

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

**DATE: August 6, 2019
APPROVED: September 3, 2019**

OFFICERS:

**Chair: Ed Henningsen
Vice chairman: Edward Henningsen
Secretary: Sarah Plocharczyk**

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

In attendance: Edward Henningsen (Ed), Sarah Plocharczyk, Charles Bradstreet (Charlie), Caleb Sloan, Randall (Randy) Stewart, Dana Lee, and Jack Murphy,.

Absent: Michael Dupuis (Mike) and Rosann Lentz

Public input: Janet Saurman offered support to the TIF committee.

Previous meeting minutes (June 4th and July 17th) approved: Charlie motioned, Sarah seconded, accepted with no changes, in favor vote: 5:0.

Reviewed Select Board workshop from previous meeting. We tried to find a practical project but could not come up with a reasonable project. Select Board unanimously agreed- didn't see a project with TIF potential under current restrictions. Going to move forward with putting it on the ballot before the voters. Southern Maine Planning & Development Commission is working on mapping. Should have a revised map within a week of TIF acreage.

What is the advantage to NOT max out TIF acreage? Don't want to take away from General Fund to keep taxes down – don't want to shelter too much money – but don't want to offset betterment of the town. Important to strike a balance between General Fund parcels and TIF parcels. Also allow TIF to grow in the future to what could tie into potential programs.

If excess money in the TIF program can't we pay debt service early? Depends on who you borrow from. Some will not allow to prepay. Bond Bank often doesn't allow prepayment.

We are revising the TIF menu. Amended application to the state will need to be voted on. We as a town are not held to this but we need to demonstrate where the money will go. This is a rough guess. We need budget info from Underwood Engineering on what things will cost. We should have 30% completion diagrams for water and updated pricing from previous sewer estimate. This was approved by the Select Board. Plot 20-54 would be nice with hiking trails – could create a park there.

Potential revised TIF menu: Childcare and elder care removed? Charlie advocated that we put childcare as an option before the voters, Sarah agreed. Continued concern that town would be in competition with private business. Janet Saurman: Yes there are many daycare centers in the area but there are plenty of people looking for daycare. Businesses in town tend to be full – at odd coverage time. Don't be afraid of encroaching on private business. Sarah: To reiterate the town would not be running the childcare – but would build the building for private businesses to move in and use. Removed outdoor tourism.

Process for replacing Chair Mike Dupuis. Dana opened the floor for nominations for 1 year. Charlie nominated Ed, Caleb seconded. Ed accepted; 4:0 in favor. Vice Chair position needs to be filled in Ed's absence. Randy nominated Caleb, Charlie seconded. Caleb accepted; 4:0 in favor. Recommend alternate member to serve as full member, Randy would need to submit new application to Select Board for full time member – Dana will get on the agenda.

How to get information to the public: Keep it simple and on one page per Ed's advice with experience with Energy Commission. How funding works and doesn't affect mil rates. Traffic increasing with new businesses can be mitigated. Need to include maps, rough estimates for all services including sewer, water, and power. State of Maine is putting money into Rt. 236 – slated for improvement we want to be in line to move when the state digs up the road to cut costs. Should put information on the website. Send out a mailer? Is there any history of state pressure on the town to upgrade sewer or leach fields? No pressure as of yet. If more development on Rt. 236 how much would that increase fire/police services. Property values increase increases more taxes but put into TIF fund. TIF funds can be used to buy services if required, i.e. a ladder truck for tall building. Adding commercial sewer users would need careful consideration of pipe size. Adding sewer revenue would ease pain of residential users.

Public Question from Janet S: Put together frequently asked questions with answers and provide to the public.

No history of a TIF doing a disservice to a town? Only 20 years left in the TIF, then all economic value will return to the General Fund.

Do we have a price for a direct mailer? FAQ list put together. Keep brief – no paragraphs.

No vote: still on Village Plan – can't do anything with the village due to vernal pools, wetlands, not a good area to put a project that would increase traffic down State Road. No discussion about folding the TIF. Rt. 236 speaks to scale – greater opportunities vice the Village concept.

Suggestions on what/how to present to the public – Dana wants to take a "crack" at a draft

Need Underwood Engineering information, estimates, maps.

Can we set up an email address for people to send in questions?

Old business: Application to Kittery Area Comprehensive Traffic Study (KACTS) need to get the Select Board involved – identify what we are applying for and what we want to do. More traffic on Rt. 236?

Not true – looking at center turning lanes and use TIF money to do highway improvements that coincide with economic development down Rt. 236.

Next regular meeting TBD based on receipt of Underwood and State materials.

Caleb motioned to adjourn meeting at 7:14 PM, Ed seconded. All in favor 5:0.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File

APPROVED 9/3/19

Dana K. Lee, Town Mgr.