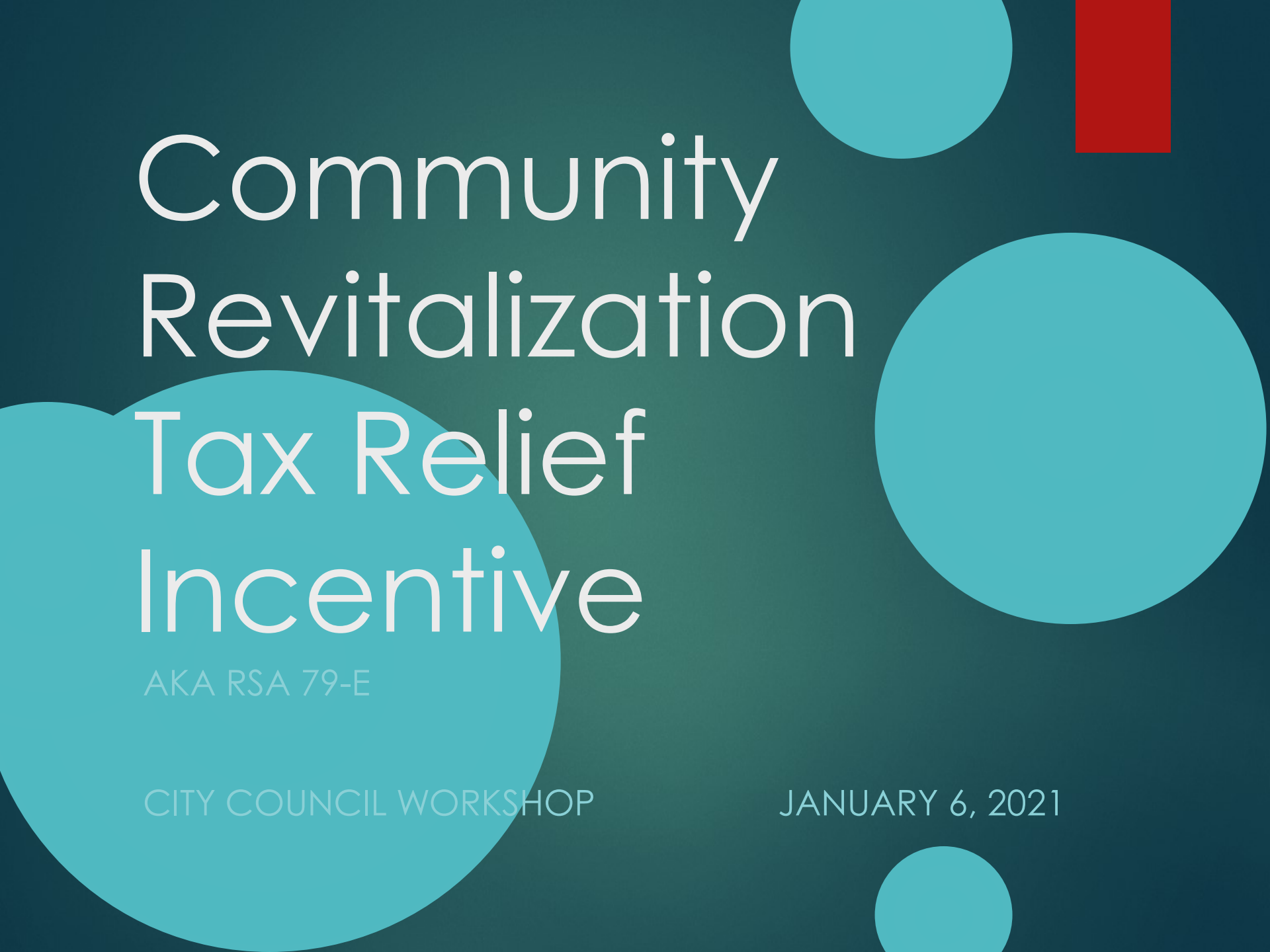


The background is a dark teal color. It features several large, overlapping circles in a lighter teal shade. In the top right corner, there is a solid red vertical rectangle. The main title is written in a large, white, sans-serif font, stacked in four lines.

Community Revitalization Tax Relief Incentive

AKA RSA 79-E

CITY COUNCIL WORKSHOP

JANUARY 6, 2021

Spirit and Intent



Public Benefits

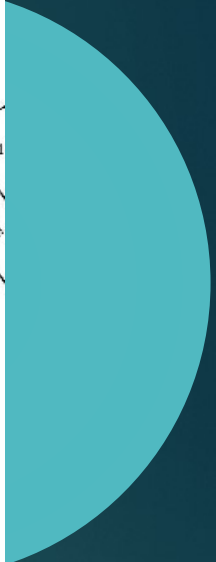
- ▶ It enhances the economic vitality of the downtown.
- ▶ It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of the downtown.
- ▶ It promotes the preservation and reuse of existing building stock throughout a municipality by the rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation.
- ▶ It promotes development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9B.
- ▶ It increases residential housing in urban or town centers.

