



**DOWNTOWN LEBANON TIF ADVISORY BOARD  
APRIL 29, 2025 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

The April 29, 2025 Downtown Lebanon TIF Advisory Board Meeting is hereby called to order.

**2. Approval of Minutes**

A. January 14, 2025

**3. New Business**

- A. Discuss and make recommendations for the projected revenue and proposed appropriations for the 2026 Budget.
- B. Discuss and make recommendations regarding the Downtown Parking Lot study.
- C. Discuss and make recommendations regarding the future of the Downtown TIF District.

**4. Other Business**

**5. 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.

DRAFT

**DOWNTOWN LEBANON TIF ADVISORY BOARD**  
**WEDNESDAY, JANUARY 14, 2025 – 6:00PM**  
**Council Chambers – City Hall – or remote via Virtual Platform**  
**MINUTES**

**EDC MEMBERS PRESENT:** Barry Schuster (Chair), George Sykes [6:05pm], Chris Haidari, Peter Owens, Victoria Smith

**EDC MEMBERS ABSENT:** Tracy Hutchins (Upper Valley Business Alliance)

**STAFF PRESENT:** Deputy City Manager David Brooks

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**1. CALL TO ORDER:**

The January 14, 2025, Downtown Lebanon TIF Advisory Board Meeting was called to order at 6:00pm.

**2. APPROVAL OF MINUTES:**

A. July 24, 2024

*Motion by Peter Owens to approve the minutes of July 24, 2024, as presented. Second by Victoria Smith.*

*\* The Vote on the MOTION was approved (4-0).*

B. December 11, 2024 (Joint Economic Development Commission/Downtown TIF)

*Motion by Victoria Smith to approve the minutes of December 11, 2024, as presented. Second by Chris Haidari.*

*\* The Vote on the MOTION was approved (3-0-1, with Mr. Owens abstaining).*

**3. NEW BUSINESS:**

A. Review and make a recommendation to the City Council and TIF District Administrator regarding the RSA 79-E tax exemption application for 10 Spencer Studios, LLC.

Jennifer Caine, 10 Spencer Studios LLC, explained that the intention is to fully renovate the existing building and create artist studios with two other rentable spaces. The building footprint will not be altered. The application for tax relief includes the proposed benefits to the community in terms of allowing for artist tenants in what seems to be a growing arts district.

*Mr. Sykes joined the meeting at 6:05pm.*

Ms. Caine explained that art building encourage community and contribute to the vibrancy of the area. This building sits prominently along the rail trail and currently sits abandoned. Renovating and beautifying the building will make it welcoming to the community.

Mr. Brooks explained that this application was presented to the City Council on January 8<sup>th</sup>, and the Council scheduled a public hearing for January 22<sup>nd</sup>. The TIF District Advisory Board has been asked to review and provide comment on the application. The property sits within the Downtown TIF District. The application materials provided in the agenda packet include cost estimates provided by the applicant's contractor. The Building Inspector has reviewed the estimates and confirmed that this project would far exceed that the minimum requirements for a substantial rehabilitation project, which is normally the lesser of 15% of the building's existing value or \$75,000. The current building value is approximately \$263,000 and 15% of that is approximately \$39,000. The proposed renovations are upwards of \$800,000, so the project would be a substantial rehabilitation. At the Council's public hearing, they will confirm whether this is in fact a qualifying structure and a substantial rehabilitation. The Council will determine whether they agree that the proposal includes public benefits and thus consider whether to grant the 79-E relief, and, if so, for how long. The current assessed valuation of the building is \$263,800 and the land is assessed at \$263,300 for a total of \$527,000. Based on the 2024 tax rate, the taxes are currently approximately \$13,850, with a City portion of approximately \$5,091. If the building is renovated per plan, the City's assessor estimates that the building value could increase to approximately \$690,000. There would be no change to the land value, bringing the total assessed value to \$954,000. This net change of approximately \$426,000 would represent approximately \$11,218 at the current tax rate, with a City portion of approximately \$4,123.

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Mr. Brooks explained that there is a revaluation planned for 2025. The Assessor mentioned that commercial building values are currently at around 82% of market value. The existing total value of this property of approximately \$527,000 would equalize to approximately \$640,000 if it were brought up to 100% of market value. The prospective total value of approximately \$954,000, if the renovations happen as proposed, would equalize up to around \$1.16M. If granted, the 79-E relief would freeze the valuation at the existing value, which is not the equalized value, regardless of any revaluations throughout the City.

Mr. Schuster noted that this is a balance test between the potential loss to the TIF bank account from increased taxes, with the public benefit that arises from the project. Mr. Brooks noted that this also deals with the “but for” test as was described by Councilor Below. But for the 79E relief, if the project does not move forward and the improvements do not happen, the building would continue to deteriorate, presumably, and the value could actually go down.

Ms. Smith stated that the existing building is an eyesore. Mr. Owens stated that this proposal would be a benefit to creating a thriving arts community. The tax benefits will not be fully realized in the first few years, but this is a small price to pay for the payoff down the road, both in terms of cultural and financial benefits for the City.

Mr. Sykes asked about the length of tax relief. Mr. Brooks explained that the applicant's proposal includes five years of the base program plus up to four more years for the historic renovation aspect. There will likely be more discussion on this topic at the Council’s public hearing.

Mr. Sykes noted that he is on the Board of Directors for AVA Gallery and Art Center, and he will likely recuse himself from any votes on this project. He noted that this is a wonderful project from an arts community point of view. He struggles with the historic aspect of the additional four year request. Ms. Caine stated that the maximum tax relief possible is requested in order to make this a viable project. It would likely be cheaper to tear down the existing building and replace it with a generic building, but the request is to renovate the unique building in order to maintain a sense of history for the area. The additional tax relief would require certain criteria to be met within the proposed renovations.

Mr. Schuster noted that if any of the building’s bricks are Densmore Bricks, this could add to the historic interest. Also, history is relative, and he would love to see the building renovated. Mr. Brooks noted that the age requirement for historic buildings is often 50 years, and this one is approaching 100 years.

***Motion by Victoria Smith to recommend the full nine year tax abatement with a stipulation that the additional four years for the historic designation be followed by the Heritage Commission to make sure the historic value is maintained. The Board agrees that the proposed project would enhance the vitality of the Spencer Street area through the proposed renovation and complimentary uses; that this is a culturally and historic important structure; that the proposal preserves and reuses an existing brick building stock; and that it promotes efficiency in the Downtown by being walkable. Seconded by Peter Owens.***

Discussion:

Ms. Haidari stated that she is unsure if the full nine years should be granted based on some people’s concerns regarding the City’s tax rate. Mr. Schuster explained that the Council discussed that the City is not losing anything from this proposal but is deferring a benefit.

