

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

**DATE: November 29, 2018
APPROVED: December 13, 2018**

OFFICERS:

**Chair: Michael Dupuis
Vice chairman: Michael Moynahan
Secretary: Sarah Plocharczyk**

The meeting was called to order at 6:03 PM at the Eliot Town Hall.

In attendance: Charles Bradstreet (Charlie), Edward Henningsen (Ed), Michael Dupuis (Mike D), Sarah Plocharczyk, Randall Stewart, & Caleb Sloan

Absent: Dana Lee, Douglas Greene, Michael Moynahan

Public input: None Present, no comments.

Ed asked who is the Select Board Liaison? We should ask. Ed will email Dana for official announcement
Motion to approve last meeting's minutes. Charlie submitted a motion, Ed seconded.

Mike D. proposed a "Round the Room" where we all discuss our ideas/thoughts. All in favor.

Charlie wanted to invest TIF money in long term investment, things that are cheap to maintain and have low maintenance costs. In regards to purchasing property, we would need to ensure that it meets the specifications of the town. Lots of areas/properties look soggy based on the GIS wetland soils map.

There was a question/concern regarding the right of way for power lines that run from Kittery to the South Berwick line. Perhaps could run a road parallel to Rt. 236 as a relief to Rt. 236 traffic and also open up some back properties that are landlocked.

Mike D: Maybe could add LNG gas lines as well?

(Ed had to leave the meeting to attend/present at the Select Board that is occurring at the same time as this meeting)

Caleb is concerned about the wetlands and was considering a route that was perpendicular to Rt. 236

Randy wanted to emphasize that sewer on Rt. 236 is out, but running water lines is an option.

Mike D: A lot of 3 phase power is already present on Rt. 236, we could also run internet.

Charlie: When considering a municipal project, we should consider the one project, to and from facilities (water, sewer, power) can be added on later.

Chuck Lawton was involved a lot with economic development. Perhaps we should ask him to consult as he has the knowledge and history? South Berwick just put in a business park – how are they doing? It appears to be slow to develop. What is the ROI? Chuck might know.

Caleb: Looking at the report Eliot is a bedroom community, there is not enough housing. Perhaps look at housing around Rt. 236 and State Road. How is the elder care facility that opened up by the USPS working?

Charlie: We have Barren Place where what you pay is based on income. Portsmouth is exploding in development. This brings in working class people who bring their families which increases income and enrollment in schools. Randy, what do you think?

Randy: License for the middle school leech field for another 5 years...

Mike D: Houses are important but what about elder care/child care?

Discussion about school district enrollment decline, building have excess capacity, do they need 5 buildings? In the future perhaps convert one of the school buildings into a multi-purpose space akin to the Frisbee School as an example.

Mike D: West of Rt. 236 we should consider for development. East of Rt. 236 needs water, water hydrants. Consider expanding the TIF to include down to Depot Rd to include the school? Possibility of routing water/sewer down River Rd.

Sarah: What about Question 2 on the Maine state ballot this past November? Is there grant/federal/ money set aside that could be applied for our waste water along the river?

Discussion about doing our own sewer processing plants. Eliot doesn't have the soil or area to do what Kittery does. How much capacity for Eliot's sewer can Kittery take? Kittery is currently expanding, how much longer are we allowed to go on Kittery's system? If they meet their capacity with their own development they may not take our capacity in the future. Perhaps putting in a sewer sooner rather than later?

Discussion about putting out another survey that is more focused?

Charlie: Perhaps we should contact Chuck Lawton (did the last survey) to do another survey to update information that we already have. Don't know if Chuck would want to help now considering how the last board turned out.

Pease DEP meetings are very informative – provide 5 and 10 year trends. NH has been very proactive on waste water and the coast/river. Maine has been waiting to see what NH does. NH samples the river for E. Coli all the time. Catch basins are tested.

Eliot has wetlands everywhere. Discussion of the 2005 Mother's Day Flood, Depot Road was closed. Flood plans are very important.

Landlocked parcels of land have approached the Town to go in the TIF – prior interest from previous board. Underwood engineers did the sewer layout previously. What if new properties were

74 considered? Executive sessions should be used to discuss that. There is a Super Fund Clean Up parcel –
75 could get for below market value and cleaned up with federal money.
76
77 6:50 pm Ed returns from Select Board meeting. Has concerns about quorum voting, want to alter the
78 rules if not a quorum of regular voters an alternate could step in. The Chair would appoint a member
79 before the meeting to fill in for regular member. Also, 5.4.d Ad Hoc voting is not allowed. What about
80 FaceTime or Skype that has been used by the Budget Committee – we should be able to do this.
81 Mike D: We will ask Dana about your concerns.
82 Ed will send Dana an email with these questions.
83
84 Ed brought up to speed on prior discussions while he was at the Select Board meeting.
85
86 Ed: Senior assistance and daycare – don't think the government (Town) should compete with private
87 business. What does the TIF allow for these activities? This seems to only benefit a small portion of the
88 Town's people. Perhaps we should do a investment account to pay off the school balance.
89
90 Emphasis on MULTI-USE. Selling the TIF to voters was not a problem, what to do with the money is a
91 problem.
92
93 State highway department concerned with Rt. 236 safety levels? Traffic light outside of high school.
94 Perhaps the town can take over Rt. 236 and make 3 lanes for safety, that way could bury lines, etc...
95 Kittery maintains Route 1, took for nothing? Maybe work a deal with the state? Joel (from Public works)
96 may have insight – town currently paints the street lines. What would be the maintenance costs over
97 time of taking over Rt. 236 from the state? What would be the benefit? Public Safety? Middle lane
98 might help businesses, is this viable and will the state approve this use?
99
100 Power line accessibility: would public utilities allow development in new areas? Advantage of adding a
101 road vice expanding Rt. 236.
102 Ed: We can't consider Rt. 236 sewer now? Can we add sewer to Rt. 236 if we had a viable project in the
103 future?
104
105 Possible changes to open comment period of meetings. Ed put forth a motion to add to the bylaws to
106 limit public comment to 5 minutes per person. Sarah seconded. All in favor: 4 to 0. In the future we
107 should appoint voting members at the beginning of the meetings.
108
109 Put together a list of questions for the attorney included with draft minutes.
110
111 TIF map discussion: Blue lots: not vacant – businesses. Taxes sheltered on blue lots. Increase Rt. 236 tax
112 value if up in sewer, if they tie in they get the benefit.
113
114 December 13th 6:00 pm next meeting with attorney. Might want to scale back meetings to once a
115 month, especially with holidays coming up.

116

117 Charlie made a motion to adjourn, Ed seconded, unanimously approved. Meeting adjourned at 7:20 pm.

118

119 Respectfully submitted,

120

121 Sarah Plocharczyk

122 Secretary, TIF Committee

123 Cc: Eliot Town Clerk, Commission Members, Commission File

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