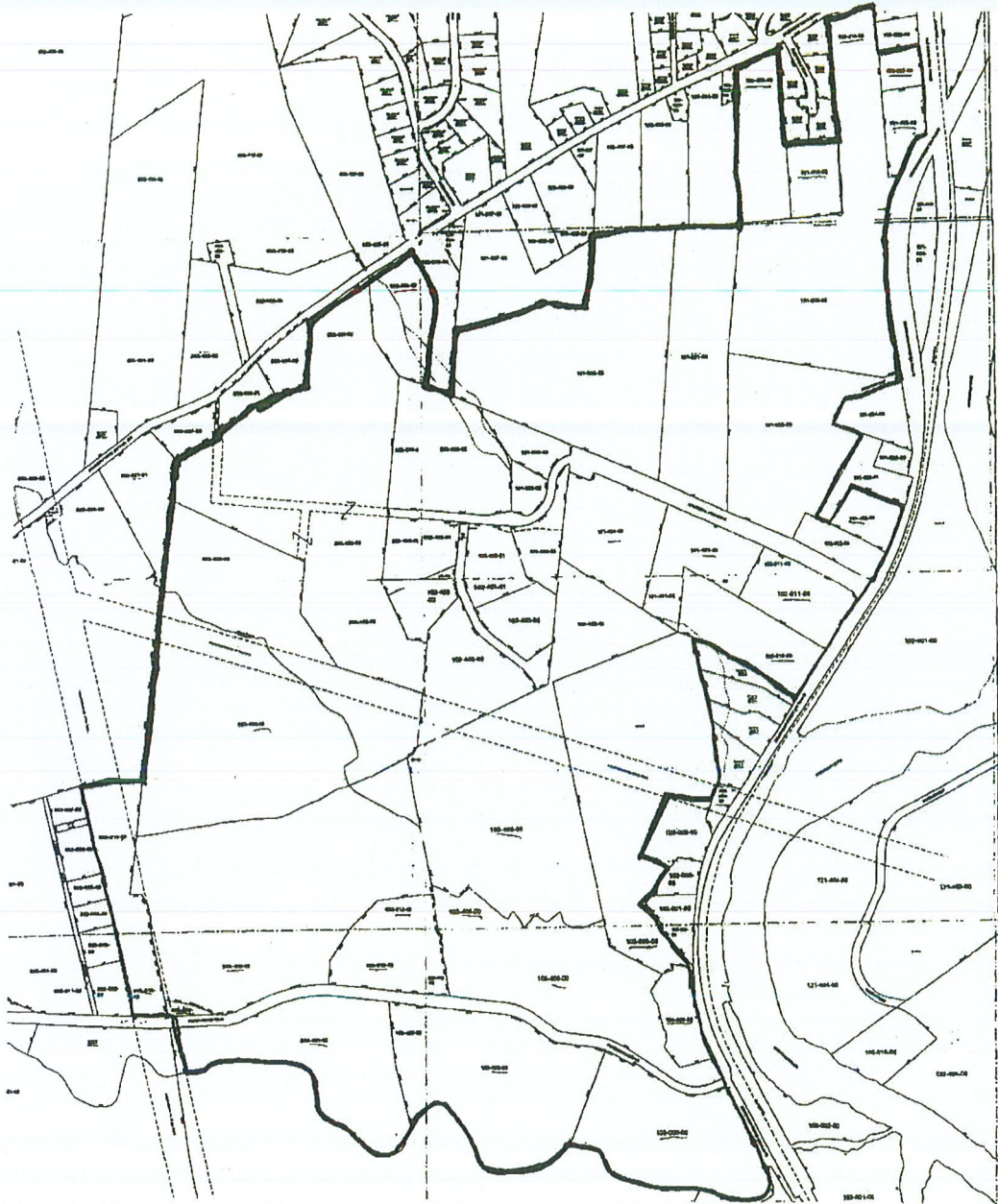


Appendix A Tax Increment Financing District Boundaries



Appendix B- District Properties, Acreages and Values

A. Taxable Properties

MAP	LOT	OWNER NAME	ST #	STREET NAME	ACREAGE	Total Assessed Value (Current)	Potential Value After Improvements	Notes
82	009-02	109 IPD Prop	109	Industrial Park Drive	10.120	\$1,267,400.00	\$1,267,400.00	
82	408-00	Weglarz	Vacant	Salisbury Road	36.591	\$4,900.00	\$300,000.00	Vacant Land
82	408-01	Weglarz	Vacant	Industrial Park Drive	3.620	\$300.00	\$300,000.00	Vacant Land
082	408-02	Spreeman	134	Salisbury Road	5.000	\$181,800.00	\$181,800.00	
84	401-00	Jackman	Vacant	Punch Brook Road	14.420	\$1,900.00	\$250,000.00	
100	030-00	Hurst	55	Old South Main	1.300	\$169,000.00	\$169,000.00	
100	410-00	Beck & Belucci Inc	10	Salisbury Road	7.960	\$426,600.00	\$426,600.00	
101	001-00	Wyman Gordon	35	Industrial Park Drive	13.260	\$1,379,900.00	\$1,379,900.00	
101	002-00	Web. Valve	585	South Main Street	14.828	\$944,600.00	\$4,000,000.00	
101	003-00	Web. Valve	583	South Main Street	18.110	\$3,679,500.00	\$4,500,000.00	
101	004-00	Mullavey	31	Mullavey Way	2.473	\$107,400.00	\$107,400.00	
101	005-00	Souperon	23	Mullavey Way	0.688	\$112,300.00	\$112,300.00	
101	008-00	VEC	43	Industrial Park Drive	26.000	\$2,012,000.00	\$2,012,000.00	
101	009-00	IPI	55	Industrial Park Drive	2.150	\$270,600.00	\$270,600.00	
101	009-01	Eastern Prop	53	Industrial Park Drive	0.000	\$134,800.00	\$134,800.00	
101	009-02	D'Silva	67	Industrial Park Drive	1.130	\$174,700.00	\$174,700.00	
101	009-03	Franklin Commons	70	Industrial Park Drive	2.590	\$100.00	\$100.00	
101	009-04	Bed.Church.St.Hold.	70, Unit 1	Industrial Park Drive	n/a	\$123,200.00	\$123,200.00	
101	009-05	Bed.Church.St.Hold.	70, Unit 2	Industrial Park Drive	n/a	\$105,400.00	\$105,400.00	
101	009-06	Bed.Church.St.Hold.	70, Unit 3	Industrial Park Drive	n/a	\$105,400.00	\$105,400.00	
101	009-07	Northeast Ind. Hold.	70, Unit 4	Industrial Park Drive	n/a	\$113,200.00	\$113,200.00	
101	009-08	Northeast Ind. Hold.	70, Unit 5	Industrial Park Drive	n/a	\$102,400.00	\$102,400.00	