Ms. Caine noted that she plans for the building to include artist mentors and to consider creating a non-profit so emerging artists will have a mandate of contributing to the community. A portion of this space is not really being considered as a business. Mr. Brooks noted that the City will never collect a tax benefit from the renovation if the entire building is made a non-profit. Ms. Caine stated that it is not the intent to become a non-taxable entity.

***\* The Vote on the MOTION was approved (3-1-1, with Ms. Haidari against and with Mr. Sykes abstaining).***

B. Update concerning TIF District budget for FY25

Mr. Brooks explained that the City Council made a decision on December 18th to authorize the transfer of \$262,310 from the TIF unassigned fund balance to pay for the debt service of the tunnel improvements. The current balance of

1 the TIF unassigned fund balance is approximately \$1.4M. The City Council also authorized the transfer of \$300,000  
2 from anticipated FY2025 TIF funds to the General Fund to offset tax rate increases.  
3

4 Mr. Brooks explained that the Advisory Board previously discussed other projects which may utilize TIF funds. One  
5 is the downtown parking lot redevelopment study, and there is currently a purchase order for just over \$300,000.  
6 The solar EV charging was also referenced as another project that could use some TIF revenue, but it does not  
7 appear this will move forward at this time. Approximately \$11,500 of TIF funds were used last year for the tunnel  
8 artwork and there is more ongoing. Regarding the parking lot redevelopment study, which is underway, cost  
9 estimates are being sought for some engineering design work. There is a public presentation on the parking lot  
10 development study scheduled for February 12<sup>th</sup>. This will then be presented to the Council in April.  
11

12 The Board discussed its terms of office. Mr. Brooks stated that those wishing to be reappointed should make their  
13 intentions known to the City Clerk.  
14

15 **4. OTHER BUSINESS**

16 None at this time.  
17

18 **5. ADJOURNMENT**

19 *Motion by Peter Owens to adjourn at 7:01PM. Seconded by Chris Haidari.*  
20

21 \* *The Vote on the MOTION was approved (5-0).*  
22  
23

24  
25 Respectfully submitted,  
26 Kristan Patenaude

TAX INCREMENT FINANCE DISTRICT

					estimates		estimates	
DOWNTOWN TIFD	2020	2021	2022	2023	2024	2025	2026	
<b>REVENUE</b>								
1st half Warrant	\$ 41,997.00	\$ 204,978.28	\$ 334,602.00	\$ 375,206.00	\$ 395,626.15	\$ 420,000.00	\$ 431,100.00	
2nd half Warrant	\$ 386,636.48	\$ 180,707.51	\$ 393,944.00	\$ 385,688.63	\$ 466,561.85	\$ 450,000.00	\$ 440,000.00	
<b>TOTAL WARRANTS</b>	<b>\$ 428,633.48</b>	<b>\$ 385,685.79</b>	<b>\$ 728,546.00</b>	<b>\$ 760,894.63</b>	<b>\$ 862,188.00</b>	<b>\$ 870,000.00</b>	<b>\$ 871,100.00</b>	
Interest Earned	\$ 636.53	\$ 828.55	\$ 1,787.04	\$ 22,811.70	\$ 39,359.48	\$ 45,000.00	\$ 55,000.00	
<b>TOTAL REVENUE</b>	<b>\$ 429,270.01</b>	<b>\$ 386,514.34</b>	<b>\$ 730,333.04</b>	<b>\$ 783,706.33</b>	<b>\$ 901,547.48</b>	<b>\$ 915,000.00</b>	<b>\$ 926,100.00</b>	
<b>EXPENSES</b>								
Transfers to General Fund from FB						\$ (300,000.00)	\$ (313,540.00)	
Downtown Tunnel Bond Payment		\$ (297,900.00)	\$ (288,320.00)	\$ (279,597.46)	\$ (270,980.00)	\$ (262,310.00)	\$ (253,640.00)	
ManyPenny Murphy Architecture					\$ (260,773.51)	\$ (18,500.00)		
Improvements					\$ (11,500.00)	\$ (634,190.00)	\$ (358,920.00)	
Other								
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ (297,900.00)</b>	<b>\$ (288,320.00)</b>	<b>\$ (279,597.46)</b>	<b>\$ (543,253.51)</b>	<b>\$ (915,000.00)</b>	<b>\$ (926,100.00)</b>	
<b>Balance Available</b>	<b>\$ 429,270.01</b>	<b>\$ 517,884.35</b>	<b>\$ 959,897.39</b>	<b>\$ 1,464,006.26</b>	<b>\$ 1,822,300.23</b>	<b>\$ 1,822,300.23</b>	<b>\$ 1,822,300.23</b>	

