

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

DATE: March 26, 2019
APPROVED: APPROVED

Dell
04/04/2019

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: Charles Bradstreet (Charlie), Edward Henningsen (Ed), Michael Dupuis (Mike), Sarah Plocharczyk, Dana Lee, Randall (Randy) Stewart, Douglas Greene, Richard Donhauser, and Caleb Sloan.
Absent: Michael Moynahan

Public input: None

Phone call with Shana Cook Mueller regarding Petitions for Articles in the Warrant is similar to how presented to voters in last 12 months – looked at 2017 provision. 2018 article put forward by Board – was not a petition so not applicable to this situation (see email 1st point). Not substantially the same is key. Don't want same concepts to keep coming back over and over. There were differences between the 2017 and 2018 proposals.

Where do we go from here? Can TIF be disbanded? Shana can talk us through that process if we want to do that – not our current intent. Caleb: Still like to see the possibility of TIF funds go towards infrastructure like sewer and water avoiding RT 236.

Questions emailed to Shana:

2) Sewer projects on RT 236 excluded. Projects that might give rise to consulting fees “professional fees” Tier 1 costs have to relate to capital projects in TIF District would not include sewer on RT 236. Bigger study would fall under “Economic Development” – more toward marketing but Tier 3 doesn't have to relate to the TIF District or capital project. No prohibition on sewer – promote business activity on RT 236 would require sewer as long as not targeted – needs to be GENERAL. “What would that project need to be successful?” Without an amendment sewer could not be permitted. Can't use TIF money for sewer on RT 236 – need a vote. Develop parallel to RT 236 to RT 236 and stop sewer at RT 236 to connect State Rd and RT 236? Sewer is approved in development of the Village Center – route to RT 236 would not satisfy that requirement.

Purchased land for the TIF District in the district but must be “Land Acquisition” – needs to support business development. Need a vision for the parcel. Time table for “vision” of the land? No specific rule about time tables as long as put forth a good effort the state probably won't come after you.

Off site parking for shipyard in TIF District. Acquisition possible but easier if land was sold but thinks it would pass. Park & Ride limited to Eliot residents? No. Place of employment (shipyard) has to be located in Eliot? People who don't use the lot concerned that it supports another municipality – might be a problem. But what if a business with lots of parking also supported shipyard commute? Maybe – need to come up with agreement. Same for a childcare – not only limited to use by Eliot residents. Acquisition of land by town to support business development – can town purchase land and lease? Not disallowed...

Plan for future TIF project would be sized for future use sewer. If amend the TIF can change parcels.

Recap of Dana's proposed project sheet.

Broader economic development study should be done with TIF as cornerstone. Currently there is not a long range economic development plan in Eliot. Need business consultant or realtor to acquire property? Who would we hire? How would we solicit? Contact Chuck Lawson or Underwood Engineering and ask for referrals. Dana to reach out to other parts of the state for service proposals. Look at property before get a project? Negotiation of land sale should be a closed executive session. A consultant may be able to flush out other opportunities that may not be available... Purchase/sale agreement would need voter approval.

Need to solicit economic developers to talk to us with examples

Dana will look for business consultants and look at what land is currently available.

Richard Donhauser presented his Excel spreadsheet as a model using the balance of the TIF fund and known expected income to pay out debt service for 5 year periods. Donhauser will get the number for the owners and the corner of Beech and RT 236 rental owner. Also suggested a bus terminal with fixed based operator to cover operation costs. Elder transportation also an option.

Sarah provided information for the PNSY parking committee and the qualifications required to a daycare that will allow reimbursement through a federal program. Will set up a meeting with the parking committee and Dana/Doug/any other member of this board.

Need to vote to remove Mike Moynahan on next agenda. Richard Donhauser volunteered to be liaison to Select Board. Will need to vote on this next meeting.

Next meeting on 4 April 2019 at 6pm will be a regular meeting.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File