

## **Tax Increment Financing Committee**

### **Meeting Minutes of 03-14-16**

Attending: Vice Chair Michele Duval, members Janet Saurman, Charlie Bradstreet, and Cindy Lentz.  
Town Manager Dana Lee and Consultant Chuck Lawton

Michele opened the meeting and took roll call. All present except Rosann Lentz.

Mr. Lawton proceeded to give the committee an update of his work so far via powerpoint presentation (attached). He discussed three main areas of study – 1) Economic Opportunities 2) Fiscal Needs and 3) Locally-Supportable Projects. He noted that the first two are “fact-based” while the third is value based. The fact-based work leads to policy alternatives, while the value-based area of study requires trust and communication. He stated that his interviews led him to better understand the we / they that exists in the community – a big trust / communication issue. He then reviewed some employment data on some charts as well as job losses and gains and which sectors are experiencing hiring. He said that going forward, to attract business the Town will have to work together and get “its act together” to receive businesses such as prepared land, known price, know ability to build and proper zoning, easy permitting, etc. His job sector growth chart was drawn from two NH counties and York county (an economic zone).

Cindy questioned the purpose of the committee now that talk is about on Rte 236 sewer expansion. If all the cash is spent on that, what is the purpose of coming up with alternative projects. Each member tried to discuss their roles in the committee and outside the committee.

Mr. Lawton asked about expectations for other data or work to be done. The committee generally asked him to compare the current data to the survey and see what matches up the best. He did state that his intent on the data side was to show a fiscal forecast of taxes if nothing changes versus why the TIF can / does help us.

Michele discussed eco-tourism a bit as a low impact possible job creator. The committee also discussed a downtown or village district. Mr. Lawton said that if we had a separate “downtown TIF” you can use money from other TIF areas and the acreage in the downtown does not count against the maximum allowable acreage.

At 8:10 a motion was made by Charlie and seconded by Cindy to adjourn the meeting and it was so voted unanimously.

Dana Lee

Recording Secretary