

# Town of Warner, New Hampshire

## NEWS FROM THE TOWN

Spring 2018

Selectmen's Office  
(603) 456-2298 ext. 2  
selectboard@warner.nh.us

Monday - Wednesday - Thursday  
8:00 a.m. - 3:00 p.m.  
Tuesday 8:00 a.m. - 6:00 p.m.  
www.warner.nh.us

Jim Bingham  
Town Administrator  
(603) 456-2298 ext. 1  
administrator@warner.nh.us

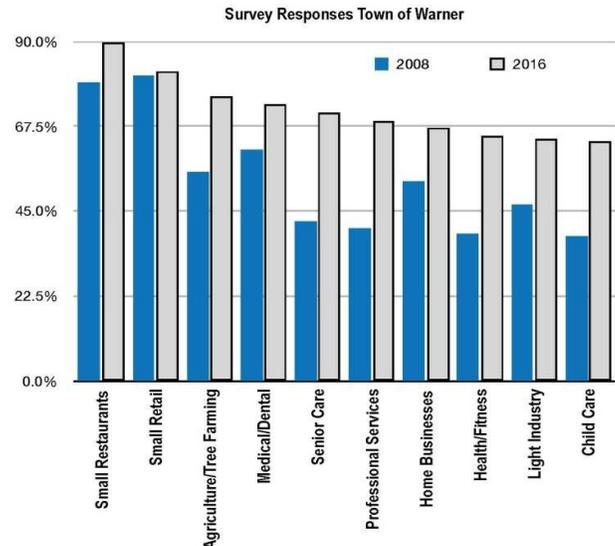
### Warner Community Economic Development Survey

Dear Resident: You may complete this survey and drop it off by July 23 at the Selectman's Office or the Library *OR* you can complete the survey on-line at: <http://warner.nh.us/2018survey.php>

In 2016, the Warner Select board created the Economic Development Advisory Committee, as called for in the 2011 Master Plan. This action intends to further the Master Plan Goal ED-1 which states: *To support the existing business community and to encourage economic growth that serves local needs, is environmentally responsible, fits aesthetically with the town historic architecture, and provides a net increase in municipal revenue.* (Master Plan, p 45)

One of the top concerns expressed in previous surveys of Warner is the property tax. In 2015 the net valuation for Warner was \$281,406,495. The Economic Development Committee research revealed that a new \$1M development would reduce the annual tax bill on a \$200,000 home by about \$80. This does not account for that development potential for additional municipal services. The Advisory Committee believes it is important to understand the limited effect more development may have on property tax relief, and that emphasis should be on multiple activities to improve economic opportunity and success in Warner. We believe that not only can we attract large business to exit 7 and 9 to provide tax relief, but to look at alternatives to increase money that can be spent in Warner to assist with existing and potentially new businesses downtown and at the same time work with small home business to assist with their growth.

In previous surveys, participants were asked what types of development they would like to see in Warner. In this survey we provide you with some of the responses of past surveys, and focus on issues that will assist the Economic Development Advisory Committee to create direction and actions that will implement the goals outlined by the community. **(Please circle all answers)**



1. The presence of a central working village was rated of high or of very high importance by 82% of respondents to the 2008 survey of the Warner Town Master Plan. Is it important to you that Warner retain a strong commercial Main Street as new businesses locate within the town? (Y/N)

2. The top 10 preferences for business "types" in 2008 and 2016 are listed below; tell us if retaining or encouraging additional businesses of this type is still as important to you.

Small Restaurants	Y/N
Small Retail	Y/N
Agriculture/Forestry	Y/N
Medical/Dental	Y/N
Senior Care	Y/N
Professional Services	Y/N
Home Businesses	Y/N
Health/Fitness	Y/N
Light Industry	Y/N
Child Care	Y/N

3.What other types of business, industry or services would improve the quality of life for you in Warner? Please list.

A.

B.

C.

4.Per Warner’s zoning exits 7 and 9 provide opportunities for business development in Warner. Do you support attracting businesses to these areas of Warner (Y/N)

If yes what type of businesses would you like to locate at these locations?

A.

B.

C.

5.Warner’s current zoning for Commercial Districts allows for a maximum 40,000 sq. ft for an individual building. (Market Basket not including hardware store is 51,600 sq. ft and the new liquor store is 12,000sq. ft.)

