



CITY OF DOVER

CITY COUNCIL - AGENDA

Meeting Type: Workshop Session
Meeting Location: Council Chambers, City Hall
Meeting Date: **Wednesday, November 5, 2014**
Meeting Time: **7:00 pm**

- 1. CALL TO ORDER**
- 2. MOMENT OF SILENCE**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ROLL CALL ATTENDANCE**
- 5. CITIZEN'S FORUM**

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

- 6. DISCUSSIONS**
 - A. CAPITAL IMPROVEMENTS PROGRAM (CIP)**
 - B. WATERFRONT TAX INCREMENT FINANCING (TIF) PROPOSAL**
 - C. FISCAL YEAR 2015 CITY MANAGER GOALS**
- 7. ADJOURNMENT**



CITY OF DOVER, NEW HAMPSHIRE

TAX INCREMENT FINANCING

Waterfront TIF Proposal

TAX INCREMENT FINANCING

Waterfront TIF Proposal

November 5, 2014

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Waterfront TIF

Dover's goal of promoting development of its waterfront can be encouraged through the use of Tax Increment Financing (TIF) to promote economic activity. TIF Districts are used to stimulate private investment that would not otherwise occur or would not occur in a timely fashion. Dover adopted a Downtown TIF district in March of 2014 to promote investment in infill development, and is considering use of a TIF to promote development in and around the City's 29 acre waterfront parcel.

Objectives of TIF Development Program

The development program for the Waterfront TIF District (WTIFD) reflects the long term goals and objectives developed by the City of Dover, as outlined in its Master Plan, including the following:

- As outlined in the 2007 Land Use Chapter
 - Designate areas as Business Investment Districts to improve infrastructure & streetscape by taking advantage of income created by an increased tax assessment.
- The Vision Chapter includes the following elements as part of Dover's long term vision:
 - The historic downtown is alive with a wide variety of retail, dining, entertainment, cultural opportunities and a mix of housing choices that make it the vibrant focal point of the community.
 - Rural character is preserved and well-designed development is encouraged in and around the downtown core and waterfront.
- The Vision chapter articulates the following theme as part of Dover's vision for a vibrant downtown:

“Dover residents and visitors enjoy and support the downtown as an attractive, vibrant focal point of the community where people readily gather and socialize. It is family friendly, pet friendly and walkable, with a diversity of locally owned retail, dining, entertainment, employment, and housing choices including lively arts and culture opportunities.”
- Specific elements of the vision include:
 - A vibrant and inviting family friendly, pet friendly, walkable focal point for the entire community.
 - A diversity of family friendly and locally owned retail, dining, entertainment and employment/businesses and lively arts and culture and recreation opportunities.
 - Active and fully utilized mills and downtown buildings.

- An abundance of attractively landscaped islands, mini-parks, street trees, and park benches with a signature, high visibility public park that is the focal point of the downtown (e.g. Upper & Lower Squares, Henry Law Park).
 - Development of the waterfront in accordance with the approved Waterfront Design Guidelines.¹
 - Well maintained public amenities with well-developed wayfinding, public restrooms, doggy bag dispensers, underground utilities, excellent pedestrian, bicycle and handicapped accessibility.
 - Stronger and enhanced historic character and architectural quality.
 - Vacant lots and surface parking are redeveloped with buildings that are consistent with the downtown’s historic architectural quality.
- In addition, the Open Space and Recreation Vision section has the following elements:
 - Access to Dover’s waterways is provided across the city for recreation, trailer and carry-in boat access. Boat, kayak and bike rentals are readily available.
 - Preserve natural resources: water, watershed, air, farmland (aquifer conservation and filtration), and a working waterfront.
- In 1996, and 2005 the Community gathered to discuss waterfront redevelopment as part of a visioning and charrette process. The 2005 Charrette notes that the Dover Waterfront should provide an opportunity for redevelopment into a mixed-use environment that recognizes its unique location on the Cochecho River and with adjacent residential, business, recreational and open space uses. Within the Charrette it is noted that the purpose of this redevelopment should be to:
 - Encourage mixed-use development, including retail businesses and urban residences, at a design scale that is compatible with existing surrounding uses and Dover’s architectural heritage.
 - Establish strong visual and physical vehicular and pedestrian connections to downtown Dover and the areas adjacent to the Waterfront Area, such as Maglaras Park, Henry Law Park and the Washington Street corridor.
 - Provide vehicular and pedestrian circulation that recognizes the unique historic and waterfront environment of the site.
 - Encourage public access to the Cochecho River for the citizens of Dover.
 - Provide opportunities that encourage visitors and tourists to experience the Waterfront Area and Dover’s downtown as a recreational, cultural and historic environment.
 - Ensure orderly development of the Waterfront Area that will enhance the revitalization of downtown Dover and augment the economic well being of the City.
 - Conserve valuable natural elements of the Waterfront through a strategy of protection, conservation and appropriate land management.
 - Create a positive image for the Waterfront that will stimulate private and public investment within the area.
 - The Cochecho Waterfront Development Advisory Committee (CWDAC) used these goals to create a vision for the waterfront, thereby creating the “recipe” to be followed by the City in its efforts to market the property and guide the redevelopment process:
 - “The vision of the CWDAC is to provide a vibrant waterfront with public gathering places and access to the water, a place for people to live, meet, relax, encounter

¹ This item also included the now expired Land Development Agreement

nature, conduct business and learn of Dover's past. The CWDAC also seeks to ensure that the social and economic benefits derived from a revitalized waterfront are shared by all of Dover's residents."

- In 2014, CWDAC held a public forum where the community reiterated many of those theme and the vision.
 - Additional comments included:
 - Consider dividing property into smaller parcels for development and using more than one developer
 - Development should provide a benefit to taxpayers
 - Consider establishing the waterfront as a TIF District
 - Support conducting a marketing feasibility study
- In January of 2014, the 2014-2015 City Council adopted four goals. Goal number 2 was to "Continue to foster responsible and balanced economic development." With that goal were four objectives:
 - Effectively manage the effects of development.
 - Advance the development of the waterfront.
 - Understand and continue implementation of the Master Plan
 - Develop the Business Park 2.

