

DRAFT UNAPPROVED

Note: Please find the following **DRAFT** minutes of the Tax Increment Finance Advisory Committee. These **DRAFT** minutes are subject to being amended, extended and approved by the Tax Increment Finance Advisory Committee during it's next meeting.

Town of Enfield
Tax Increment Finance (TIF) Committee
David Saladino, Chairman
April 17, 2012- 6:00 PM

Present: David Saladino- Chair, Rob Malz, Lori Bliss Hill, Ken Hill, Jim Taylor- Public Works Director, and Nathan Miller-Acting Town Planner

Guests: Dan Kiley

Chairman Saladino called the meeting to order at 6:00 PM.

I. Update on U.S. Route 4 Water/Sewer Project

Jim Taylor reported that the Town of Enfield has signed a notice of award for R.D. Edmunds, Inc. The start date for construction is still to be determined, but CLD Engineers will be scheduling a pre-construction meeting within the next week to discuss project timelines.

Jim Taylor reported that property negotiations with Bill Warren are now complete. The Town will purchase approximately 0.2 acres of land for the pump house.

Jim Taylor reported that coordination is ongoing with the NHDOT about logistical aspects of the project during construction. In one 600' section, water/sewer work will be happening 25' below grade. There will be alternating one-way traffic on Route 4 while this work happens.

Ken Hill questioned CLD Engineers estimated \$125,000 cost for construction inspection. Mr. Hill noted that the estimate is based on 45 hours of inspection per week for 30 weeks. However, the construction timeline for the project is only five months. Jim Taylor advised that he would review the terms of CLD Engineers contract with Steve Schneider. Dave Saladino recommended that a representative of CLD Engineers be present at the next TIF Committee meeting to discuss this concern.

II. Update on U.S. Route 4 Land Use Project

Nate Miller reported that the US. Route 4 land use planning project would recommence on May 9th. The May 9th meeting will be a Public Informational Meeting hosted by the Planning Board to review the proposed zoning regulations developed by PlaceSense and Broadreach Planning. Property owners along Route 4 will receive a direct mailing with information about the meeting.

III. NH Community Planning Grant Program

David Saladino inquired about the newly announced NH Community Planning Grant Program. Nate Miller advised that the New Hampshire Housing Finance Authority received a \$1 Million grant from the U.S. Department of Housing and Urban Development. The funding will be used for direct planning grants to NH municipalities.

Nate Miller advised that eligible projects include, but are not limited to, the following:

- Form-based codes and mixed-use zoning;
 - Inclusionary zoning and workforce housing solutions;
 - Lot-size averaging;
 - Village plan alternative subdivision regulations;
 - Regulatory standards promoting infill development;
 - Growth boundaries intended to maximize efficiency of infrastructure;
 - Transfer of development rights and density transfer credit codes;
 - Neighborhood heritage districts;
 - Building codes for energy-efficient rehabilitation of older structures;
 - Corridor planning to increase mixed-income housing near employment nodes;
 - Pedestrian and transit-oriented development and affordable housing;
 - Economic development connecting housing and transportation investments;
- and
- Community Revitalization Tax Relief Incentive, RSA 79-E.

David Saladino suggested that the program might be able to assist the Town of Enfield with implementing mixed use zoning on U.S. Route 4. Nate Miller advised that he would discuss the program with the Enfield Planning Board. Nate Miller advised that the program has a 25% match requirement, but only 20% of the 25% required match must be cash. In-kind match is allowed.

IV. Huse Park Pavement Project

Ken Hill reported that he has solicited bids for paving the parking lot at Huse Park. Three contractors supplied bids: Twin State Paving, Blaktop, and United Construction. The bids ranged from \$15,700 to \$23,800.

Ken Hill advised that the Enfield Board of Selectmen supports this project. The Enfield Board of Selectmen had originally wished to pave the parking lot when the Community Building was completed.

Rob Malz advised that the TIF Committee ask R.D. Edmunds, Inc. what their price would be to complete the Huse Park paving work, noting that the Edmunds crew would already be mobilized for the U.S. Route 4 Water/Sewer project. Jim Taylor advised that he would ask R.D. Edmunds for an estimate and report back to the Committee.

David Saladino volunteered to develop a parking lot striping plan for the Huse Park parking lot.

Following discussion, Ken Hill moved that the TIF Committee authorize funding not to exceed \$25,000 to pave the Huse Park parking lot. Rob Malz seconded, and the motion passed unanimously.

V. Next Meeting

The TIF Committee will meet next on May 15th at 6:00 PM.

The meeting was adjourned at 7:30 PM.