Appendix B- District Properties, Acreages and Values

A. Taxable Properties

101	009-09	McAllister	70, Unit 6	Industrial Park Drive	n/a	\$92,400.00	\$92,400.00	
101	009-10	McAllister	70, Unit 7	Industrial Park Drive	n/a	\$127,000.00	\$127,000.00	
101	009-L	IPI	Vacant	Salisbury Road	0.000	\$66,700.00	\$66,700.00	
101	010-00	Web. Valve	Vacant	Salisbury Road	3.011	\$14,300.00	\$14,300.00	
101	401-00	Web. Valve	20	Industrial Park Drive	5.740	\$961,800.00	\$961,800.00	
101	402-01	Milnes	19	Mullavey Way	2.338	\$93,200.00	\$93,200.00	
101	403-00	Hurst	61	Old South Main	2.145	\$112,700.00	\$112,700.00	
101	404-00	Polyclad	40	Industrial Park Drive	7.510	\$1,117,800.00	\$1,117,800.00	
102	004-00	PSNH	Vacant	South Main Street	0.640	\$8,400.00	\$8,400.00	
102	009-00	Rousseau	Vacant	South Main Street	24.860	\$23,200.00	\$100,000.00	
102	010-00	Brown	665	South Main Street	6.630	\$195,500.00	\$195,500.00	
102	011-00	Garrick	635	South Main Street	5.050	\$308,700.00	\$308,700.00	
102	402-00	Polyclad	Vacant	Industrial Park Drive	30.530	\$106,400.00	\$300,000.00	
102	403-00	FIP	Vacant	Commerce Way	7.060	\$500.00	\$500,000.00	
102	403-01	FIP	Vacant	Industrial Park Drive	3.176	\$200.00	\$250,000.00	
102	403-02	Cote	25	Commerce Way	2.390	\$270,200.00	\$270,200.00	
102	403-03	FIP		Commerce Way	3.131	\$125,200.00	\$250,000.00	
103	005-00	Sanders	791	South Main Street	2.810	\$115,100.00	\$300,000.00	
103	006-00	Warner	2	Punch Brook Road	13.660	\$149,100.00	\$300,000.00	
103	405-00	Edmunds	34	Punch Brook Road	18.410	\$163,500.00	\$300,000.00	
103	406-00	Edmunds	Vacant	Punch Brook Road	17.680	\$171,900.00	\$450,000.00	
TOTALS					247.260	\$15,641,200.00	\$22,254,900.00	

B. Non-Taxable Properties *

MAP	LOT	OWNER NAME	ST #	STREET NAME	ACREAGE	Total Assessed Value (Current)	Potential Value After Improvements	Notes
82	409-00	CRSWRRC	73	Punch Brook Road	78.230	\$500,600.00		Concord Reg. Solid Waste
83	009-00	CRSWRRC		Punch Brook Road	0.350	\$37,300.00		Concord Reg. Solid Waste
83	010-00	CRSWRRC		Punch Brook Road	7.250	\$39,500.00		Concord Reg. Solid Waste
83	012-00	COF	71-75	Punch Brook Road	6.720	\$176,000.00		City of Franklin
100	403-00	State of NH	38	Salisbury Road	6.280	\$292,000.00		DOT
101	006-00	State of NH	Vacant	South Main Street	2.780	\$28,000.00		WRBP
101	402-00	COF	599-601	South Main Street	2.363	\$444,500.00	450,000	City of Franklin
TOTALS					103.973	\$1,517,900.000	\$450,000.000	

* for the purposes of calculating all TIF values, these properties are valued at \$ 0.00

City of Franklin, New Hampshire
Franklin Business Park TIF established 2/4/13
Total Captured Value

Base Value		per 9/6/13 corrections(see dick lewis email from this date) from original approved \$15,641,200					E = C * D (if <0 then 0)	
		\$15,209,200						
Tax Year	City Fiscal Year	A Base Value As Adjusted	B Assessed Value	C = B - A Value Over (Under)	% TIF	Tax Rate	Captured Value	
2013	2014	\$15,209,200	\$15,565,800	\$356,600	50%	\$ 24.60	\$	4,386.18
2014	2015	\$15,209,200	\$15,494,270	\$285,070	50%	\$ 24.95	\$	3,556.25
2015	2016	\$15,209,200	\$16,374,350	\$1,165,150	50%	\$ 25.03	\$	14,581.85
2016	2017	\$15,209,200	\$16,515,730	\$1,306,530	50%	\$ 25.23	\$	16,481.88
2017	2018	\$15,209,200	\$18,400,618	\$3,191,418	50%	\$ 25.56	\$	40,786.32
2018	2019	\$18,439,589	\$21,573,384	\$3,133,795	50%	\$ 21.96	\$	34,409.07
2019	2020	\$18,439,589	\$20,281,116	\$1,841,527	50%	\$ 22.47	\$	20,689.56
2020	2021	\$18,439,589	\$20,845,663	\$2,406,074	50%	\$ 22.84	\$	27,477.37
2021	2022	\$18,439,589	\$20,299,725	\$1,860,136	50%	\$ 23.21	\$	21,586.88
2022	2023	\$18,439,589	\$22,134,947	\$3,695,358	50%	\$ 24.39	\$	45,064.89
2023	2024	\$22,548,945	\$26,194,782	\$5,354,057	50%	\$ 16.26	\$	43,528.48
2024	2025		\$0	\$0		\$ -	\$	-
2025	2026		\$0	\$0		\$ -	\$	-

