

2024 Barrington Commons and Town Center Tax Increment Financing District Public Hearing

PRESENTED BY:

CONNER MACIVER, TOWN ADMINISTRATOR



www.barrington.nh.gov/tif

**Barrington Commons and Town Center Tax Increment
Financing District Public Hearing – January 8, 2024**

What Is New Since the 2023 Tax Increment Financing District Proposal?

- Warrant Article 9 failed in 2023 by received a 45.5% positive vote
- Residents said the plan was:
 - Too Large
 - Too Abstract
 - Too Long



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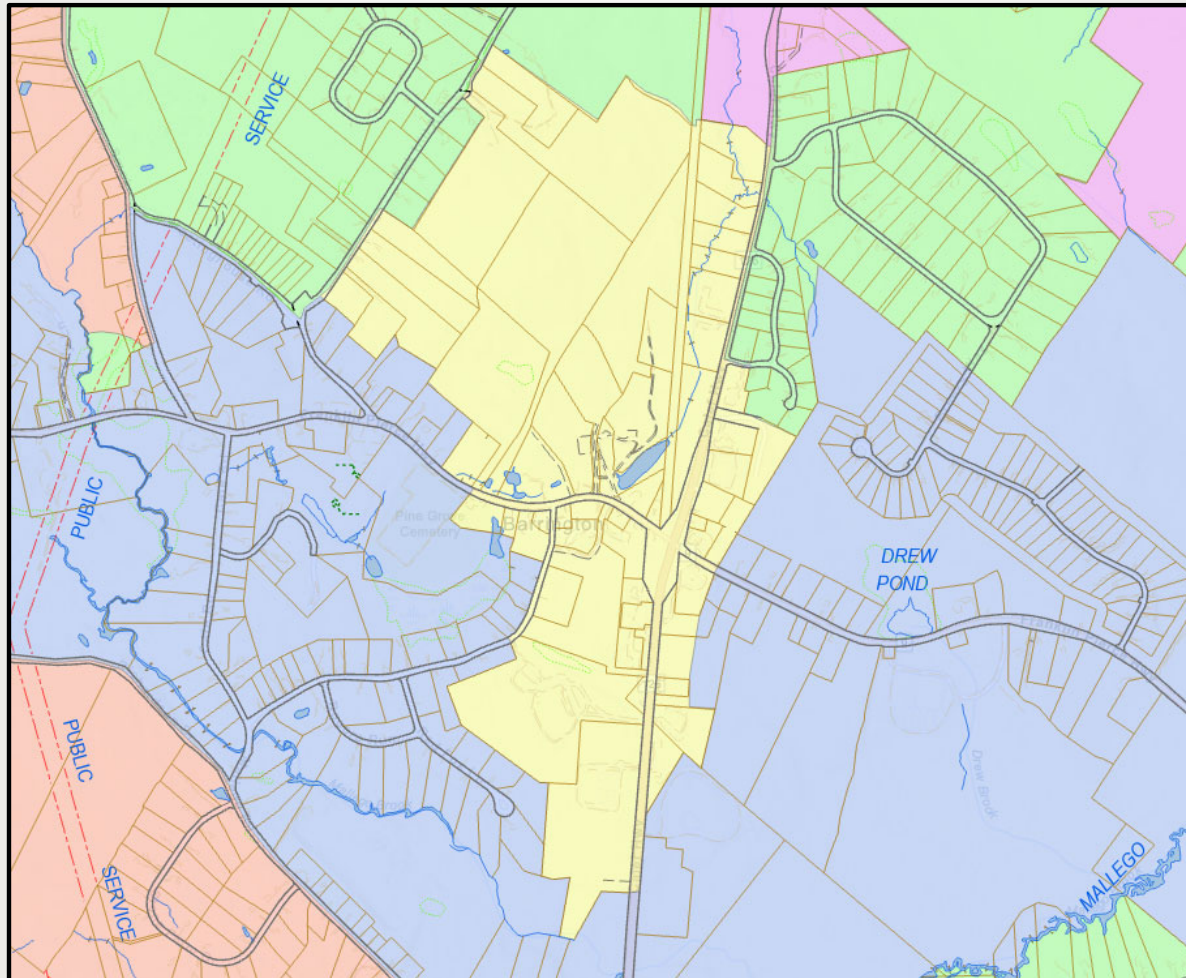
What Is New Since the 2023 Tax Increment Financing District Proposal?