Do you think this maximum size is appropriate? (Y/N)  
Would you support larger scale buildings/businesses in the Commercial District that would be larger than the current 40,000 sq. ft. allowed? (Y/N)

Comments:

In Warner’s Business District (Main St. Village area) the maximum for an individual building is 4,000 sq. ft., about the size of a basketball court which is 4,700 sq. ft. and is also the approximate size of a retail store in downtown Warner such as Book Ends.

Do you think this maximum size is appropriate? (Y/N)

Would you support larger scale buildings/businesses in the Business District that would be larger than the current 4,000 sq. ft.? (Y/N)

Comments:

6.In your opinion, how important are festivals, music and events to the vibrancy and economic opportunities of Warner?

Very Important

Important

Not Important

7.Should Warner attempt to expand events/music to increase tourism and local engagement/enrichment? (Y/N)

8.Would you like to see Warner marketed as a tourism destination to support local business? (Y/N)

9.The Mink Hills are an important part of Warner’s history. It is also a tourist attraction. Warner has seen an increase in activity around outdoor recreation, especially in the Mink Hills. Is this an area that you feel the Warner needs to coordinate with other towns that border on the Minks to address responsible stewardship of this natural resource? (Y/N)

10. A business incubator is a place or location that small businesses, such as a home business, can learn to grow. Services that can be provided could include training to improve marketing, financial accounting, program or project design, and other helpful services/information/training to help small business flourish.

The Economic Development Advisory Committee found that most of Warner’s small businesses are sole proprietorships, often located at home. Are you interested in starting or expanding a business in Warner? (Y/N)

Would you be interested in learning more about creating a business incubator in Warner that could provide a space for technical assistance mentioned above? (Y/N)

If you would like to learn more, please add your name and e-mail address.  
Name and email

11.If you are a business owner, are there barriers to expanding your business, or are there accommodations in Warner that could make it easier for you to do business here?  
Please explain:

12. What would you like the Town to do with the old fire station?

A.

B.

C.

13. Provide one or two words that describe what makes Warner a good or unique place to live.

Please add any additional comments/issues that the EDAC may address in the future:

Warner Economic Development Advisory Committee  
Emma Bates, Marc Violette, Neil Nevins, Nancy Martin, Joe Mendola, Adam Bates, Peter Anderson, William Minsinger, Sarah Hansen, Clyde Carson, Charles Albano (Chair)

## Future Fire Station Update

By: Kimberley Edelmann

At Town Meeting, citizens approved funding construction of our new fire station. Thank you!

After the meeting, we continued to pursue a bond with the NH Municipal Bond Bank. However, on Friday April 13, our Bond Attorney informed us he was unable to provide the requisite favorable "opinion letter" for the Town due to complications introduced at Town Meeting. Why? He explained how a General Obligation Bond document lists each individual year's interest rates as "coupon rates". He showed us the document the Hinsdale School District had recently received for their 2.856% bond. It showed the first year's coupon rate at 5.1%, with coupon rates decreasing over the life of the bond. Nowhere on the document is the overall net interest rate of the bond shown.

At Town Meeting, we voted to put a 4% cap on the funding interest rate. While we had been discussing the overall net interest rate of bonds and loans, not coupon rates, the amendment to the warrant article introduced a level of risk the Bond Attorney was uncomfortable with. He pointed out someone might view the resulting General Obligation Bond document, see that some of the coupons were over 4%, and take issue with it. He added that in all other aspects, the Town's application and status were favorable, so he recommended we go with a bank loan instead.

With construction scheduled to start the following week, I reached out to some of the many funding sources with whom I had spoken last winter. In the end, the best solution was to go with our own Sugar River Bank. Thanks to the direct involvement of the President of the bank as well as focused effort by our Town Hall employees, we now have a 20 year loan for \$2,500,000 at 3.875%. We begin semi-annual payments against the loan in February 2019. Thanks to the structure of the loan, the tax impact is still under 70 cents per \$1,000.

So, as you can see as you drive by, construction of our new fire station is well underway! After the site was cleared, the impressive storm water retention system was installed. More recently, footings for the building have been put in place. It is very exciting to see the progress!

Warner's Fire & Rescue Department and our Emergency Management Department THANK the citizens of Warner for supporting this project.