

Coös County Commissioners
Special Meeting
Coös County Nursing Hospital - W. Stewartstown, NH
June 3, 2019 (*amended 6/18/19*)

Present: Commissioners Tom Brady, Paul Grenier and Rick Samson; County Administrator Jennifer Fish; Director of Finance Carrie Klebe; Superintendent of Corrections Ben Champagne; Nursing Hospital Administrator Laura Mills; Representative Wayne Moynihan, Representative Edith Tucker, Representation Troy Merner; Representative Henry Noël; Administrative Assistant Linda Harris; Captain Keith Roberge; County Treasurer Suzanne Collins; Members of the Balsams Team Les Otten, Alex Ritchie, Ed Brisson, Scott Lamontagne; and, a member of the press.

Commissioner Brady opened the special meeting at 10:02 a.m. and welcomed everyone to the meeting. Rep. Tucker led the Pledge of Allegiance.

1. Approval of the Agenda:

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to approve the agenda as presented. All approved 3-0.

2. Other Business:

- a. Nursing Home Van Bid: County Administrator Jennifer Fish reported that after the May 8, 2019 meeting, she contacted the individual who had been awarded the bid for the purchase of the old Nursing Home van. He admitted that he had written the incorrect amount on his proposal. Instead of the approved \$5,059, the proposed bid should have been \$2,500. A motion was made by Commissioner Samson to refuse the bid and to award the other bidder. There was no second. Commissioner Grenier disagreed and stated that the van should be put out to bid again. Commissioner Brady noted that he agreed with Commissioner Grenier due to liability issues. A motion was made by Commissioner Grenier, seconded by Commissioner Brady to put the nursing home van out to bid a second time. The motion was approved 2-1. (*Commissioner Samson*)
- b. NHAC Opioid Lawsuit: County Administrator Jennifer Fish referred to an email previously sent to the Board requesting Coös County to join the NHAC Opioid Lawsuit. A motion was made by Commissioner Grenier, seconded by Commissioner Samson stating that Coös County would join the NHAC in the opioid lawsuit. All approved 3-0.
- c. NHAC IDN Subcommittee: County Administrator Jennifer Fish stated that the subcommittee was created by the NHAC. Commissioner Meyers has indicated that this subcommittee will divvy up the \$10 million requested for IDN funding in 2019 by HHS. Ms. Fish proposed that the Director of Finance Carrie Klebe serve on the subcommittee, and she would serve as the alternate. A motion was made by Commissioner Grenier, seconded by Commissioner Samson to have Director of Finance Carrie Klebe serve on the NHAC IDN Subcommittee and County Administrator Jennifer Fish serve as the alternate.

Commissioner Grenier stated that the County has only paid \$105,000 of the IDN funding as the Board had withheld the funds pending answers to questions about the Governor's budget by the County Treasurer. Ms. Collins replied that it was time to move on. She did remind everyone

that the IDN network is supposed to report on services provided to Coös County residents and not the region. All approved 3-0.

Commissioner Grenier stated that it was time to pay the remainder of the IDN funding even if he disagrees. Commissioner Samson agreed with Commissioner Grenier. A motion was made by Commissioner Grenier, seconded by Commissioner Samson to pay the remainder of the IDN Funding. All approved 3-0.

3. Unincorporated Places:

- a. Balsams Resort Holdings LLC - Resort Redevelopment District and Bond Financing: Ms. Ritchie directed the Board through an agenda (copy of which is on file) that she had prepared to guide them through the meeting which correlated with correspondence previously submitted to the Board. She noted that the next step will be to prepare the financing plan to present to the Commissioners. The Board suggested a work session in order to facilitate and answer questions.

Commissioner Grenier asked if PolEcon Research would be able to meet with the Board and update the figures of the Economic Impact and Work Force Studies. Alex replied that she would ask if the figures are still current or outdated.

Ms. Ritchie noted that the intent is to not incur additional costs to Dixville relating to future emergency services at The Balsams Resort. "Will-Serve" letters have been discussed with the Town of Colebrook for fire and 911 services, 45th Parallel EMS for ambulance services and NH State Police for police coverage and will finalize the contractual service agreements with each, inclusive of compensation which the Balsams will be responsible for, prior to the County being asked to establish the Redevelopment District and issue the bonds.

County Treasurer Sue Collins noted that the Town of Colebrook does not service 911. Northern Borders Services is responsible for the 911 system. Dixville is already a member and pays a \$4,500 yearly fee and per call fee. Mr. Otten noted that he would like to set up some kind of arrangements with providers to be on location on high volume days. He also asked that the document should have a provision that would allow the agreement to be reopened if any unforeseen costs were to occur to the Balsams. Commissioner Brady reiterated that these costs would be costs to Dixville and not Coös County.

Ms. Collins also noted that the Balsams used to handle their own solid waste and there was no responsibility to the County.