- We listened!
- Opportunity to purchase a 13-acre lot
- Development of a tax increment financing district and plan which is:
 - Smaller (1/3 the size of 2023 proposal)
 - More Specific (buy lot, establish Barrington Commons, and make Town Center improvements)
 - Shorter (8 years instead of 20)



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What Is The Town Center?



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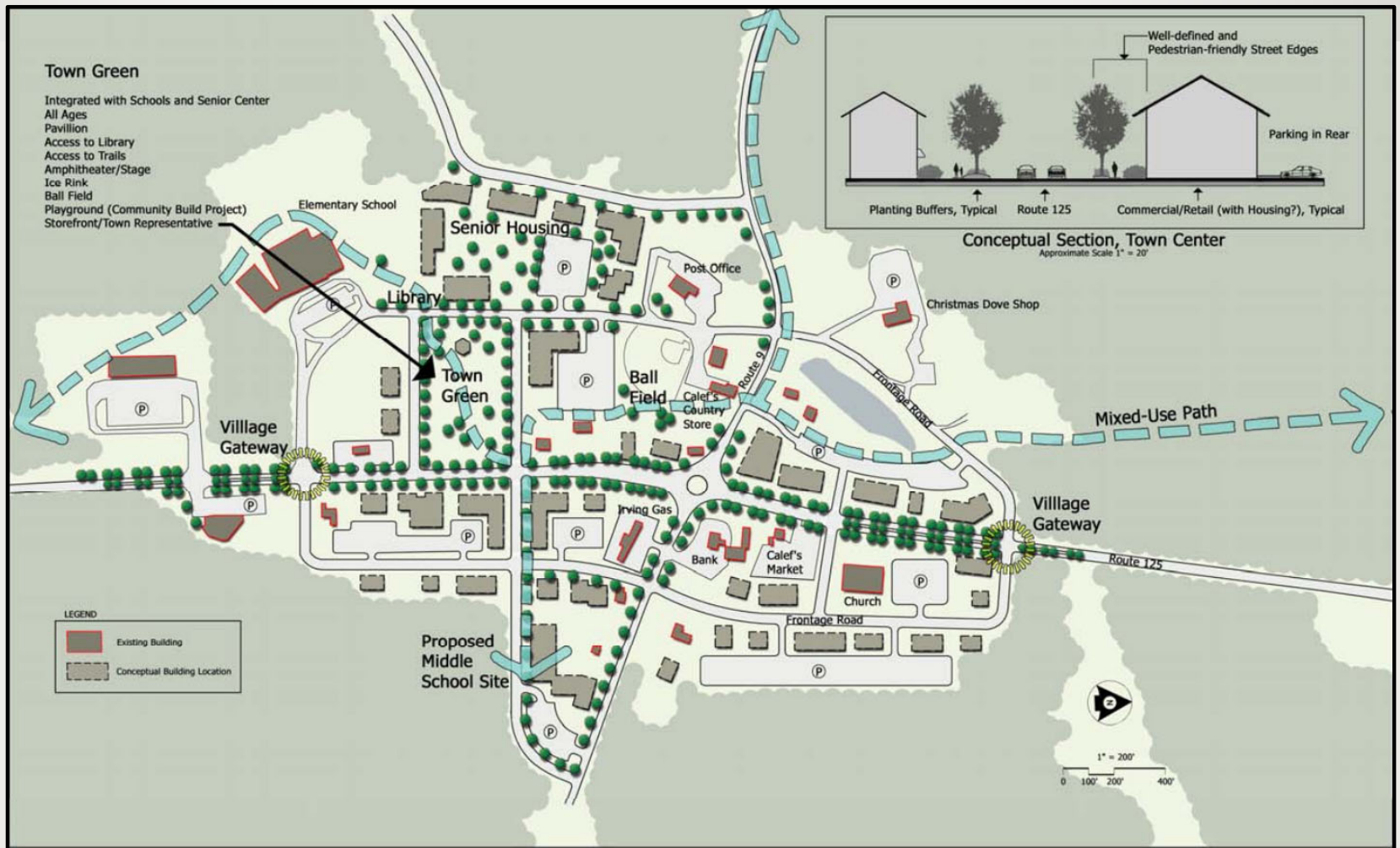
What Is The Town Center?

