



Pettengill Road Area District Enhancements Plan
per RSA Chapter 162-K
Town of Londonderry, New Hampshire
March 2025

Preamble and Background:

The purpose of a Tax Increment Financing (TIF) District Tool

A TIF district is a municipal tool to utilize new property tax revenues from the district for the sole purpose of investing in needed public infrastructure. Without a district, new property tax revenues are distributed to each of the four taxing entities: Municipality, Schools, County and State Education Fund. A TIF district requires that all new revenues be used to finance annually any incurred investment in infrastructure. By dedicating all new, incremental revenues, the financing will be paid sooner, and the benefits will be realized sooner. If there is bonding, it will pay the debt off sooner, resulting in less debt costs to taxpayers.

The Town of Londonderry has enacted districts in this general area before, that successfully invested and paid off the incurred debt and were subsequently closed. The infrastructure that was financed by the district, along with private sector investments, has resulted in the airport and Pettengill areas being a significant generator of new jobs and new tax revenues well above any new municipal costs from the development.

This plan follows the format of the enabling New Hampshire statute, the **Municipal Economic Development and Revitalization Districts, Section 162-K**, first adopted in 1979. RSA 162-K has been amended since the initial district was adopted by the Town in 2013, most recently in 2022. The amendments include a new section encouraging residential development (K-6), and another allowing multi-jurisdiction TIF districts (K-16). Neither of these uses are anticipated in this Plan.

This District Plan designates how any new – “incremental” – property tax revenues from the designated district are to be sequestered and utilized. Uses must be specifically identified as allowable. Proceeds may be used as debt-bond payments, as cash payments, or utilized as grant match.

The District Plan

K:1 Local Option

The Town originally adopted this Chapter via Resolution 2013-12

K:2 Definitions

The Definitions are those as defined in Section 162-K:2, I through XI.

K: 3 Authorization; Initial Adoption

Initial Adoption on March 3, 2025

K:4 Hearing

A Hearing on the District and its components was held on March 3, 2025.

Notice of the Hearing and description of the proposed district were posted as required. The Town has offered to meet with the Londonderry School Board and County Commissioners, and both have had a reasonable ability to comment on the Plan.

K:5 Establishment of Districts; Limitations

- I. The district area is shown in Attachment A. The parcels total five (5) percent of the Town's total land area.
- II. There are currently no other districts in place. The district is under the ten (10%) cap for the total of all existing districts.
- III. The total assessed value of the district represents less than eight (8%) of total cap for one, and less than sixteen (16%) cap for all active districts.

K:6 District Establishment and Development Programs

The district, the development program, and the tax increment financing plan

- I. Development Program: If subsequently authorized through the Town's budgeting and procurement processes, the development program includes, as needed by the Town:
 - a. the construction and enhancement of vehicle traffic, transportation, pedestrian facilities
 - b. The extension or enhancement of other public infrastructure including public water, sewer, electric, fiber cable, or easements - that will allow the existing Pettengill Road area to expand in conformance with the Town's land-use regulation, and to safely accommodate growing levels of vehicle traffic and pedestrian activities.
- II. No residential relocation is expected. If relocation is required, the statutory requirements will be met. Residential users may utilize Town infrastructure in the district as they would elsewhere in the town.

K: 7 Grants

This section is adopted, allowing the Town to utilize TIF Revenues to pursue grants, loans, or other financial assistance from the federal, state or other public entities, as well as any qualified private entities that are also investing in the district's infrastructure. If matched with other funds, TIF revenues investments must remain within the district, and meet all Plan requirements.

K:8 Issuance of Bonds

If bonds are issued, the Town shall meet the requirements of this section, including the limit that the first payment on any bonding will be made no later than 5 years, and no more than 30 years after the date of bond issuance.

