

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

DATE: February 7, 2019

APPROVED: APPROVED

DC
03/07/2019

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, and Caleb Sloan

Absent: Michael Moynahan

Public input: Richard Donhauser: Idea to consider TIF money to invest in Kittery sewer district to join with Eliot. That will eliminate effort from Joel, separate boards, and can push sewer where it is needed, if that is even legal. Current sewer arrangement will probably need to be increased in the future. Should probably get a legal opinion. Response: Per previous discussions TIF money cannot be used to develop a sewer district.

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

Transition in Kittery sewer – planning a lot of commercial expansion. How close are they to reaching their limit? Chuck Lawton Spoke. Summary of previous reports handed out. Discussed last TIF committee history. Goal is to maintain a financially healthy community. Two main ideas: 1) Commercial development of Rt. 236 corridor – larger employment based activities provide access, limited curb cutting, and provides a job and property tax base. 2) Develop Village Center with commercial and residential development. But ultimately what will the community support? Perceived inequality of services was a sore point for citizens in the past.

Discussion: Is there a benefit to do another “targeted” survey? Surveys represent a sample but constituencies need to be identified. Certain voices from certain locations get more say. Ed: How do you project demographics out to 2022? From state planning office from analysis of census data. Caleb: Specific project proposed for a survey – needs to be specific for what the intent is. Currently Eliot doesn't have a lot of cross cuts between Rt. 236 and State Road. Do we develop another cross cut? We discuss single family housing but keep coming back to sewer. It is important to get community feedback so we won't get shot down by voters. Chuck Lawson: Concern is anonymity in interviews but isn't shared in a public forum. Engineering and legal advice is needed but most importantly we will need to educate the public. Sweet spot: allow people to age in place and add new families for the future of the

town. Threat of aging in place is that it threatens education – perceived that they are the enemy of each other but doesn't have to be that way. Randy: We used to put out a list of FAQs based on misinformation that was circulating in the public and answers them. That was effective. Mike: Suggestions on how to communicate with the public? Ed: The energy commission used inserts in mailings – those seemed effective.

Joel Moulton spoke: Provided a map that shows total gallons per day for each area. Currently 80,000-gallon capacity is free, may not need to purchase 200,000 gallons from Kittery, could purchase less, would need to contact Kittery Town Manager. Kittery is looking to develop a lot in the future. Future sewer requirements are unknown but Maine may mandate south of Rt. 236 be on sewer. Existing sewer system in good shape considering its age. The force main that crossed the causeway needs to be evaluated for its future condition. The Department of Transportation (DOT) has no major plans for Rt. 236 in the next 10 years. There is a study being done from Beech Road to Martin and Stevenson Road with the DOT. Looking at signal lights and passing lanes. Can we expand this down to Depot Road?

Discussion: Can Kittery back out of any deal that we have made regarding sewer? Is there a time limit deal or could they cut us back in the future? Richard: The size of the potential project shouldn't matter. Two or three projects can leverage money to pay debt service. Charlie: Next ballot add sewer up Rt. 236. There is a 38-acre property that is off 236 that can be used to develop. Ed: We can proceed like the Energy Commission 1) Do nothing 2) Have projects and get input and have a path forward. Currently we have business that are looking to expand and businesses that want to come in but we don't have sewer – Eliot is missing out on business. Should we survey the businesses to see what they think about sewer? Sarah: Do we really need to survey the businesses because we can assume they would be pro sewer. New revenue sources are important. Want to quantify how much more economic development eats into service costs. Caleb: How much will it cost to expand the sewer? Split up into municipal projects? Charlie: Property is important too. Can't have a project without property. Can you put natural gas in the same trench of the sewer? No. Benefit to contact towns that have succeeded in TIF? South Portland, Topsham, Biddeford – contact town managers or economic developers there and see how they did it.

Action Items:

Caleb will scan Joel's sewer maps into electronic format

Chuck will email town managers and economic developers to speak of the benefits and what their community outreach efforts were for successful TIF projects.

Ed will contact Joel for Underwood Engineering for previous sewer contract.

Come up with cost projection on benefits of a sewer on Rt. 236

Contact Dana to get sewer on the ballot.

Ask Underwood Engineering to come speak at the next meeting.

Next meeting on 26 February 2019 at 5pm will be a potential workshop.

Sarah made a motion to adjourn, Charlie seconded, unanimously approved. Meeting adjourned at 7:53 pm.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File