Covenants

- ▶ Covenant is required signed by the owner and the city to:
 - ▶ Protect the public benefit(s) the project provides
 - ▶ Ensure that the building is maintained.
 - ▶ Outline insurance requirements
 - ▶ Outline payback/penalty provisions

If owner does not comply, all taxes - including back taxes are due to City

2
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6A
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17



State Requirements

- ▶ The City May:
 - ▶ Require rehabilitation costs to exceed 15 percent of pre-rehabilitation assessed valuation or an amount greater than \$75,000
 - ▶ City requires rehabilitation costs to exceed 220 percent of pre-rehabilitation assessed valuation
 - ▶ Develop a Tax Relief Period up to 13 years
 - ▶ City currently limits to 5.
 - ▶ Adopt provisions to document public benefit
 - ▶ Require a covenant up to twice the tax relief term
 - ▶ Require a lien against proceeds from casualty and flood insurance claims

Dover's Requirements

- ▶ The City Shall:
 - ▶ Require documentation of public benefit at time of application
 - ▶ Require that the property remain taxable for the period
 - ▶ Require partnership in infrastructure investment
 - ▶ Require a development agreement be signed

Local Experience



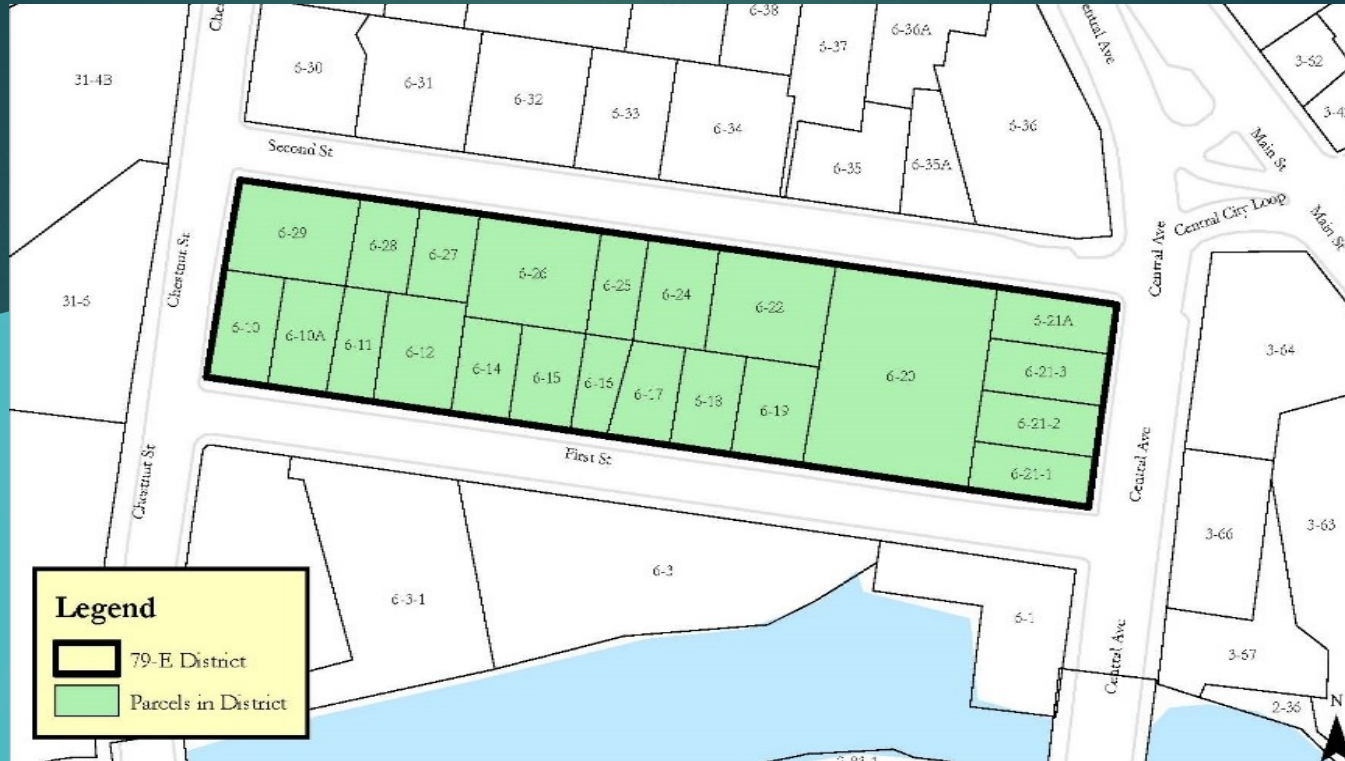
Local Experience



Local Experience

- Predevelopment Valuation: 1.8M Tax Guarantee: 11M
- Beginning with tax year 2025
- If tax shortfalls exist, the Developer must make up the shortfall.
- Performance Mortgage was conveyed to the City
- Provided ROW on Chestnut Street and Washington Street
 - Added travel lane on Chestnut
 - Added parking on Washington Street
- Development Agreement/Covenants are recorded at SCRD.
- Created Park at Locust and Chestnut and contributed funds towards Veterans' Memorial
 - Both were in lieu of Recreation Impact Fees
- Held abutter meetings prior to Plan Board/Construction

Expansion District



Map 6 Lots

10			
10A	17	21-1	25
11,	18	21-2	26
12	19	21-3	27
14	20	22	28
16	21A	24	29

Potential Enhancements

- ▶ The City May:
 - ▶ Allow a Tax Relief Period up to 9 years
 - ▶ Base remains 5.
 - ▶ An additional year, up to four additional years, may be added for each provision that ten percent of the housing created will have rental rates which do not exceed the HUD 80% Rent Limit for Dover
