



COUNTY OF MERRIMACK

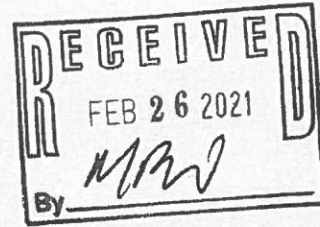
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BOSCAWEN, NEW HAMPSHIRE 03303-2415
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COMMISSIONERS

TARA REARDON, Chairman, Concord
PETER SPAULDING, Vice Chairman, Hopkinton
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COUNTY ADMINISTRATOR
ROSS L. CUNNINGHAM

Wednesday, February 24, 2021



Mr. Matthew R. Walsh
Director of Redevelopment
City of Concord
41 Green Street
Concord, NH 03301

Dear Mr. Walsh

Merrimack County is in receipt of your letter dated February 11, 2021 regarding proposed amendments to Penacook Village Tax Increment Finance District Development Program and Tax Increment Financing Plan.

Merrimack County supports and has no objections to the proposed amendments to the Penacook Village Tax Increment Finance District Development Program and Financing Plan.

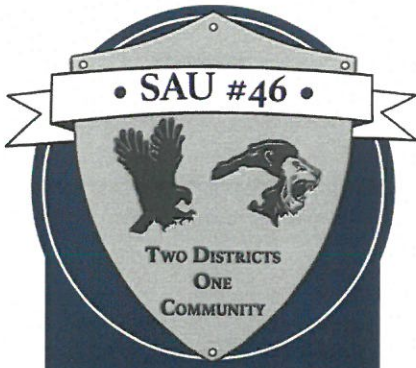
Sincerely,

A handwritten signature in black ink, appearing to be "R.L. Cunningham".

Ross L. Cunningham
County Administrator

RC:mah

Concord, NH



SCHOOL ADMINISTRATIVE UNIT #46

Andover & Merrimack Valley School Districts

March 5, 2021

Honorable Members of the Concord City Council:

Since it was first announced, the Merrimack Valley School District/SAU #46 has welcomed the news of the Whitney Road/Exit 17 development as a long-overdue restarting of Penacook's economic engines. As a community with one of the highest property tax rates in the state of New Hampshire, Penacook taxpayers shoulder a disproportionate burden of the cost of paying for public education. Moreover, that burden is shared by four other towns in the MVSD: Boscawen, Loudon, Salisbury, and Webster. The arrival of a project that creates opportunities for businesses and that increases Penacook's tax base has the potential to be a win for everyone—businesses, developers, taxpayers, students, families—if the revenues generated by the new development are shared equitably.

Per RSA 162-K:9 III, the MVSD seeks to negotiate a revenue-sharing agreement with the City of Concord regarding the Whitney Road/Exit 17 development. Such an agreement would serve multiple interests and the common good:

- The entities involved in the development project would receive the benefits of revenue capture for both re-investment and debt repayment;
- The MVSD would receive much needed funds in support of the public education it provides to students;
- Taxpayers within the MVSD would finally get some much-needed relief from the tax burden that paying for public education places on property owners in the state.

We note that the summary statement of the Penacook Village Tax Increment District in the City of Concord's 2020 Operating Budget states that termination date of the current District is set for June 30, 2032, with the caveat that it will "likely [emphasis added] be extended" in the event that additional appropriations for redevelopment within the PVTIF District are approved. This likelihood, which would result in the continued "capture" of revenues that would otherwise accrue to MVSD, moves us to press now for an agreement that can serve all interests—one in which SAU 46 is a beneficiary of the taxes that it would receive in the absence of a TIF District designation.

Neither Penacook nor SAU 46 nor the taxpayers in the MVSD can wait a decade for relief. As fiscal stewards of the communities our schools serve, we must advocate for any sources that are available to us. The Whitney Road/Exit 17 development has the potential to serve a broad public good and to do so right from the start.

With respect,

Mark MacLean
Superintendent of Schools
SAU #46 | Andover and MVSD

Seelye Longnecker
School Board Chair
MVSD School Board

Sally Hirsh-Dickinson
Penacook Representative
MVSD School Board
Penacook Resident

Tracy Anne Bricchi
Penacook Representative
MVSD School Board
Penacook Resident

Jessica Wheeler Russell
At-large Representative
MVSD School Board
Penacook Resident

Lorrie Carey
SAU #46 Board Chair
MVSD School Board
Boscawen Resident

RECEIVED

MARK MACLEAN
Superintendent of Schools

RANDY WORMALD
Assistant Superintendent

HILARY DENONCOURT
Business Administrator

KATHLEEN BOUCHER
Human Resources Director

105 COMMUNITY DRIVE
PENACOOK, NH 03303
P - 603.753.6561
F - 603.753.6023

<http://www.mvsdpride.org>

MAR 05 2021

Concord City Clerk's Office
41 Green Street

Bonenfant, Janice

From: Councilor <perce4council@comcast.net>
Sent: Thursday, March 4, 2021 6:45 PM
To: Bonenfant, Janice
Subject: Fwd: March 8 Council meeting, Exit 17 Discussion and public hearing

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Madam Clerk.
Please share this email with the Mayor and Council.
Thank you.
Erle Pierce

Sent from Erle's iPhone

Begin forwarded message:

From: James Constantin <jimcon11@hotmail.com>
Date: March 4, 2021 at 18:38:22 EST
To: Councilor <perce4council@comcast.net>
Subject: Re: March 8 Council meeting, Exit 17 Discussion and public hearing

Yes, please do. Thank you.

