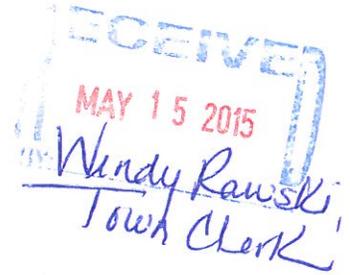


TIF Alternatives Committee
Eliot Town Hall, April 13 at 6:30 PM

MINUTES



- 1) Roll Call / Quorum: Rosann Lentz, Michelle Duval, Janet Saurman, Bob Pomerleau, John Chagnon, Dana Lee, Town Manager. Charlie Bradstreet and Cindy Lentz absent with notice. Jo-Ann Lepore, member of public attended
- 2) Minutes: It was noted that Bob Pomerleau had not been nominated for Vice Chair, but rather secretary, and he declined the nomination. Motion to accept minutes as corrected by Bob Pomerleau and seconded by John Chagnon. So voted unanimously.
- 3) Public Comments Not on the Agenda
None.
- 4) Brainstorm Criteria for TIF Projects / Homework

John started by presenting a set of major headings and sub headings he prepared for the committee as possible scoring criteria. He explained that he wove in the same criteria that were in the draft criteria and added more. Said the proposed criteria would help in scoring projects.

Bob then presented what he had prepared, saying that he felt a simplified method might be better. He said scoring with that many sub-categories could be difficult. He said his criteria mostly came from state statute or the Comp Plan.

Janet asked about "self-supporting" or minimal taxes. Aren't they at odds? Bob said he just did not want to close the door completely to some tax support, but does not favor any tax support.

Rosann said that Cindy had created a scoring matrix (handed it out). The Committee was favorably impressed with its layout and the way it would work. Rosann then recapped the Com Plan survey done in 2007 saying that very favorable responses came back for the following: Concern about increasing taxes, Loss of rural character, loss of wetlands, support for education, groundwater protection, change Rte 236 to mixed use, favored sewer expansion.

The Committee discussed an item on John's criteria – Workforce Housing and whether that is a criteria or a project. This is not subsidized housing but rather housing for 80 to 120% of median income and could involve affordable day care, etc. Also discussed if it would be right for Eliot.

Dana was asked to facilitate brainstorming a list of major criteria that the group could agree to.

After some time, the following list of criteria evolved with some sub headers (or notes) as to further defining the major header. These are not in any particular order.

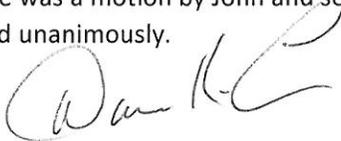
- 1) Promotes quality, sustainable economic development**
 - a. Includes infrastructure projects**
- 2) Supports Eliot's Community Fabric and is compatible with the surrounding region**
- 3) Creates taxable value and jobs with livable wages**
 - a. Preference is for high wage, high skill jobs**
- 4) Does not have a detrimental impact to the environment**
 - a. Clean jobs**
 - b. Groundwater protections**
- 5) Will require little or no initial and ongoing tax support**
 - a. Possibly offset a capital investment**
- 6) Will provide social and / or financial benefits for the majority of the community**
- 7) Is compatible with our 2009 Comprehensive Plan**
 - a. Retains rural character**

5) Discussion re: Public Hearing on 4/27: It was discussed the Hearing should be at 7:00 pm, and we would be seeking feedback on the draft criteria (major headers) and also on our so-called sub-headers. It would not focus on projects, but what are the right criteria to measure the appropriateness of the proposed projects.

6) Old Business:
Public Hearing on 4/27 at 7:00 pm in large meeting room.

7) New Business
None.

8) Adjourn:
There was a motion by John and seconded by Michelle to adjourn the meeting at 8:00 pm. So voted unanimously.

A handwritten signature in black ink, appearing to be "Dan K. E.", is written over the text of item 8.