



Approved by the City Council on January 7, 2019  
City Council Economic Development Workshop  
6PM - Council Chambers  
November 26, 2018

**Call to Order**

Mayor Giunta called the meeting to order in Council Chambers, Franklin City Hall at 6:00PM.

**Council members in attendance:**

Mayor Giunta, Councilor Brown, Councilor Clarenbach, Councilor Desrochers, Councilor Dzujna, Councilor Moquin, Councilor Ribas, Councilor Trudel, Councilor Zink.

*Absent:* Councilor Barton

**Others in attendance:**

City Manager Milner, Councilor-elect Karen Testerman, Planning and Zoning Director Dick Lewis, Downtown Economic Coordinator Niel Cannon, Executive Director of FBIDC Jim Aberg, Executive Director of PermaCityLife Tod Workman, Executive Director of Mill City Park Marty Parichand.

Salute to the Flag was led by Councilor Dzujna.

City Manager Judie Milner began the meeting with an introduction of the Downtown Economic Development Committee and introduced the speakers to the City Council.

The following slides were reviewed:



## GROUP INTRODUCTION

- ESTABLISHMENT OF PUBLIC PRIVATE PARTNERSHIP USING TEAM APPROACH
- STEERING COMMITTEE MEMBERS: CITY MANAGER, DIRECTOR LEWIS, JIMABERG, NIEL CANNON, JASON GREVIER, TODD WORKMAN, MARTY PARICHAND, JENISHA STRESTHA, DEBAVERY (NH DEPT OF BUSINESS & ECONOMIC AFFAIRS), LIZ SWEENEY (CAPITAL REGIONAL DEVELOPMENT CORP), COMING SOON CHINBURG BUILDERS REPRESENTATIVE
- AGENCY PARTNERS: CATCH HOUSING, HUD, NHBFA, GIFA, USDA, CRDC, EDA, LWCF, NHDES, FBIDG, OUTING CLUB
- PRIVATE PARTNERS: FSB, EVERSOURCE, BANK OF NH, SEAWICE CREDIT UNION, FDI, GREVIER'S FURNITURE
- CITY COUNCIL SUPPORT

## FRANKLIN LIGHT & POWER COMPANY

- VIRTUALLY VACANT 54,000 SQUARE FOOT BUILDING
- SOLD TO CATCH HOUSING 2016
- CATCH INVESTMENT OF \$12,000,000 IN REDEVELOPMENT COSTS
- 45 UNITS OF WORK FORCE HOUSING
- FULLY LEASED AS OF LAST UPDATE
- STRINGENT APPLICATION PROCESS & HOUSING RULES
- ESTIMATED TAX REVENUE \$48,000 (TAXES BASED ON FORMULA BY RSA)



## STANLEY MILL

- STRATEGIC LOCATION, PRIME RIVER FRONTAGE, STRUCTURALLY UNSAMMAGEABLE
- ENVIRONMENTAL STUDY COMPLETED AND IDENTIFIED \$2M IN CLEAN UP COSTS
- SOURCE OF CLEAN UP FUNDING YET TO BE IDENTIFIED
- POTENTIAL USES INCLUDE GREEN SPACE, PARKING, WALKWAY, RIVER ACCESS, NEW ENTRANCE INTO ODELL PARK TO ADDRESS TRAFFIC FLOW
- CURRENT INTENT IS TO SAVE ARMORY BUILDING FOR REPURPOSE
- CURRENT STATUS – EPA/DES NOTIFIED RESPONSIBLE PARTIES: CURRENT OWNERS AND STANLEY TOOL
- CITY IN DISCUSSIONS WITH CURRENT OWNERS ABOUT NEXT STEPS



Stanley Mill

## PERMACITY LIFE (PCL)

- STATE NONPROFIT RUN BY BOARD OF DIRECTORS (7) & EXECUTIVE DIRECTOR (TODD WORKMAN)
- ACQUIRED 7 BUILDINGS (BUELL BLOCK, SHEPARD BLOCK, AUERBACH, 337, 325, 321 CENTRAL STREET AND 20 CHURCH STREET)
- \$500,000 NHBAF LOAN
- \$400,000 CDFA TAX CREDITS FOR FAÇADE IMPROVEMENTS (EVERSOURCE, FSB AND BANK OF NH)
- IMPROVE BUILDINGS FOR CONDOMINIUM SALE



