

**Eliot Select Board and Eliot Budget Committee**  
**Special Meeting, April 5, 2018 at 5:30 at Town Hall**

**Minutes**

Attendance: All members present.

1. Open Meeting: Rebecca Davis opened the meeting at 5:30 pm.
2. Roll Call: All members of both groups present.
3. Public Comment - None
4. Workshop on Development Agreement:  
Brad felt we needed to be really clear on the Development Agreement to get the votes needed. Need to focus on our highest priority for the money. Richard discussed cashflow and including language that would allow issuance of debt against future TIF income. He said this will allow us to access much more money. He felt it was important for all to compromise of the Development Agreement and what will be allowed. We could do two or more projects. Jack said the TIF should be used as an investment in our future, not for fixing a problem today. Felt the expansion of sewer on Rte 236 was most important to our future. Bob said the purpose of the TIF was to uplift the economics of the town and that child care and elder care have strong economic impacts. Bob cautioned about potential changes to TIF legislation which would make both of our main ideas obsolete, if passed. He said sewer expansion in the village area sets us up to eventually solve sewer issues down to Riverview area. He said 236 is developing just fine without sewer. Rebecca said that it will be important to highlight the benefits to be had from this Development Agreement. Bob said that it is hard to get voters to understand TIFs. Jack said that realtors have often reported having buyers for lots on two 236, but walked away due to no infrastructure. Bob said that you'd have to have an awful lot of investment / new tax base to ever affect a lowering of taxes. Richard said that whichever way we go (236 sewer in, or not in the agreement), there are strong contingencies out there that will not support it, so we need compromise. He advocated including use of TIF funds for sewer on 236 as an option, but not the first option. He also cautioned about maddening existing private sector child / elder care centers. He said that it was a shame that the \$1.7 million to fix pump stations did not come from the TIF. It was asked when this agreement must be finalized. Discussed having a public hearing before finalizing anything. Brad said he is still considering whether to include sewer on Rte 236. Jack questioned what happens when the TIF is gone and we are having ongoing expenses associated with the proposed "center." The Chair adjourned the workshop at 6:25

At 6:30, the Chair opened the joint budget meeting. She said that the group was there to consider two Citizen Option amendments. It was stated that on April 2, we had the Citizen's Option meeting and a quorum was present to act. The first amendment would boost the amount going to the Wm. Fogg library from \$154,500 to \$160,000 (\$5,500), and that the second would add more money to the Land Bank reserve.

The Select Board unanimously agreed not to act on either and to let their recommendations stand. The Budget Committee chair asked her group if they had any motions to support the Citizen Option recommendations. Jim said he agreed with Bob and he asked "what was the future plan for support of this expanding library and its additional staffing." Ultimately there were no motions of support for the Citizen's Option. Bob said that we had received some information from supporters about the value of open space. Bob felt that conservation should be done privately, and he did not support the additional Land Bank money. Again the Select Board confirmed no interest in supporting the larger Land Bank amount. The Budget Committee likewise made no motion of support for the larger amount. They all agreed to let the Citizen Option recommendations to stand on their own.

Bob made a motion to adjourn the joint meeting. This was seconded by Donna and was so voted.

The Select Board returned to their workshop. Two (Rebecca and Bob) remained strongly against the inclusion of Rte 236 sewer as an option, one (Jack) strongly favored including it and in fact doing that project with the funds as was originally intended, and one (Richard) was willing to compromise and include it as an option but to first support the village center idea, and one (Brad) remained unsure of his position and was waiting to hear opinions at the public hearing.

Jim Tessier reminded the Select Board of the work the TIF Alternatives committee had done and the value of the three options in the report.

Denny Lentz said the Select Board was polarized and needed consulting to even work together.

5. Other Business: There was no other business.
6. Adjourn: Brad made a motion to adjourn the workshop. This was seconded by Jack and was so voted unanimously at 6:50 pm

**Approved 06-28-18**

**S: / Mr. Richard Donhauser, Secretary**