K:9 Tax Increment Financing Plan

- I. The Objectives of the municipality are to:
 - a. Improve infrastructure capacity within the Pettengill Road Area district boundaries
 - b. Enable and encourage additional permitted development and
 - c. Enhance vehicle and pedestrian safetyNote that Investments or costs not identified herein are not allowable.
- II. Agreements between the County Commissioners, School Board and Town Councilors may be reached should there be a surplus of annual captured tax increments above what is required for current investment, debt service and the development plan's implementation.
- III. Should the Town incur any debt for district infrastructure, all revenues collected in any one year must first be used to pay for all that year's debt service before any other use for these incremental revenues are allowed.
- IV. This financing plan may be modified or amended per the provisions of this section.
- V. This plan does not authorize any appropriations.
- VI. Any appropriations must be separately authorized by the Council per the Town's budget and procurement requirements.
- VII. This Plan does not allow for the construction costs or debt by bonding in any year to be greater than the incremental revenues available or anticipated required to cover or exceed the construction and/or debt service for that year.

K:10 Computation of Tax Increments

The Town shall keep the full captured assessed value for the development of the district, to be determined by the town assessor annually, and reported to the NH Department of Revenue Administration. The municipality shall expend the tax increments received only to pay costs and administrative expenses incurred in developing the district, according to the adopted Plan.

K:11 Annual Report

The municipality shall prepare an annual report as required in this section, including demonstrating compliance with the financing plan.

K:12 Maintenance and Operation

Usual and on-going maintenance and operating costs of the infrastructure enhancements in the district will not be paid by district revenues, but through usual town operating budgets.

Capital upgrades or required repairs to financed infrastructure may utilize TIF district proceeds.

K:13 Administration

The municipality designates the Town Manager as the district administrator, subject to that position's authority within existing Town governance limitations.

K:14 Advisory Board

The municipality's legislative body (Town Council) shall appoint an Advisory Board in conformance with this section. If the Town owns land within the district, a town official may be a landowner representative of the district.

K:15 Relocation

No relocations are expected because of this district. If relocation is needed, the requirements of this section and NH relocation requirements will be enforced.

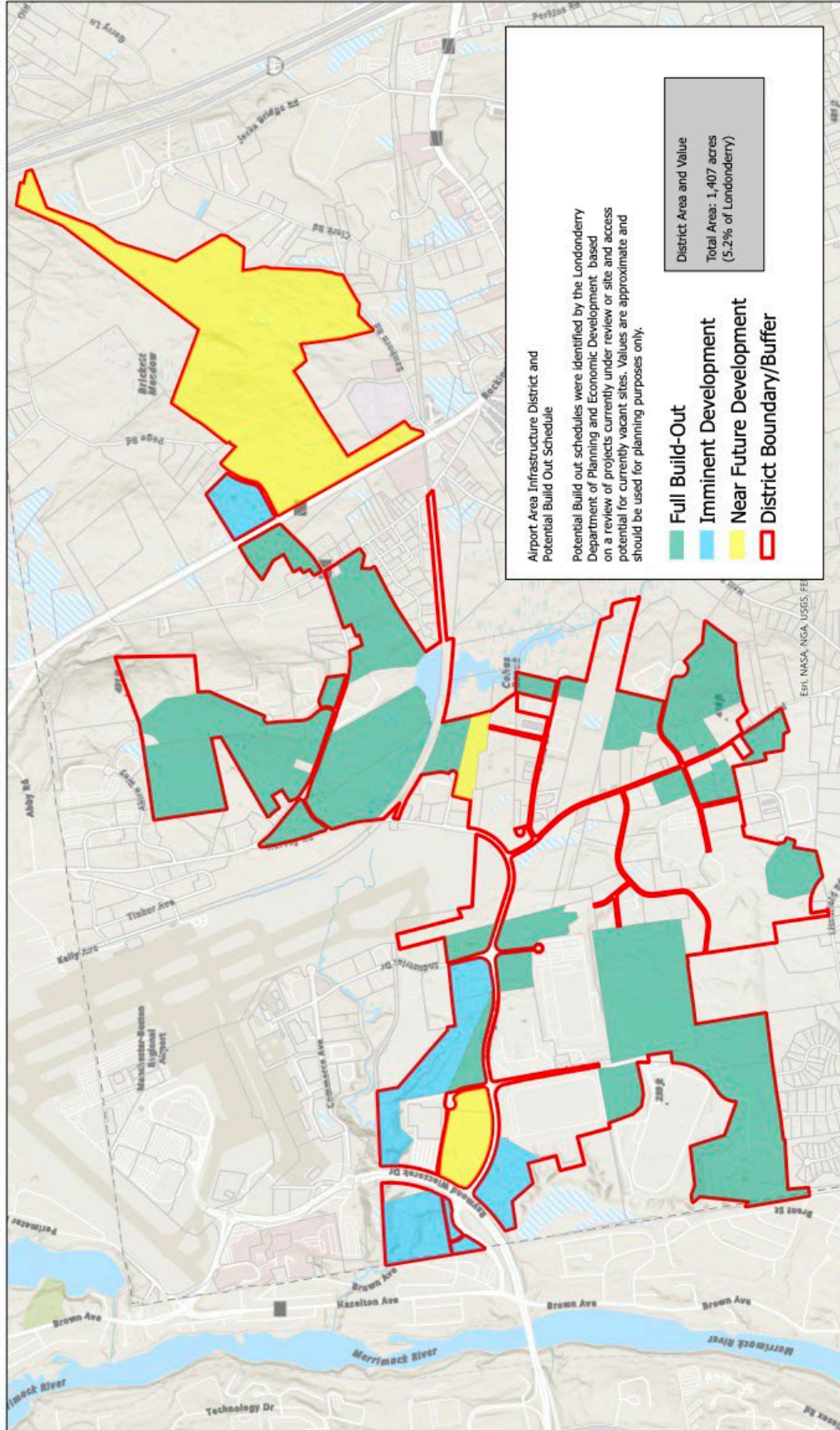
K:16 Joint Municipal Development and Revitalization Districts