## **IFA REALTY HOLDINGS – FRANKLIN LLC**

- **396, 406, 436 CENTRAL STREET**
- **PURCHASED SUMMER 2018**
- **PGL (PERMACITY LIFE) PROPERTY MANAGER**



## **SYNDICATE BLOCK**

- **330 CENTRAL STREET**
- **WINDOWS & PAINTING**
- **ASIAN DELIGHT THAI RESTAURANT, NAIL SALON & SPA**
- **POSSIBLE SPORTS BAR IN OTHER 2 VACANT STREET LEVEL STOREFRONTS**





## STEVENS MILL LLC



- 20 CANAL STREET
- 186,000 SQUARE FEET OF MIXED USE, UNDERUTILIZED AND NON-CODE COMPLIANT FLOOR SPACE
- KEY TO DOWNTOWN REVITALIZATION; STRATEGIC LOCATION; LARGEST MILL STRUCTURE
- PURCHASED BY CHINBURG BUILDERS DEC 2017 FOR MIXED USE OF MARKET RATE RESIDENTIAL AND COMMERCIAL REDEVELOPMENT
- NIEL CANNON AND JIM ABERG CRITICAL TO ENTICING CHINBURG BUILDERS TO FRANKLIN AND PROPOSING PUBLIC IMPROVEMENTS TO THE MILL DISTRICT

## STEVENS MILL LLC



- BUILDING & SITE ASSESSMENT
- FINANCING & COSTS
  - NEW MARKET TAX CREDITS
  - HISTORICAL TAX CREDITS
  - NON-CONVENTIONAL DEBT
- IDENTIFICATION OF NON RESIDENTIAL TENANTS





## **FRANKLIN FALLS MIXED USE TIF AMENDMENT #1**

- 2 YEAR TIMELINE FOR PROJECT (BEGINNING SEPTEMBER 2018), \$1M BOND ANTICIPATION NOTE
- ACQUISITION OF DEMOLITION OF 33 MEMORIAL STREET, 42 CANAL STREET AND ONE OTHER PROPERTY NOT YET DISCLOSED
- EVALUATION OF TRAFFIC FLOW
- PARKING AND GREEN SPACE, STORM WATER MAINTENANCE, LIGHTING, AND MARCEAU PARK UPGRADES TO INCLUDE LIGHTED WALKWAY TO CENTRAL STREET
- GOLBY SAWYER DESIGN/CHINBURG BUILDERS DESIGN



## MILL CITY PARK



- STATE NONPROFIT RUN BY BOARD OF DIRECTORS (5) & EXECUTIVE DIRECTOR (MARTY PARICHAND)
- PUBLIC PRIVATE PARTNERSHIP WITH CITY TO ESTABLISH MILL CITY PARK
- SEPTEMBER 2017 MEMORANDUM OF AGREEMENT BETWEEN CITY AND MILL CITY PARK SUPPORTING THE CONCEPT
- PARK TO INCLUDE LAND FEATURES (MOUNTAIN BIKE PUMP TRACK, PAVILION, COMMUNITY GARDEN, ETC.) AND A WHITE WATER PARK IN THE WINNIPESAUKEE RIVER WITH THE TAKE OUT AT TRESTLE VIEW PARK