- Zoning District Around Routes 9/125
 - Maintain Rural Character by Consolidating Mixed-Use with Much Civic Use/Open Space
- 1. 2003 – Master Plan Update
- 2. 2007 – Town Center Visioning
- 3. 2008 – Town Center Zoning District Adopted
- 4. 2024 – Implementation – Barrington Commons and Town Center



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What Is The Town Center?



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What Is The Town Center?



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What Have Residents Said They Want in the Town Center?

- Gathering and Recreation Space
 - Trails, Gazebos, Town Green, Pavilion, etc.
- Transportation Upgrades
 - School Zones
 - Frontage Roads/Gateways
 - Sidewalks/Crosswalks
- Quaint Commercial Development
 - Retail, Café, Restaurants, etc.



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Barrington Has A Plan It Is Time to Make It Happen

- 1988 Adoption of RSA 162-K (TIF Districts)
- 2007 Town Center Plan
- 2014 Community Profile
- 2019 Recreation Needs Assessment and Strategic Plan
- Updates to the Master Plan
- Various Changes to the Zoning Ordinance and Zoning Map



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What is the Barrington Commons?

- Proposed Focal Point of the Town Center
- 13-Acre Vacant Lot
- Proposed Development as Public Park
- Preserves Redevelopment Potential for Adjacent Real Estate



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What Else Could Barrington Commons Be?

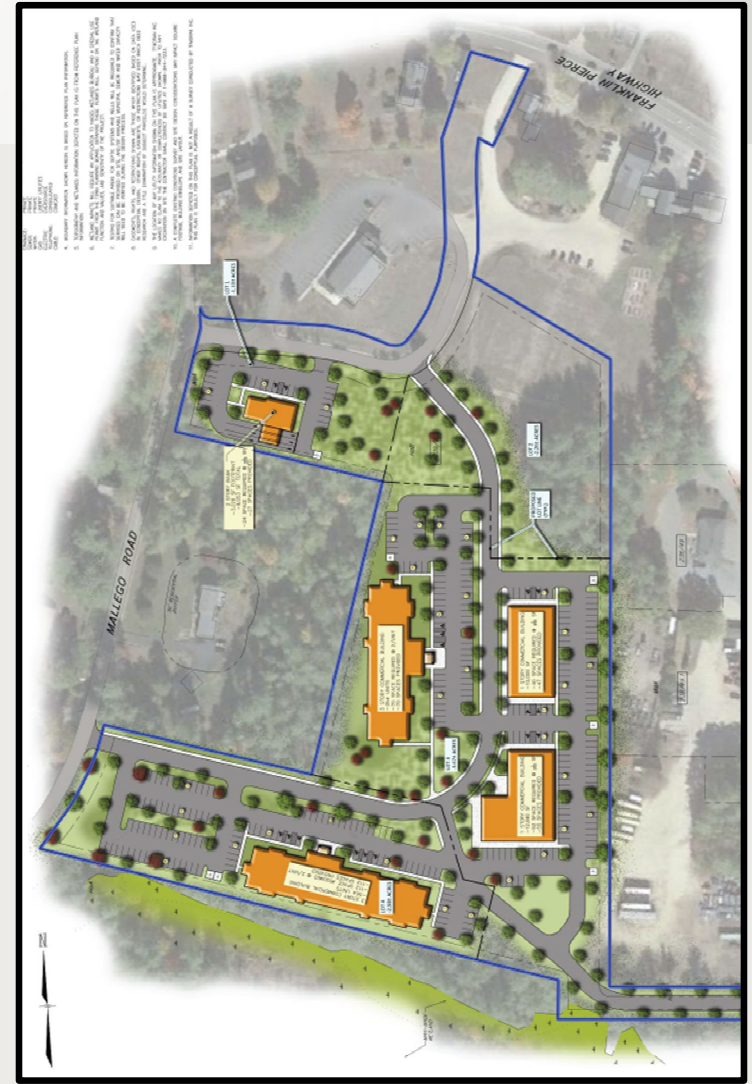
- 2022 Proposed Development
 - 62 Assisted Living Unit
 - 32 Residential Units