Total Net Captured Value

\$ 272,548.72

Franklin

TIF Name: Franklin Business Park Industrial

TIF Adopted: 02/04/2013 Percentage Retained: 50

Map	Lot	Sub	Owner	Location	Original Value	Current Value	Captured Value	Retained Value	Unretained Value
000082	000009	000002	ARG NIFLNNH002, LLC	109 INDUSTRIAL PARK DR	\$1,804,104	\$1,759,100	\$0	\$0	\$0
000082	000408	000001	HENRY DOW PROPERTIES, LLC	INDUSTRIAL PARK DR	\$427	\$74,000	\$73,573	\$36,787	\$36,786
000082	000408	000002	GILPATRIC, NIKKI	134 SALISBURY ROAD	\$258,787	\$358,200	\$99,413	\$49,707	\$49,706
000082	000409	000000	CONCORD REGIONAL SOLID WAST	25 RESCUE ROAD	\$0	\$0	\$0	\$0	\$0
000083	000012	000000	FRANKLIN, CITY OF	75 PUNCH BROOK ROAD	\$0	\$0	\$0	\$0	\$0
000084	000401	000000	JACKMAN, PHILIP E	PUNCH BROOK ROAD	\$2,704	\$2,645	\$0	\$0	\$0
000100	000030	000000	HURST REVOCABLE TRUST 1994, C	55 OLD SOUTH MAIN ST	\$240,567	\$277,200	\$36,633	\$18,317	\$18,316
000100	000403	000000	NEW HAMPSHIRE, STATE OF	38 SALISBURY ROAD	\$0	\$0	\$0	\$0	\$0
000100	000410	000000	BECK & BELLUCCI, INC	10 SALISBURY ROAD	\$607,252	\$646,500	\$39,248	\$19,624	\$19,624
000101	000001	000000	WYMAN-GORDON INVESTMENT C	35 INDUSTRIAL PARK DR	\$1,964,244	\$1,848,700	\$0	\$0	\$0
000101	000002	000000	WEBSTER FOUNDRY CORPORATIO	585 SOUTH MAIN STREET	\$1,344,609	\$2,530,000	\$1,185,391	\$592,696	\$592,695
000101	000003	000000	WEBSTER VALVE, INC	583 SOUTH MAIN STREET	\$5,237,651	\$5,641,500	\$403,849	\$201,925	\$201,924
000101	000006	000000	NEW HAMPSHIRE, STATE OF	SOUTH MAIN STREET	\$0	\$0	\$0	\$0	\$0
000101	000008	000000	ARG NIFLNNH001, LLC	43 INDUSTRIAL PARK DR	\$2,872,559	\$3,215,800	\$343,241	\$171,621	\$171,620
000101	000009	000000	INDUSTRIAL PARK INVESTORS, LL	55 INDUSTRIAL PARK DR	\$385,191	\$139,000	\$0	\$0	\$0
000101	000009	000001	EASTERN PROPERTIES, LLC	53 INDUSTRIAL PARK DR	\$191,884	\$216,600	\$24,716	\$12,358	\$12,358
000101	000009	000002	67 INDUSTRIAL PARK DRIVE, LLC	67 INDUSTRIAL PARK DR	\$248,680	\$295,200	\$46,520	\$23,260	\$23,260
000101	000009	000003	FRANKLIN COMMONS CONDO ASS	70 INDUSTRIAL PARK DR	\$0	\$0	\$0	\$0	\$0
000101	000009	000004	FRANKLIN COMMONS REALTY GR	70 INDUSTRIAL PARK DR	\$175,371	\$137,200	\$0	\$0	\$0
000101	000009	000005	FRANKLIN COMMONS REALTY GR	70 INDUSTRIAL PARK DR	\$150,034	\$121,800	\$0	\$0	\$0
000101	000009	000006	FRANKLIN COMMONS REALTY GR	70 INDUSTRIAL PARK DR	\$150,034	\$121,800	\$0	\$0	\$0
000101	000009	000007	FRANKLIN COMMONS REALTY GR	70 INDUSTRIAL PARK DR	\$161,137	\$127,400	\$0	\$0	\$0
000101	000009	000007	NORTHEAST INDUSTRIAL HOLDIN	70 INDUSTRIAL PARK DR	\$145,763	\$114,300	\$0	\$0	\$0
000101	000009	000008	NORTHEAST INDUSTRIAL HOLDIN	70 INDUSTRIAL PARK DR	\$131,528	\$141,200	\$9,672	\$4,836	\$4,836
000101	000009	000009	MCALLISTER, FRED	INDUSTRIAL PARK DR	\$94,945	\$150,000	\$55,055	\$27,528	\$27,527
000101	000009	00000L	INDUSTRIAL PARK INVESTORS, LL	70 INDUSTRIAL PARK DR	\$180,781	\$159,500	\$0	\$0	\$0
000101	000009	000010	MCALLISTER, FRED	55 INDUSTRIAL PARK DR	\$135,230	\$176,500	\$41,270	\$20,635	\$20,635
000101	000009	000011	SOLLER, JON M	55 INDUSTRIAL PARK DR	\$134,091	\$131,400	\$0	\$0	\$0
000101	000009	000012	SOLLER, JON M	SALISBURY ROAD	\$20,355	\$14,300	\$0	\$0	\$0
000101	000010	000000	WEBSTER VALVE, INC	20 INDUSTRIAL PARK DR	\$1,369,092	\$1,163,100	\$0	\$0	\$0
000101	000401	000000	WEBSTER VALVE, INC	599 SOUTH MAIN STREET	\$630,914	\$97,700	\$0	\$0	\$0
000101	000402	000000	DC REALTY LLC	61 OLD SOUTH MAIN ST	\$160,425	\$230,700	\$70,275	\$35,138	\$35,137
000101	000403	000000	HURST REVOCABLE TRUST 1994, C	40 INDUSTRIAL PARK DR	\$1,591,153	\$1,859,300	\$268,147	\$134,074	\$134,073
000101	000404	000000	PERFORMANCE CHEMICALS PROP	SOUTH MAIN STREET	\$11,957	\$3,300	\$0	\$0	\$0
000102	000004	000000	PUBLIC SERVICE COMPANY OF NH	SOUTH MAIN STREET	\$33,024	\$43,615	\$10,591	\$5,296	\$5,295
000102	000009	000000	FRANKLIN COMMONS REALTY GR	665 SOUTH MAIN STREET	\$278,288	\$224,400	\$0	\$0	\$0
000102	000010	000000	BURLEY, SEAN A.	635 SOUTH MAIN STREET	\$439,424	\$460,100	\$20,676	\$10,338	\$10,338
000102	000011	000000	GARRICK REALTY HOLDING CO, L	COMMERCE DRIVE	\$151,457	\$1,611	\$0	\$0	\$0
000102	000402	000000	FRANKLIN COMMONS REALTY GR	COMMERCE DRIVE	\$712	\$87,000	\$86,288	\$43,144	\$43,144
000102	000403	000000	BOSCAWEN OFFICE RENTALS, LLC	INDUSTRIAL PARK DR	\$285	\$70,000	\$69,715	\$34,858	\$34,857
000102	000403	000001	BLACKFLY CANOES, LLC	25 COMMERCE DRIVE	\$384,622	\$342,300	\$0	\$0	\$0
000102	000403	000002	COTE, YVAN D						