Public Benefits of TIF District

A TIF is a tool to meet the economic development objectives outlined by a community. This tool is designed to be flexible and can be adjusted to meet the needs of a community and is controlled by the community. The redevelopment of Dover's waterfront promotes the long-term growth, stability and diversity of employment and the City's taxable valuation. Long term growth in commercial and industrial valuation ultimately supports higher quality services at a lower tax expense to residential uses. The WTIFD is expected to provide a number of public benefits, including:

- Secure an efficient redevelopment of the City's waterfront consistent with the City's Master Plan and the Economic Development framework laid out by the Dover Business Industrial Development Authority and Dover City Councils;
- Promote the community's vision of waterfront development as a source of new economic development on the waterfront, taking advantage of existing infrastructure;
- Providing for long-term growth in the City's non-residential property valuation;
- Encourage the City's move toward diversifying the property tax base and encouraging a shift towards a more equitable split in tax revenue sources; and
- Encouraging a continued positive growth, vibrancy and prosperity in the City and the general welfare of its citizens.

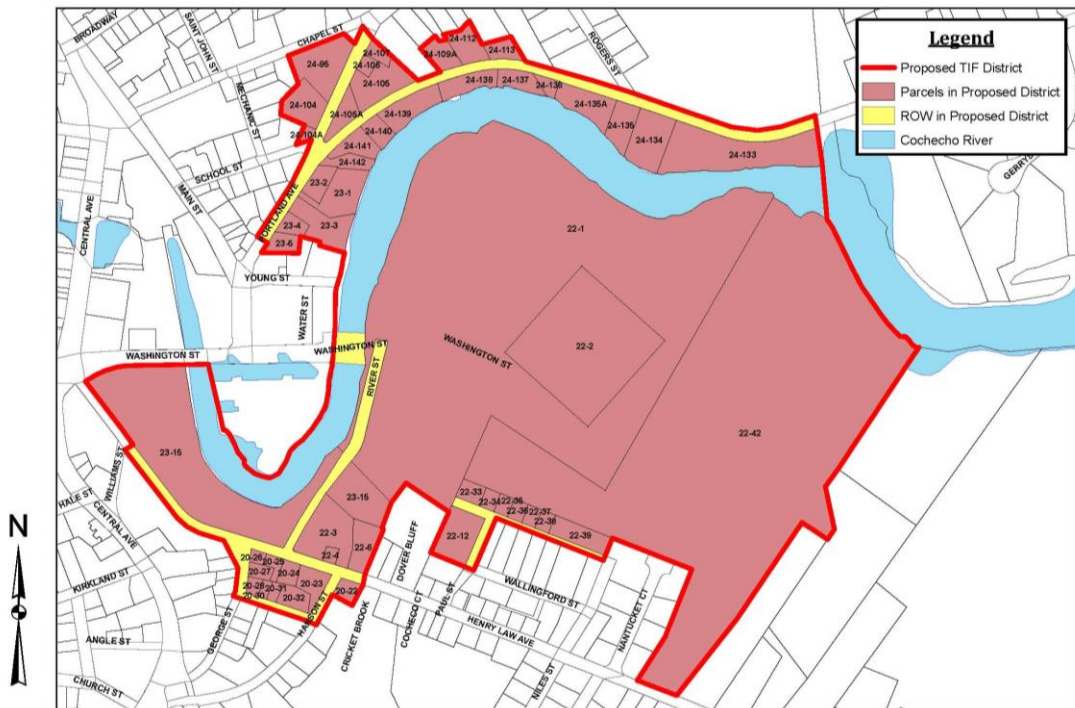
Reviewing the waterfront and City Council's goals, there is a clear linkage to the establishment of a TIF District and the goal to foster economic development. The creation of a WTIFD, will have direct benefit of supporting the development of the area, and will revitalize the waterfront development program, and will bring this non tax paying parcel onto the tax toll. Certainly a successful TIF, which demonstrates the public commitment to infrastructure improvement will encourage existing Dover businesses to reinvest in their properties and business, as well as invite new investment and businesses to Dover through the creation of a clean and readily developable site along the Cochecho River. As mentioned above, TIF can assist in improving the industrial/residential taxation balance as the community vision for the area includes a mixture of nonresidential and residential uses.

Many of the activities undertaken by the Dover Business Industrial Development Authority include the promotion of business activities in the urban core, and the waterfront shares boundaries with the core. The Authority supported the creation of a Downtown TIF District and understands the value it brings to enhancing Dover's infrastructure and communicating the commitment the City has to continued economic excellence. The TIF can be used to more efficiently pay the cost of the bond required to fund the creation of a clean and readily developable site while ensuring there is no additional tax burden on existing taxpayers throughout the community.

Description of the District

District Boundaries

The Waterfront TIF District will generally be centered on the 29.1 acre waterfront parcel. It will extend north of Henry Law Avenue, south of Portland Avenue/Cochecho Street, west of the Cochecho River, and east of Main Street. The particular parcels to be included within the District are shown on the map below and listed in Appendix A. The parcels, described by tax map and lot number and/or street address, are included in Appendix B. The parcels are publicly and privately owned.



Requirements & Process

Dover's Waterfront Tax Increment Financing District (WTIFD) must meet certain guidelines and restrictions in its formation, and utilization. There are statutory limitations on taxable valuation and acreage allowed within the City. The State of New Hampshire has created requirements which determine a maximum allowable base valuation of any individual Tax Increment Financing District. This valuation must not be more than eight percent (8%) of the City's taxable value. Furthermore, there are limits on the land area within a WTIFD, as the WTIFD must encompass no more than five percent (5%) of the City's land area.