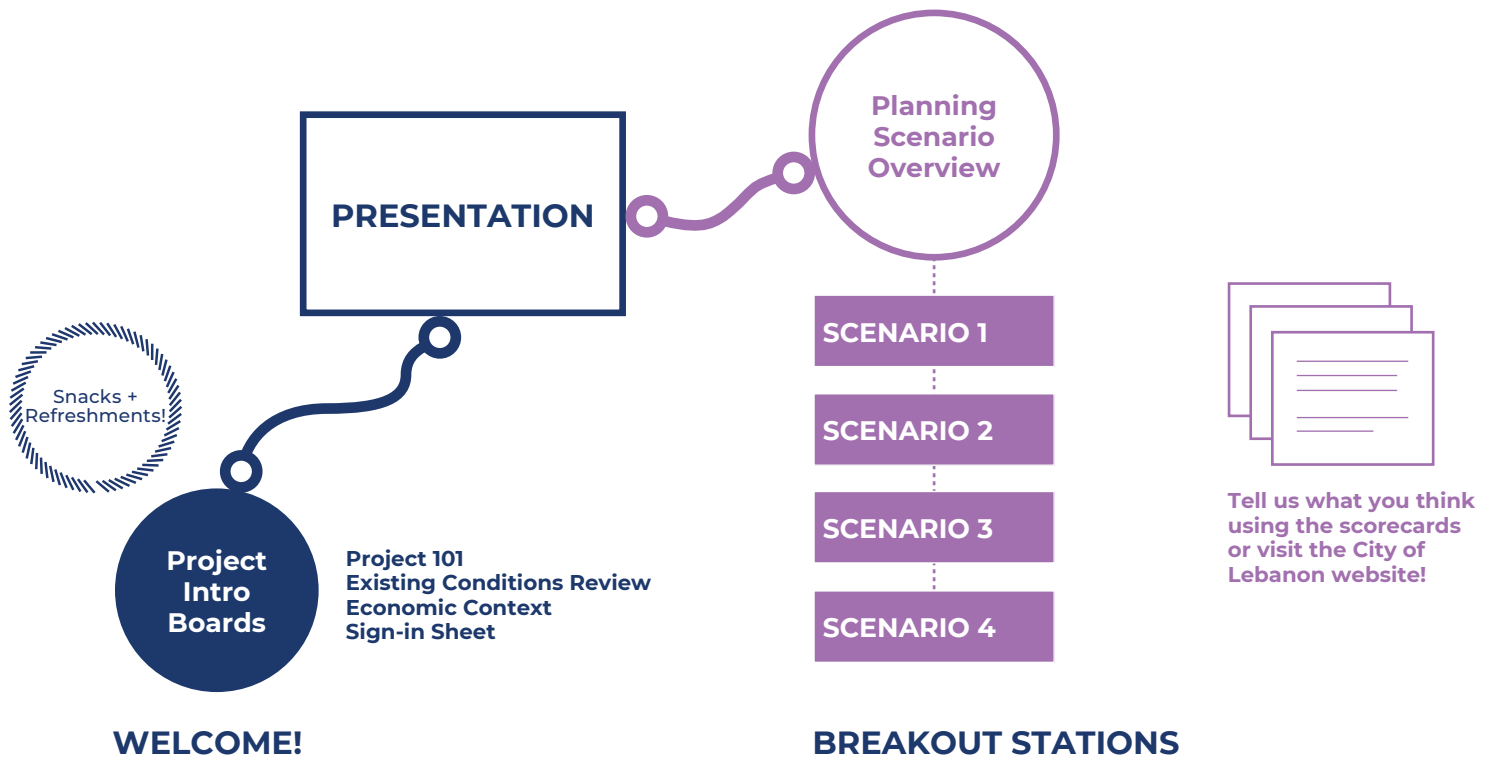


Community Conversation - February 12, 2025

## Downtown Parking Lot Redevelopment Study

# Placework

# AGENDA



# PROJECT TEAM

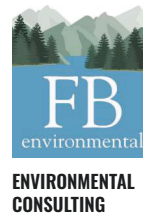


**PROJECT 'STEERING COMMITTEE'**  
DOWNTOWN TIF ADVISORY BOARD  
ECONOMIC DEVELOPMENT COMMISSION  
CITY COUNCIL  
GENERAL PUBLIC

## Placework

ARCHITECTURE, PROJECT MANAGEMENT

**Agency**  
Landscape + Planning  
PLANNING & LANDSCAPE ARCHITECTURE



LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

**Placework**  
ARCHITECTURE · PLANNING



# PLANNING SCENARIOS

**Scenario 1**  
Parking Lot Repair



**Scenario 2**  
Riverfront Park



**Scenario 3**  
Partial Redevelop + Park



**Scenario 4**  
Full Redevelop





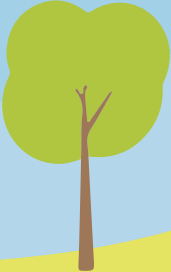
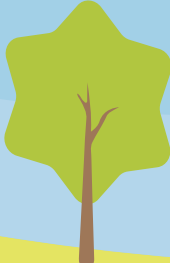
# PROJECT GOALS & VISION

- Strengthen 'downtown' experience
- Increase visual access to the Mascoma River
- Demonstrate economic viability
- Increase housing
- Enhance bike & pedestrian connectivity

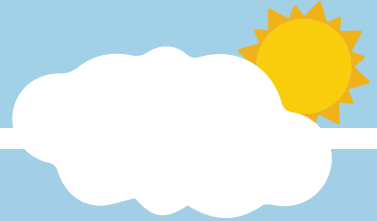
# PROCESS



# GUIDING PRINCIPLES



# GUIDING PRINCIPLES



- 1. Improve vehicular & pedestrian circulation**
- 2. Maintain ease of parking**
- 3. Connect to the river**
- 4. Provide opportunities for recreation**
- 5. Increase housing supply**
- 6. Demonstrate feasibility without subsidies**
- 7. Site sustainability & resilience**
- 8. Generate economic benefits**



# SCENARIOS

# EXISTING CONDITIONS



LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

**Placework**  
ARCHITECTURE • PLANNING

## MAINTENANCE ITEMS

- Repave parking areas, replace curbs & sidewalks
- + Replace failing guardrails
- + Replace failing retaining walls
- + Wayfinding and signage updates
- + Site lighting updates
- + Invasive species control / riverbank stabilization

**Estimated total cost: \$2.2 - \$2.5M**



# SCENARIO 1

## PARKING LOT REPAIR

### The community said...

In a parking lot - we need more shade!  
More trees!

Allocate some space to food trucks at certain times of day when parking is under-utilized

Wayfinding+safety for rail trail

Eliminate lower lot, keep Taylor St. and greenway away from river.