Map	Lot	Sub	Owner	Location	Original Value	Current Value	Captured Value	Retained Value	Unretained Value
000102	000403	000003	DC REALTY LLC	28 COMMERCE DRIVE	\$285	\$79,200	\$78,915	\$39,458	\$39,457
000103	000005	000000	SANDERS, HARRY	791 SOUTH MAIN STREET	\$163,841	\$230,700	\$66,859	\$33,430	\$33,429
000103	000006	000000	BLOUNT, JAMES M	2 PUNCH BROOK ROAD	\$212,239	\$266,591	\$54,352	\$27,176	\$27,176
000103	000405	000000	GMI ACQUISITION, LLC	34 PUNCH BROOK ROAD	\$232,737	\$115,100	\$0	\$0	\$0
000103	000406	000000	GMI ACQUISITION, LLC	33 PUNCH BROOK ROAD	\$244,694	\$1,797,800	\$1,553,106	\$776,553	\$776,553
000082	000408	000003	LD ENERGY PROPCO LLC	114 INDUSTRIAL PARK DR	\$1,956	\$232,100	\$230,144	\$115,072	\$115,072
000082	000408	000000	WEGLARZ REV TRUST, STANLEY S	INDUSTRIAL PARK DR	\$1,956	\$2,320	\$364	\$182	\$182
000082	000408	3SOLA	INDUSTRIAL PARK SOLAR LLC	INDUSTRIAL PARK DR	\$1,956	\$488,000	\$486,044	\$243,022	\$243,022
				Parcels:	49	\$22,548,945	\$5,354,057	\$2,677,035	\$2,677,022