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What Else Could Barrington Commons Be?

- 2023 Marketing Conceptual
 - 5 Commercial Buildings
 - 91 Residential Units



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What Is A Tax Increment Financing District

- Tax Increment Financing (TIF)
- Temporary Economic Development Tool
- Funding Improvements
 - Civic Use Public Facilities
 - Transportation
- Ability to Realize the Town Center Vision
- Popular Tool in New Hampshire Municipalities



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What Does A Tax Increment Financing District Do?

- Invests NEW Tax Dollars to Promote Smart Development
- Establishes and Maintains Community Space without Increasing Taxes
- Allows Development Partnerships to Realize Broader Goals
- Voters Are In Charge



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What Does A Tax Increment Financing District Not Do?

- Does Not Change Zoning
- Does Not Change Property Rights
- Does Not Increase Taxes (inside or outside the District)
- Does Not Create Special Fees or Assessments
- Does Not Decrease Funding to School and County



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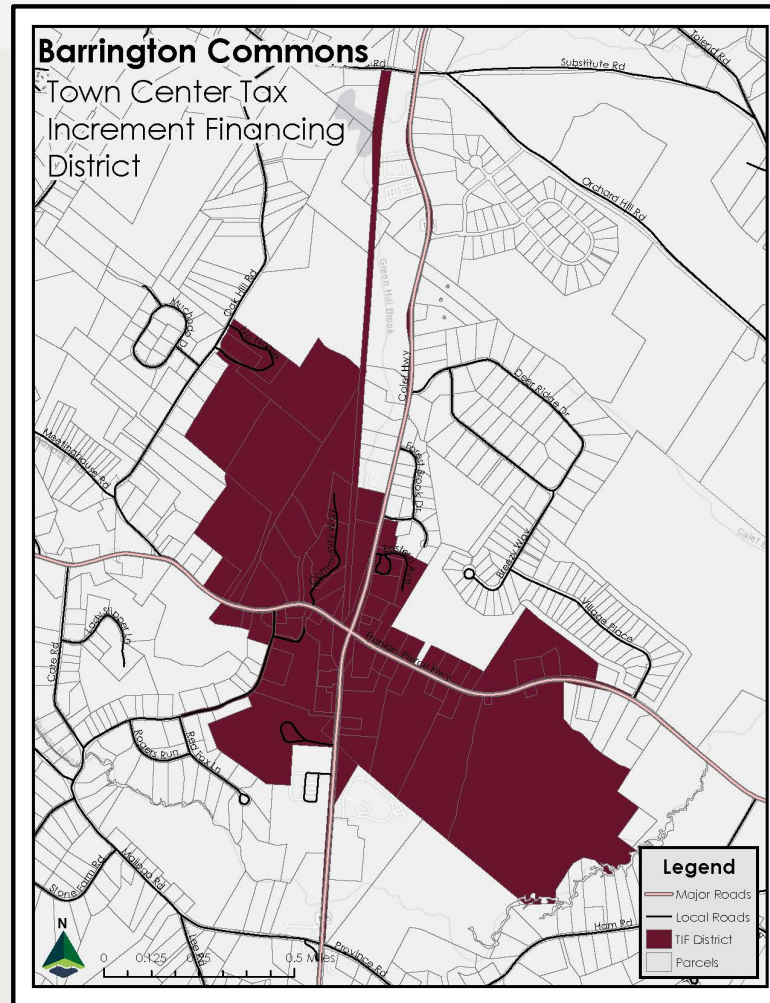
What is the Barrington Commons and Town Center Tax Increment Financing District?