 - ▶ At Council's discretion
 - ▶ Clarify the intent is to promote reuse of buildings that have historic and cultural significance in Dover

Proposed Project



EXISTING



PROPOSED FOOTPRINT

PROPOSED COURTHOUSE REDEVELOPMENT
1 FIRST STREET, DOVER NH, TAX MAP 6, LOT 20

AERIAL VIEW
CC WORKSHOP PRESENTATION JANUARY 6, 2021



1.0

Proposed Project



Proposed Project



G.



H.



F.



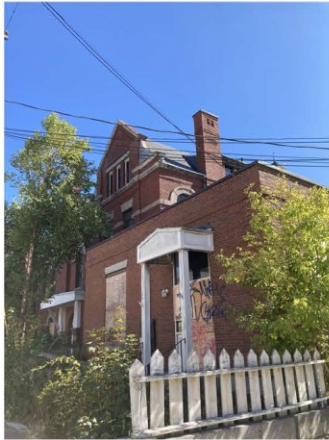
PROPOSED COURTHOUSE REDEVELOPMENT
1 FIRST STREET, DOVER NH, TAX MAP 6, LOT 20

SITE CONTEXT PHOTOS
CC WORKSHOP PRESENTATION JANUARY 6, 2021



2.1

Proposed Project



A.



B.



C.



D.



E.

PROPOSED COURTHOUSE REDEVELOPMENT
1 FIRST STREET, DOVER NH, TAX MAP 6, LOT 20

SITE CONTEXT PHOTOS
CC WORKSHOP PRESENTATION JANUARY 6, 2021



2.0

Proposed Project



PROPOSED COURTHOUSE REDEVELOPMENT
1 FIRST STREET, DOVER NH, TAX MAP 6, LOT 20

PROPOSED VIEWS
CC WORKSHOP PRESENTATION JANUARY 6, 2021



3.4

Proposed Project



PROPOSED COURTHOUSE REDEVELOPMENT
1 FIRST STREET, DOVER NH, TAX MAP 6, LOT 20

PROPOSED VIEWS
CC WORKSHOP PRESENTATION JANUARY 6, 2021



3.5

Proposed Project

- Predevelopment Valuation: 789K Tax Guarantee: 7M
- Beginning with tax year 2029
- Provision that 20% of the units created will be HUD Rental Rate limited for **21 years**
- Expansion of structure blends with the existing structure
- Performance Mortgage conveyed to the City for the tax obligation
- Provided permanent easement for Transportation Center and for Community Trail
 - No impact to the parking management lease
 - Both are in lieu of Recreation/Public Safety Impact Fees
- Development Agreement/Covenants will be recorded at SCRD.
- Hold abutter meetings prior to Plan Board/Construction

Process

- ▶ January
 - ▶ City Council reviews 2 resolutions
 - ▶ Expand 79E
 - ▶ Authorize Land Development Agreement
- ▶ February
 - ▶ If resolutions are approved,
 - ▶ Applicant applies for 79E
 - ▶ TIF, Heritage Board, Council review required
- ▶ December
 - ▶ Developer must have Site Plan approval
- ▶ March 2023
 - ▶ CO must be issued

The background is a dark teal gradient. It features several abstract shapes: a large teal circle on the left, a medium teal circle on the right, a small teal circle at the top center, a small teal circle at the bottom center, and a red vertical rectangle in the top right corner.

Questions