Envision Kingston II Meeting Minutes - 12/21/2018 meeting

I. Attendees: Ernie Landry, Glenn Coppelman, Eileen Clifford, Debby Powers
    a. Approval of 10/19/2018 meeting minutes - PUNA
II. Signs – the sign project is complete except for installation which will occur in Spring 2019
III. RSA 79E Community Revitalization Tax Relief – discussed the importance of enacting RSA 79E for purposes of encouraging investment in Kingston's town center with a focus on historic properties (See below for NH Preservation Alliance Fact sheet that was discussed at the meeting). It was determined by the subcommittee that it would be a good tool for Kingston but requires a Town vote on enactment. This could be a Selectmen warrant article but due to the short time remaining to submit signed petitioned warrant articles to the Town, the committee determined that we would support a petition warrant article and ask for Budget Committee and BOS ballot support at the Jan 12, 2019 Public Hearing. The committee also determined to meet before the public hearing on petitioned warrant articles by moving the Jan 17th meeting to Jan 10th to prepare for the public hearing.
IV. Project Planning – Discussion of how the Kingston Plains and surrounding area could benefit by submitting a Department of Transportation (DOT) grant request to help reduce the financial impact on the Town for a reconfiguration of the Plains and surrounding areas as suggested in the 2016 Charrette ("Envision Kingston II event). The grant application is extremely complex and would require outside support. Next step: The committee would like to discuss such project with the Town Planner during 2019.
V. Meeting adjourned 8:45 PM. Next meeting to be held on Jan 10, 2019, 7PM Kingston Town Hall

Fact Sheet
NH RSA 79-E
Community Revitalization Tax Relief Incentive

This law encourages investment in downtowns and village centers with a new tax incentive modeled on existing New Hampshire statute (the so-called "Barn Bill"). Its goals are to ***encourage the rehabilitation and active use of under-utilized buildings*** and, in so doing, to

- **promote strong local economies** and**,**
- **promote smart, sustainable growth, as an alternative to sprawl, in accordance with the purpose and objectives of RSA Ch. 9-B** (State Economic Growth, Resource Protection, and Planning Policy).

How it works:

- In a town that has adopted the tool created by this law, a property owner who wants to substantially rehabilitate a building located downtown, or in a village center, may apply to the local governing body for a period of temporary tax relief; owners of structures listed on the National or State Registers of Historic Places may also apply.
- In certain limited circumstances, the tax relief may also be applied to the replacement of buildings, instead of rehabilitation.
- The temporary tax relief, if granted, would consist of a finite period of time during which the property tax on the structure would not increase as a result of its substantial rehabilitation. In exchange for the relief, the property owner grants a covenant ensuring there is a public benefit to the rehabilitation.
- Following expiration of the finite tax relief period, the structure would be taxed at its full market value taking into account the rehabilitation.

The legislation offers strong community process and discretion:

- Any city or town may adopt this program with the majority vote of its legislative body.
- Applications by property owners are made to the governing body and are accompanied by a public notice and public hearing.
- The governing body may grant tax relief if the application meets the guidelines and public benefit test.
- The governing body may deny the application in its discretion: "..such denial shall be deemed discretionary and shall not be set aside by the board or tax and land appeals or the superior court except for bad faith or discrimination." (79-E:4 V)

Qualifying properties:

A property owner can apply for the tax relief only if:

- The building is located in the community's downtown district or its equivalent (municipality may establish additional and stricter criteria for identifying qualifying structures); and
- The rehabilitation costs at least 15% of the building's pre-rehab assessed value, or $75,000, whichever is less (municipality may establish higher thresholds); and
- The rehabilitation is consistent with the municipality's master plan or development regulations.

For more information, contact:
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