

**TIF Alternatives Committee**  
**Eliot Town Hall, Dec. 28 at 6:30 PM**  
**Small Meeting Room - Televised**  
**MINUTES – Revised 1/14/16**

Attending: Chair Rosann Lentz, V. Chair Michele Duval, Janet Saurman, Charlie Bradstreet, Cindy Lentz.  
Also attending Dana Lee, Town manager, Chuck Lawton, Planning Decisions, Jim Tessier, Denny Lentz

- 1) Roll Call / Quorum: The Chair did roll call – all were present.
- 2) Review / Approve Meeting Minutes of Dec. 14, 2015: Mr. Bradstreet made a motion to approve the minutes as presented. Dana commented that it was a difficult meeting to write minutes for, and that he did not want to over nor understate the sentiments expressed. The motion was seconded by Mrs. Lentz and they were approved unanimously.
- 3) Meet with Chuck Lawton of Planning Decisions
  - a. Revised Proposal: Dana discussed the revised price and work negotiated by Chuck and himself. The new project price is a not to exceed \$23,000. He explained that the revision to the work schedule was achievable by tailoring data gathering and interviews to areas of greatest significance. He discussed GIS data, assessing records, zoning, discussions with staff and local folks and business owners (make recommendations) to discuss business climate and the future. He discussed looking at how area towns use their TIFs, what the competition will be to Eliot, what businesses are growing, needed.

Chuck spoke about each step in the process, showing a sampling of some data he gathered on employment rates, employers, school tax impacts, etc. He said it was important to provide context for why we use a TIF and how it impacts the community and each person's tax bill.

Committee members asked questions about TIF sheltered value and the impact on school funding and the split between South Berwick and Eliot. Sheltered value (for economic development) reduces our state-recognized wealth and we get more EPS money and pay less in County taxes. TIF funds can create new taxable value.

- b. Early Input / expectations from Committee: Committee members noted that we really wanted to have the public survey used to tailor what Eliot would be willing to have for economic development. Discussed village center and sewer issues, but did not want to limit the study to just those. Ms. Duval mentioned eco tourism and the boat basin / deep harbor. Mentioned the growing senior population and what they may want.

4) Next Steps?

Mr. Bradstreet made a motion to recommend Planning Decisions and the revised contract amount and scope to the Select Board for approval. This was seconded by Mrs. Lentz and it was so voted unanimously.

5) Old / New Business: the Chair said she wanted to advise the Committee of Mr. Pomerleau's letter of resignation from the Committee

6) Adjourn: At 8:04, Mr. Bradstreet made a motion to adjourn the meeting. This was seconded by Mrs. Lentz and was so voted unanimously.

7) Adjourn: At 8:15, Mr. Bradstreet made a motion to adjourn. This was seconded by Mrs. Lentz and was so voted.