Dover's Waterfront TIF District is proposed to meet the following guidelines:

	<i>Taxable Valuation</i>	<i>Land Area in Acres</i>
City Total 2014	\$2,794,717,920	18,857
Maximum Allowable - Individual TIF District <i>(8% of Taxable Value; 5% of Acreage)</i>	\$223,577,434	942.85
Waterfront TIF Baseline <i>As Percent of City Total</i>	\$8,604,700 0.31%	83.7 0.44%
Maximum Cumulative TIFs Allowable <i>(16% of Taxable Value; 10% of Acreage)</i>	\$447,154,868	1,885.70
Waterfront TIF	\$6,000,000	83.7
Downtown TIF	\$11,600,000	59.1
Total Cumulative District Values 2013 <i>As Percent of City Total</i>	\$17,600,000 0.63%	142.8 0.76%

This proposed plan has a total valuation that is less than one percent (0.31%), thus below the mandated eight percent (8%) of the City's taxable value. The proposed land area of eighty three 83 acres, is less than half of one percent (0.44%) of the City's land area, thus the WTIFD conforms to the requirement not be more than five percent (5%).

The statute also limits the cumulative land area and taxable valuation within all TIF districts of a municipality to sixteen percent (16%) of assessed valuation and ten percent (10%) of total land area. Dover has one existing (Downtown) TIF district, which is 59 acres. The total of the two TIF Districts would be 142.8 acres, thus the proposed point sixty three percent (0.63%) and point seventy six (0.76%) allotments meet this cumulative requirement.

In calculating the incremental increase in tax revenue, parcels owned by the City of Dover are assessed a value of zero. It is possible to isolate the acreage of taxable properties to understand the direct impact to the taxpayers by adopting a TIFD. Below, a third column has been added to the guidelines to illustrate this area, and demonstrate conformance. The taxable value is not changed, only acreage impacts have.

	<i>Taxable Valuation</i>	<i>Land Area in Acres</i>	<i>Taxable Land Area in Acres</i>
City Total 2014	\$2,794,717,920	18,857	18,857
Maximum Allowable - Individual TIF District <i>(8% of Taxable Value; 5% of Acreage)</i>	\$223,577,434	942.85	942.85
Waterfront TIF Baseline <i>As Percent of City Total</i>	\$8,604,700 0.31%	83.7 0.44%	36.9 0.19%
Maximum Cumulative TIFs Allowable <i>(16% of Taxable Value; 10% of Acreage)</i>	\$447,154,868	1,885.70	1,885.70
Waterfront TIF	\$6,000,000	83.7	36.9
Downtown TIF	\$11,600,000	59.1	57.2
Total Cumulative District Values 2013 <i>As Percent of City Total</i>	\$17,600,000 0.63%	142.8 0.76%	94.1 0.49%

As noted above, the statute limitation on cumulative land area to ten percent (10%) of total land area. Removing municipally owned parcel, which are not intended to be sold², the acreage of the existing (Downtown) TIF district, which is 57 acres and the proposed WTIFD would be 37 acres. The total of the two TIF Districts would be 94.1 acres, thus the proposed point forty nine percent (0.49%) allotment meets this cumulative requirement. To compare the two districts further, the existing district has 179 parcels, of which 161 are taxable. The WTIFD has 51 parcels, of which 47 are taxable.

Process

There are six elements which a community must identify to create a WTIFD. Each element requires the approval of the City Council before being complete. The elements are:

- Adopt the provisions of RSA 162-K
- Establish the TIF District boundaries
- Designate administration of district
- Designate advisory board

² Maglaras, Henry Law & Immigrant Parks, Central Fire Station, Police Station/Parking Facility & Cochecho Pump Station

- Establish a development plan
- Establish a financing plan

On October 13, 2010 the Dover City Council approved resolution R- 2010.09.08 – 123, which allowed the provisions of RSA 162-K to be adopted by the City. This document contains the remaining elements, which would need to be adopted through a resolution. Any resolution approved by the City Council must first have a public hearing held. As per RSA 162-K:4, “the hearing shall be held at least 15 days prior to the date on which action on the proposal is scheduled to take place. Notice of the hearing, including a description of any proposed district, shall be posted in 2 appropriate places in the municipality or published in a newspaper of general circulation in the municipality at least 7 days prior to the hearing.”

Development Plan

The development that occurs within the Waterfront Tax Increment Finance District (WTIFD) is recommended to be in accordance with the following Development Plan, which is required under RSA 162-K:6.

The City's initial activities in developing the WTIFD will include the creation of a clean and readily developable site along the Cochecho River. It may include public infrastructure development, marketing and promotion of the District, negotiation of development agreements, and the sale of property for commercial and/or residential infill development.

Property Disposition & Reuse of Private Property

The City may convey all or a portion of publicly owned parcels located within the WTIFD to private developers under the terms of specific development agreements designed to promote the objectives of the Development Program. It is anticipated that of the 29 acre parcel, 9 would be retained by the City as right of way, utilities or the park. The terms of development agreements pertaining to properties transferred by the City must be approved by the City Council. Although not anticipated, should the City acquire private property within the WTIFD, it shall be accomplished only with approval of the City Council as required by law, and reused for public purposes.

Public Improvements to be Constructed

The initial public improvements to be constructed include removing contaminated soils, installing needed infrastructure, such as stabilizing the river bank along the Cochecho River, and closing the River Dredge Spoil Cell, which was opened as a result of the dredging of the Cochecho River, over the past decade. Once closed, the cell site can be reused as a surface parking lot serving the waterfront and nearby Maglaras Park. Infrastructure improvements, associated with this work may include street lighting, traffic control devices, utilities and road systems anticipated for the completion of future development.

Following the capital investment in the riverbank stabilization and site clean-up, future public infrastructure within the WTIFD, as outlined in the City's Capital Improvement's Program and subject to final approval by the City Council, may include the following elements, which center on improvements necessary to encourage positive economic development in Dover's urban core:

- Relocating existing private utility transmission lines underground;
- Expansion or replacement of public utility infrastructure;
- Improvements to public streetscape and lighting, seasonal and permanent;
- Upgrading existing portions of sidewalk and road way infrastructure;
- Establishment of public open space including public parks, pathways and access to the

- River;
- Maintenance and administrative costs.

In addition to the guidelines already described, the construction of the public facilities will adhere and comply with the following guidelines:

- All relevant rules and regulations related to environmental controls;
- Facilities constructed are anticipated to be operated and maintained by the City of Dover during and following the completion of capital improvements within the WTIFD.

