



July 15, 2015

Canaan Economic Development

Just imagine –

Then do it!

Agenda 7-15-15

- Non-Village Needs
- Review of all identified community needs
- Individual Selection of Top 5 Needs (potential projects)
- Prioritization of top 5 needs to get a project list (Goals)
- Critique of list – currently underway – competing interests
- Final ranking

Non-Village Needs or Projects

- Road maintenance (May St)
- Roadside clean up campaigns or ordinance enforcement
- Maintain a list of day or temporary workers/volunteers (Matching skilled people with needs) and/or Temp agency/clearing house services
- Help with insurance for workman's comp issues
- Signage

Full List Top Goals (projects)

Numbers indicate the number of attendees agreeing to have in the top 5

- **Community center : 5**
- **Junk yards on route 4 clean up: 7 (under way)**
- **Incubator space: 7**
- **Parking in village: 2**
- **Autoware property: 9 (under way)**
- **Major grocery: 7 (further discussion follows)**
- **Good restaurant: 1**
- **Easier/quicker access on route 4: 1**
- **Promote natural /Canaan resources/resort/recreation: 8**

- **Remove speed traps: 3**
- **Good coffee shop where visiting can happen: 4**
- **Internet/media help/cell phone: 9 (under way)**
- **Create an identity: 2**
- **Fast food: 1**
- **Exercise/gym: 3**
- **Wholistic health services: 0**
- **Hotel/bed & breakfast: 5**
- **Light industry: 4**
- **Liquor store: 3**

Options to Follow for Grocery Store

(ranking score follows)

- Chain store (Get Market Basket or Coop or develop independent coop or have a local store affiliated with ShurFine) : 0
- Papa Z's (focus on further development of Zani's store): 1
- Both: 7
- Do a study: 3

DECISION: Pursue both

LIST OF TOP PROJECTS AS OF JULY 15, 2015

- **Top Tier**

- Incubator space – trades – shared services – training
- Grocery Store – expanded Papa Z's & chain brands
- Promote natural /Canaan / resources /resort /recreation

- **Next Tier**

- Hotel – Bed & Breakfast
- Community Center
- Coffee Shop – internet café – deli
- Light industry

NEXT SESSION –

August 11 –

7 PM

Canaan Hall

What resources do we need?

What resources do we have?

What needs no new resources?

What can we use for replacement
resources?

Novel strategies?

What the Town can help with.

CDBG/CDFA/TIF/Federal Tax

Credits/BFA/USDA/GCEDC/Northern Borders etc.

Water & Sewer Capacity – 35,000 gallons a day capacity avail.

Internet – web hosting

Advertising / Promotion

Broadband

Cell phone

Peer Counseling

Economic data

Planning Board survey

Focus groups

Information clearing house

Possible Events



Property Tax Relief

- Rehab & Replacement 79-E:4
 - Tax – 5-7-9 years (res./afford house/old)
 - Econ. Vitality/Cultural or Historic/Preserves or reuses building stock/municipal centers/housing
 - Needs protective covenant
 - Adopted plan – authorized by voters
 - Rules – value must be no lower than pre dev. Value – POSSIBLE positive difference in value (increase) will be split – 50% will be tax relief and 50% will be new tax.

Property Tax Relief

- Tax Increment Financing 162-K:3
 - Fixed geography (district)
 - May acquire, construct, reconstruct, improve, alter, extend, operate, maintain or promote developments
 - May borrow. All new tax revenue from the improvements will be used to pay bonds. Deferred 5 years.
 - Covers Operation, Maintenance & Improvements
 - Tax – 5-7-9 years (res./afford house/old)
 - Econ. Vitality
 - Tax increments Orig. value subtracted from new value times annual tax rate – up to 50%. Balance to general fund or relieved.
 - Needs Plan – authorized by voters

MAJOR TOWN INITIATIVES

Cell Tower - WIFI in Village

Flood Proofing

- Looking for 1400 feet elevation if possible for cell tower
- \$800 per mo. Rent – increases for high usage
- Looking at WIFI
- Goal to get Village Commercial Flood Proofed by 2017
 - Engineering / Indian & Orange / Trestles / Grist Mill

News – Rumors – 7/15/15

- Property for Sale
- Track Open House 7/4/15
- B&B
- 4th of July – Numbers – Noise – Multiple events
- There are a couple of people from Canaan who are willing to invest in Canaan
- Redecorating the common
- Police – EOC – kids – recognition
- Mascoma Health – USDA loans committed
- Angels in the outfield – Signs on Williams Field
- Junk Yards
- Solar energy – opponents - CMS