## MILL CITY PARK

AT FRANKLIN FALLS



## MILL CITY PARK



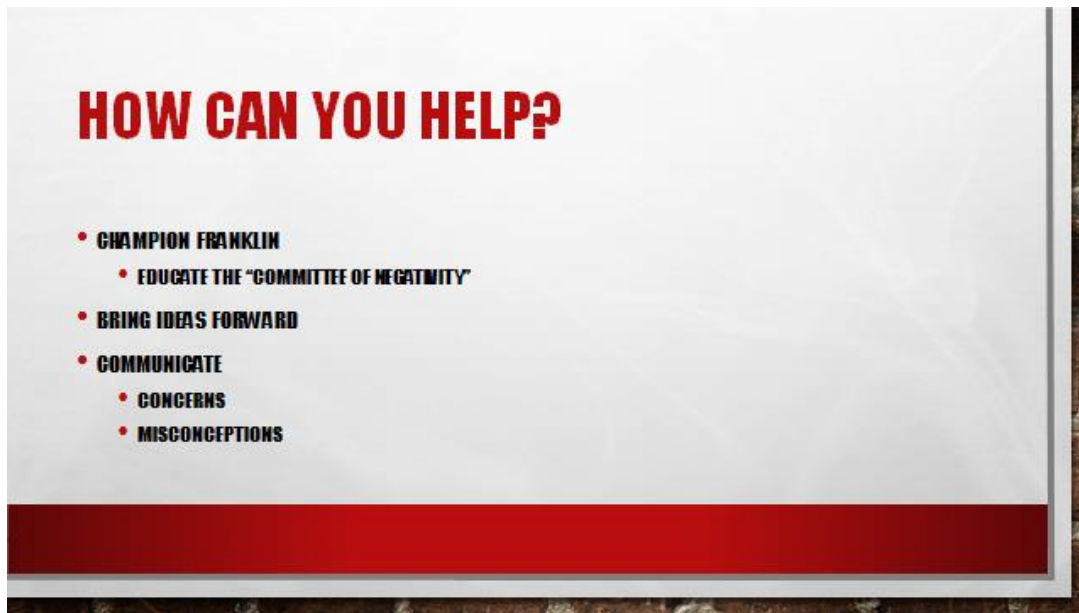
- **FEDERAL GRANTS TO DATE:**
  - \$65,000 EDA (RECEIVED FY2018)
  - \$200,000 LWCF (COMING FORWARD FOR PUBLIC HEARING 12/3/18 CITY COUNCIL MEETING)
- **MARTY PARICHAND UPDATE**



## REBRANDING FRANKLIN

- **CAN'T BE EVERYTHING TO EVERYONE – NARROW FOCUS**
- **OTHER AMENITIES COMPLIMENT THE NARROW FOCUS**
- **WHY CHOOSE FRANKLIN**
- **FRANKLIN FALLS**







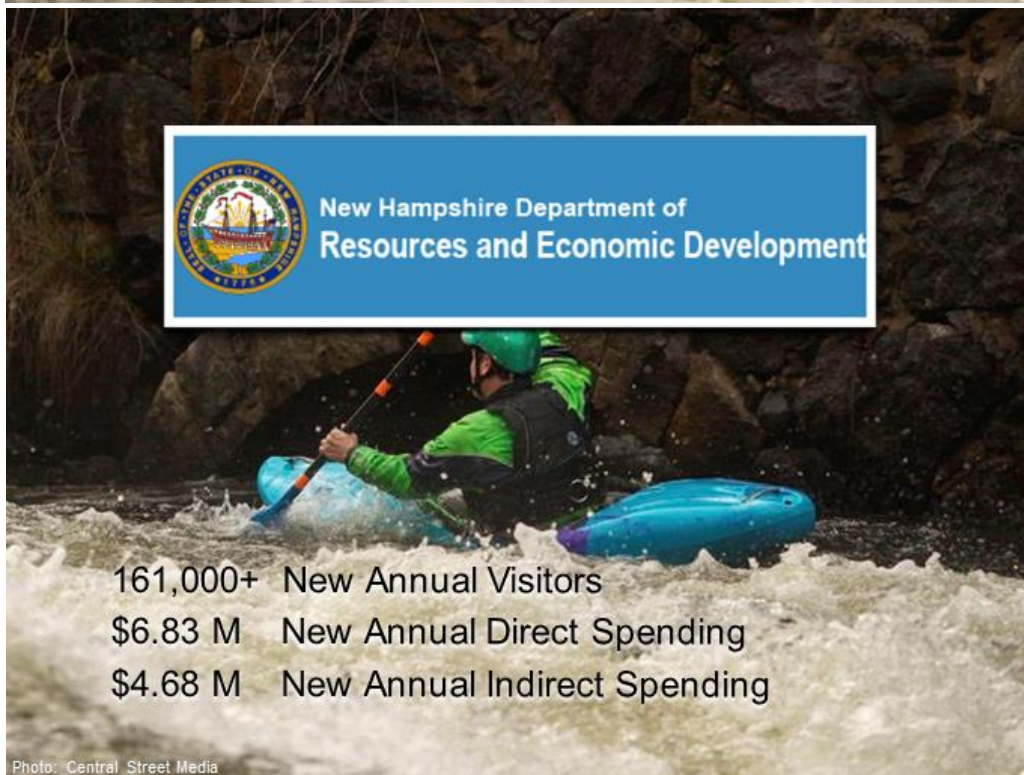



 **MILL CITY  
PARK**  
AT FRANKLIN FALLS

The mission of Mill City Park at Franklin Falls is to increase the quality of life in Franklin and the surrounding communities by:

