

**TOWN OF JAFFREY
DOWNTOWN DEVELOPMENT DISTRICT
(TAX INCREMENT FINANCE DISTRICT)
TAX INCREMENT FINANCING PLAN (Amended 2018)
Draft 2/11/2025**

In accordance with RSA 162-K: 9, the Town of Jaffrey hereby adopts the following Tax Increment Financing Plan for the Downtown Tax Increment Finance District for 2025:

Statement of Objectives:

As outlined in the original Financing Plan, the objective of this Tax Increment Finance (TIF) District is to establish and maintain a Main Street Program for the Town of Jaffrey. An active Main Street program called TEAM Jaffrey has been established, and is currently maintained, in part, by funds generated by this TIF District. The continued support of TEAM Jaffrey remains a top priority of this plan.

The Jaffrey Economic Development Council has approved the following projects for inclusion in this revised plan:

- Main Street Program Support
- Administration
- Capital Reserve Account
- Downtown Traffic/Safety
- Elite Laundry Remediation
- Economic Development / Marketing
- Downtown Improvements
- Community Field Bond Payment
- Community Field

Anticipated amount of bonded indebtedness:

Community Field Bond is closed.

Time Table

This plan is unchanged from 2018 final financial plan. All funds to support this Financial Plan will be generated from the District through captured tax increments unless directed otherwise by the Town Legislative Body.

Taxing Jurisdiction

This TIF District covers the jurisdictions of the Town of Jaffrey, Jaffrey-Rindge School District, Cheshire County, and the State of New Hampshire. The assessed value for all jurisdictions is estimated to be \$27,931,345 in 2025.

Revenue & Expenses

The following figures are estimates. Actual project funding may be higher or lower depending upon the amount of revenue received and any unanticipated changes in project scope.

Revenue: \$ 502,626

Administration		
TEAM Jaffrey	\$45,000	Team Jaffrey Support
Econ Dev./Marketing	\$10,000	Matching funds for marketing projects.
Administration	\$18,205	TIF District Administration costs
Projects		
Capital Reserve Account	\$150,000	Fund reserve account dedicated to ancillary work associated with the Downtown Traffic and Intersection Improvements.
Downtown Traffic/Safety and Pedestrian Improvements	\$5,000	The Downtown Traffic and Intersection Improvements for Route 202/124 "dogleg; Planning for pedestrian improvements
Elite Laundry	\$50,000	Ongoing compliance requirements for GMP monitoring and reporting for EPA clean-up.
Downtown Improvements	\$50,000	Complete repairs/replacements of lighting fixtures; sidewalks, benches and other amenities.
Community Field	\$4,000	Ongoing improvements to Community Field
Community Field Bond		Bond for the land purchase and building demolition at the Community Field site.
Total Expenses	\$332,205	
Anticipated Returned	\$170,421	Unexpended revenues are returned to the General Fund