Public Utilities

The City of Dover operates and maintains municipal water, wastewater and storm water utilities within Dover’s downtown, including the waterfront.

Private Utilities

In addition to the above referenced Public Utilities, natural gas service is provided to Dover’s waterfront by Unitil, which has a policy of extending service lines at its own cost to provide service to new development sites. Public Service Company of New Hampshire (PSNH) is the provider of electric service to all areas of the City of Dover.

The City’s land development regulations require new development to place all utilities underground. The Master Plan encourages the City to look at placing existing utilities underground as well. Furthermore, the 2008 Waterfront Design Guidelines note Dover’s desire to place any new utilities underground to create an attractive streetscape. All public facility programs will meet this goal.

Land Use Regulations

As established by the City’s development practices, public and private property within the WTIFD, consistent with the City’s Master Plan, shall be developed or redeveloped in accordance with the goals, objectives, and standards set by the following City documents, as amended:

- Zoning ordinance;
- Subdivision of land regulations;
- Site plan review regulations;
- Building and life safety codes;
- All applicable state and federal laws.

Relocation of persons, businesses or others:

The City’s proposed development of public infrastructure, does not anticipate the displacement of any persons, businesses or others. The area of initial and planned future public infrastructure development is municipal owned property, therefore, no plan for relocation is necessary.

Powers and authorities:

In conformity with the Development Program within the district, the City, via the City Council, may invoke the various powers and authorities as set forth in RSA 162-K: 6 III.

District changes and modifications:

The area of the WTIFD may be amended following the date of the designation, subject to further public hearings and vote of the City Council, in accordance with RSA 162K: 5.

The tax increment financing plan may be modified by the approval of the City Council in accordance with 162-K:9 IV.

Financing Plan

New Hampshire's Revised Statutes Annotated (RSA) govern the State's wellbeing and authorize local communities. RSA 162-K:9, Tax Increment Financing Plan, requires that the City of Dover adopt a Tax Increment Financing Plan for any development district established.

Introduction

Objective

It is the objective of the City of Dover to use the Waterfront Tax Increment Finance District (WTIFD) to support economic development on the city's waterfront by providing public infrastructure, including a park, roadway network and removing contaminated soils from the site. In order to assist in that endeavor, it is necessary that the City of Dover fund public improvements to attract private investors to the waterfront. In turn, those private investors and their projects will provide needed taxable assessment, business revenue, and cultural and social activities to the downtown and the community as a whole. With the development of the proposed WTIFD, the City will create a clean and attractive site for developers to utilize in creating a development which meets the vision of the community. Without the creation of the WTIFD, the long standing community vision of developing the waterfront into a vibrant and functioning part of the community will be more difficult. Once in place, this development will provide the benefit of millions of dollars of private investments and the City will benefit from the additional taxable value those private investments generate, which will fund the aforementioned park, site clean-up and infrastructure improvements.

Additionally, the creation of the WTIFD is contemplated by the Master Plan Visioning Chapter adopted by the Planning Board on August 28, 2012 as well as the recommendation from the Land Use Chapter of the Master Plan from 2007 that specifically states the City of Dover should "Designate areas as Business Investment Districts to improve infrastructure and streetscape by taking advantage of income created by an increased tax assessment." The Master Plan also endorses the need to develop the waterfront.

Sale of City-Owned Real Estate within the TIF District

As part of the Development Program the City may subdivide the 29.1 acre parcel and convey any or all of it to private entities for the purposes of development consistent with the purposes of the WTIFD. The City shall retain the land beneath the River Street Pump Station, the waterfront park, and any right of ways.

As part of the sale of public property for redevelopment, the City shall enter into a development agreement with the purchaser. At a minimum a development agreement will document:

- An agreed construction timeline
- A minimum post development value for the property

- Requirements for a payment in lieu of taxes should the assessed value for the project fall below an agreed upon value

In 2013, the City of Dover entered into a similar agreement with First Street at Garrison, LLC for the sale and redevelopment of the First Street parking lot. The agreement calls for the construction of a ten million one hundred thousand dollar (\$10,100,000.00) development, over two phases. Said development includes tax guarantees for both phases of development.

Cost of Public Improvements

The Fiscal Year 2016 – 2021 Capital Improvement’s Program included the following projects within the WTIFD:

- Riverbank stabilization
- Riverfront park development
- Site work, including excavating the “bluffs” and soil remediation and dredge cell closure
- Retaining a consultant for designing, engineering, permitting and overseeing activities

Future public improvements may include reconstruction of Henry Law Avenue, and the development of site stabilization improvements to assist with removing ledge and other construction obstacles that appear on the site. As outlines in the Development Plan, streetscape and utility work may occur on streets within the WTIFD as well. A final future project will be the closure of the dredge spoils cell.

The table below shows projects prioritized with an estimated timeline and estimated budgets:

PROJECT DESCRIPTION	2016	2017	2018	2019	2020	2021	Total
Cochecho Bank Stabilization	\$600,000						\$600,000
Soil Remediation	\$250,000						\$250,000
Dredge Cell Closure	\$300,000						\$300,000
Site Work/Bluff Excavation	\$500,000	\$500,000					\$1,000,000
Design Engineering	\$550,000						\$550,000
Riverfront Park Development		\$300,000			\$1,000,000		\$1,300,000
Roadway/Utility Construction					\$2,000,000		\$2,000,000
TOTAL	\$2,200,000	\$800,000			\$3,000,000		\$6,000,000

Prior to undertaking these projects, the City Council would authorized the issuance of General Obligation bonds, pledging the City’s full faith and credit in accordance with New Hampshire RSA 33, to finance the improvements. The cost of the infrastructure improvements has been estimated to be approximately \$6 million. The amount financed will be \$6 million. It is expected that two separate bonds would be issued, one for initial work (2016-2017) totaling \$3,000,000, and a second bond for the additional projects totaling \$3,000,000 (2020). The initial work will stabilize and clean up the site, while the later work will create the roadway network and the finish the park. This work would be financed after developer agreements have been secured with purchasers of the property.