- Promoting healthy, active and outdoor lifestyles,
- Development of an iconic outdoor community park,
- Encourage outdoor recreation opportunities, and
- Balancing preservation of the land's history, and environmental restoration of the land and water to a natural state

Photo: Central Street Media

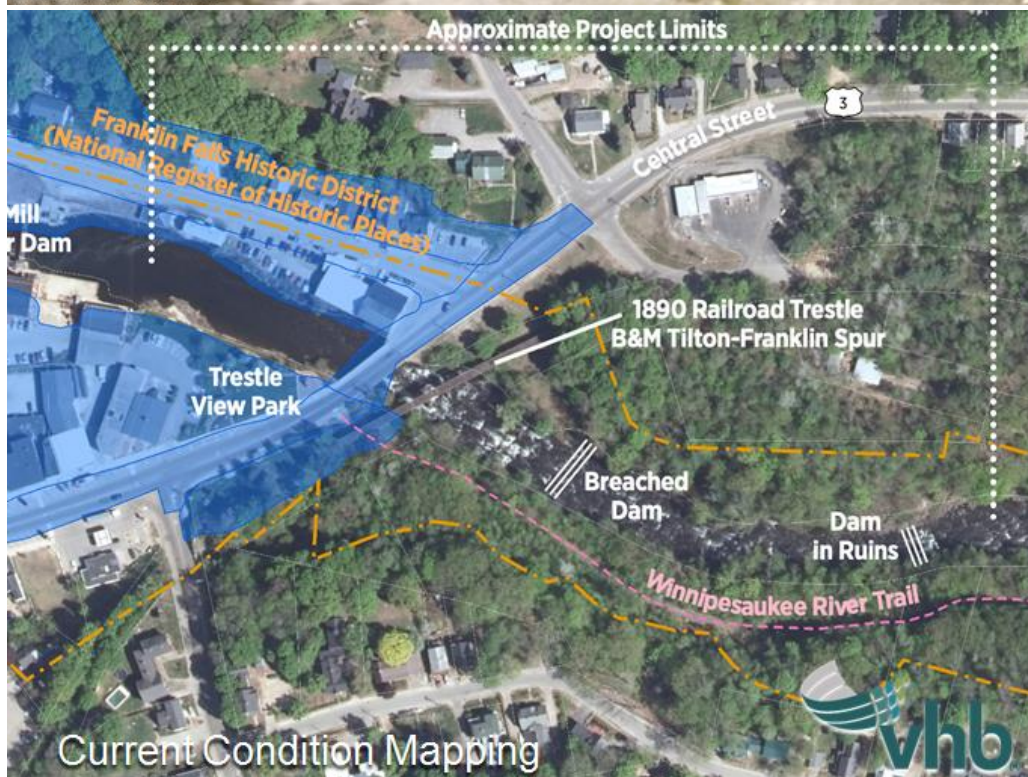
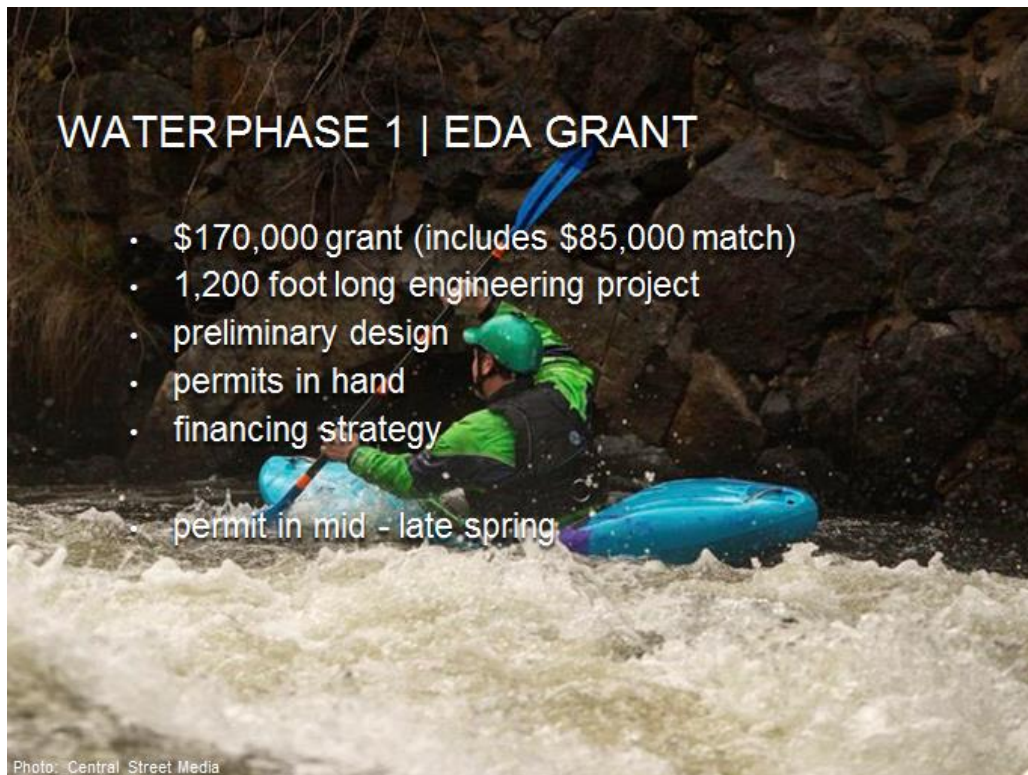