- Select Board and Planning Board Discussed Need for Plan to Achieve the Town Center
- Stakeholder Meetings
 - Residents, Business Owners, Department Heads, Boards/Committees/Commissions
- Multiple Public Meetings and Consideration of Input
- Results: Development Program and Financing Plan



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What is the Barrington Commons and Town Center Tax Increment Financing District?



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What is the Barrington Commons and Town Center Tax Increment Financing District?

- 79 Parcels
- 484 Acres (1.5% of Total Acreage)
- \$90,418,900 – Baseline Value (4.91%)
- Temporary – Expires in 8 Years
- No Bond – Only Spend Available Funds
- Designed Around the Reoccurring Vision of the Barrington Town Center



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What Kind of Improvements Are Being Considered?

- Civic Use Public Facilities
 - Recreation Spaces (fields, courts, parks, playgrounds, trails, biking, etc.)
 - Outdoor Programming Space (Pavilions, grandstand, gazebos, etc.)
- Commercial Redevelopment
 - Access, Septic Loading, and Well/Water Easements/Licenses
- Transportation
 - Established School Zones
 - Pedestrian (Trails, crosswalks, etc.)
 - Parking (pavement, lighting, etc.)
 - Road Improvements (intersections, signals, safety improvements, etc.)



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How Are Improvements Going to be Paid For?

- New Development/Incremental Taxes
 - As Development is Constructed, the Incremental Taxes will Fund the Development Program
- Advisory Board and Select Board Involved in Decision Making
- Once the TIF District Expires (8 years), All Value will be Added to the Tax Base



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Who Makes Decisions/Changes?

- Voters Are In Charge
 - Only Voters Can Adopt/Amend
 - 60% For Any Future Bond
- Advisory Board of Residents/Business Owners
- Select Board is Responsible for Implementation



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Article 24

Barrington Commons and Town Center Tax Increment Financing District

To see if the Town will vote to:

- a. Establish the Barrington Commons and Town Center Tax Increment Financing (TIF) District in accordance with RSA 162-K (adopted by Barrington Town Meeting in 1988). The proposed district includes 79 properties near the Routes 125 and 9 intersection as represented in the map found in Section 5 of the Development Program and Financing Plan adopted by the Select Board on December 11, 2023.
- b. Adopt the provisions of the Barrington Commons and Town Center TIF District Development Program and Financing Plan adopted by the Select Board on December 11, 2023 in accordance with RSA 162-K:6 and RSA 162-K:9. Copies of the Town Center TIF District Map, Development Program, and Financing Plan are available at the Town Hall and online at www.barrington.nh.gov/tif.
- c. Authorize the Select Board to appoint the District Administrator in accordance with RSA 162-K:13 and to create a five-member Advisory Board in accordance with RSA 162-K:14, with the Advisory Board membership to be determined by the Select Board.

[Majority Vote Required].

This article is/is not recommended for approval by the Advisory Budget Committee #-#.

This article is/is not recommended for approval by the Select Board #-#.



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Questions

- More Information
 - www.Barrington.nh.gov/tif
 - Development Program and Financing Plan
 - Frequently Asked Questions
- Contact
 - Conner MacIver, Town Administrator
 - (603) 664-9007
 - ask@barrington.nh.gov



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