

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

DATE: May 2nd, 2019
APPROVED: Approved 6-3-19

OFFICERS:

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

The working session was called to order at 6:00 PM at the Eliot Town Hall.

In attendance: Edward Henningsen (Ed), Michael Dupuis (Mike), Sarah Plocharczyk, Randall (Randy) Stewart, Charles Bradstreet (Charlie), Richard Donhauser, and Caleb Sloan.

Absent: Dana Lee

Public input: None

Caleb made a voting member at tonight's meeting

Discussed meeting that Dana had with Keith Underwood Engineering. Additionally, Paul Goransson returned Mike's call and is willing to develop his property from Rt. 236 to State Road, but any road that is put in must run parallel to Libby Rd as that is designated as historic. He also doesn't want to develop the fields; those must be left alone. He also owns significant property on Brook Lane – could connect to Rt. 236 there. He is willing to talk to this committee to discuss further if need be.

Need to look into figures from Underwood for water, sewer (forced and gravity) up this property. Current figures involve phases of work include water only. First phase brings it in to the property, second phase would bring it out to Beech Road and form a "loop." Possible third phase that brings it down towards middle school at edge of TIF boundary (TIF ends at lot #393).

Caleb: If running Utilities, does Underwood have all utilities (water, sewer, and power)? How much of the property is actually buildable? Has that been assessed? No. Not yet.

Four titles are under new owners for property that abuts TIF area. We would need to reestablish right of ways. C&J Bus lines interested in a bus terminal as long as a Park & Ride is established. Tiddy Tots daycare is also interested in a building – if we build it they will come. Privately owned and lease it?

Donhauser: How long has this TIF Committee been meeting? First meeting in November. Select Board meeting had several citizens that claimed that the TIF Committee has been meeting for a year with nothing to show for it. Addresses Select Board meeting comments from the public. Does the Select Board want a report from this committee after every meeting? Donhauser thinks it is not necessary now that he is a liaison to the committee to the Select Board and attends these meetings.

Do we as a committee need to start putting together purchase and sales agreements for potential properties for the Select Board to put before the town to approve to purchase? Don't want to go too far through the process if the land isn't going to be available. Committee would need to also make a motion to put that before the Select Board. Ed wants cost to do utilities and get an economic development consultant to look at the property so see what can be done. Caleb: We have been making calculated approaches up to this point to do a "shotgun" approach now doesn't make sense, we need the facts and figures to make an educated decision/presentation about what we think we should do as a committee to put before the town. We have ideas but we really need professional input i.e. consultants, engineering surveys, and quotes.

Studies are a driver for ANY development. Does Goransson want to dispose of the property right now? No, there is no urgency, so let us continue in measured steps.

Quote from Underwood Engineering wants \$7500 for evaluating potential sewer route through potential Goransson property. This is an appropriate use of TIF funds to accomplish studies. Want to see the results of Task #1 proposed by Underwood before proceed to Task #2. Ed put forward a motion to propose funding to Select Board to accomplish Task #1. Sarah seconded, all in favor 5:0. Ed and Mike will work to get on Select Board Agenda. Also need to meet with Underwood Engineering to ensure that the proposed steps include everything and will get results. Caleb: Is there a difference in price break down depending on where the sewer/water is run? Maybe, need to talk with Underwood.

Previous meeting minutes approved: Ed motioned, Mike seconded, accepted with no changes, in favor vote: 5:0.

Also, Michael Moynahan has been removed from the TIF Committee officially. Caleb needs to put in application for full time member to Select Board. This leaves an alternate position vacant.

Progress provided on status of communication with the Shipyard (PSNY) regarding potential shuttle/park and ride. No word back yet from PNSY Parking Committee. Possibly draft a letter to the Shipyard Commander to get the ball rolling? Sarah will proof letter, Ed will write. Housing is booming in Portsmouth and Dover. Also for any proposed project we can buy additional gallons per day from Kittery – can be any amount vice set "block" amounts. Tim Babkirk is the new Superintendent of Sewer Services of Kittery. Is purchase of additional gallons from Kittery part of Underwood's assessment? Probably not.

Projects of Interest:

Discussed Dana Lee's input that was supplied on handout.

Ed: wants to bring in an economic development consultant. There are businesses on every TIF plot but if we add sewer and water access to those parcels those business would be "upgraded" and we could attract higher end businesses. We need to go beyond the Goransson property. We have a list of consultants so we should get an RFP to get pricing for people to perform surveys.

Randy: don't need to put a building of property to increase economic development. How does that increase economic development? Wants to ensure that we get the most bang for our buck.

Caleb: Goransson property that we are discussing is small in scale if we are discussing one building. There is plenty of space to develop on the Goransson property that leaves the fields. How much will we spend on a project and how many will it employ?

Sarah: We all agree as a committee that for future quality development to happen on Rt. 236 sewer and water are key. However, at this time we are not approved for sewer on Rt. 236 without going to the voters. Using that same logic why wouldn't that happen (quality development) if we developed the property that would connect Rt. 236 to State Road? It will have the desired utilities and is another way to bridge Rt. 236 and State Road, i.e. "If you build it they will come." If this is successful, perhaps go to the voters in the future and get a vote on sewer and water down Rt. 236 but I think we need to give the voters something to show for our efforts now.

Other questions: if we build the building does the town own it? Does the town lease it? How would we do the "nuts and bolts"? Would probably need contracts with potential business then. The previous town survey of what businesses the town wanted was clear that they didn't want developers coming in and making tons of money at the town's expense.

Charlie: Let's get the ball rolling, but what is the order of operations? Do you get the utilities set, then the land, then come up with a project? Land acquisition will be a big part. We should take a walk of the Goransson property as a committee.

Ed: Why were the current TIF parcels chosen? Richard: TIF was originally intended to put sewer down Rt. 236. They picked lots with development potential. Intent was sewer but that has also changed with changing of TIF parcels, i.e. Tufts Field was put on the TIF map as a way to get sewer to a potential problem area. However, it is not the best location to put a TIF economic development (proximity of neighbors, residential, small roads, and potential for increased traffic). Caleb: Tufts Field is small, perhaps move that to the Goransson property as a recreational complex and do another TIF economic project on current site of Tufts Field. But again, not where you would want an economic project.

Should task Dana to review economic developer consultants and put together list as we need more information.

Next meeting on 7 May 2019 at 6pm will be a tentative walk/hike on the Goransson TIF property weather dependent.

Mike motioned to adjourn meeting at 7:17 PM, Ed seconded. All in favor 5:0.

Respectfully submitted,

Sarah Plocharczyk
Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File