Retain parking on upper level for people with mobility issues



Newburyport MA - Market Landing Park

# SCENARIO 1

PARKING LOT REPAIR



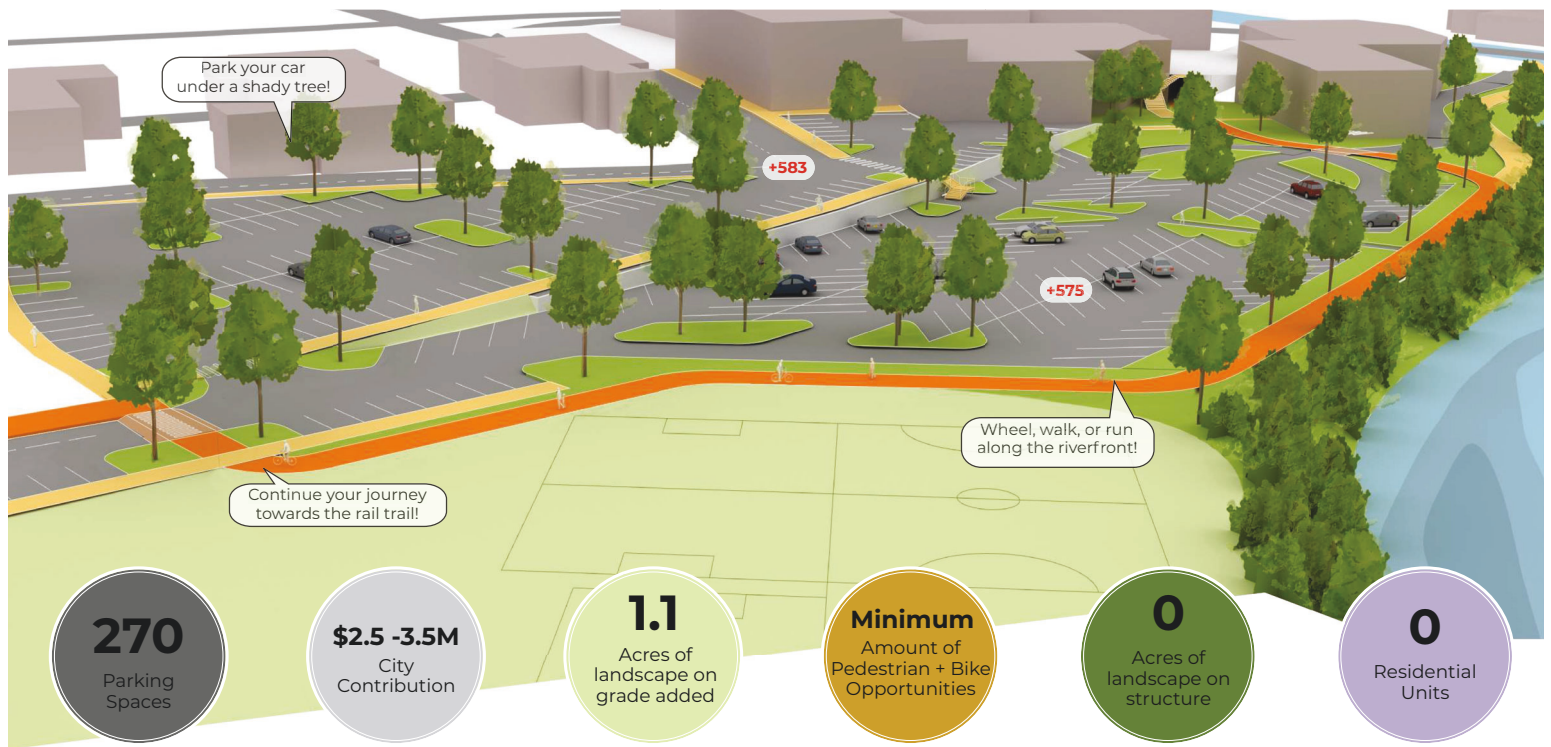
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2.12.2025 - COMMUNITY CONVERSATION

Agency  
Landscape + Planning

**Placework**  
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# SCENARIO 1

## PARKING LOT REPAIR



LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

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# SCENARIO 2

Riverfront Park

## The community said...

Connect the trails & make parking easier (bigger spaces+street parking)

Natural riverfront experience: we have a unique opportunity here to make a wonderful natural amenity in downtown

Ensure enough parking remains for events

Walkways from parking to riverfront area. Include traffic calming.

River isn't accessible, should widen green area by river. Benches visual access.



Franklin NH - Mill City Park

# SCENARIO 2

## RIVERFRONT PARK



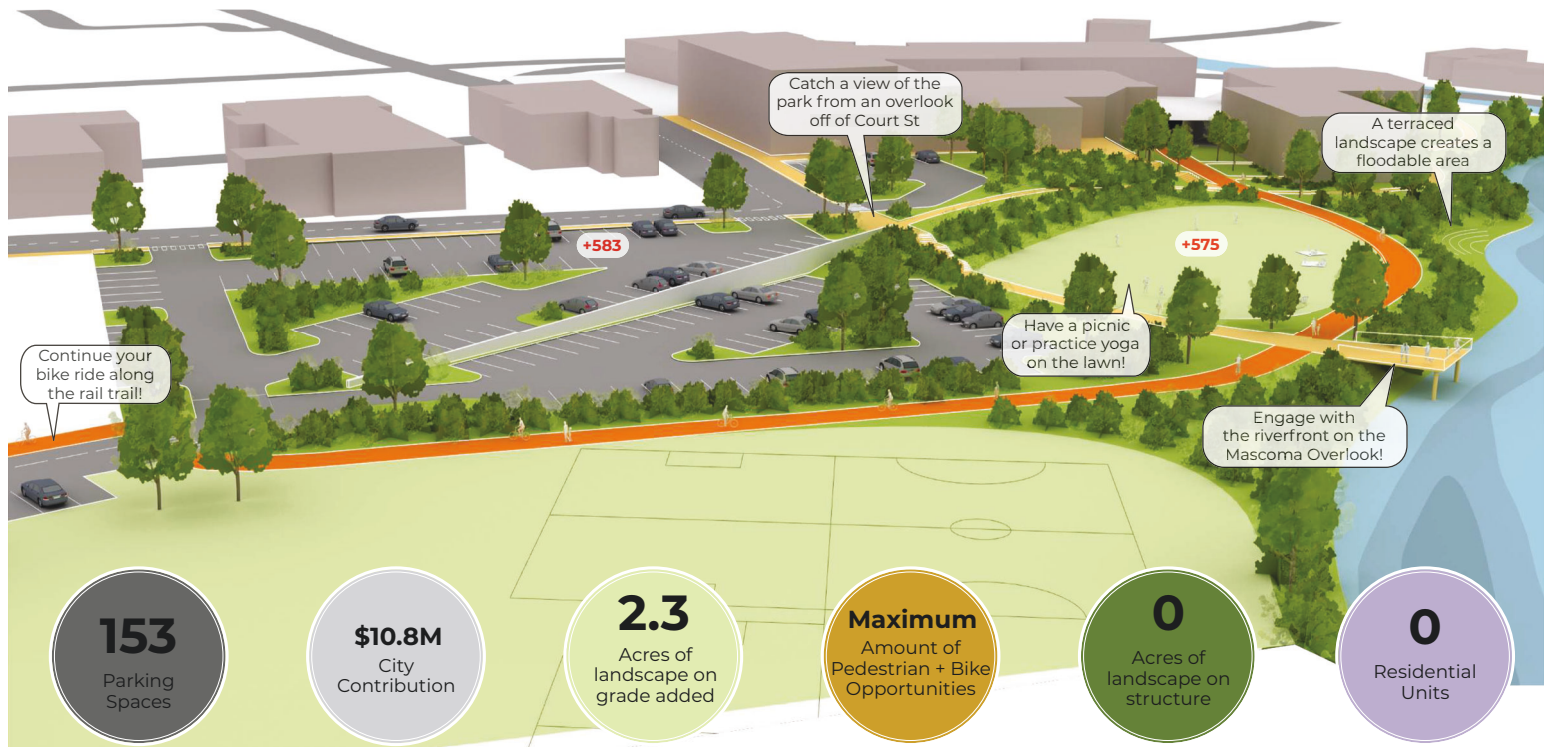
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2.12.2025 - COMMUNITY CONVERSATION

