

**“Impact of New Commercial Development to Windham”
Submitted by Windham Economic Development Committee**

Did you know that for every \$1 received from residential property tax income (currently 92% of total tax income); Windham pays out \$1.05 in services. On the flip side, for every \$1 received from commercial property tax income (currently 8% of total tax income); the town pays out 28 cents in services. Reference “Cost of Community Services Study” found on Windham’s Town Website.

The goal as stated in Windham’s 2005 Master Plan was to increase the commercial property tax contribution from 8% to 10% by 2015. WE DID NOT DO IT. We actually lost a little ground. While we have had new commercial development, residential development has increased at a quicker pace, leading to the missed target.

Potential commercial development projects proposed for the Village Center District, Professional Business and Technology District (PBT) and Gateway District can help reduce the tax burden on the residential property owner. The Market Square overlay district, which will be on the ballot in March, is another tool to attract high quality commercial development to Windham, which is what countless surveys have stated our residents support. Imagine solving the overcrowding issues in our schools, attracting and retaining quality teachers and offering more services to our town’s people. These issues take money to resolve. Planned and approved commercial development produce revenue for the town.

The mission of the Windham Economic Development Committee (WEDC) is to enhance the vitality of the local economy by supporting existing business and attracting new businesses to Windham, encouraging economic development consistent with the Windham Master Plan, and promoting the spirit of the Town Motto: Old Values, New Horizons. For more information on the WEDC, visit www.windhamnewhampshire.com/committees/economic-development-committee