

TIF Alternatives Committee

Minutes of April 18, 2016

Present: Chairman Rosann Lentz, Vice Chair Michele Duvall, Janet Saurman, Cindy Lentz and Charlie Bradstreet. Also attending were Town Manager Dana Lee, Chuck Lawton of PDI, Russ McMullen, Melissa Horner, and Denny Lentz

The Chairman took roll call and all members were present.

The Town Manager was asked about the nature of the night's presentation. He introduced Chuck Lawton and said that tonight he would review our fiscal condition, why the Town of Eliot should care about the local financial trends of the future. Mr. Lawton took over and presented the attached PowerPoint.

During the presentation, Rosann asked for clarification about assessing data and suggested that the report utilize state-equalized assessment values to determine tax base growth. Michele questioned whether or not the report would deal with sewer on Rte 236. It was discussed as a group. Rosann said she hoped that the consultant would tell us all that he learned, including sewers being funded with TIF funds. Charlie and Janet largely agreed, but it is acknowledged that any such proposed use of TIF funds on Rte 236 for sewer expansion may be left in as an option, but it is not what we will focus on for "alternative" projects as per our mandate.

The group discussed the 3rd and final presentation where we take the fact based data and apply local values to see what type of local development would be welcomed by residents. Dana suggested that the "sample" projections into the future be based on actual annual average percent change from the 2010-2016 data.

Dana and Chuck agreed to speak on Tuesday to determine the next presentation date for 3rd and final draft. It was discussed that when we get that draft and presentation, we will want to review the final report for any suggestions, clarifications, etc. Once the final, final report is done, the Committee realized it would then have to analyze the data trends to come up with suitable locally-approvable types of economic development activities that could be TIF funded. Only after the Committee does that work would we want to do a public presentation of findings and suggested E.D. activities.

Charlie Bradstreet made a motion to adjourn the meeting at 8:25 pm. This was seconded by Cindy Lentz and so voted unanimously.

Respectfully submitted,

Dana K. Lee