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AUG 25 2016  
Wendy Rawski,  
Town Clerk

## TIF Alternatives Committee

### Meeting Minutes, May 31, 2016

Attending: Rosann Lentz, Michel Duval, Charlie Bradstreet, Janet Saurman, Cindy Lentz. Also Dana Lee and Chuck Lawton. Public attending; Denny Lentz, Al Libby, Kathryn Runey, Russ McMullen, Sam Davis, Jack Murphy, Richard Peele, Jay Meyers, Bob Pomerleau

1. Call to Order: The Chairman took roll call and all were present (Michel came in at 6:35).
2. Minutes of April 14, 2016. Motion to approve the minutes as presented by C. Bradstreet, seconded by J. Saurman, and so voted unanimously
3. Report – Part III Chuck Lawton.

My Lawton reviewed the attached presentation. Michel initially expressed concern that his view / approach may be biased; that there may be a single type of answer that all can get behind. Mr. Lawton clarified that any use of TIF may be appropriate if done with a much larger context, dealing with other related values, concerns, details. He said any project needs an open planning process in order to build support and demonstrate an understanding of community concerns. He said that the process can be paid for with TIF funds and should pre-empt putting any project out there. Rosann asked for a definition of “transit-orientated development.” Chuck mentioned bike paths, bus shelter, bus service, park and ride facilities, trucking facility, etc. Rosann questioned the comparisons to Kittery. Rte 1 vs. Rte 236 etc. Janet and Cindy both indicated a strong like toward the “no extremes” approach where an idea is just put out there and voted. Slow inclusive process is likely the best approach to presenting any TIF idea. Chuck noted that there is 1) a regional demand for C/I land and 2) small, compact village supporting mixed housing and small shops. He noted that changes on Rte 236 may have to be more than a sewer pipe – design standards, fewer curb cuts, smaller lots, new zoning – all could help the C/I zone and is consistent with our Com Plan. He also suggested a survey of businesses of why they set up in Eliot; what attracted them.

4. Next Steps: The committee discussed the upcoming calendar and we will meet again on 6/13 at 6:30 to do an exercise made available by Chuck as to why the TIF votes repeatedly failed, review the three previous reports and to discuss appropriate uses of TIF funds. By 6/20, Chuck Lawton will deliver his final report, and it will be posted to the web and distributed to Committee members in advance of a 6/27 public comment meeting.
5. C. Bradstreet made a motion to adjourn the meeting. This was seconded by J. Saurman and was so voted unanimously.