 **New Hampshire Department of  
Resources and Economic Development**

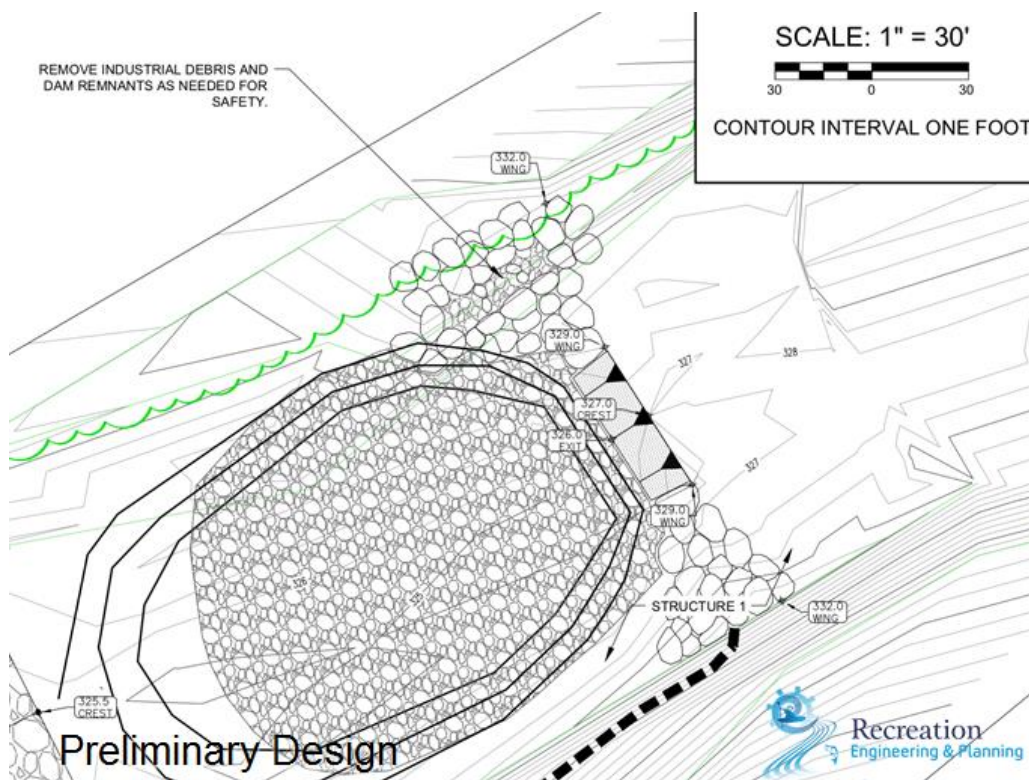
161,000+ New Annual Visitors  
\$6.83 M New Annual Direct Spending  
\$4.68 M New Annual Indirect Spending