Ms. Ritchie continued that the next step will be to assemble the documentation, including designating the boundaries of the redevelopment district's area to be consistent with the already approved PUD (Planned Unit Development). The Balsams must draft a financing plan, which will include the terms of the bonds, amount of the assessment, payment terms, method of collection, treatment of future real estate assets and compensation to Coös County.

Ed Brisson said the PUD consists of all the Balsams property in Dixville. Commissioner Grenier asked if any future land holdings would require Board approval. Mr. Otten replied that if he were in the County's position, he would not include anything outside of the current PUD. The

land in the agreement is approximately 8,500 acres and the agreement encourages him to develop those acres. The concept of the TIF is to concentrate development on a parcel of land.

Commissioner Samson asked how many parcels were involved. Mr. Otten replied five plus one from Wagner. Mr. Brisson corrected that there will be more than six parcels with several more owners.

Mr. Otten noted that the State of NH DOT garage is not part of the PUD.

Ms. Ritchie noted that the Balsams anticipates that the County will process the collection of assessments and property taxes and would receive an annual fee for the service. If the County were to prefer a third party to handle the process, that could also be discussed. Commissioner Grenier noted that the administration of the unincorporated places is a function of the County and would continue to be so. An additional person will be hired if necessary. Commissioner Brady asked what the anticipated increase in tax bills would be in Phase I. Ms. Ritchie replied 600 - 1,000 including developers.

Mr. Otten noted that Bond Counsel for both parties will need to discuss the language necessary to make sure that the county has no liability.

The team sees that anything built after Phase I will be assessed at the rate established for Phase I assets, and that the additional tax revenue will be applied toward the repayment of the bonds. Once the bond has been repaid, it will be retired and all property formerly within the district will be subject to the standard property taxes.

Mr. Otten also spoke of compensation to the County for any additional burden and for processing the collection of property tax collections. He proposed that the Balsams make an annual payment of 0.5% of the principal amount of the bonds, payable quarterly. Additionally, a one-time issuance fee equal to one percent of the principal amount of the bonds. As an example only, a \$30 million bond issuance, the 1.0% one-time issuance fee would be \$300,000 and the on-going annual administrative fee will be \$150,000.

Commissioner Grenier countered the proposal with an issuance fee of \$275,000 to be placed in an escrow account. Ms. Ritchie appreciated the feedback and will run through several scenarios.

Commissioner Samson asked if Mr. Otten would provide a current financial status. Mr. Otten replied that the financing plan is a moving entity but said that they currently had a \$20 million equity commitment. The project was also in a federal Opportunity Zone and the team has had discussions for zone financing for around \$40 million contingent on the bond.

Discussions have been held on construction loans of around \$85 million; however, the construction loan is based on the Balsam's ability to sell real estate. The Balsams has deposits of \$23 million worth of real estate. The sales staff believe that a similar amount may be sold once the announcement of construction is made.

Commissioner Brady asked what the developers were looking at for a timeline.

Ms. Ritchie noted that several property transfers will occur at the same time. Everything is co-dependent to reach an end point. She added that the next step will be to set a time frame. She would need about 30 days to put all of the financial information together and present to the Board. Mr. Otten stated that a feasibility study would be available to the Board; however, there is confidential information. Commissioner Grenier stated that any discussions relating to financing must be with the entire Board. He also asked that the County Treasurer be included. Mr. Otten asked if a meeting to discuss financials could be scheduled. Commissioner Grenier stated that the meeting will need to be nonpublic.

Rep. Moynihan noted that from his understanding there will be three phases: present the proposal, Board review and Delegation review. He added that there will be questions from the Delegation which may require nonpublic as well. Mr. Otten replied that he is willing to meet with the Delegation to review the information presented today. Commissioner Brady indicated that the public hearing will be a perfect time for the Delegation to attend and ask questions. Rep. Tucker noted that the Commissioners are the Selectmen and the Delegation the town meeting. She suggested that the Delegation not get involved until necessary. This is a big project for Coös County. Both the Commissioners and the Delegation want the project to succeed. Mr. Lamontagne asked if Rep. Moynihan was also suggesting a public hearing for the Delegation. Rep. Moynihan replied in the affirmative. Commissioner Brady suggested a combination Commissioners/Delegation meeting and schedule a Delegation meeting immediately following the public hearing to vote on the proposal. Commissioner Grenier also suggested a joint meeting with the Delegation to discuss the financial portion in nonpublic. The Board agreed.

- b. Yield Tax Warrants: The Board signed yield tax warrants for the Unincorporated Places of Atkinson & Gilmanton Academy Grant, Cambridge, Dix Grant, Dixville, Millsfield, Odell, Success and Wentworth Location.

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to enter nonpublic session per RSA 91-A:3, II (a) at 12:02 p.m. All approved 3-0.

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to exit nonpublic session at 12:08 p.m. All approved 3-0.

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to approve the donation of personal time to an employee at Coös County Nursing Hospital. All approved 3-0.

A motion was made by Commissioner Grenier, seconded by Commissioner Samson to adjourn the meeting at 12:10 p.m. All approve 3-0.

Respectfully submitted,

Commissioner Rick Samson