Appendix A Franklin Fall TIF District Approved January 3, 2017

Franklin, NH

1 inch = 573 Feet

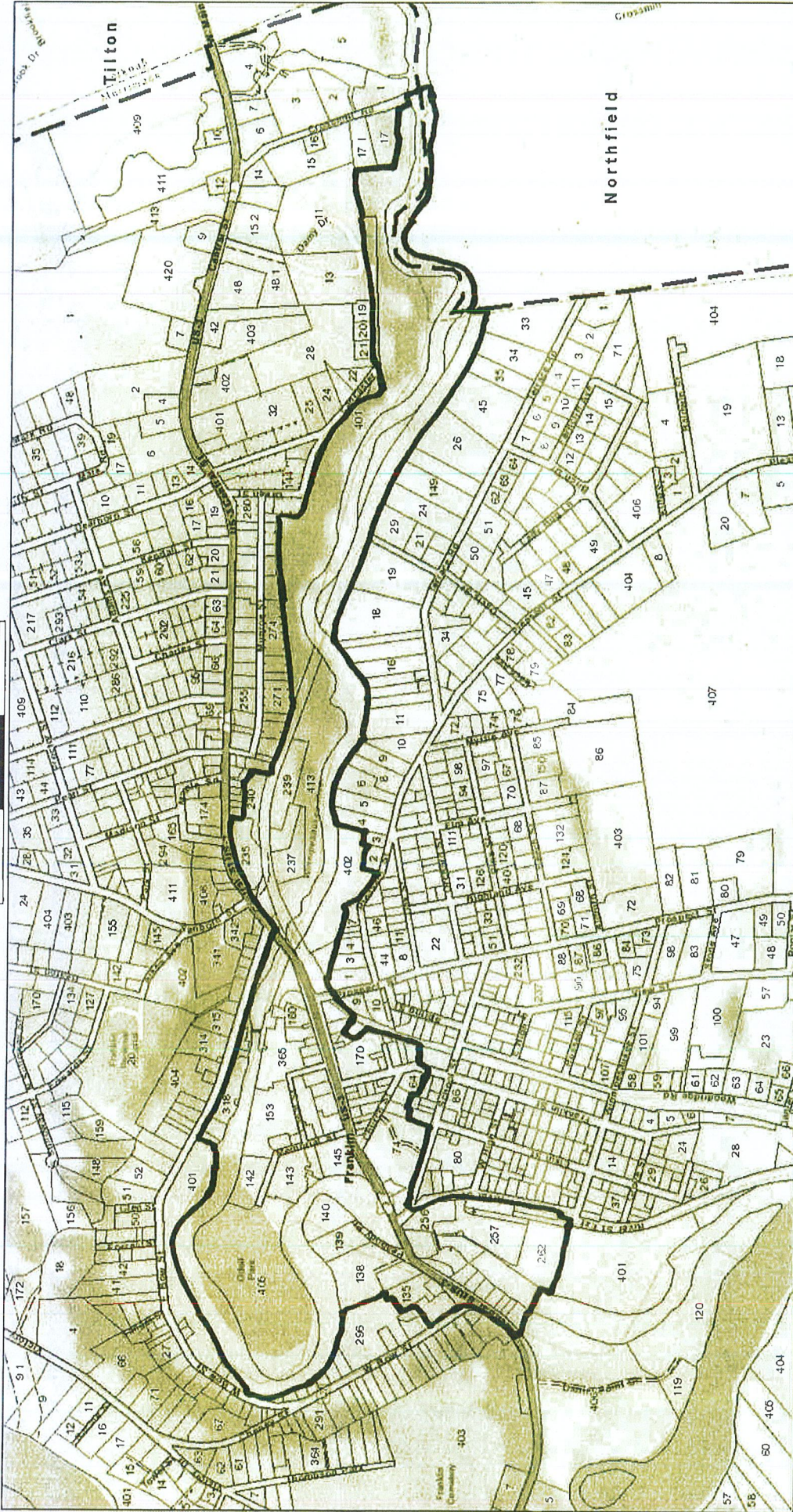
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March 21, 2017



www.cai-tech.com



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FRANKLIN FALLS

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

O	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 of Franklin, New Hampshire
Franklin Fall Mixed Use TIF established 1/3/17 "AKA" Downtown TIF
Total Captured Value

Base Value		\$15,992,400 As Adopted						F = E/1000 * D (if <0 then 0)	
Tax Year	City Fiscal Year	A		B	C = B - A		D	E	Captured Value
		Base Value As Adjusted	Assessed Value	Value Over (Under) Base Value	Tax Rate	Captured Assessment			
2017	2018	\$15,751,200	\$15,770,100	\$18,900	\$ 25.56	\$ -	\$ -	-	-
2018	2019	\$23,051,882	\$25,239,700	\$2,187,818	\$ 21.96	\$2,187,818	\$ 48,044.48	\$2,187,818	\$ 48,044.48
2019	2020	\$22,639,614	\$24,509,700	\$1,870,086	\$ 22.47	\$1,870,086	\$ 42,020.83	\$1,870,086	\$ 42,020.83
2020	2021	\$22,541,998	\$25,150,400	\$2,608,402	\$ 22.84	\$2,608,402	\$ 59,575.90	\$2,608,402	\$ 59,575.90
2021	2022	\$22,541,998	\$25,221,800	\$2,679,802	\$ 23.21	\$2,679,802	\$ 62,198.20	\$2,679,802	\$ 62,198.20
2022	2023	\$22,553,365	\$27,663,304	\$5,109,939	\$ 24.39	\$1,532,983	\$ 37,389.46	\$1,532,983	\$ 37,389.46
2023	2024	\$34,013,812	\$38,018,100	\$4,004,288	\$ 16.26	\$8,647,126	\$ 140,602.27	\$8,647,126	\$ 140,602.27
2024	2025		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
2025	2026		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
2026	2027		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
2027	2028		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
2028	2029		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
2029	2030		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
2030	2031		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
2031	2032		\$0	\$0	\$ -	\$ -	\$ -	\$ -	\$ -
		Total Captured Value				\$0	\$ -	\$ -	\$ -
Approved Uses:		\$ 389,831.15							
2023	2024	TIF Amendment 1 Long Term Debt Payment 1 of 20 (12/21/23)							
		\$ (99,422.17)							

Adopted for 2017 at a value of \$15,992,400 but adjusted by assessors for 6 tax deeded properties taken in the district for 2017.

Base value changed by market value as a result of the 2018 revaluation

Base value changed by properties acquired by the City of Franklin within the tax district (33 memorial, 42 canal)

Base value changed by properties acquired by the City of Franklin within the tax district (hebert & kiddler land for mill city park) & elimination of double counted property (yellow house) with syndicate block