Agency  
Landscape + Planning

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# SCENARIO 2

## RIVERFRONT PARK



LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

Agency  
Landscape + Planning

**Placework**  
ARCHITECTURE • PLANNING



# SCENARIO 3

Partial Redevelopment + Park

## The community said...

We need housing but not in this most important part of Lebanon. It needs to remain a public space

Develop upper level for improved parking and retail commercial

Bring the arts to the river

No buildings on lower level. Greenspace only

Small food or service providers that would complement a park space



Cambridge MA - Charles River

# SCENARIO 3

PARTIAL REDEVELOP + PARK



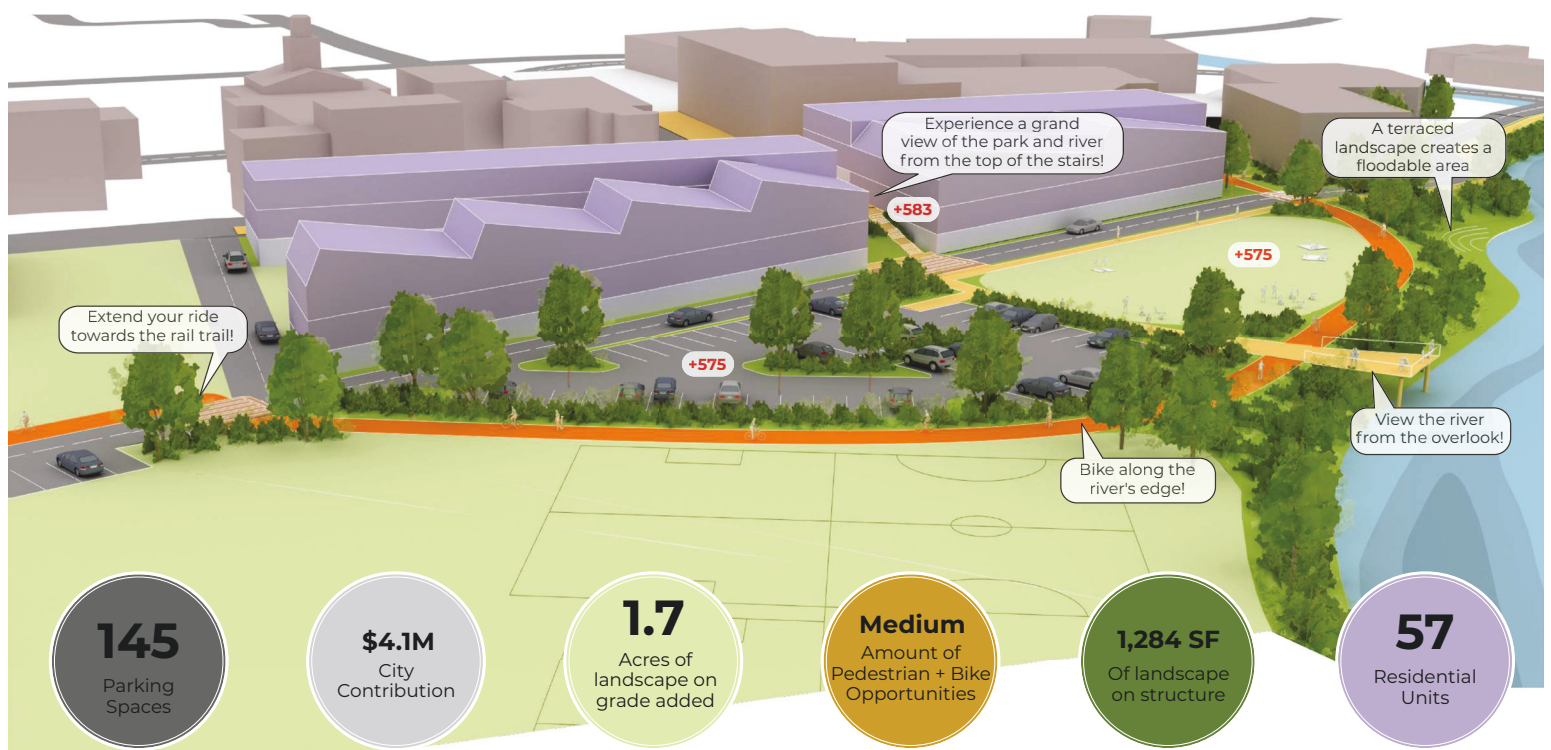
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Agency  
 Landscape + Planning

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# SCENARIO 3

## PARTIAL REDEVELOP + PARK



LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

Agency  
Landscape + Planning

**Placework**  
ARCHITECTURE • PLANNING



# SCENARIO 4

Full Redevelopment

## The community said...

Parking garage or parking integrated in buildings.

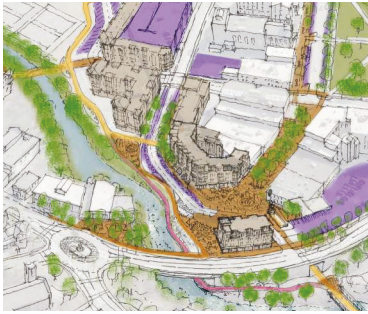
Lebanon's revival was fueled by art and food. Find space for both.

Hard to imagine this being an easy gathering place if too much space is taken up by development.

Housing can go elsewhere, or on a small portion of the site.

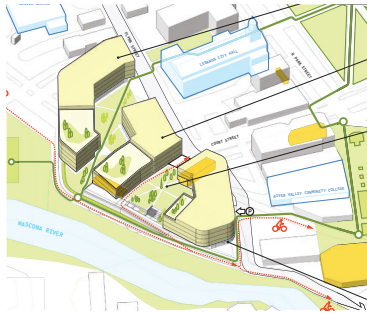
Connection to Colburn Park.

