

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

**DATE: February 4, 2020**  
**APPROVED: March 3, 2020**

**OFFICERS:**

**Chair: Edward Henningsen**  
**Vice chairman: Caleb Sloan**  
**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), Randall (Randy) Stewart, Caleb Sloan, Dana Lee, and Rosann Lentz.

**Absent:**

Public input: None.

Reviewed and approved previous meeting's minutes. Charlie motioned, Ed seconded. All in Favor: 5:0.

RFQ went out on time and was sent out to 9 firms but have only heard from 2 firms so far. List of firms and put on the website to possibly be picked up by other construction sites? Receipt of RFQs scheduled on the 14<sup>th</sup>. Dana was potential panel to review RFQs (see Panel Sheet that was provided to TIF Committee) and want to award by 3/12. Dana will create scoring matrix and Dana will call references provided by firms. Select Board needs scores by 20 FEB. Score the top 3 – then bring in top 3 to interview.

Surveys went out to TIF property owners SMPDC will receive responses and will compile results and get back to us – unsure on time line on when we will receive results.

Pros/Cons of a business consultant – how to market Rt. 236 if the town invests in Rt. 236. Do we market it or let develop naturally? Taxpayers didn't want "loose" development so we would want zoning to be involved. Rosann wants to hear recommendations. Caleb- need to review current zoning requirements – talk to the Planning Board. "Table of Uses" limits what can go on Rt. 236. What can go on Rt. 236 that is appealing to tax payers? Want decent businesses. Business consultant should be involved sooner rather than later as we need answers for voters is there is another public meeting. Would need an RFP for business consultants – there is a list from previous TIF Committee. SMPDC may have some business consultants/planners. Dana will talk to SMPDC as they are being contracted for Town services currently and would like to continue to use unless they charge too much.

Ed will update timeline.

TIF webpage is up and running – latest spreadsheet from Donhauser not included currently. Discussed with the TIF Committee and there are more questions involving the compressor station, etc.. Would like to plan a scenario where the future compressor station DOES NOT go in and what percentage of growth would be needed to make up the lost income.

New Business: Ed & Dana visited businesses in the TIF district for water samples to screen for VOC. Every place they visited the people won't use/drink/wash with the water. Passes state standards but smells of sulfur and is hard. Test kits mailed out today and results should be back next week. Randy will try to get results from the middle school (before and after filtration). Kittery Water District meeting – 4 to 5 million dollars of potential water put down Rt. 236, what does Eliot get out of it? 16" Water line the town puts in but Kittery will take over once in. Trying to get concessions because Kittery will benefit more than Eliot. Eliot gets fire protection (potential lowered insurance premiums for residents?). DOT wants to be aware of what projects are going on in town so keep them in mind. Should reach out to the Planning Board regarding zoning.

Next meeting 4 February.

Charlie motioned to adjourn meeting at 6:46 PM, Ed seconded. All in favor 5:0.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File