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**Grafton Special Economic Committee Meeting Minutes**

**August 29, 2016, 4:30 pm**

Attending: John Turner, Bob Donald, Hardy Merrill, Steve Nolan, Brian Case (via phone)-  
Committee Members  
Suzanne Welch, Kim Record - public

Mr. Turner called the meeting to order at 4:35 pm in the Town Offices.

In public comment, Ms. Welch distributed copies of two spreadsheets with her thoughts on the questions regarding jobs needed for a wind project for the Committee to ask Iberdrola. All to review.

Agenda for meeting was adopted.

Minutes of the August 22 meeting were unanimously approved.

Committee members gave updates on their findings since the last meeting.

Mr. Case reported that his office has contacted towns nationwide that have existing wind projects regarding their costs to enforce contracts, expected vs actual job creation. Has heard back from only 1 of 12 towns contacted to date. Will continue to pursue.

Mr. Donald reported that he had not yet been in contact with Iberdrola about meeting with the committee, but noted that their previous answers to the Town had spoken of 125-150 full-time jobs during a one-two year construction period, and 4 to 6 permanent jobs during operations. Questions raised by the committee in conversation included the type of positions needed, the physical radius that they draw from, basis on selection, where the employees live during construction, any children in local schools, etc. Mr. Donald agreed to contact Iberdrola and arrange for a representative to meet with the committee no later than September 15.

Mr. Merrill reported that he had done some preliminary analysis of a wind projects' impact on the Grafton Grand List. With an assumed turbine valuation of \$1million/MW of capacity, and the proposed project totaling 96.6MW, with 8 of 28 turbines in Grafton that would equate to a valuation of \$27.6 million in Grafton. His turbine valuation figures are based on the Sheffield project, and he agreed to contact the state for clarification/verification. Current Grafton Grand List is \$159 million, and this addition would increase it to approximately \$187 million. At current expenditure levels, this would lower the municipal tax rate to 0.5381 from the current 0.6354, or about 15%. A wind project will have no impact on education taxes paid by residents, - only municipal taxes- but a wind developer would pay education taxes to the state on a per-kwh basis. At the valuation levels listed above, Grafton would receive approximately \$148,000 in annual property taxes from a wind developer.

In committee discussion, it was noted that for those residents who file Homestead and receive property tax credits based upon limited income, that a property tax decrease would similarly decrease those credits, i.e. no net impact on those residents.

Mr. Turner reported that he had spoken to Mr. Pillette about the past CPA report on this issue, and distributed the report to the committee. It is a bit dated now, and some issues were raised about the preparer. Whether an update is required, or whether similar committee-prepared documents would need an independent CPA review, were discussed but not resolved.

The next meeting of the committee was scheduled for Thursday, September 8 at 4:30 PM.

The meeting adjourned at 5:50 PM.

R Donald  
Acting Secretary