Get [Outlook for Android](#)

From: Councilor <perce4council@comcast.net>
Sent: Thursday, March 4, 2021 6:24:21 PM
To: James Constantin <jimcon11@hotmail.com>
Subject: Re: March 8 Council meeting, Exit 17 Discussion and public hearing

Thank you Jim.
May I share this email with the Mayor and Council?
Erle

Sent from Erle's iPhone

On Mar 4, 2021, at 17:04, James Constantin <jimcon11@hotmail.com> wrote:

All that will be needed is a traffic light at that intersection and I would think market basket or the owner of the property should bear the burden of the cost. They are going to making millions and millions of dollars and the people should not be taxed . A full set of traffic lights are all that is needed why should the taxpayer pay for something that only benefits the owners . There should have been traffic lights there already since it is a very dangerous intersection especially in the rush hours of morning and afternoon.
Jim constantin
Bog rd.

Bonenfant, Janice

From: Carrie Phelps <carriedust@yahoo.com>
Sent: Sunday, March 7, 2021 7:01 PM
To: * City Clerk
Subject: Supermarket at Exit 17

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

I am writing in support of the Market Basket at exit 17 on 93 north. Please allow this to happen, this would be great for all communities nearby. Thank you.

Carrie Phelps 9 Summer Street
Penacook, NH 03303

Bonenfant, Janice

From: AJ Johnson <aj09eguc@gmail.com>
Sent: Saturday, March 6, 2021 7:11 PM
To: * City Clerk
Subject: Exit 17

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

I am all for any and all business you want to put in at exit 17 .

**Thank you !
AJ Packard Johnson**

Bonenfant, Janice

From: Rebecca LeFave <reblefave@gmail.com>
Sent: Saturday, March 6, 2021 4:00 PM
To: * City Clerk
Subject: Support for Supermarket at exit 17

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Greetings,

I would like to express my strong support for the addition of the new supermarket at exit 17 in Concord.

My family includes myself, my husband, and our 2 year old. We live about 5 minutes from exit 17. Currently we go to market basket which is about a 15 minute drive in best conditions. Especially since the addition of our daughter you can imagine it is a burden when we've run out of formula or milk. The convenience of having the new supermarket would be amazing, especially around holidays when last minute items are forgotten. Now that we both work from home there's no reason to drive all the way to downtown, so we would always do regular weekly shopping at exit 17. We cannot wait! The sooner the better!

Please feel free to contact me if you have any questions!

Regards,
Becky LeFave

Bonenfant, Janice

From: RENEE RAMIREZ <chickadee6169@yahoo.com>
Sent: Friday, March 5, 2021 10:37 PM
To: * City Clerk
Subject: Market basket at exit 17

Follow Up Flag: Follow up
Flag Status: Flagged

[CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe]

Please go forward with the market basket. It is so needed for the area.
thank you
Renee Ramirez
48 Rolfe St
Penacook NH 03303

www.sulloy.com | 9 Capitol Street, Concord, New Hampshire 03301

March 8, 2021

Jim Bouley, Mayor
And Members of City Council
City of Concord
Concord City Hall
41 Green Street
Concord, NH 03301

RE: Proposed City Council Action with respect to Whitney Road/Hoit Road/Route 4/Old Boyce Road Roundabout – March 8, 2021 City Council Agenda Items 23. A. and 23. D.

Dear Mr. Mayor and City Council Members:

I am submitting this letter to the City Council on behalf of our clients, Robert and Maryann Wolfe, who own property off Old Boyce Road in Canterbury, New Hampshire. The Wolfes' property is immediately adjacent to the new roundabout proposed to be constructed at the intersection of Whitney Road, Hoit Road, and Old Boyce Road, and is zoned for commercial development.


When discussions and public information first surfaced regarding the new roundabout, our clients approached us with concerns that the proposed roundabout plans would cut off or materially limit future commercial access to their property. We reached out to City Staff to discuss the Wolfes' concerns, and, the Wolfes' engineers offered engineering alternatives to accommodate the future construction of a commercial driveway into the Wolfes' property from the new roundabout. As a result of our interactions, the City modified the configuration of the intersection of the roundabout with Old Boyce Road to accommodate the potential future construction of a commercial access driveway to the Wolfes' property with a southbound "Stop" sign on Old Boyce Road. We understand that those modifications are part of the City plans that are now under consideration by the Department of Transportation.

Based upon the City's cooperative interactions with the Wolfes to date, and the City's willingness to modify the roundabout plan to accommodate a commercial access driveway into the Wolfes' property, the Wolfes have asked me to notify the City Council that the Wolfes support the current roundabout proposal that is before the City Council.

Jim Bouley, Mayor
City of Concord
March 8, 2021
Page 2

Should you have any questions, please feel free to reach out to me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Peter F. Imse'. The signature is stylized with a large, sweeping initial 'P' and a long horizontal line extending to the right.

Peter F. Imse

PFI:dss

Cc: Matthew Walsh, Director of Redevelopment, Downtown Services and Special
Projects
David Cedarholm, City Engineer
Danielle Pacik, City Solicitor
Mr. and Mrs. Robert Wolfe
Ms. JoAnn Fryer