

TIF Alternatives Committee

Eliot Town Hall, Dec. 14 at 6:30 PM

Small Meeting Room - Televised

MINUTES

Present: Chairman Rosann Lentz, V. Chair Michele Duval, Cindy Lentz, Janet Saurman, Bob Pomerleau, Charlie Bradtreet, Town manager Dana Lee. Also attending: Denny Lentz, Mark Lentz and Russ McMullen

- 1) Roll Call / Quorum: The meeting was called to order at 6:30 and roll call was taken. All were present.
- 2) Review / Approve Meeting Minutes of November 9, 2015: A motion was made by Michele to approve the minutes as presented. This was seconded by Cindy and was so voted, unanimously.
- 3) Citizen Survey Results – Revised Interpretations Draft for Review: The Committee reviewed the draft of survey findings (as revised). The Committee thanks Dana for his efforts in re-writing the results. There being no comments or changes, the survey review statement was approved by consensus.
- 4) Review of Market / Economic Analysis RFPs: Dana started by saying that neither proposal met the amount remaining from TIF funds after the signs, surveys, salary contribution and previous legal advice. He would get a current balance (plus some retainage for future legal consultation), and it was his suggestion to choose the better of the two vendors (Camoin Assoc. or Planning Decisions), and offer advice as to what can be trimmed out of the work to get the chosen proposal down to our budget. He suggested that if those terms cannot be reached, then he would go to the second vendor to negotiate. The Committee went around stating what they liked about each proposal.
 1. Pricewise – surprisingly similar
 2. Experience-wise – both with very experienced staff in these studies and in TIF projects
 3. Both firms very reputable
 4. Charlie, Rosann, Janet, Cindy and Bob all liked that Planning Decisions was a “more local” firm with the principle living in York; though it was recognized that Jim has decades of local experience in Maine
 5. Michele liked the additional section of Camoin’s vendor on a real estate study, though it was later pointed out that Planning Decisions detailed work scope included a very similar feature under a slightly different name
 6. Bob liked that Camoin’s deliverables would include the best “fits” for use of TIF money in a “Development Program” format
 7. Bob liked how Planning Decisions proposal seemed to best “grasp” our issues

The Committee looked at each vendors proposed timeline and schedule and number of hours proposed for each section.

- 5) Next Steps? In summary, by only a small preference, the Committee suggested that Dana start negotiations with Planning Decisions to reduce scope and price. Ideas related to reducing scope included perhaps fewer on-site interviews / meetings, and to ask them what parts of the RFP specified work with little value / high cost-to-reward ratio. They also asked in Planning Decisions could format their final report as a draft Development Program. Dana hoped to have price / scope reductions by the next meeting - 12/28/15.

- 6) Old / New Business: The Chair asked if there was any other business before the Committee. Janet said that she was very upset by the emails she had seen going back and forth between Bob and committee members. Found them insulting. She said she does not want to receive any more of those negative emails from Bob and wanted only emails screened by the Chair or Town Manager from now on. Said the Committee needs to heal and discuss this issue openly. Rosann asked the Town manager to take over the meeting while she stepped down as Chair to make her statements. She read a statement along with an email from her husband, Mark who was upset with Bob's tone toward his wife, and the email of Bob's response, entitled "Garbage." The Town Manager asked Bob if he wanted to offer any thing. He declined. Janet said that to entitle something to a citizen as "garbage" made it such that she cannot sit across from Bob and believe that consensus could ever be found. She said she had lost trust in him and the way he expresses things means you must agree or be belittled. She suggested that he should maybe quit either the BoS or the Committee. Charlie said that Bob should step down tonight or the Committee should vote to have the BoS remove him. Michele said she felt bad about all this and how it affected Janet and Rosann. She said she got a little lost in all the emails and was not sure how or when it started. Bob said that this all started when Charlie said that Bob was working outside the committee promoting the Village District idea. He said that his Village District comments were simply in response to what the Town Manager had presented to the Selectmen in a workshop; he was not advocating anything; and the idea comes from the Comp Plan. He felt Charlie was being malicious in saying he was promoting this and asking for it to go on our agenda was wrong. Then he got mark's letter in response to the email exchange between Rosann and Bob about putting the topic on the agenda and he responded to him personally. Rosann said she was ashamed of Bob as a Selectman speaking to citizens like that. Bob said he felt attacked when compared to Archie Bunker by Mark. Rosann said he should conduct himself with respect and candor. She asked for a motion for him to be removed. Cindy said that she had yet to speak. She said that what he said as a Selectman was okay and not out of place, but the comments made to her family members were not right, and she would not be able to vote due to existing bias she feels toward family members. Janet said it began when Charlie asked for

something to go on the agenda; felt that Bob had already taken his position on what the Committee should do. She said putting things on the Committee's was her job and the "do your job" comment was out of place. She said she truly does not understand how he can separate the BoS responsibility to take positions and the Committee responsibility to work toward a consensus solution. Bob said if it becomes an issue he will step down. Michele said it was wrong to call Mark's email "garbage," and that maybe he should get off the Committee and review their product as a Selectman. Bob said that if there were an obstruction, he would consider stepping down. Cindy said this was a reminder to the Committee to discuss what should and should not be publicly said until the Committee reaches decisions. Rosann and Bob both spoke to the topic of using emails appropriately – only for minor administrative things like scheduling, not substantive etc. Charlie said he used the email to all only to ask for something to go on the agenda. He said that none of the ideas should be promoted until the Committee completes its work. Janet repeated that if Bob has stated his position, how can the Committee work toward group consensus. Charlie asked to have a motion to remove Bob if he chooses not to step down. Dana asked Bob to clarify. Bob confirmed he will get done from the committee just considering how to best do so. Denny Lentz said as Charter members this was exactly why they wrote that Selectmen should never be on Committees that will report to them. Dana said that he would recommend that all committee members say that many items are under consideration, direct them to the web site or Town manager for minutes / documents and to review the options on their own, and that the Committee has not finalized recommendations.

- 7) Next meeting - 12/28/15 at 6:30 pm
- 8) A motion was made by Charlie to adjourn the meeting at 7:37 pm. This was seconded by Michele and was so voted, unanimously.

Respectfully submitted,
Dana Lee, Town Manager