

OFFICIAL MINUTES: Working Session
Eliot Tax Increment Financing Committee Meeting
Eliot, Maine 03903

DATE: February 26, 2019
APPROVED: March 7, 2019

OFFICERS:

Chair: Michael Dupuis
Vice chairman: Edward Henningsen
Secretary: Sarah Plocharczyk

The working session was called to order at 5:06 PM at the Eliot Town Hall.

In attendance: Charles Bradstreet (Charlie), Edward Henningsen (Ed), Michael Dupuis (Mike), Sarah Plocharczyk, Dana Lee, and Caleb Sloan

Absent: Michael Moynahan and Randall (Randy) Stewart,

Public input: None

Ed met with Fair Tide, they are interested in a work force housing project. Particular interest as Eliot school system is losing population and workforce housing would help with that.

Keith Pratt of Underwood Engineering gave a presentation about work that was done in 2012 for a three phase project for putting sewer only up Rt. 236. This included establishing sewer down State Street then up Beech Street and then to Rt. 236 through the back lots. The report contains cost opinions, elevations were considered, pumps sized, and pump stations were all considered so they could support a variety of project going forward in the future. 8 years ago, the first phase of this project would have cost roughly 6.5 million dollars for only forced main sewer – however the system was sized to eventually be able to accommodate the middle school. Estimates were included for additional phases.

Water and sewer cannot be in the same trench, need to be separated by 10 feet. Forced main sewer and gravity sewer can be a little closer to each other. Were easements for back lots gotten? No. Had written commitments, would need to revisit again with owners. Didn't look at Riverview estates. Sewer billing is based on water metering, this plan included no water. Would have to have different method for billing.

Underwood engineering worked with TIF in New Market and Durham. Was there an assessment of growth after these TIF projects – would have to contact towns to see.

What are the steps to move forward? Forward to Select Board to do an engineering review to get a formal motion to get the scope of work. Might want to look into how developable properties are. Bring options to the town to do a survey. Need to get an idea going before go to the Select Board for engineering. We need development/economic analysis – more than what Chuck Lawton provided

previously. Research other towns on who they used to assess economic development. Shana may know some economic consultants.

Next meeting on 7 March 2019 at 5pm will be a regular meeting.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File

Approved: March 7, 2019

S: / Mike Dupuis, Chairman