

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

**DATE: November 5, 2019
APPROVED: Feb 4, 2020**

OFFICERS:

**Chair: Edward Henningsen
Vice chairman: Caleb Sloan
Secretary: Sarah Plocharczyk**

The meeting was called to order at 6:05 PM at the Eliot Town Hall.

In attendance: Edward Henningsen (Ed), Sarah Plocharczyk, Charles Bradstreet (Charlie), Randall (Randy) Stewart, and Rosann Lentz.

Absent: Dana Lee, Caleb Sloan

Public input: None.

Randy: Could the committee move forward with RFP? Charlie: All would need to go through the Select Board.

June 2020 vote not practical, June 2021 should be doable but may be in conflict with State's planned roadwork on Rt. 236. Possible to have a RFP by mid-December, back on January to mid-February may be ready for June 2020 vote but this would be a tight schedule.

RFP engineering needs Select Board approval – no vote by public required. There are potential previous RFPs (history) but getting something back within 30 days would be tough. Old design versus new design, will water/power/sewer design be able to be phased? Probably not. Need to meet with engineering firms to understand possibilities. Will Select Board approve consultation with engineers? Is it cost effective to do this consultation? Ed will talk with Dana regarding RFPs, could also author two separate RFPs depending upon options. Should we consider bringing in a business consultant to provide input regarding types of businesses and how to market? Is zoning going to change? Before we look at businesses, we need to ensure that zoning won't change- because then that changes everything. "If we built this what would come?" Dana knows the ins and outs – we need to keep with the vote – need RFPs out. Want a RFP with whole TIF District then create a separate "zone" to include South on Beech? Dana can do RFP or update previous RFP from previous firms- will have to look into.

We need clarification from Select Board on where does this committee go from here. Possible presentation to the Select Board for "next steps"?

Currently have three-phase power to transfer station. If adding broadband internet do we have to stay within existing contract with town internet provider (currently Comcast).

33 Ed will put together an outline for next Select Board meeting. Need to would with Select Board liasson –
34 Donhausser. Dana may write RFP for next meeting
35
36 Next meeting TBD.
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38 Ed motioned to adjourn meeting at 6:39 PM, Charlie seconded. All in favor 5:0.
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40 Respectfully submitted,
41
42 Sarah Plocharczyk
43 Secretary, TIF Committee
44 Cc: Eliot Town Clerk, Commission Members, Commission File