# PLANNING CONTEXT



## Downtown Vision Plan

- Up to 165-175 units\*
- \_\_\_\_ Parking Spaces



## Rode Proposal

- 210 units
- 215 Parking Spaces



## KaTo Proposal

- 105-140 units
- 500 Parking Spaces



## THI Proposal

- 60-74 units
- ~217 Parking Spaces

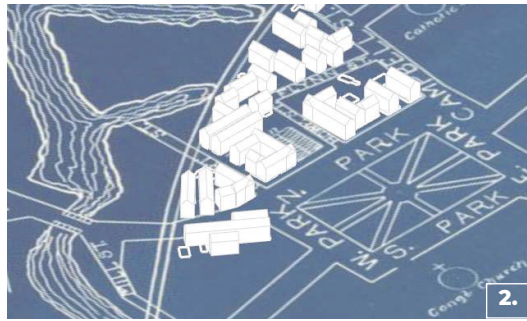
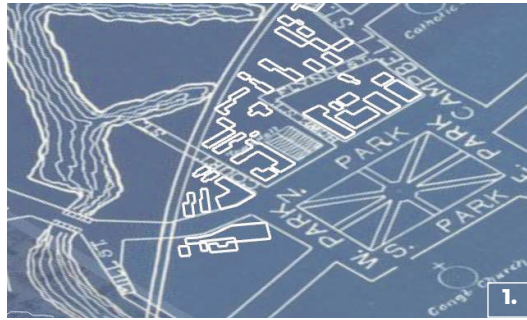
\*Mall and Flynn Street Areas only

LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

**Placework**  
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# SCENARIO 4

FULL REDEVELOP



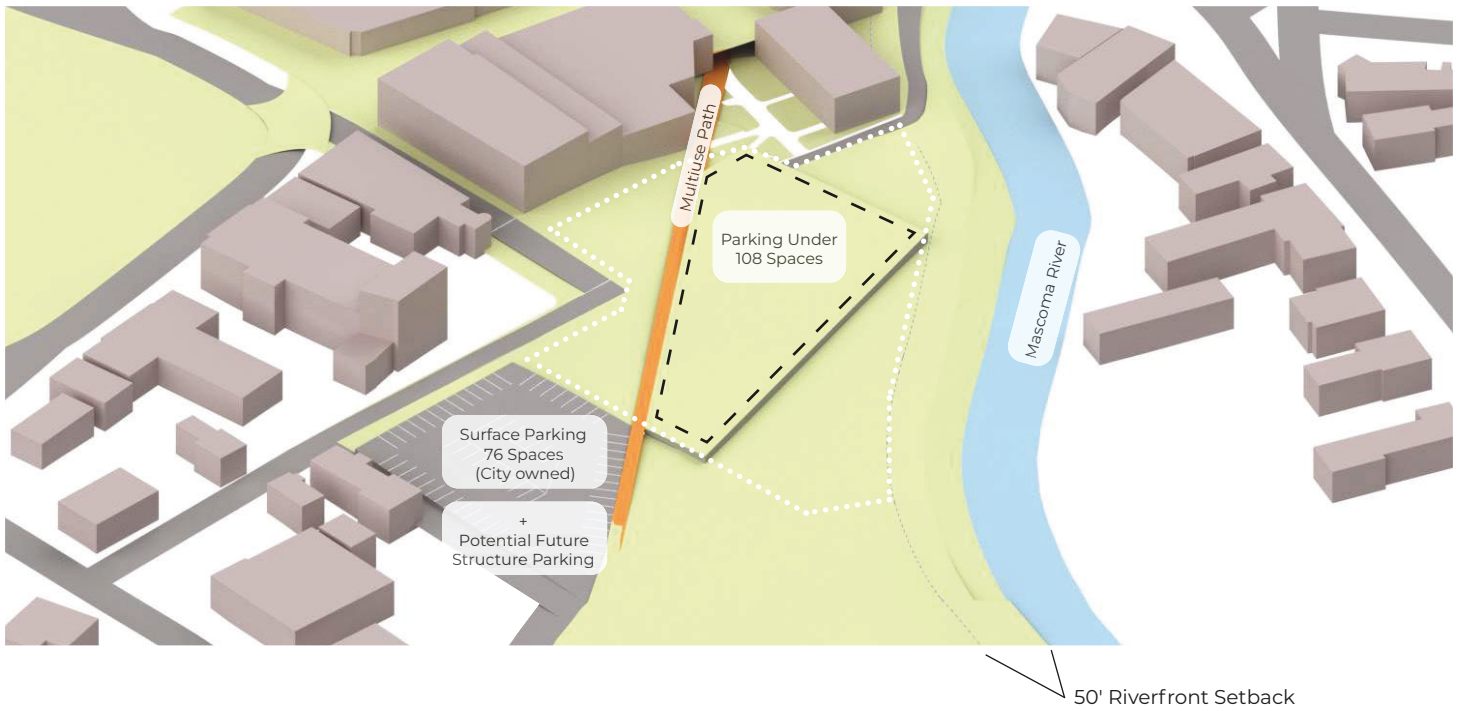
LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

Agency  
Landscape + Planning

**Placework**  
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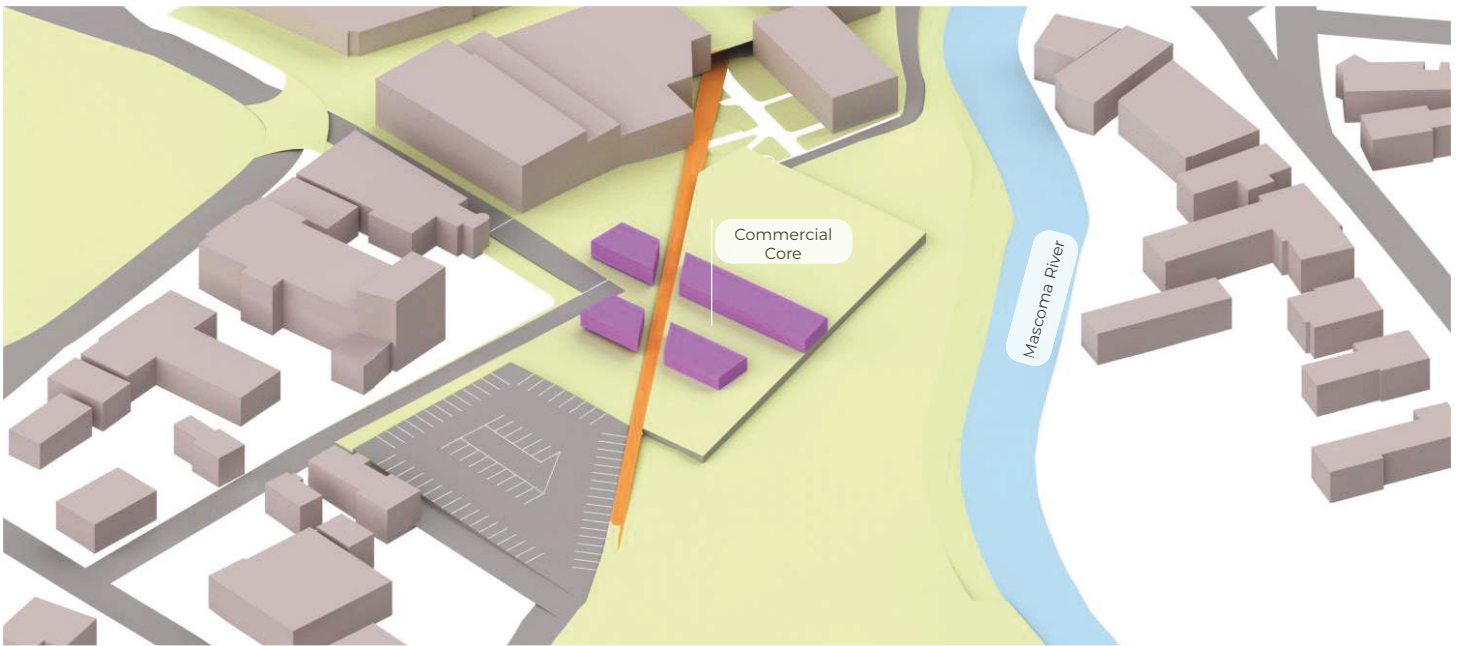
# SCENARIO 4

