

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

**DATE: 5 OCTOBER, 2020  
APPROVED: 11/05/2020**

**OFFICERS:**

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

The meeting was called to order at 5:33 PM at the Eliot Town Hall.

**In attendance:** Charlie Bradstreet, Edward Henningsen (Ed), Sarah Plocharczyk, and Caleb Sloan.

**Public input:** None.

Review public information campaign efforts. Some negative comments on the flyer that went out in the mail. Some comments that they had received and read it, that's good. Want to do a second mailing? If we are going to do it, need to do it quickly. What do we put in it that isn't in the original mailer? Emphasis on Facebook page and opportunity to ask questions, more of a directional thing... Sarah thinks should re-emphasize bullet points. Charles thinks should have more emphasis on what the TIF is and how it affects taxes (i.e. economic offset). More on the money end and not on the project end of it. Ed thinks emphasize minimal change of taxes on town and will be paid for by TIF fund, down the line in coming years as properties turn over they increase in value - will have more money coming in to the town from the commercial standpoint. Offset would be changing things around.

Financial impact and how it benefits the community, grass fires out on Rt. 236 good to have hydrants out that way.

Mailer and a handout? Explaining the financials to the public. How and why property is reassessed. Just because put sewer and water down doesn't mean immediate increase in property value? Possibly – will have to check with Marteen with *how* that process actually works.

Put thoughts into an email on how the next flyer should look to get all the comments.... Think we should put out a flyer or handout at the dump. Possibly reach out to commercial ventures.

Leaning towards a mailer. Is the Agway supportive of the project? We should find out if they responded to the survey – if yes would they like a sign to put out front?

Need to compose a second flyer, put thoughts together and get out to the public. That flyer is mailed but should also hand out at the Transfer Station. Also a opportunity to answer some questions.

Date for dedicated public hearing on just the TIF project. If we do a dedicated TIF project meeting – want the handout to go out before hand? Yeah, want a second go around to get the information out to the public. Budget Committee didn't reach out to us to ask any questions and voted against it. We didn't know they were going to vote on it at all. What's done is done, need to inform the public should be utmost concern going forward. Need to meet all the deadlines for the next public hearing.

Ed will touch base with Wendy and Dana about scheduling the public hearing. Possibly hold at the Marshwood Middle school gym but will let Dana coordinate with the school. Link last public hearing video to the Facebook page? Sarah will go do this.

Other business: no.

Charles made a motion to adjourn, Caleb seconded, unanimously approved. Meeting adjourned at 5:57 pm.

Respectfully submitted,

Sarah Plocharczyk

Secretary, TIF Committee

Cc: Eliot Town Clerk, Commission Members, Commission File