The infrastructure improvements included in the \$6 million project cost encompass street lighting, traffic control devices, water, wastewater, storm water infrastructure and roadway systems. The debt service for the first five (5) years of the site clean-up and stabilization will be limited to interest-only payments. These payments would be made by transferring funds from the General Fund to the WTIFD to pay the debt service for first three years of the district. It is anticipated that these payments will be approximately \$150,000 per year. For the remaining twenty (20) years of the bond,

the anticipated payments, including principal and interest, will be approximately \$300,000 per year. The same scenario would be created by issuing the second bond in 2020. For forecasting purposes, the Revenue Analysis and Assumptions for the facility financing utilizes an interest rate of five percent (5%) over the life of the twenty five (25) year bond.

As part of the annual development of the City’s Capital Improvement’s Program, further public improvements will be analyzed and approved by the City Council in accordance with existing and future financial policies (as adopted by the City Council). Said public improvements will be tied to the overall growth and enhancement of Dover’s waterfront. These improvements should contribute to the economic viability and health of the City. Improvements to be funded by the WTIFD will be within the parameters of revenue generated by the district. Financing for such improvements, whether through future bond issuances or other sources of financing funded by WTIFD revenues, will be scheduled as increment becomes available, and as the City Council approves.

Revenue Potential from Captured Assessed Valuation in District

A Revenue Analysis and Assumptions is attached in Appendix C that demonstrates how the plan would finance cleaning up the site and creating a development ready parcel or parcels. As described above, the project will be financed with a twenty-five (25) year general obligation bond backed by the full faith and credit of the City. The repayment of the bond will include five (5) years of interest only payments and twenty (20) years of principal and interest payments to fully amortize the debt. The debt is structured with interest only being paid for the first five (5) years, to allow for a period of development to occur to create the incremental revenue needed to finance the ongoing principal and interest payments. The attached Revenue Analysis and Assumptions documents the anticipated the cost to repay the debt along with ongoing administration, maintenance and capital improvement costs will be satisfied each year from a combination of sources including new tax increment derived from new captured assessed value within the WTIFD and the sale of the City-owned parcel.

The TIF Administrative Plan shall govern the computation of the Captured Assessed Valuation.

Annual TIF District Revenues

Tax Increment Financing revenues will be generated by property taxes levied on the incremental assessed valuation within the District after the date of its creation. Long term projections of waterfront development build-out within the WTIFD indicate the following annual tax revenue potential generated by one hundred percent (100%) retention of captured assessed value.

Tax Year Ending	Annual Tax Revenue Potential From Incremental Assessed Valuation
2020	\$286,556
2025	\$723,928
2030	\$772,255
2035	\$823,047
2039	\$865,539
2044	\$921,089

The above revenue estimates rely on assumptions that include development commitments and an assumed annual pace of growth in assessed value ranging from one percent (1%) to two percent (2%) growth in

annual assessments due to market forces for the initial seven years. After year 7 the assumed percentage of growth is estimated at a value of one percent (1%). Various factors, including the actual pace and character of new development within the WTIFD, actual valuations assigned to WTIFD properties, and property tax rate may alter the captured assessed valuation. Furthermore, the assumptions utilize a fixed tax rate of twenty five dollars and ninety seven cents (\$25.97) over the life of the Revenue Analysis and Assumptions. Actual increments shall be calculated based upon the adopted tax rate, as certified by the New Hampshire Department of Revenue Administration.

Although the assumptions above do not anticipate the use of grant funding, or the allocation of unexpended bond proceeds to offset development program costs within the WTIFD, should grant funding or unexpended bond proceeds become available, the City Council may allocate them to offset development program costs within the WTIFD. The Revenue Analysis and Assumptions includes conservative estimates on the sale price of public land, and does not reflect any anticipated redevelopment of specific private property in the WTIFD which would generate increased tax incremental revenue. As future development agreements are negotiated as part of the sale of public land, specific tax revenue expectations will be built into the agreement allowing for redevelopment of the property.

Annual Allocation of Captured Value

Where annual tax increment revenues from the WTIFD, together with unexpended balances of such revenues from prior years exceed the amount necessary for annual debt service payments, such revenues will accumulate within a special revenue fund to be used to retire bond debt incurred for public improvements within the WTIFD. Through the annual adoption of the Capital Improvements Program and the adoption of the annual municipal budget, the City Council may also authorize their use for future public improvements, secured by developer agreements.

Subject to current and future debt obligations being satisfied, the balance of any unobligated tax increment revenues may be allocated for the operation, maintenance replacement and/or upgrades of public infrastructure within the WTIFD or returned in whole or part to the General Fund following a vote of the City Council and adoption of the annual municipal budget.

Impact of RSA 162-K TIF District on Related Taxing Jurisdictions

In accordance with RSA 162-K:10, all property tax revenues generated by the baseline assessed value (base value) of the WTIFD will continue to accrue to the City's General Fund.

In accordance with RSA 162-K:9, Strafford County and Dover School Board were notified of the potential establishment of the WTIFD and provided an opportunity to meet with the City Council, the governing body of the City of Dover, so they also can be informed of the TIF plan and proposed district prior to adoption. They were also allowed to contribute comments during the public hearing on the establishment of the proposed WTIFD.

Operation and Maintenance

The City will be responsible for the operation and maintenance of all public infrastructure (roadways etc). The funding of maintenance and operating expenses for the infrastructure will be provided for with adoption of the annual municipal budget adopted by the City Council.

Duration

The Waterfront Tax Increment Financing District will expire at the conclusion of the bond repayment schedule associated with the planned public improvements within the WTIFD which currently consists of creating a clean and developable waterfront and related infrastructure improvements. This bond repayment is anticipated to be complete in no more than twenty-five (25) years. Upon expiration of the WTIFD, all incremental valuation that has been created within the WTIFD becomes available as new property tax revenues for the City's general fund.

Administration Plan

Proper administration of the Tax Increment Financing District (WTIFD) is of paramount importance. Strict adherence to the Development and Financing Plan as well as proper fiscal controls, and oversight of the use of a TIF to promote economic activity must be consistent and constant. In accordance with RSA 162-K, the following administrative processes shall govern the WTIFD.