Photo: Central Street Media





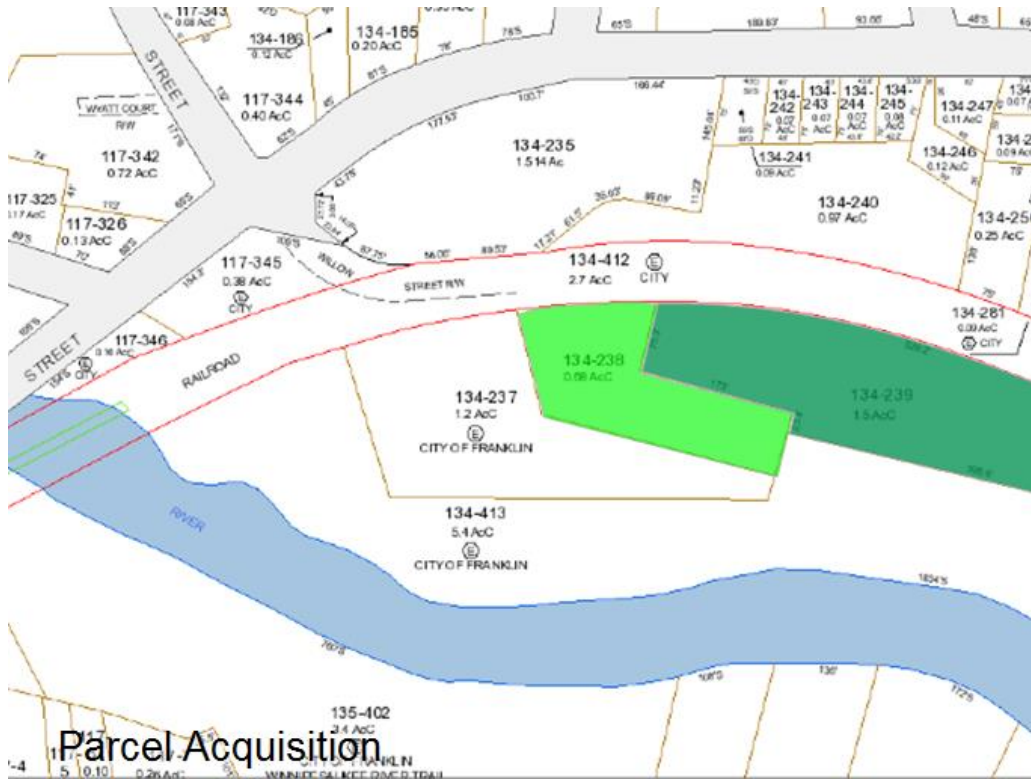




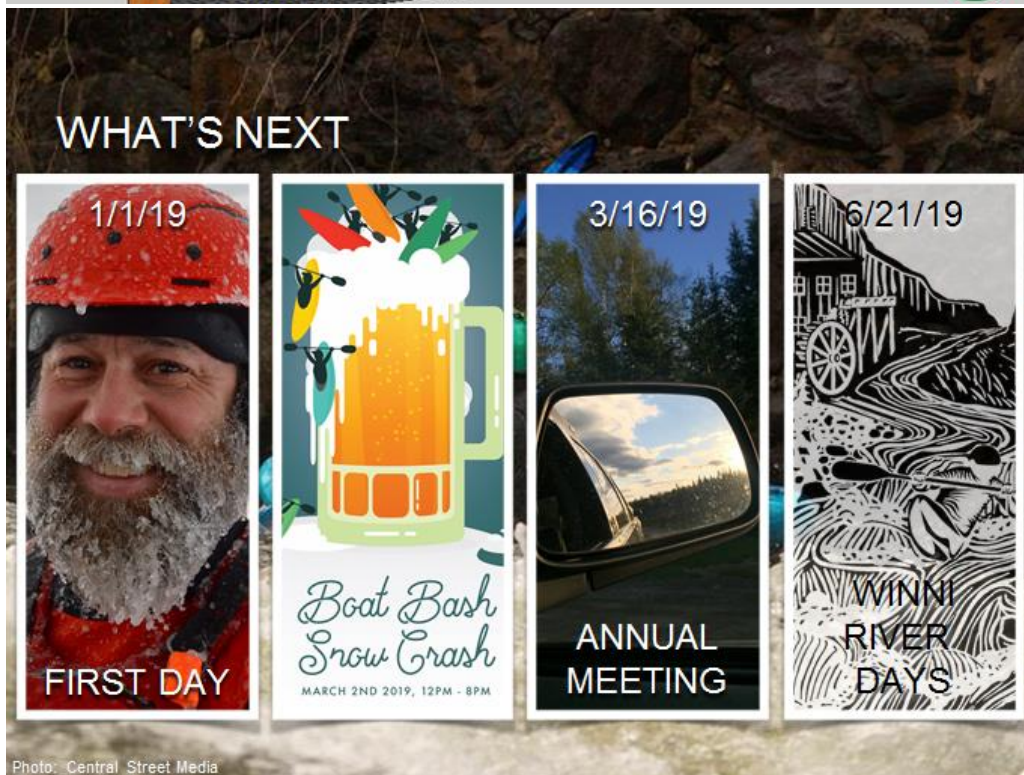
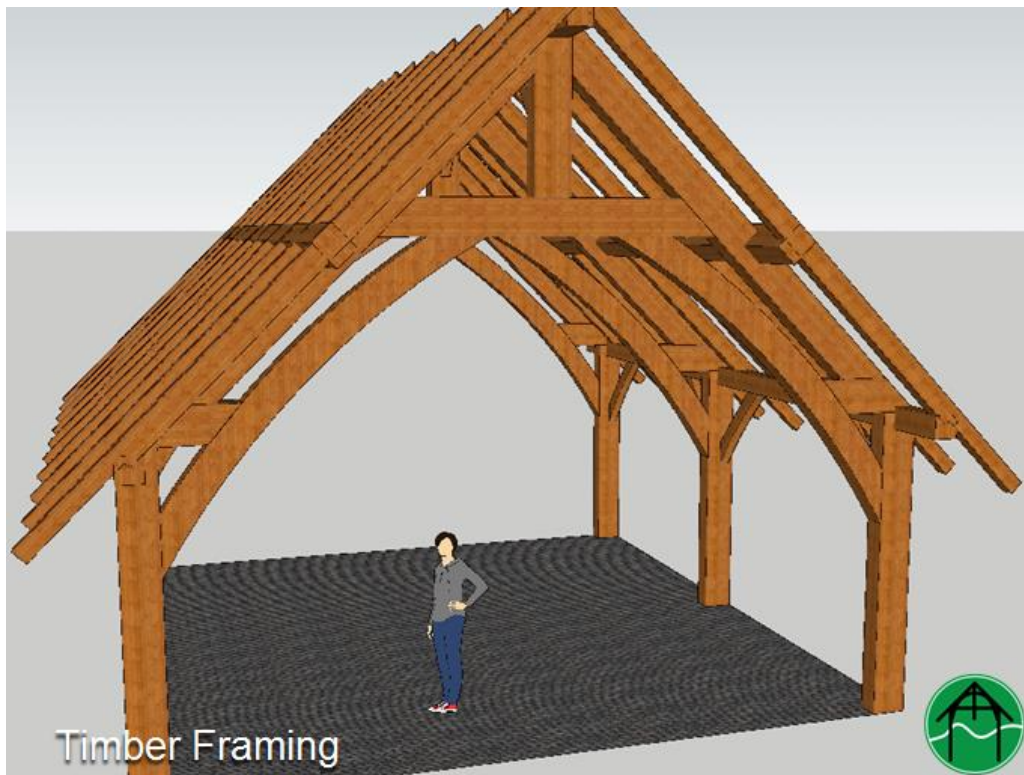
## LAND PHASE 1 | LWCF GRANT

- \$400,000 grant (includes \$200,000 match)
- ~12 acre park
- design, engineering, & construction
- parcel acquisition, historical & env studies
- parking lot, roads, bathroom facility, timber frame pavilion
- project to start January 2019

Photo: Central Street Media











Next steps: Judie to draft a Thank you letter to Franklin Savings Bank thanking them for all their support with the Downtown Development effort.

**Motion to adjourn was made by Councilor Dzujna.**

**Seconded by Councilor Ribas**

**All in Favor. Motion PASSED.**

**Meeting adjourned at 8:16PM**

Respectfully Submitted,

Audrey Lanzillo