62,198.20

37,389.46 sold canal street land to Chinburg

140,602.27 purchased stanley/ferrari mill

Net Captured Value

\$ 290,408.98

Notes:
2017 nothing due as project was not approved until tax yr 18

Franklin

TIF Name: Franklin Falls Mixed Use

TIF Adopted: 01/03/2017 Percentage Retained: 100

Map	Lot	Sub	Owner	Location	Original Value	Current Value	Captured Value	Retained Value	Unretained Value
000116	000401	000000	FRANKLIN, CITY OF	EAST BOW STREET	\$0	\$0	\$0	\$0	\$0
000117	000002	000000	MNS PROPERTIES, LLC	321 CENTRAL STREET	\$388,725	\$246,100	\$0	\$0	\$0
000117	000053	000000	LOFTS AT SHEPARD BLOCK CONDOM	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000054	000000	LOFTS AT SHEPARD BLOCK CONDOM	359 CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000055	000000	JSK AZAD, LLC	349 CENTRAL STREET	\$263,040	\$397,200	\$134,160	\$134,160	\$0
000117	000056	000000	4DOOR PROPERTY, LLC	337 CENTRAL STREET	\$172,562	\$223,300	\$50,738	\$50,738	\$0
000117	000057	000000	GRAY ROCK PROPERTIES, LLC	333 CENTRAL STREET	\$184,640	\$225,200	\$40,560	\$40,560	\$0
000117	000058	000000	MNS PROPERTIES, LLC	325 CENTRAL STREET	\$269,180	\$240,100	\$0	\$0	\$0
000117	000059	000000	FRANKLIN, CITY OF	FRANKLIN STREET	\$0	\$0	\$0	\$0	\$0
000117	000060	000000	FRANKLIN, CITY OF	FRANKLIN STREET	\$0	\$0	\$0	\$0	\$0
000117	000061	000000	FRANKLIN, CITY OF	FRANKLIN STREET	\$0	\$0	\$0	\$0	\$0
000117	000062	000000	T-INVESTMENT PROPERTIES, INC	38 CHURCH STREET	\$227,422	\$247,400	\$19,978	\$19,978	\$0
000117	000064	000000	US POST OFFICE	65 FRANKLIN STREET	\$0	\$0	\$0	\$0	\$0
000117	000065	000000	FRANKLIN, CITY OF	CHURCH STREET	\$0	\$0	\$0	\$0	\$0
000117	000066	000000	FRANKLIN BAPTIST CHURCH, THE	21 CHURCH STREET	\$0	\$0	\$0	\$0	\$0
000117	000074	000000	FRANKLIN, CITY OF	5 HANCOCK TERRACE	\$0	\$0	\$0	\$0	\$0
000117	000075	000000	ST JUDE EPISCOPAL CHURCH	237 CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000076	000000	VSH REALTY INCORPORATED	233 CENTRAL STREET	\$576,025	\$450,100	\$0	\$0	\$0
000117	000130	000000	CUMBERLAND FARMS, INC	192 CENTRAL STREET	\$252,804	\$483,000	\$230,196	\$230,196	\$0
000117	000131	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000135	000000	FRANKLIN, CITY OF	202 CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000137	000000	UNITARIAN CHURCH OF FRANKLIN	206 CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000138	000000	FRANKLIN HOME FOR THE AGED A	24 PEABODY PLACE	\$2,378,201	\$2,186,800	\$0	\$0	\$0
000117	000139	000000	VFW POST 1698	26 PEABODY PLACE	\$0	\$0	\$0	\$0	\$0
000117	000140	000000	FRANKLIN HOME FOR THE AGED A	PEABODY PLACE	\$390,362	\$48,000	\$0	\$0	\$0
000117	000142	000000	FRANKLIN, CITY OF	93 MEMORIAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000143	000000	FRANKLIN LIGHT AND POWER LTD	100 MEMORIAL STREET	\$514,820	\$2,726,800	\$2,211,980	\$2,211,980	\$0
000117	000145	000000	FRANKLIN, CITY OF	316 CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000147	000000	FRANKLIN, CITY OF	MEMORIAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000148	000000	FRANKLIN, CITY OF	CANAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000149	000000	FRANKLIN NH REALTY LLC	330 CENTRAL STREET	\$1,441,700	\$1,168,400	\$0	\$0	\$0
000117	000150	000000	UNDER THE MOUNTAIN, LLC	354 CENTRAL STREET	\$258,946	\$373,100	\$114,154	\$114,154	\$0
000117	000151	000000	BUELL BLOCK PROPERTIES, LLC	366 CENTRAL STREET	\$553,508	\$710,900	\$157,392	\$157,392	\$0
000117	000152	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000155	000000	IFA REALTY HOLDINGS-FRANKLIN	396 CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000156	000000	BLACK BEAR INVESTMENT TRUST,	406 CENTRAL STREET	\$633,545	\$654,600	\$21,055	\$21,055	\$0
000117	000157	000000	GREMAR, LLC	416 CENTRAL STREET	\$264,268	\$339,600	\$75,332	\$75,332	\$0
000117	000158	000000	DOMINGUEZ, JOSE O	424 CENTRAL STREET	\$776,221	\$541,400	\$0	\$0	\$0
000117	000159	000000	TRAN, HANK H	436 CENTRAL STREET	\$219,643	\$233,600	\$13,957	\$13,957	\$0
000117	000160	000000	TRESTLE VIEW PROPERTIES, LLC	440 CENTRAL STREET	\$766,395	\$765,800	\$0	\$0	\$0
000117	000161	000000	TRESTLE VIEW PROPERTIES, LLC	446 CENTRAL STREET	\$236,428	\$255,100	\$18,672	\$18,672	\$0