Administrator

By designation of the City Council, and consistent with the responsibilities for municipal administration established by the Dover City Charter, the Administrator of the WTIFD shall be the City Manager, who shall be granted the powers and duties outlined in 162-K:13, subject to approvals required by the City Council. Additionally, the Administrator shall make an annual financial report to the City Council, as per RSA 162-K:11.

Advisory Board

In accordance with RSA 162-K:14, the Dover City Council creates an Advisory Board for the WTIFD, which shall have operating rules in conformance with Chapter 5 of the City of Dover Code. The Advisory Board shall consist of five (5) voting members including: one (1) City Councilor; one (1) Citizen Representative, who does not own or occupy real property within or adjacent to the WTIFD; and three (3) Citizen Representatives who are property owners or occupants of real property within or adjacent to the WTIFD, one (1) of whom shall be recommended by the Dover Chamber of Commerce, and one (1) of whom shall be recommended by the Dover Business Industrial Development Authority. The City Manager (or designee) shall be an ex-officio non-voting member. The Advisory Board shall be known as the “Waterfront TIF Advisory Board.”

The Board shall operate under the provisions of 162-K:14 which governs the powers and authority of the Advisory Board. The purpose of the Advisory Board shall be to advise the City Council and District Administrator on the recommended policies and actions for the administration and operation of the District, and to advise the City Council and District Administrator regarding the planning, construction and implementation of the Development Program and the operation and maintenance of the District after the program is completed.

The Advisory Board shall meet either as determined by the chair of the Board or by request of the Mayor or the City Manager to examine operation and maintenance of the WTIFD. The Advisory Board shall provide quarterly reports to the City Council.

The Advisory Board shall have 30 days to appeal any decision of the District Administrator to the City Council for review and appropriate action.

Amendments

Amendments to the boundaries of the WTIFD, the Development Program or Financing Plan shall be undertaken in accordance with the public hearing process set forth within RSA 162-K:4, including its requirements for reasonable notification to the Dover School District and Strafford County Commissioners, in accordance with RSA 162-K:9.

Duration of Program

The Waterfront Tax Increment Financing District will expire at the conclusion of the bond repayment schedule associated with public improvements made within the WTIFD including that associated with the public infrastructure and related improvements which is anticipated to be twenty-five (25) years.

Computation of tax increments:

Upon formation of a development district, the Dover Tax Assessor shall determine the current assessed value of the real property within the District in conformity with RSA 162-K:10. The current assessed value shall be known as the “Original Assessed Value.” Each year thereafter, the Assessor(s) shall determine the amount by which the assessed value has increased or decreased from the Original Assessed Value. Any amount by which the current assessed value of the district exceeds the original assessed value will be referred to as the “Captured Assessed Value.” This amount will be determined annually.

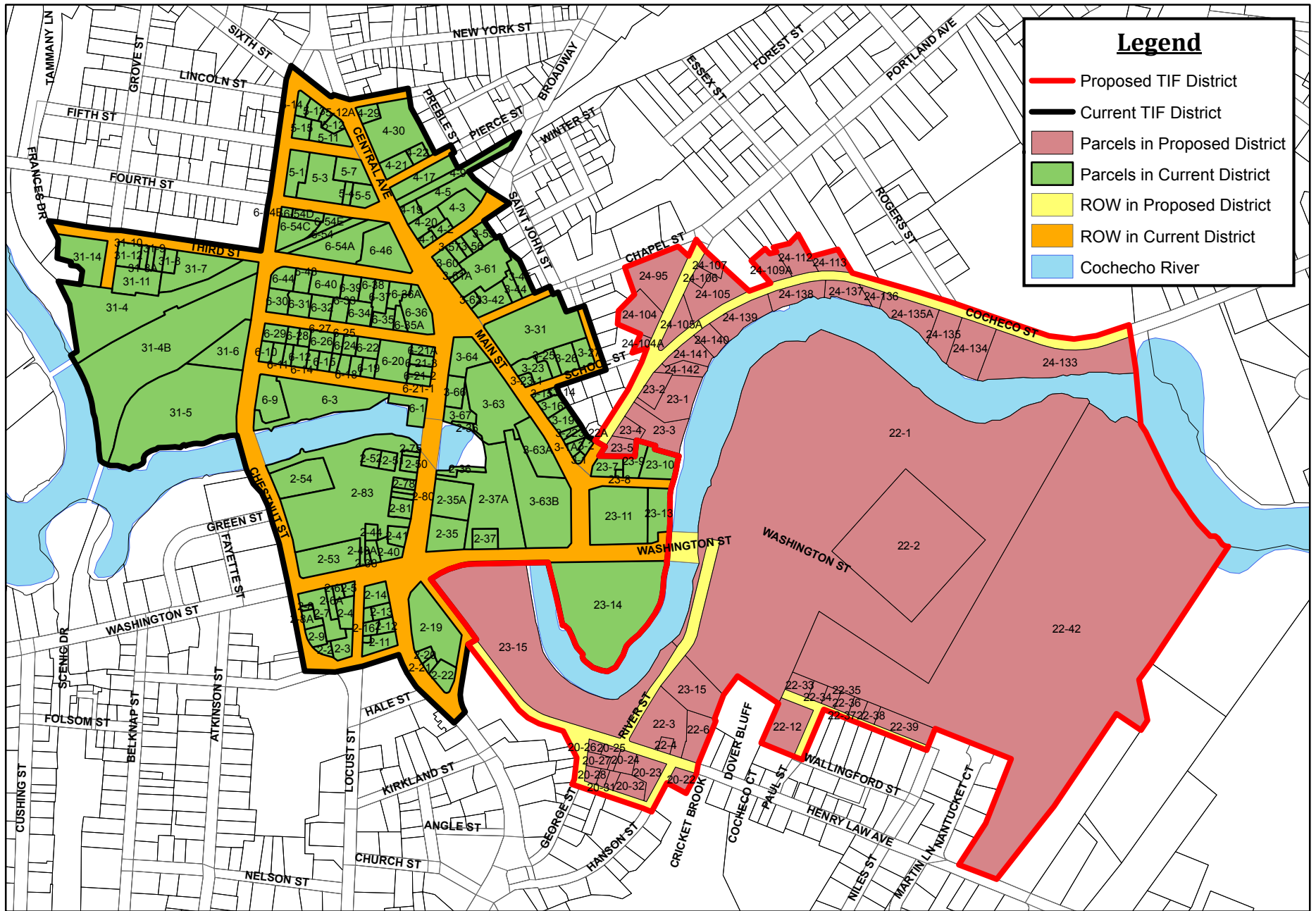
Captured assessed value dedication:

The City of Dover shall expend the tax increments received in accordance with the tax increment financing plan. Tax increments shall be used only to pay the costs (including debt service) and administrative expenses incurred in developing and maintaining the public facilities and infrastructure to be constructed within the WTIFD.



