

**Eliot TIF Alternatives Committee Meeting**  
**Monday, June 27, 6:30 PM at Town Hall**

Received  
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Town Clerk

**MINUTES**

Attending: Rosann Lentz, Chair, Janet Saurman, Charlie Bradstreet. Staff Dana Lee. Others: Jim Tessier, Denny Lentz, Ted and Roberta Place, Selectman Jack Murphy

1. Roll Call: The Chairperson opened the meeting and conducted roll call. Michel Duval was absent, and Cindy Lentz was absent with notice. Declared a quorum (3 of 5).
2. Minutes of Previous Meeting – 05/31/16: The Chairperson asked that this item be postponed until she had time to review the minutes.
3. Review / Discussion of Final TIF Alternatives Reports: The Committee expressed surprise that Chuck Lawton was not there. Dana explained that when the final report arrived, he had written something to the effect of call me if you need anything, and so Dana thought he had not been asked to attend.

Dana indicated that he thought the meeting might be used to develop the Development Program (menu of eligible uses of TIF money). He recapped a development program from Poland. The Committee felt the more important thing was to discuss what we had learned and how to present and advance the project. Charlie said he was surprised how many people do not understand what a TIF even is. The Committee said that it was most imperative to present the report findings to the Select Board and to present a memo from the Committee advocating the necessary actions to authorize use of TIF funds to hire an Economic Development / Planner. They discussed possible date and arrived at 7/28 Select Board Meeting; asked Dana to draft a memo requesting the staffer to advance TIF projects and to have Mr. Lawton present the final report.

Rosann read pages 18-20 of the final report (recommendations). It was noted that both the Quality of Life strategy (Village) and the C/I strategy both would require detailed planning, projections, maps, analysis and communication to be able to get any project passed by the voters. Janet mentioned issues such as “is there even enough land for village center?” and the development opposition recently experienced. Charlie said we should create a basic informational piece on what a TIF is, how it works, relationship to taxation, sheltering etc.

Rosann said she hoped the Selectmen would ask questions and support the staffer request, because if not, the Committee will just do its best – or where do they want to go next. In the past, criticism of TIF projects were based on no through plans, so makes sense to support the request.

Charlie noted that both strategies need infrastructure / utilities.

Janet and others said the best solution might be an integration of both strategies, connect the two areas.

Denny asked if Mr. Lawton had failed to mention small shops in his report. Jack Murphy and others directed his attention to parts of the report that spoke to that very point.

Ted Place said economic development follows traffic count (Rte 236).

Jack said he felt the Select Board would likely support the request. Dana was asked if the Town Hall had room for a staffer. He said the file room could be reconfigured.

Rosann stressed that the proposed staff position would not have any tax dollars associated with it. It would come from existing TIF funds, year after year.

Ted asked if the position would be part-time or full-time. Dana said he thought ½ or 2/3 time would suffice.

Charlie asked if we might want to survey residents again about the 3 options: Do nothing, Village Strategy or C/I Strategy. The Committee thought it premature and that we needed some firmed up plans before asking their views again.

Jack commented that "doing nothing" is indeed doing something; doing nothing has real consequences.

Charlie Bradstreet made a motion to adjourn. This was seconded by Janet Saurman and so voted at 7:20 PM.

Next Meeting is August 2 at **5:30 PM (time change)**.