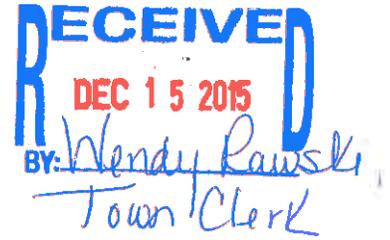


TIF Alternatives Committee
June 29, 2015 Meeting Minutes



- This meeting was video recorded.

Present: Chairman Rosann Lents, V. Chair Michele Duval, members Janet Saurman, Cindy Lentz, Bob Pomerleau, John Chagnon and Charlie Bradstreet. Also attending: Town Manager Dana Lee, Jim Tessier, Denny Lentz, Jo-Ann LaPore

The Chair opened the meeting at 6:30 and did roll call. All were present.

There was a motion by C. Bradstreet to approve the minutes of June 15, 2015 as presented. This was seconded by B. Pomerleau and was so voted. J. Chagnon and M. Duval abstained as they were not at the meeting.

The Chair asked to discuss the consensus model of decision making. J. Chagnon re-read the minutes of March 23 and reviewed when and how voting and override would occur. Discussed going around a couple of times until unsure or non-agreeing members can find ways to make the decision more palatable until hopefully all can "live with the decision."

The Chair asked that the Committee review the land / maps materials provided. It was determined where the three locations are situated, but the Committee felt it needed a clearer more cohesive vision of where these places are in the big picture, the map and lot, the valuations and how the sites are accessed. The Town manager was asked to have staff of SMPDC create such a visual aid with that data.

The Chair asked the Town Manager to read the three committee responses to the memo asking for their input. The responses by the Comprehensive Plan Review Committee, the Business Development Committee and the Solid Waste Recycling Committee were so read. (See attached).

Discussion then focused on whether we should seek to get a constant to study the local market / needs / types of activities that may succeed with our TIF funds. It was also discussed about the importance of getting public buy-in through polling / surveying them. Michele suggested running the projects through our matrix first, then ask consultants about each. She also mentioned a solar farm to provide electricity to the town as a possible project. John suggested a town-wide "charet" or visioning session. Bob repeated the importance of public buy-in and soliciting citizens' input. Charlie felt knowing what is needed is a top concern and we need a consultant to help with that. Dana suggested that SMPDC may be able to draft the survey and maybe even get the 30% response rate we would be seeking.

Dana asked the committee to look at the Poland Development program and its broad categories; he suggested surveying people on broad categories of use of funds and finding what they like best and least. Janet said the draft survey that committee members prepared was kind

of leading and we should ask the broad category questions. John mentioned that Eaton Peabody had done similar work for us a while back when considering the 236 sewer.

The Chair then asked for consensus decision-making on each of the two ideas.

1. Consensus was reached on asking SMPDC to work with us to determine the survey instrument / what broad categories and to see if they can administer it.
2. To begin developing an RFP for a market needs consultant that will be sought after the findings of the survey.

A motion to adjourn was made by Charlie Bradstreet and seconded by Michele Duval. It was so voted at 8:40 pm - consensually.

Respectfully submitted,

Dana Lee

Approved