District Maps

Current and Proposed TIF Districts



0 500 1,000 2,000 Feet

Prepared by the Department of Planning and Community Development

Last Revised 10/23/14



List of Parcels

City of Dover
Existing Conditions in Proposed TIF District - Estimate of Original Assessed Valuation
 October 2014

Parcel ID	Owner	St#	St Name	zone	use	cl	acres	TY2014 Land	TY2014	Total
								Value	Building	Baseline
								Value	Value	Assessment
20022-000000	ROTHWELL ANDREW C	47	HANSON ST	RM-U	104	R	0.17	63,400	74,400	137,800
20023-000000	LIATSI JOHN E	36	HANSON ST	CBD	111	A	0.30	102,100	137,800	239,900
20024-000000	MACGREGOR ROB ROY	73	HENRY LAW AV	CBD	104	R	0.17	63,400	68,000	131,400
20025-000000	PAUL WILLIAM H JR	71	HENRY LAW AV	CBD	101	R	0.12	65,900	78,300	144,200
20026-000000	SHAW ROBERT B F JR	65	HENRY LAW AV	CBD	303	C	0.07	94,100	215,700	309,800
20027-000000	SQUIER DAVID D	27	GEORGE ST	CBD	104	R	0.12	62,600	71,800	134,400
20028-000000	FRITZ MICHAEL	25	GEORGE ST	CBD	101	R	0.10	59,100	196,000	255,100
20030-000000	FRITZ MICHAEL	11	SONNETT ST	CBD	104	R	0.06	58,500	103,300	161,800
20031-000000	STRIPTO VINCENT L &	9	SONNETT ST	CBD	101	R	0.08	58,700	75,200	133,900
20032-000000	RUSSELL MICHAEL J &	32	HANSON ST	CBD	104	R	0.25	64,600	96,100	160,700
22001-000000	CITY OF DOVER	31	RIVER ST	CWD	903	E	29.00	0	0	0
22002-000000	DENNIS ELEANOR MARY	1	RIVER ST	CWD	101	R	3.92	309,600	206,500	516,100
22003-000000	DUBOIS FAMILY 2003 REV TRUST	80	HENRY LAW AV	RM-U	101	R	1.03	76,200	98,600	174,800
22004-000000	CLARK PAULA M	84	HENRY LAW AV	RM-U	101	R	0.07	65,100	75,100	140,200
22006-000000	PETERSON CATHERINE A	89	HENRY LAW AV	RM-U	111	A	0.45	111,400	180,200	291,600
22012-000000	TRUEMAN MAN M TRUSTEE	6	PAUL ST	R-12	101	R	0.69	75,100	129,600	204,700
22033-000000	MCENEANEY CATHERINE	12	PAUL ST	R-12	132	R	0.20	1,400	0	1,400
22034-000000	MCENEANEY KEVIN		WALLINGFORD ST	R-12	132	R	0.11	800	0	800
22035-000000	DUFFY DIANE M &		WALLINGFORD ST	R-12	132	R	0.11	800	0	800
22036-000000	TAYLOR WAYNE R & PATRICIA TRUSTEES		WALLINGFORD ST	R-12	132	R	0.11	800	0	800
22037-000000	TAYLOR WAYNE R & PATRICIA P TRUSTEES		WALLINGFORD ST	R-12	132	R	0.11	800	0	800
22038-000000	TAYLOR WAYNE & PATRICIA TRUSTEE		WALLINGFORD ST	R-12	132	R	0.11	800	0	800
22039-000000	MCENEANEY CATHERINE		WALLINGFORD ST	R-12	132	R	0.44	3,200	0	3,200
22042-000000	CITY OF DOVER (BASEBALL PARK)		TOWNE DR	R-12	903	E	29.00	0	0	0
23001-000000	MAIRS ROBERT S		PORTLAND AV	CBD	337	C	0.53	188,400	2,600	191,000
23002-000000	MAIRS ROBERT S	33	PORTLAND AV	CBD	111	A	0.32	117,800	351,700	469,500
23003-000000	MAIRS ROBERT S	25	PORTLAND AV	CBD	111	A	0.61	156,900	413,900	570,800
23004-000000	MAIRS ROBERT S	17	PORTLAND AV	CBD	302	C	0.19	106,400	356,300	462,700
23005-000000	FRANGOS JAMES C &	13	PORTLAND AV	CBD	340	C	0.27	126,900	216,900	343,800
23015-000000	CITY OF DOVER (INDOOR POOL/OLD GYM)	6	WASHINGTON ST	CBD	903	E	6.50	0	0	0
24095-000000	CITY OF DOVER (PARKING LOT)		PORTLAND AV	CBD	903	E	0.84	0	0	0
24095-000LS1	LEASE PORTLAND AVE PARKING LOT		PORTLAND AV	CBD	903	C	0.00	0	0	0
24104-000000	MAIRS ROBERT S	44	PORTLAND AV	CBD	105	R	0.50	93,000	116,100	209,100
24104-A00000	BELLAMY MANAGEMENT CORP	26	SCHOOL ST	CBD	101	R	0.11	85,700	46,400	132,100
24105-000000	MAGLARAS GEORGE	22	COCHECO ST	CWD	316	I	0.85	66,000	48,500	114,500
24105-A00000	CITY OF DOVER (PUMP STATION)	20	COCHECO ST	CWD	903	E	0.39	0	0	0
24106-000000	BOUCHER CAROL &	55	PORTLAND AV	CWD	101	R	0.11	85,300	128,800	214,100
24107-000000	MINOT FRANCINE M	59	PORTLAND AV	CWD	101	R	0.18	75,500	89,000	164,500
24109-A00000	AVON HOLDINGS LLC		COCHECO ST	CWD	131	R	0.28	40,600	0	40,600
24112-000000	PRINTY RITA C IRREV TRUST		COCHECO ST	CWD	130	R	0.40	101,100	0	101,100
24113-000000	PRINTY RITA C IRREV TRUST	46	COCHECO ST	CWD	111	A	0.24	105,800	240,200	346,000
24133-000000	PUBLIC SERV CO OF N H	75	COCHECO ST	CWD	422	U2	1.11	69,300	19,100	88,400
24134-000000	TURGEON ROBERT & EVA GEN PART	73	COCHECO ST	CWD	104	R	0.71	205,100	98,300	303,400
24135-000000	WAKABAYASHI DAVID & REIKO TRUSTEES	67	COCHECO ST	CWD	105	R	0.28	187,500	113,800	301,300
24135-A00000	MAGLARAS GEORGE	65	COCHECO ST	CWD	101	R	0.37	132,800	110,000	242,800
24136-000000	MAGLARAS GEORGE		COCHECO ST	CWD	315	C	0.17	72,700	63,600	136,300
24137-000000	MAGLARAS GEORGE		COCHECO ST	CWD	315	C	0.23	74,200	90,800	165,000
24138-000000	MAGLARAS GEORGE	33	COCHECO ST	CWD	307	C	0.33	76,400	159,100	235,500
24139-000000	MAGLARAS GEORGE	31	COCHECO ST	CWD	384	C	0.52	79,200	186,000	265,200
24140-000000	MAGLARAS GEORGE &	11	COCHECO ST	CWD	315	C	0.19	72,300	35,500	107,800
24141-000000	MAIRS ROBERT S	5	COCHECO ST	CBD	390	C	0.39	96,000	32,000	128,000
24142-000000	MAIRS ROBERT S		COCHECO ST	CBD	390	C	0.25	93,900	32,300	126,200
							83.66	3,847,200	4,757,500	8,604,700