FULL REDEVELOP



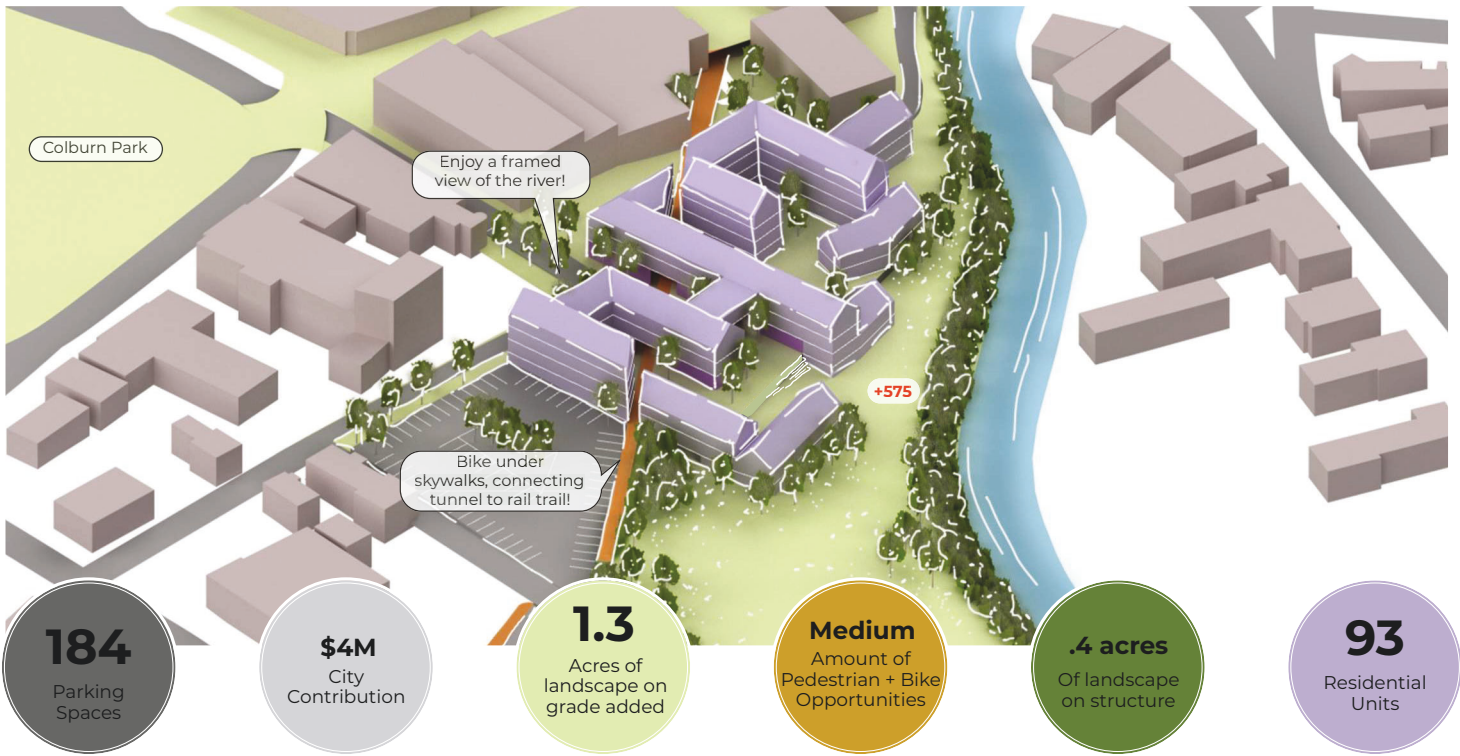
# SCENARIO 4

FULL REDEVELOP



# SCENARIO 4

## FULL REDEVELOP



LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

Agency  
Landscape + Planning

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# SCENARIO 4

PRECEDENT



Malling Dampmølle Housing Complex, Denmark / CEBRA

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2.12.2025 - COMMUNITY CONVERSATION

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# SCENARIO 4A & 4B

## FULL REDEVELOPMENT



Perspective view from Across Mascoma River

LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT  
2.12.2025 - COMMUNITY CONVERSATION

**Placework**  
ARCHITECTURE · PLANNING

# SCENARIO COMPARISON

## Public Projects

### Parking Lot Repair



**Cost to City:**  
**\$2.5 - \$3.5M**

### Riverfront Park



**Cost to City:**  
**\$10.8M**

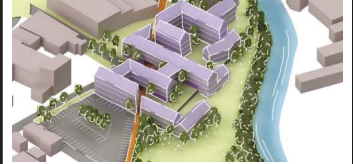
## Public / Private Partnership

### Intermediate Redevelopment



**Cost to City:**  
**\$4.1M**

### Full Redevelopment



**Cost to City:**  
**\$4M**

# RANGE OF POTENTIAL FUNDING SOURCES

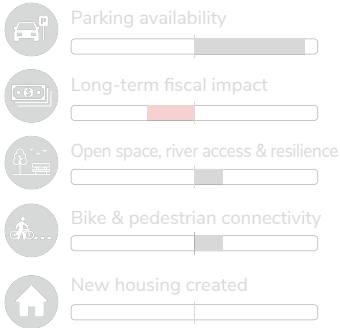
## PUBLIC PROJECTS

VALUE CAPTURE	Downtown Lebanon Tax Increment Financing (TIF) District (~\$2M available)
PUBLIC FUNDS	City General Fund Bond Issuance
CONTRIBUTED INCOME	Corporate Sponsorship Philanthropic Sponsorship Grants 'Friends' Groups
EARNED INCOME	Concession Sales Rental Fees Parking Fees Event Fees

