



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Carlos P. Baía, Deputy City Manager for Development
DATE: March 24, 2021
SUBJECT: Application to Designate 15 Integra Drive as Economic Revitalization Zone

Recommendation:

Accept this report authorizing the City Manager to apply for State of New Hampshire Economic Revitalization Zone (ERZ) designation for the 55 acres of industrially and OFP zoned vacant land at 15 Integra Drive.

Background:

As Council may recall, the State of New Hampshire offers an Economic Revitalization Zone development incentive useful for undeveloped or underdeveloped industrial properties. The ERZ tax credit program, which is detailed in RSA 162-N, offers a short-term State business tax credit for projects that improve infrastructure and create jobs in designated areas of a municipality. The City of Concord has two existing ERZs, one which corresponds to the Penacook TIF district and the other along the Whitney Road business park corridor.

An Economic Revitalization Zone must have at least one of the following characteristics:

- (a) Unused or underutilized industrial parks; or
- (b) Vacant land or structures previously used for industrial, commercial, or retail purposes but currently not so used due to demolition, age, relocation of the former occupant's operations, obsolescence, deterioration, brownfields, or cessation of operation resulting from unfavorable economic conditions either generally or in a specific economic sector.

A municipality must request that a site or contiguous area be designated as an ERZ by the State. Each ERZ is evaluated every five years to assess whether the designation is still eligible.

The State of New Hampshire designates \$825,000 statewide, per year, to be available for ERZ tax credits.

Discussion:

15 Integra Drive is a 55-acre parcel located at the end of the Integra Drive business park. It is the last remaining lot to develop in this corridor.

The upland portion of the lot is zoned Industrial while the back half that slopes away from Integra Drive is Office Park Performance. There is also a very small portion of the property in Residential Open Space (RO).

Having this designation in place would provide the City with another tool to stimulate economic development in this corridor and expand tax base.

The ERZ designation is subject to State approval. There is no burden or cost to the City through this application or by the ultimate designation.