

FOUGERE PLANNING & DEVELOPMENT, Inc.

Mark J. Fougere, AICP

phone: 603-315-1288 email: Fougereplanning@comcast.net

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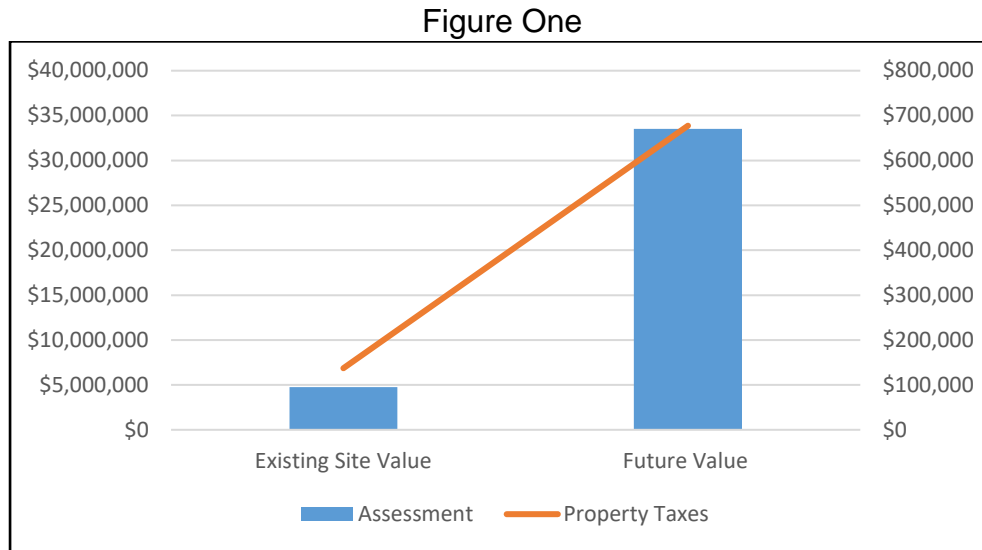
161 Lowell Road – Proposed Warehouse/Distribution Facility

Local Fiscal Benefits

Estimated Property Taxes: Based upon a review of local market conditions for warehouse buildings, as detailed in Table One, the proposed 504,000 square foot building is estimated to have an assessed value of \$33,502,511 and generate **\$677,421** in annual property tax payments.

Table One			
Industrial Warehouses	Blg. Area	Assessment	Assessment/Sq. Ft.
36 Executive Drive	215,596	\$14,211,500	\$65.92
11 Friars Drive	44,679	\$3,455,700	\$77.35
17 Friars Drive	56,952	\$4,872,000	\$85.55
25 Flagstone Drive	83,432	\$4,093,900	\$49.07
Average	400,659	\$26,633,100	\$66.47
Proposed Project	504,000	\$33,502,511	
Estimated Property Taxes @ \$20.22		\$677,421	

- The subject site's industrial assessment will increase from \$4,763,100 to \$33,502,511 and property taxes will increase from \$96,309 to \$677,421 as outlined in Figure One.



- The proposed development will increase Hudson's Commercial/Industrial¹ valuation by 4.6%.
- The proposed development will increase Town revenues by \$205,705 and School Revenues by \$471,715 as outlined in Table Two.

Table Two

Town Revenues	\$205,705
School Revenues	\$471,715

- Based upon final site use (Warehouse/Lt. Industrial), Impact Fee payments² will range from **\$387,840 to \$695,520**.
- Estimated new tax revenues will be available to address many planned capital projects³ including:
 - Twin Bridge Rehab: \$975,000.
 - Lowell Road Bridge Rehab: \$500,000.
 - Town Hall Expansion: \$964,000.
 - Police Station expansion: \$5,000,000.
 - Alvirne High School renovation: \$18,000,000.

¹ Commercial/Industrial value \$612,806,128

² Warehouse lfee: \$0.71 per sq. ft. – Lt. Industrial lfee: \$1.38 per sq. ft.

³ Capital Improvement Plan 2020.

- The proposed development will become the second highest assessed property in the Hudson, behind only Eversource.
- Few demands on local services will be created, as detailed in Table Three, increases in emergency calls to the new facility will be minimal.

Table Three
Estimated Emergency Calls

	Blg. Area	Yearly Police Calls	Calls/ Sq. Ft	Yearly Fire Calls	Calls/Sq. Ft.	Yearly EMS Calls	Calls/Sq. Ft.
36 Executive Drive, Hudson, NH	215,586	1	0.000005	3	0.00001	2	0.000009
11 Friars Drive, Hudson, NH	44,679	2	0.000045	1	0.00002	2	0.000045
6-8 Hampshire Drive, Hudson, NH	147,000	2	0.000014	1	0.00001	1	0.000007
25 Flagstone Drive, Hudson, NH	83,432	2	0.000024	1	0.00001	1	0.000012
Total/Average	490,697	7	0.000014	6	0.000012	6	0.00001
Proposed Development	504,000	7		6		6	

Additional Benefits Include:

- Limited increases in service demands will be seen to town departments, affording local officials the ability to direct new revenues to community priorities. The property fronts on an existing town road serving other industrial properties and all onsite maintenance including trash removal will be private.
- An estimated 300 construction jobs will be created and an estimated 500+ people will be employed at the proposed facility, strengthening the local economy.
- Building permit and other constructed related fees are estimated to generate over \$200,000.
- Additional revenues are possible from vehicle registration fees.