

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

**DATE: 1 September, 2020
APPROVED: 11/05/2020**

OFFICERS:

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

The meeting was called to order at 5:30 PM at the Eliot Town Hall.

In attendance: Charlie Bradstreet, Edward Henningsen (Ed), Sarah Plocharczyk, Dana Lee, Richard Donhauser, and Caleb Sloan.

Public input: None.

Charlie voted to approve with change to his name. Ed seconded: vote to approve, in favor 3:0. None opposed.

Community outreach effort most important going forward.

Richard Donhauser went through calculations /leverage of debt service of TIF fund. TIF money used in support of general budget – perhaps separate out these costs to be more transparent. Want to see annual contribution to the general fund. When the tif comes to an end will be taxed and go into the general fund without having to do local dollars to do so.

Possible each of the studies and find interesting points and things that people may not know. See agenda “Means, messages, reports.”

91% taxes generated by property taxes currently. Need to diversify tax base. CI zone expansion?

Caleb agrees, in favor into keeping it short and sweet, bullet points to keep it simple. Add a bullet point about constructability of Rt. 236 can happen with 2 lanes and addition of center turning lane. Want to emphasize that one construction is better than two separate construction events if we decide to do this down the line. Want to emphasize that we don’t build a Walmart in a backyard. SMPDC suggest implement design standards. Go down Rt. 236 and look at design don’t you want to have a “look” to it? We can dictate what to get built but we need to have that in place. New look at a CI zone and building standards with Planning Board.

Budget Committee not in favor because they feel as if they were not involved enough in the decision and don't have enough information to approve it. Too late to have a joint meeting with Select Board and Budget Committee in time for the warrant article.

Ed: All select document and review get back to you?

Dana suggest Sarah tackle the Facebook possibility to post information? Keep it a 2 or 3 page mailer. Keep it bulleted. Keep it simple.

Safety issues included in previous study - paid for KATCS. Can use MDOT and tax money to do a project to tack action on the study. Safety impacts can be taken care of with TIF project construction.

Do big meeting at the school to have a meeting – with COVID restrictions in place.

September 8th have all the feedback with the different studies. Should reach out to Planning board to discuss a meeting for planning dimension standards and general TIF stuff.

Dana will put together a timeline for remaining outreach prior to vote in November. Mailing is about \$900. 1 mailing to advise where the documents are and invite to a public hearing.

Second mailer contains all the bullet points. Lots of people going to vote via absentee ballot.

Need to update the TIF webpage to contain all the study documentation to link to the Facebook page.

Caleb made a motion to adjourn, Charlie seconded, unanimously approved. Meeting adjourned at 6:32 pm.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File