

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

**DATE: October 15, 2019
APPROVED: DRAFT**

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), and Rosann Lentz.

Absent: Dana Lee, Randall (Randy) Stewart, and Caleb Sloan.

Public input: Janet Saurman (present) None.

Town meeting on 22nd of October. Donhauser may do 3-4 slides regarding funding calculations. Do we want to do poster boards of TIF district maps (show current TIF properties vice proposed TIF properties). Water maps show water mains and pump stations from a previous Underwood Engineering designs. Purpose of this vote is to ask voters to look at feasibility of sewer addition to other water services down Rt. 236. May not want to include water maps because not proposing a sewer project at this time (will be a future vote if this one passes). Need to emphasize why we cannot execute "the Village Plan" and want to change the TIF menu.

Ballot question #3 handout will be in The Sentinel on the 25th. Also got a Johnson Printing quote will need to get with Select Board to approve printing (do not know what part of the budget that will come from).

Janet Saurman – The most powerful thing to emphasize is why the "Village Plan" will not work. Be very strong and emphasize that we tried to follow the will of the voters.

In response to Janet – this TIF committee walked the properties in question, did not want to see an increase in village traffic (in line with previous voter survey), no feasible projects that can be included downtown. Two business on Rt. 236 have come in to support scoping the addition of sewer on Rt. 236.

Regarding the town meeting, Dana will be running the show – possible PowerPoint. Want to bring TIF maps. 100 copies of the Ballot #3 Question handout will be available. Need to add all this information to the town website. Absentee ballots are out now (before the public hearing/town meeting).

33 This sewer vote is different from previous sewer votes in that the rebuilding of the S. Eliot sewer system
34 is done. If add commercial businesses to proposed new sewer will alleviate some burden to sewer
35 users. Commercial development adds money to the town but it depends on how the Select Board
36 chooses to spend it.

37
38 Regarding Rt. 236 construction proposed by the state in 2021 – state is flexible and can move work back.
39 Would the cost savings be done through the state or town and via a bond rating? May depend because
40 may go from paver contractor to a “general” contractor that may affect cost. There is a 3-year
41 moratorium after they pave Rt. 236. The design of the water/sewer system will still have to be put
42 before voters again. State will want to see how we backfill the ditch of any addition down Rt. 236 to
43 ensure will not over-pack down or cause future issues.

44
45 Traffic study – KATCS – still need to submit an application. Town may do their own traffic study and
46 submit it to the state. Believe KATCS application needs to be approved by Select Board. Will not submit
47 any application until we see how 5 November vote shakes out.

48
49 Next meeting tentative 5 NOV 2019 – subject to change based on voting day.

50
51 Ed motioned to adjourn meeting at 6:30PM, Charlie seconded. All in favor 4:0.

52
53 Respectfully submitted,

54
55 Sarah Plocharczyk

56 Secretary, TIF Committee

57 Cc: Eliot Town Clerk, Commission Members, Commission File