

Hanover Advisory Committee
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, May 17, 2017 – 7:00 pm
Advisory Committee Hearing Room
Hanover Town Hall

Opening:

The meeting was opened at 7:02 pm by Edward Hickey, Chairman.

Committee Attendees:

Edward Hickey
Wayne Moores
Angela Blanchard
Jerry O’Hearn
Gavin Little-Gill
Joan Port-Farwell
Brandon Freeman

Absent

Sandra Hayes

Other Attendees:

Troy Clarkson, Town Manager
Robert Cole, Town Assessor
Anthony Marino, Assistant Town Manager
Chelsea Stevens, Acting Finance Director
Emmanuel Dockter, Board of Selectmen

Review of Meeting Minutes

Angela Blanchard made a motion to accept the minutes from May 11th as written. This was seconded by Gavin Little-Gill. All Committee members were in favor, and the motion passed.

Discussion Regarding Proposed TIF Agreement for the Hanover Mall

Town Manager Troy Clarkson gave the Committee an update on the TIF agreement negotiations between the Board of Selectmen and the mall owners (PREP). The Board of Selectmen created a list of proposed changes to the TIF agreement, and Mr. Clarkson forwarded it to PREP for consideration. Mr. Clarkson is hopeful he will get a response from PREP prior to the Board of Selectmen and Advisory Committee’s joint meeting on May 24th. Mr. Clarkson informed the Committee that he, Tony Marino, Bob Cole and Chelsea Stevens had reviewed and prepared answers to the Committee’s questions from their last meeting. Mr. Clarkson also stated that PREP would need to explain how they determined the future values of the mall of 70 million without the TIF agreement and 94 million with the TIF agreement. Gavin Little-Gill stated that he is disappointed by what he perceives as a lack of research on the Towns part to thoroughly compare with or without TIF agreement financial figures and look into comparable completed projects that utilized a TIF agreement. Troy Clarkson stated that he understands Mr. Little-Gill’s concern about such a large financial agreement being entered into; however, he respectfully disagrees that the Town has not done enough research on the topic. Chairman Ted Hickey stated that at this point it would be best to move forward with the data acquired and do the best we can to prepare for the June 19th Special Town Meeting where the TIF agreement will be put before the Hanover residents for consideration. Troy Clarkson stated that he only represents the position of the Hanover Board of Selectmen but his own personal view of the TIF agreement is that it would be a positive thing

for the Town and every effort should be made to give it consideration. Mr. Clarkson believes that the Hanover Mall owners (PREP) will have a much better chance obtaining tenant agreements with high end retailers and large anchor stores with the TIF agreement in place. Mr. Clarkson also believes that the proposed mall value with the TIF agreement of 94 million is conservative and that the mall could possibly be worth as high as 100 million with the TIF agreement once construction is complete. Mr. Clarkson explained the process of collecting the taxes on the mall and then funding the tax abatement through the overlay account. Chairman Ted Hickey inquired if the Town had produced its own spreadsheet projecting mall values and corresponding tax figures based on the TIF agreement requirements. Troy Clarkson presented and reviewed multiple spreadsheets with the Committee. (*see attached*) Mr. Clarkson stated that PREP has been made aware of the Committee and Board of Selectmen's interests in obtaining high end tenants to maximize the opportunity to revitalize the mall and draw consumers to the area. Gavin Little-Gill inquired regarding the current value of the mall. Bob Cole stated that the value of 39.5 million is based on what PREP bought the property for. Jerry O'Hearn asked how the cost of the proposed TIF agreement would impact the tax bills of Hanover residents. Troy Clarkson stated that he doesn't believe there will be an impact to individual residential tax bills because the abatement for the mall's taxes will be funded through the overlay account. Bob Cole stated the increase in value of the mall could actually decrease the tax rate. Mr. Clarkson also reminded the Committee that the TIF agreement ensures the value of the mall property will not decrease during the construction period. Without the TIF agreement the mall value would decrease and the tax bills of residents could increase. Bob Cole stated that the TIF agreement requires PREP to submit income and expense figures to the Town which will be excellent information for determining the value of the mall each year. Mr. Clarkson addressed the Committee's concerns that the revitalization of the mall area could cause an increase in police, fire and DPW services and add financial burden to the Town. Mr. Clarkson believes that the increased revenue from the mall will cover any increase in public safety and DPW services. The mall currently pays for one full-time and one part-time Hanover Police officer to patrol the mall, and that agreement will continue. Jerry O'Hearn asked what would happen if PREP decided to sell the mall property before the TIF agreement expired. Troy Clarkson stated that the TIF agreement requires the Town's approval for the mall to be sold. The Committee thanked Mr. Clarkson and Mr. Cole for their time, and they departed at 8:29 pm.

Next Meetings

The Committee's next meeting will be a joint meeting with the Board of Selectmen on Wednesday, May 24, 2017 at 5:30 pm at Hanover Town Hall.

Adjournment

Angela Blanchard made a motion to adjourn. This was seconded by Joan Port-Farwell. All were in favor, and the meeting adjourned at 8:31 pm.