Map	Lot	Sub	Owner	Location	Original Value	Current Value	Captured Value	Retained Value	Unretained Value
000117	000162	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000163	000000	PAK H. A. D. ASSOCIATES, LLC	449 CENTRAL STREET	\$571,931	\$432,900	\$0	\$0	\$0
000117	000164	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000165	000000	CVR9395, LLC	419 CENTRAL STREET	\$279,620	\$320,900	\$41,280	\$41,280	\$0
000117	000166	000000	ZINK FAMILY TRUST, JOHN & KAT	407 CENTRAL STREET	\$208,998	\$211,800	\$2,802	\$2,802	\$0
000117	000167	000000	CVR9395, LLC	CENTRAL STREET	\$16,376	\$10,200	\$0	\$0	\$0
000117	000170	000000	FRANKLIN SAVINGS BANK	387 CENTRAL STREET	\$2,950,542	\$2,778,200	\$0	\$0	\$0
000117	000175	000000	PASANEN-FRANKLIN, JULIA	8 AYLES COURT	\$240,113	\$223,300	\$0	\$0	\$0
000117	000176	000000	PLEASANT ROCK, LLC	42 FRANKLIN STREET	\$333,865	\$231,200	\$0	\$0	\$0
000117	000178	000000	PRATTE, ANDREE D	54 FRANKLIN STREET	\$351,879	\$284,400	\$0	\$0	\$0
000117	000179	000000	TERHUNE, JONATHAN H & PAMEL	58 FRANKLIN STREET	\$253,214	\$226,700	\$0	\$0	\$0
000117	000180	000000	PAR 2, LLC	64 FRANKLIN STREET	\$302,956	\$292,000	\$0	\$0	\$0
000117	000256	000000	FERRARI, LOUIS	1 RIVER STREET	\$1,458,486	\$2,127,600	\$669,114	\$669,114	\$0
000117	000257	000000	FERRARI, LOUIS	37 RIVER STREET	\$3,982,639	\$3,542,700	\$0	\$0	\$0
000117	000258	000000	HYDRO ELECTRIC REALTY CORP	83 RIVER STREET	\$58,544	\$44,300	\$0	\$0	\$0
000117	000259	000000	FRANKLIN FALLS HYDRO ELECTR	55 RIVER STREET	\$214,320	\$259,700	\$45,380	\$45,380	\$0
000117	000260	000000	FRANKLIN FALLS HYDRO ELECTR	RIVER STREET	\$73,692	\$57,100	\$0	\$0	\$0
000117	000262	000000	HYDRO ELECTRIC REALTY CORP	85 RIVER STREET	\$265,905	\$291,200	\$25,295	\$25,295	\$0
000117	000263	000000	KORAKAS, ALEXIS	CENTRAL STREET	\$222,714	\$63,200	\$0	\$0	\$0
000117	000264	000000	HYDRO ELECTRIC REALTY CORP	223 CENTRAL STREET	\$1,435,968	\$1,287,000	\$0	\$0	\$0
000117	000265	000000	KORAKAS, ALEXIS	185 CENTRAL STREET	\$319,536	\$318,100	\$0	\$0	\$0
000117	000266	000000	ARCHWAYS	175 CENTRAL STREET	\$278,596	\$380,900	\$102,304	\$102,304	\$0
000117	000267	000000	169 CENTRAL STREET, LLC	169 CENTRAL STREET	\$196,308	\$227,100	\$30,792	\$30,792	\$0
000117	000268	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000269	000000	COLCORD ESTATE, MICHAEL S	159 CENTRAL STREET	\$176,656	\$213,900	\$37,244	\$37,244	\$0
000117	000270	000000	COLCORD, MICHAEL S JR	155 CENTRAL STREET	\$223,942	\$235,200	\$11,258	\$11,258	\$0
000117	000271	000000	FRANKLIN, CITY OF	SCHOOL STREET	\$0	\$0	\$0	\$0	\$0
000117	000272	000000	PRIMAL HARDWARE, LLC	181 CENTRAL STREET	\$205,110	\$407,500	\$202,390	\$202,390	\$0
000117	000310	000000	BARBUTO REVOCABLE TRUST, DA	102 EAST BOW STREET	\$258,946	\$196,800	\$0	\$0	\$0
000117	000318	000000	FRANKLIN, CITY OF	EAST BOW STREET	\$0	\$0	\$0	\$0	\$0
000117	000319	000000	FRANKLIN POWER, LLC	38 EAST BOW STREET	\$91,706	\$65,300	\$0	\$0	\$0
000117	000320	000000	LARKIN, MICHELLE G	32 EAST BOW STREET	\$217,596	\$210,600	\$0	\$0	\$0
000117	000321	000000	SANEL REALTY COMPANY, INC	522 CENTRAL STREET	\$380,127	\$395,800	\$15,673	\$15,673	\$0
000117	000345	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000346	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000347	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000117	000357	000000	STERNER, JOSEPH M	20 CHURCH STREET	\$195,284	\$200,300	\$5,016	\$5,016	\$0
000117	000358	000000	FRANKLIN, CITY OF	EAST BOW STREET	\$0	\$0	\$0	\$0	\$0
000117	000359	000000	HYDRO ELECTRIC REALTY CORP	51 RIVER STREET	\$230,696	\$222,900	\$0	\$0	\$0
000117	000360	000000	EMK TRUST	CENTRAL STREET	\$12,692	\$11,000	\$0	\$0	\$0
000117	000361	000000	FRANKLIN POWER, LLC	40 MEMORIAL STREET	\$2,095,102	\$1,534,700	\$0	\$0	\$0
000117	000362	000000	FRANKLIN, CITY OF	EAST BOW STREET	\$0	\$0	\$0	\$0	\$0
000117	000363	000000	FRANKLIN, CITY OF	EAST BOW STREET	\$0	\$0	\$0	\$0	\$0
000117	000365	000000	STEVENS MILL LANDOWNER, LLC	20 CANAL STREET	\$3,337,835	\$2,202,700	\$0	\$0	\$0
000117	000405	000000	FRANKLIN, CITY OF	124 MEMORIAL STREET	\$0	\$0	\$0	\$0	\$0