The district does not expect any regional connection with another joining municipality. If adding any parcel(s) from an adjoining municipality is later considered, the district plan will need readoption by both municipalities.

Attachment A

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Pettengill Road Area Tax Increment Financing (TIF) District



PARCEL NUMBER	ADDRESS	USE DESCRIPTION	TOTAL VALUE	CU=Current Use or E=Exempt	Taxable Value	Projected Increase in Site Value	Status FY2024	Current Revenues at .15-.65	Projected New TIF Revenues
014-009-0	29 Grenier Field Road	Industrial	\$3,291,500		\$	\$		\$51,512	\$0.00
014-010-0	33 Grenier Field Road	Farm	\$1,399,600	CU	\$7,581		Full Build-Out	\$21,904	\$0.00
014-011-0	5 Webster Road	WP No Stew CU 5	\$963,600	CU	\$4,488		Full Build-Out	\$15,080	\$0.00
014-013-4	7 Planeview Dr	Vacant Land	\$370,600				Full Build-Out	\$5,800	\$0.00
014-017-0	4 Planeview Dr	Vacant Land	\$243,443	CU	\$243,443		Near Future Development	\$3,810	\$0.00
014-021-11	22 Delta Drive	Vacant Land Development	\$356,300				Full Build-Out	\$5,576	\$0.00
014-021-12	17 Delta Drive	Vacant Land	\$410,700				Full Build-Out	\$6,427	\$0.00
014-029-0	36 Harvey Road	HW No Stew CU 5	\$243,800	CU	\$362		Full Build-Out	\$3,815	\$0.00
014-029-1	32 Harvey Road	City Manchester V	\$342,900	E	\$0		Full Build-Out	\$5,366	\$0.00
014-029-11	5A Aviation Park Drive	Warehouse	\$3,922,900				Full Build-Out	\$61,393	\$0.00
014-029-14	14 Aviation Park Drive	WP No Stew CU 5	\$1,086,300	CU	\$2,556		Full Build-Out	\$17,001	\$0.00
014-029-16	6 Aviation Park Drive	Farm	\$647,300	CU	\$1,616		Full Build-Out	\$10,130	\$0.00
014-029-17	4 Aviation Park Drive	Farm	\$363,500	CU	\$722		Full Build-Out	\$5,689	\$0.00
014-029-20	5B Aviation Park Drive	Industrial Building	\$3,869,000				Full Build-Out	\$60,550	\$0.00
014-035-0	68 Rear Litchfield Road	Vacant Land	\$321,100				Full Build-Out	\$5,025	\$0.00
014-036-0	11 Webb Drive	Vacant Land	\$283,600				Full Build-Out	\$4,438	\$0.00
014-036-1	10 Webb Drive	Warehouse	\$65,867,900				Full Build-Out	\$1,030,833	\$0.00
014-038-0	68 Rear Harvey Road	Vacant Land	\$105,600	CU	\$56,436		Full Build-Out	\$1,653	\$0.00
014-041-0	25 Harvey Road	Housing Authority V	\$269,700	E	\$0		Full Build-Out	\$4,221	\$0.00
014-042-1	27 Harvey Road	Housing Authority V	\$280,300	E	\$0		Full Build-Out	\$4,387	\$0.00
014-044-2	43 Harvey Road	Single Family	\$413,900				Recently Developed	\$6,478	\$0.00
014-044-11	21 Harvey Road	Housing Authority V	\$629,600	E	\$0		Full Build-Out	\$9,853	\$0.00
