

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

**DATE: January 3, 2019
APPROVED: February 7, 2019**

OFFICERS:

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

The meeting was called to order at 6:01 PM at the Eliot Town Hall.

In attendance: Charles Bradstreet (Charlie), Edward Henningsen (Ed), Michael Dupuis (Mike), Sarah Plocharczyk, Randall (Randy) Stewart, Caleb Sloan, Douglas Greene, and Dana Lee (arrived late due to Select Board)

Absent: Michael Moynahan

Public input: None.

No word yet to whether Michael Moynahan may be stepping down from the TIF committee. Caleb Sloan selected to vote in Michael's absence. Ed made a motion to have Caleb fill Michael's voting position, Mike seconded, All in favor 4:0.

Motion to approve last meeting's minutes pending corrections. Ed submitted a motion, Caleb seconded. All in favor 5:0.

Discussed Department of Transportation (DOT) feedback. Ed talked with Joel from Public Works where the sewer currently is. Joel offered to come in and talk with TIF committee regarding his perspective with DOT and sewers. Invited to speak at February meeting. Charlie: Concerned about the available gallons of sewage Kittery is willing to take now versus in the future from Eliot. Re-contract with Kittery before going forward with TIF development contract? Currently roughly 50,000 gallons left on current contract/agreement. Or possible fix pump station to run Rt. 237 sewer. Possible to use TIF funds to buy more capacity with Kittery for access to build into TIF project? As of DEC 19 2018, Eliot could purchase 200,000 gallons of additional capacity with Kittery. May cost \$400,000. Survey done by Underwood engineering. Charlie: If we purchased the 200,000-gallon capacity for the TIF project could residential tie in? Dana: Would have to run that by the state. Sarah: Per Shana last month, would have to prorate residential portions – TIF money ONLY to economic development, not residential.

What does 200,000 gallons represent? Current use is 170,000 so will probably need 200,000 gallons in the future. Concern that this offer will disappear in future as Kittery grows. Randy: How was initial 200,000 purchased? We (sewer users in Eliot) pay Kittery roughly 10 percent for upgrade, maintenance, and upkeep as well as construction. Current sewer has a 40-year lifespan and it is not 46 years old! Two

ruptures at the causeway already. Charlie: Can TIF money be made to create a Sewer District? Dana: No.

Dana: What economic development do we as a town want to pursue? Elderly Housing is not on the TIF approved list. There is a Unity Center in Topsham, ME that provides elderly care and was a TIF project, but do they prorate elderly care? Possible for childcare and training for certified childcare. Goransson land could be developed to connect State Road with Rt. 236. Charlie: Let's do a survey of 3 ideas to put forward to the public and see what they would prefer. Ecotourism? Training? Park and Ride? If town wants to stay residential and not compete focus on recreational activities to encourage people to live here. Caleb: How much does it cost to do a survey? Dana: Probably roughly 3-5,000 dollars. TIF Committee to review results of the past survey and come up with 3 potential projects for next survey.

What are DOT's plans for 236? Truck terminal due to close access to I-95? Rt. 236 sewer.

Is it possible to do ranked choice voting for a TIF question on the ballot? TIF committee should have a page on the Eliot Town Website that lets the public know what the committee is proposing – to maintain transparency. Mike will contact Goransson to see what portion of land will go into conservation. Charlie motioned, Ed seconded, all in Favor 5:0 to contact Goransson regarding what portion of land will go into "conservation status." Re-establishment of TIF landlocked parcels?

Do we want a Select Board Liaison? Would need a formal request. Dana currently "acts" as liaison to Select Board since he attends these meetings. Select Board can be invited to future meetings is required or desired. Jack Murphy (Select Board) arrived at 7pm.

Dana summarized the meeting and actions we planned to take and initiatives we are going to pursue.

Action Items:

Dana will invite Joel to Feb meeting.

Charlie/Board will look into Topsham, ME Unity Center.

Ask Joel about sewage capacity purchase information.

Dana: Contact Michael Moynahan to see if he is actually stepping down, and post vacancies as required.

Board: Review past survey and develop 3 potential TIF project ideas for survey.

Talk with Goransson to see what portion of land for use as conservation.

Ed made a motion to adjourn, Charlie seconded, unanimously approved. Meeting adjourned at 7:05 pm.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File