Map	Lot	Sub	Owner	Location	Original Value	Current Value	Captured Value	Retained Value	Unretained Value
000134	000235	000000	DKERN III, LLC	6 WILLOW STREET	\$478,383	\$316,100	\$0	\$0	\$0
000134	000237	000000	FRANKLIN, CITY OF	WILLOW STREET	\$0	\$0	\$0	\$0	\$0
000134	000238	000000	FRANKLIN, CITY OF	WILLOW STREET	\$0	\$0	\$0	\$0	\$0
000134	000239	000000	FRANKLIN, CITY OF	WILLOW STREET	\$0	\$0	\$0	\$0	\$0
000134	000240	000000	MILL CITY PARK AT FRANKLIN FA	WILLOW STREET S/S R.	\$48,104	\$30,900	\$0	\$0	\$0
000134	000412	000000	FRANKLIN, CITY OF	17 WILLOW STREET- RR R.	\$0	\$0	\$0	\$0	\$0
000134	000413	000000	FRANKLIN, CITY OF	WILLOW STREET	\$0	\$0	\$0	\$0	\$0
000135	000139	000000	FRANKLIN, CITY OF	OFF TERRACE ROAD	\$0	\$0	\$0	\$0	\$0
000135	000140	000000	FRANKLIN, CITY OF	OFF TERRACE ROAD	\$0	\$0	\$0	\$0	\$0
000135	000146	000000	FRANKLIN, CITY OF	CENTRAL STREET	\$0	\$0	\$0	\$0	\$0
000135	000401	000000	FRANKLIN, CITY OF	GREEN STREET	\$0	\$0	\$0	\$0	\$0
000135	000402	000000	FRANKLIN, CITY OF	PLEASANT STREET	\$0	\$0	\$0	\$0	\$0
000148	000050	000000	FRANKLIN, CITY OF	OFF TERRACE ROAD	\$0	\$0	\$0	\$0	\$0
000117	000155	UNIT10	IFA REALTY HOLDINGS-FRANKLIN	400 CENTRAL STREET	\$69,741	\$488,900	\$419,159	\$419,159	\$0
000117	000054	UNIT12	TRUAX DEVELOPMENT, LLC	357 CENTRAL STREET	\$97,096	\$196,000	\$98,904	\$98,904	\$0
000117	000054	UNIT13	BOUSQUET, ANDREW	359 CENTRAL STREET	\$97,096	\$181,800	\$84,704	\$84,704	\$0
000117	000053	UNIT4A	361 CENTRAL STREET, LLC	CENTRAL STREET	\$72,064	\$90,100	\$18,036	\$18,036	\$0
000117	000155	UNIT1	IFA REALTY HOLDINGS-FRANKLIN	396 CENTRAL STREET	\$69,741	\$340,800	\$271,059	\$271,059	\$0
000117	000155	UNIT2	IFA REALTY HOLDINGS-FRANKLIN	402 CENTRAL STREET	\$69,741	\$560,100	\$490,359	\$490,359	\$0
000117	000155	UNIT3	LYNDES, JOSHUA L	400 CENTRAL STREET	\$69,741	\$262,700	\$192,959	\$192,959	\$0
000117	000155	UNIT4	DUGUAY, ANDREW S	400 CENTRAL STREET	\$69,741	\$402,600	\$332,859	\$332,859	\$0
000117	000155	UNIT5	SCOTT, JENNIFER LEIGH	400 CENTRAL STREET	\$69,741	\$278,800	\$209,059	\$209,059	\$0
000117	000155	UNIT6	WILLIAMS, MARIE-YOLAINE	400 CENTRAL STREET	\$69,741	\$349,400	\$279,659	\$279,659	\$0
000117	000155	UNIT7	BOUSQUET, ANDREW G	400 CENTRAL STREET	\$69,741	\$176,900	\$107,159	\$107,159	\$0
000117	000155	UNIT8	BREITHOLTZ, TIMOTHY D	400 CENTRAL STREET	\$69,741	\$619,800	\$550,059	\$550,059	\$0
000117	000155	UNIT9	ACH REV TRUST, CHIP W & JENNIF	400 CENTRAL STREET	\$69,741	\$723,700	\$653,959	\$653,959	\$0
000117	000054	UNIT11	JSK AZAD LLC	355 CENTRAL STREET	\$97,096	\$171,800	\$74,704	\$74,704	\$0
000117	000053	UNIT4	361 CENTRAL STREET, LLC	361 CENTRAL STREET	\$72,106	\$231,200	\$159,094	\$159,094	\$0
000117	000053	UNIT6	MANK TRUST, B E MANK & C L BL	3-C FRANKLIN STREET	\$72,064	\$162,100	\$90,036	\$90,036	\$0
000117	000053	UNIT5	MCDEVITT, PATRICK ALLAN	3-B FRANKLIN STREET	\$72,064	\$410,700	\$338,636	\$338,636	\$0
Parcels:					116	\$38,018,100	\$8,647,126	\$8,647,126	\$0
					\$34,013,812				

Proposed changes for Council consideration November 4, 2019:
Additions in **bold**, ~~striketrough~~ for deletions.

TIF Project Amendment # 1
Franklin Fall Mixed Use TIF District
Adopted March 21, 2018

Add a new Section VI.A to the approved TIF Plan to read as follows:

Amendment # 1 satisfies the overall purposes of the TIF Plan in that:

1. It will improve public infrastructure and public amenities that encourage and create opportunities for the expansion of new businesses and commercial redevelopment in the district; and,
2. It will facilitate improvements to the infrastructure so that expanded recreational opportunities [biking, walking and river-use] can be created.

This project is also consistent with the general outline of projects described in Section VI of the approved TIF Plan.

Amendment # 1 involves the following activities to be undertaken in the Mill District:

- a. The acquisition properties and the demolition of any buildings on the acquired properties.
- b. The design and construction of new parking areas and transportation improvements.
- c. Modifications to the existing municipal parking area located between Memorial, Canal, and Smith Streets to create improved parking designs and traffic flow patterns.
- d. Evaluation and design of potential improvements to drainage systems to enhance water quality and improve any discharges to the Winnepesaukee River.
- e. Potential improvements to public spaces which will enhance public safety and help create a more attractive downtown environment.
- f. **Design and construction of whitewater features with the Winnepesaukee River as well as river access points and a spectator seating area at Trestle View Park.**

Amendment # 1 has an estimated cost of ~~\$1,000,000~~ **\$1,400,000**.