



City of Rochester, New Hampshire  
Office of Economic & Community Development  
33 Wakefield Street, Rochester, NH 03867  
(603) 335-7522, [www.rochesterredc.com](http://www.rochesterredc.com)

Rochester Economic Development Commission  
Minutes – February 23, 2021  
Rochester City Hall Annex – Online Teams Meeting  
33 Wakefield Street, Rochester, NH

**Members Present Remotely:** Jonathan Shapleigh, Paul Giuliano, Whitney Belton, Janet Davis, Marsha Miller, Kris Ebbeson, Kristen Bournival

**Members Absent Remotely:** Mark Hourihane, Ron Poulin

**Others Present:** Mike Scala, Jenn Marsh, Mark Sullivan, Mayor Caroline McCarley

- A. B and C: Chairperson Shapleigh read the preamble and called the meeting to order at 8:05am.
- D. Roll Call attendance was taken.

**Meeting Agenda**

- A. Roll call attendance was taken as part D of the preamble.
- B. Paul made a motion to approve the January minutes. Janet seconded the motion. Roll call was taken, all in favor.
- C. Jonathan gave an update on the RLF committee created by REDC. Mike outlined what items need to be completed prior to presenting to City Council. The group discussed the loan and the committee will follow up at their next meeting.
- D. Granite Ridge Development (GRDD) & 13 Sawyer Ave Updates  
Mark Sullivan spoke about his position and how he monitors the TIF. He explained how the TIF works and where it comes from. In summary, TIF is a subcomponent of NH State Law 162K which designates economic development districts. He clarified that the TIF is not a tax break and that they are active for the duration of their debt service. He provided an update on the three current TIFs in Rochester: Granite State Business Park, Saffron and the Granite Ridge Development District. These three current TIFs are performing well.

**Granite State Business Park:** includes LDI, Prep Partners and Pella Windows which will add more assessed value to the TIF. There is to be an extension off of Innovation Ave and there will be a bond issued in the future for the Water Loop Project. Overall this TIF has had \$108.6 million in new assessed value.

**Saffron:** This TIF is set up to be paid over 20 years with a 3% escalator to ensure the debt service is covered in excess. This TIF is expected to close in 2031.

**Granite Ridge Development District:** this TIF has had \$35 million in new assessed value and generates around \$850,000 in annual revenue. The most prominent property at this site is the Waterstone Development. This TIF is expected to close in 2026, however Phase 2 is being discussed.



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**Other TIF Discussion:** 13 Sawyer will be presenting to the Finance Committee to get a recommendation for approval of an amendment to the TIF before they present to City Council. Paul suggested that a bullet point list would be beneficial for REDC members regarding the TIF to help answer any public questions and address any public comments. Jenn stated she would compile a list and will send it out to the REDC along with the meeting minutes. Mike Scala stated that he and Matt Wyatt will be releasing a document about what Rochester has been able to accomplish using the TIF.

E. Project Updates: Mike provided updates on current projects

**Chinburg:** The project is still on track for its October/November 2021 opening. After winter conditions are over, the City will be providing a driveway as part of their agreement.

**Prep Partners:** Tree removal appears to be complete. Preparation for site work continues.

**LDI:** Foundation constructed has been started.

**Sig Sauer:** Minor site meeting will be held 2/24/21. Discussions have been had about public infrastructure.

**Waterstone:** Phase 2 is currently under discussion.

**38 Hanson:** If all goes well with City Council, a P&S is foreseeable in the near future.

**13 Sawyer:** If all goes well with City Council, a P&S is foreseeable in the near future.

**Assorted CIPs:** Mike has several on the horizon including the Union Street building.

F. Other: Jonathan Shapleigh will reach out to Jenn Murphy to invite her to attend the next REDC meeting. Paul noted that impact fees are a hot topic at the Planning Board. Kristen provided an update on Saffron and Albany. Marsha raised concerns about public school funding and the shift in support from public schools to charter and private schools.

Paul made a motion to adjourn the meeting at 9:28 am, Marsha seconded the motion. Roll call was taken, all in favor.

The next meeting will be held via Microsoft Teams on March 29 at 8:00am.

Respectfully Submitted,  
Whitney Belton