# SCENARIO COMPARISON OVER TIME

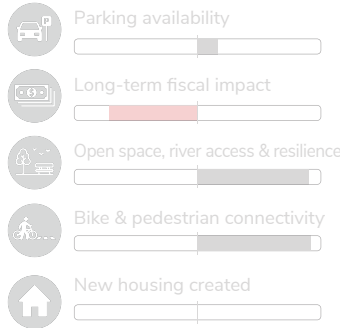
## Public Projects

### Parking Lot Repair



**Cost to City (after 20 years):**  
**\$6.4M**

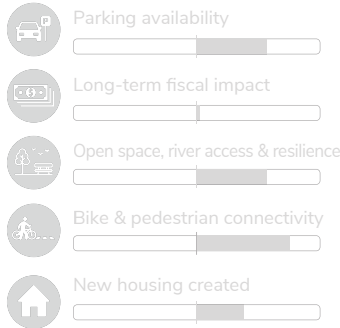
### Riverfront Park



**Cost to City (after 20 years):**  
**\$18.8M**

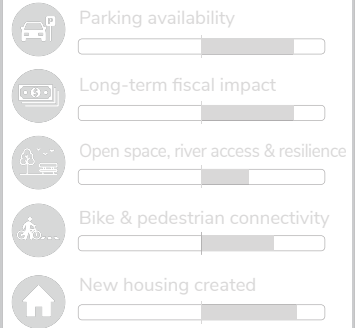
## Public / Private Partnership

### Intermediate Redevelopment



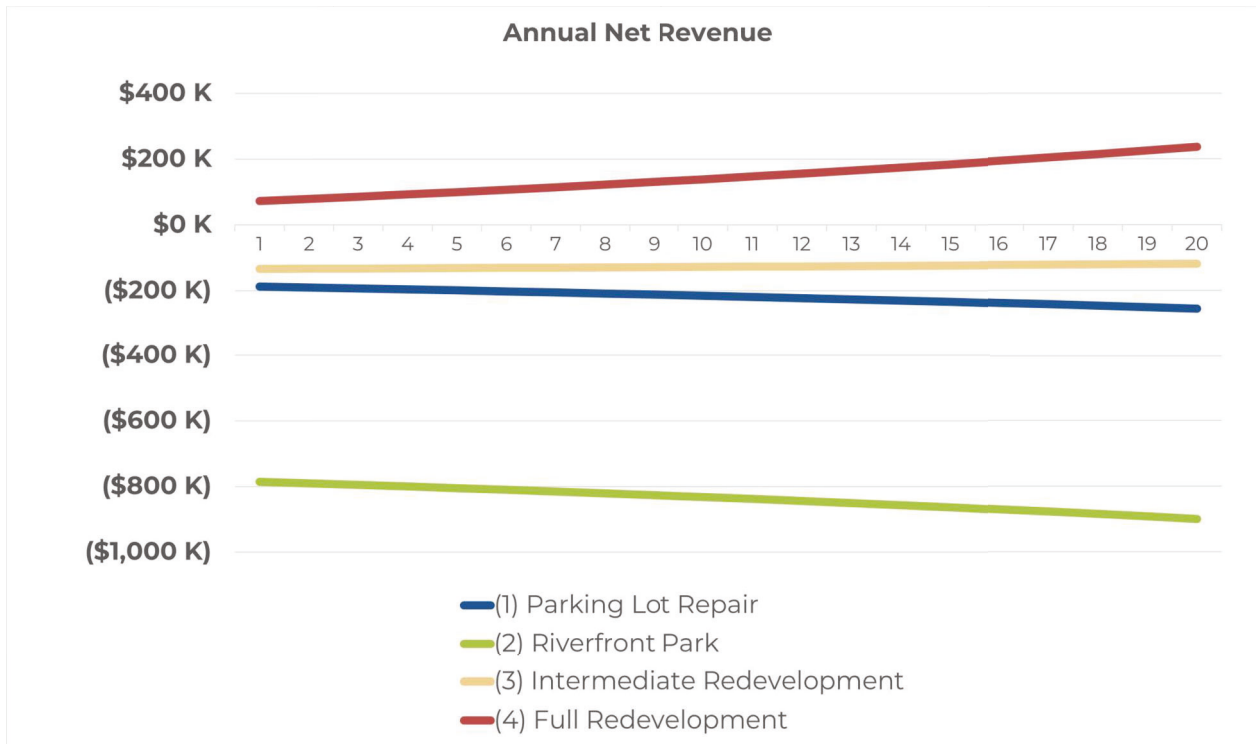
**Cost to City (after 20 years):**  
**\$4.5M**

### Full Redevelopment



**Revenue to City (after 20 years):**  
**\$950k**  
*(break even around year 17)*

# LONG-TERM FISCAL IMPACT



\*Assumes 3% annual inflation on revenue/expenses & financing costs

# EXPECTED ECONOMIC IMPACTS

“Trust for Public Land research shows that returns from conservation of open space range between \$4 and \$11 for every dollar invested.”<sup>2</sup>

“Proximity to parks increases property value which increases revenue from property taxes. Research of property values shows that property values for houses within 500 feet of a park increased between 5-15% annually.”<sup>1</sup>

## All Projects:

- Increased property values
- Increased sales tax revenues
- Improved attractiveness of Lebanon to homebuyers and employers
- Increased visitors who bring spending power and support for local businesses
- Decreased stormwater treatment costs
- Decreased medical costs and improved public health through increased opportunities to exercise

## Public-Private Projects Additional Impacts

- Property tax revenues
- Increased downtown residents who bring spending power and support for local businesses
- Partial funding for desired public improvements

Source: Economic Benefits of Parks - [We Conserve PA](#)<sup>1</sup>, [Trust for Public Land](#)<sup>2</sup>

# WE WANT TO HEAR FROM YOU!