014-044-21	58 Wentworth Ave	Vacant Land	\$390,200				Full Build-Out	\$6,107	\$0.00
014-044-22	3 Burton Drive	Vacant Land	\$376,100				Full Build-Out	\$5,886	\$0.00
014-044-36	42 Wentworth Ave	Vacant Land	\$1,116,300				Full Build-Out	\$17,470	\$0.00
014-045-6	46 Pettengill Road	Warehouse	\$23,548,500				Full Build-Out	\$368,534	\$0.00
014-045-2	44 A Industrial Drive	Warehouse	\$33,290,300				Full Build-Out	\$520,993	\$0.00
014-045-5	40 Industrial Drive	Vacant Land	\$699,800				Full Build-Out	\$10,952	\$0.00
014-045-7	35 Industrial Drive	Vacant Land	\$424,700				Full Build-Out	\$6,647	\$0.00
014-045-8	8 Webb Drive	Vacant Land	\$647,100				Full Build-Out	\$10,127	\$0.00
014-045-8	5 Webb Drive	Vacant Land	\$4,900				Full Build-Out	\$77	\$0.00
014-047-0	20 A No Wentworth Ave	US Government C	\$701,600	E	\$0		Full Build-Out	\$10,980	\$0.00
014-049-2	52 Pettengill Road	Warehouse	\$54,487,700				Full Build-Out	\$852,733	\$0.00
014-049-3	60 Pettengill Road	Vacant Land	\$153,600	CU	\$844	\$16,107,100	Imminent Development	\$2,404	\$0.00
014-049-6	1 Innovation Way	Mixed Use	\$8,308,600				Imminent Development	\$130,030	\$252,076.12
014-049-4	55 Pettengill Road	Vacant Land	\$400,000				Imminent Development	\$6,260	\$0.00
014-049-5	2 Roundstone Drive	Vacant Land	\$305,200				Imminent Development	\$4,776	\$0.00
015-001-0	10 Roundstone Drive	Vacant Land	\$317,000				Imminent Development	\$4,961	\$0.00
015-001-0	17 Grenier Field Road	WP No Stew CU 5	\$176,500	CU	\$999		Full Build-Out	\$2,762	\$0.00
015-006-0	19 Sanborn Road	Public School C	\$7,041,300		\$0		Full Build-Out	\$110,196	\$0.00
015-235-0	3 Page Road	Single Family	\$494,000	E	\$0		Full Build-Out	\$12,745	\$0.00
017-002-0	104 Grenier Field Road	WP No Stew CU 5	\$361,000	CU	\$4,068		Full Build-Out	\$7,731	\$0.00
017-004-0	38 Grenier Field Rd	Single Family	\$895,048	CU	\$484,348		Full Build-Out	\$5,650	\$0.00
017-005-0	2 Kitty Hawk Lndg	Vacant Land	\$337,300				Imminent Development	\$5,279	\$0.00
017-005-3	1 Kitty Hawk Lndg	Vacant Land	\$359,600				Imminent Development	\$5,628	\$0.00
017-005-4	3 Kitty Hawk Lndg	Vacant Land	\$360,200				Imminent Development	\$5,637	\$0.00
017-005-5	5 Kitty Hawk Lndg	Vacant Land	\$1,923,800				Imminent Development	\$30,107	\$0.00
017-006-0	569 Mammoth Rd	Mixed Use	\$1,216,841	CU	\$713,641		FARM LAND	\$19,044	\$0.00
017-010-0	587 Mammoth Road	Single Family	\$805,871	CU	\$422,871		Full Build-Out	\$12,612	\$0.00

SIGNATURE PAGE – TO BE INSERTED

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