Revenue Analysis

City of Dover, NH
Waterfront TIF District

Revenue Analysis and Debt Service
Coverage Assumptions

Per Proposed TIF Plan

Description	Projected Total	Fiscal Year Estimated					Fiscal Year Estimated				
		15	16	17	18	19	20	21	22	23	24
Anticipated Increment By Year @ FY2014 Tax Rate			201,447	333,539	512,304	694,644	11,034,134	26,452,120	26,802,688	27,156,762	27,514,376
Tax Revenue on Incremental Valuation	19,525,990	-	5,232	8,662	13,305	18,040	286,556	686,962	696,066	705,261	714,548
Transfer From General Fund	450,000	-	150,000	150,000	150,000						
Sale of City Waterfront Parcel	1,000,000					500,000	500,000				
Net Sources of Funds	20,975,990	-	155,232	158,662	163,305	518,040	786,556	686,962	696,066	705,261	714,548
Less Net Debt Service	(10,650,000)	-	(150,000)	(150,000)	(150,000)	(150,000)	(300,000)	(450,000)	(442,500)	(435,000)	(427,500)
Projected Resources Exceed (Short)											
Debt Service Coverage	10,325,990	-	5,232	8,662	13,305	368,040	486,556	236,962	253,566	270,261	287,048
All revenue projections reflect unadjusted 2014 dollars											

City of Dover, NH
Waterfront TIF District

Revenue Analysis and Debt Service
Coverage Assumptions

Per Proposed TIF Plan

Description	Projected Total	Fiscal Year									
		Estimated									
		25	26	27	28	29	30	31	32	33	34
Anticipated Increment By Year @ FY2014 Tax Rate		27,875,567	28,240,370	28,608,820	28,980,956	29,356,812	29,736,427	30,119,839	30,507,084	30,898,202	31,293,231
Tax Revenue on Incremental Valuation	19,525,990	723,928	733,402	742,971	752,635	762,396	772,255	782,212	792,269	802,426	812,685
Transfer From General Fund	450,000										
Sale of City Waterfront Parcel	1,000,000										
Net Sources of Funds	20,975,990	723,928	733,402	742,971	752,635	762,396	772,255	782,212	792,269	802,426	812,685
Less Net Debt Service	(10,650,000)	(570,000)	(555,000)	(540,000)	(525,000)	(510,000)	(495,000)	(480,000)	(465,000)	(450,000)	(435,000)
Projected Resources Exceed (Short)	10,325,990	153,928	178,402	202,971	227,635	252,396	277,255	302,212	327,269	352,426	377,685
Debt Service Coverage											
All revenue projections reflect unadjusted 2014 dollars											

City of Dover, NH
Waterfront TIF District

Revenue Analysis and Debt Service
Coverage Assumptions

Per Proposed TIF Plan

Description	Projected Total	Fiscal Year						Fiscal Year			
		Estimated						Estimated			
		35	36	37	38	39	40	41	42	43	44
Anticipated Increment By Year @ FY2014 Tax Rate		31,692,210	32,095,179	32,502,178	32,913,247	33,328,426	33,747,758	34,171,282	34,599,042	35,031,079	35,467,437
Tax Revenue on Incremental Valuation	19,525,990	823,047	833,512	844,082	854,757	865,539	876,429	887,428	898,537	909,757	921,089
Transfer From General Fund	450,000										
Sale of City Waterfront Parcel	1,000,000										
Net Sources of Funds	20,975,990	823,047	833,512	844,082	854,757	865,539	876,429	887,428	898,537	909,757	921,089
Less Net Debt Service	(10,650,000)	(420,000)	(405,000)	(390,000)	(375,000)	(360,000)	(345,000)	(180,000)	(172,500)	(165,000)	(157,500)
Projected Resources Exceed (Short)											
Debt Service Coverage	10,325,990	403,047	428,512	454,082	479,757	505,539	531,429	707,428	726,037	744,757	763,589

All revenue projections reflect unadjusted 2014 dollars