



**DOWNTOWN LEBANON TIF ADVISORY BOARD**  
**JULY 24, 2024 - 6:00 PM**  
**COUNCIL CHAMBERS, CITY HALL OR**  
**REMOTE VIA VIRTUAL PLATFORM**  
**LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. The July 24, 2024 Downtown Lebanon TIF Advisory Board Meeting is hereby called to order.

**2. Approval of Minutes**

- A. October 30, 2023

**3. New Business**

- A. Discuss and make recommendations for the projected revenues and proposed appropriations for the 2025 Budget
- B. Discuss Lebanon Energy Advisory Committee (LEAC) proposal to utilize tax increment funds (TIF) funds to purchase and install a solar electric vehicle (EV) charging station
- C. Discuss LEAC Request for Interest (RFI) & Request for Proposal (RFP) for EV charging facilities within the Downtown TIF District and possible use of TIF funds
- D. Provide update on status of the Downtown Parking Study

**4. Future Agenda Items:**

**5. Next Meeting Date:**

**6. Other Business**

**7. Adjournment**

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://LebanonNH.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will continue without remote access capabilities.



**Minutes**  
**Downtown Lebanon TIF Advisory Board**  
**Monday, October 30, 2023 – 6:00pm**  
**Council Chambers, City Hall Or**  
**Remote Via Virtual Platform**  
[LebanonNH.gov/Live](https://LebanonNH.gov/Live)

**1. CALL TO ORDER:** The October 30, 2023 Downtown TIF Advisory Board Meeting was called to order at approximately 6:10 PM. Present on the Board; Chairman Barry Schuster, Councilor George Sykes, Chris Haidari, Victoria Smith, UVBA Executive Director Tracy Hutchins and City Manager Shaun Mulholland. Absent-Peter Owens

**2. APPROVAL OF MINUTES:**

MOTION made by Councilor Sykes second by Chris Haidari to approve the minutes of - August 3, 2022. Motion passed unanimously.

**3. NEW BUSINESS:**

**A.** Review and make a recommendation to the City Council regarding the RSA 79-E tax exemption application for the Woolen Mill Project. Jon Lividas made a presentation to the board regarding his application for the exemption. After considerable discussion,

MOTION made by Victoria Smith second by Chris Haidari to recommend the 15 year tax exemption with the stipulation that the river pathway and the public yard area be completed and available to the public and if the island is to have access to it the public should have access as presented in the 79-E application. Motion passed unanimously.

**B.** Workshop: Ethics Policy for elected and appointed officials. City Manager Mulholland reviewed the Ethics Policy CC-108 with the members of the board. Board members were asked if they had any questions which there were none. Board members were advised if they had questions regarding the policy or any conflict of interest they could request assistance from the City Manager's Office.

**4. FUTURE AGENDA ITEMS:**

**5. NEXT MEETING DATE:**

**6. OTHER BUSINESS:** City Manager Mulholland discussed a proposal that he is working on to take the suggestions made at the October 25, 2023 joint meeting with the City Council and EDC regarding the re-development of the parking lots behind City Hall. He is placing those suggestions into a plan that would be presented to the City Council in January of 2024. He articulated the requirement to return unutilized TIF funds to the school district, county and the City's general fund. A development plan is needed to retain the TIF funds. Additionally, he discussed the need to replace guardrails in the downtown

parking lots as well as deterioration of the retaining wall, shoreline and pavement. Before investing in those repairs it would make sense to look at the bigger picture of what redevelopment might occur before spending those funds.

**7. ADJOURNMENT.** MOTION by Chris Haidari second by Barry to adjourn the meeting. Motion passed unanimously.

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# TAX INCREMENT FINANCE DISTRICT

estimates

**DOWNTOWN TIFD**

<b>REVENUE</b>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
1st half Warrant	\$ 41,997.00	\$ 204,978.28	\$ 334,602.00	\$ 375,206.00	\$ 389,670.00	\$ 400,000.00
2nd half Warrant	\$ 386,636.48	\$ 180,707.51	\$ 393,944.00	\$ 406,457.00	\$ 410,956.00	\$ 410,000.00
	\$ 428,633.48	\$ 385,685.79	\$ 728,546.00	\$ 781,663.00	\$ 800,626.00	\$ 810,000.00
Interest Earned	\$ 636.53	\$ 828.55	\$ 1,787.04	\$ 22,811.70	\$ 40,000.00	\$ 45,000.00
<b>EXPENSES</b>						
Downtown Tunnel Bond Payment		\$ (297,900.00)	\$ (288,320.00)	\$ (279,597.46)	\$ (270,980.00)	\$ (262,310.00)
ManyPenny Murphy Architecture					\$ (313,500.00)	\$ (18,500.00)
Solarflec - EV charger					\$ (50,000.00)	
Art work					\$ (100,000.00)	
Survey work-VHB					\$ (20,000.00)	
<b>Balance Available</b>	<b>\$ 429,270.01</b>	<b>\$ 517,884.35</b>	<b>\$ 959,897.39</b>	<b>\$ 1,484,774.63</b>	<b>\$ 1,570,920.63</b>	<b>\$ 2,145,110.63</b>