



Town of Enfield

TIF Committee Meeting Minutes

DRAFT

October 5, 2015
Enfield DPW Building 74 Lockehaven Road
7:00 PM

Present: Nate Miller, Lori Bliss Hill, Shara Buffington, Holley Plumley West, Scott Osgood,
Town Planner

Regrets: Rob Maltz

Guests: Francine Lozeau, Shirley Green, Phil Cronenwett, Melissa Hutson, Mark Johnson

- Meeting called to order at 6:00 pm by TIF Administrator Scott Osgood.
- Motion was made to approve Minutes of March 10, 2015. Seconded and voted unanimously to approve.
- The Committee welcomed Nate Miller as a new member of the committee. Nate applied to the Selectboard and was approved to be on the committee on Sept?
- Discussion was held as to electing new officers. The previous chair, David Saladino, has left the area. A motion was made to nominate Nate Miller as Chair. After discussion and consideration, Nate stated he would accept the nomination. A motioned for Nate to be elected chair was made, seconded and voted with unanimous approval.

Mr. Nathan Miller is now Chair of the TIF committee.

The committee then acted to nominate, second and vote for Rob Maltz to be elected to Vice Chair. The vote was unanimous in favor. Mr. Maltz is the Vice Chair. (In abstentia)

- Discussed Library Request. The guests at the meeting were asked to present their request. Mr. Phil Cronenwett, Chair of the Library Trustees, presented a request for funding of the parking lot at a value of \$150,000. Discussion was held as to the reason for his request. Past understanding was that the TIF list included the work, but that fundraising on the part of the Library would cover the cost. Mr. Cronenwett stated the fundraising has not succeeded in raising the funds so other alternatives would be looked to for funding. Mr. Cronenwett also stated that the cost of the project is being reviewed by the Construction Manager with the Architect looking to review the design for any changes necessitated by any changes to the building code. The Library is considering asking the Town to fund construction of a new Library.

The TIF Committee discussed the request. It agreed in principal to have this funding as part of the expenditures for 2015. One condition would be that the funds would be transferred if the Library Committee is successful in having the Town vote to approve a bond for the library at Town meeting.

The Library Committee thanked the TIF Committee and left the meeting.

Discussion continued on the Projects list,

A variety of projects have been on the approved committee list over the years. Scott showed a list from 2010 that included a parking deck on Main St. The committee had no recollection of this item, and questioned the feasibility of this work. A question was asked on how the committee could put work on private property, as well questioning if the cost of this work can be justified by the value of the work.

Holly referred to the list provided after the March 2015 meeting from David Saladino. This information is labeled as a DRAFT update to the TIF plan and is dated March 10, 2015. *(Suggest we have approving or amending this as an action item for the next meeting)*

US 4/Main Street Sidewalk	\$300,000	Mascoma Savings Bank to Mickey's Restaurant (±1,100 ft)
New Enfield Public Library Parking Lot Construction	\$150,000	Up to \$150,000 to assist with parking lot construction for new Public Library <i>[Added at 2014 Town Meeting]</i>
Route 4, Main St., Maple St., High St. Lighting	\$50,000	Additional pedestrian-scale street lighting
Water Treatment Facility McConnell Rd.	\$500,000	Provide for expansion of Town water supply
Huse Park/Community Building Improvements	\$200,000	Improvements to Huse Park and Community Building property. <i>[Added at 2010 Town Meeting]</i>
Lovejoy Brook Road Culvert Replacement	\$200,000	Replacement of culverts under Lovejoy Brook Road <i>[Added at 2014 Town Meeting]</i>
Enfield Village School Egress	\$200,000	Additional exit from Enfield Village School
Completed Projects		
Route 4 Sewer & Water Extension	\$3,200,000	Sewer & water extension along US 4 to the Canaan Town Line. <i>[Project completed in 2013]</i>
Main Street Sewer Extension	\$30,000	Extension of sewer to 67 Main Street building. <i>[Added at 2010 Town Meeting; Completed in 2010]</i>

- **Discuss boundaries of the TIF District** – With interest in improvements to the Lot 44 and 46 on the Lake, also known as the Recreational Hub, as named by the Charrette team, consideration was given to expanding the TIF district to include this land. There is an ad hoc committee, MLPAT, Mascoma Lake Public Access Team, researching details on work to

be done to the park. A lease is currently in place between the Town and DOT for access and use of the parcels by the Town. This group will be looking for funds for improving uses and access to these lots. Consensus was to respond to outreach to the TIF from the committee.

No vote was held to ask for expansion of the TIF boundary.

- **Discuss updating TIF list with potential expenditures for 2016.**
- Discussed looking into what the CIP has in the upcoming budget session. A recommendation was made to engage the public and look at the Master Plan Survey done last year to see what the public would like to see. One potential project could be Well Head Protection.
- Discussion was held on the needs of to the Town recreation Director. She has indicated a need for transportation.
- It was noted that some developable sites may need a brown field assessment. This could be considered a TIF project for sites within the district.
- **Discussion was held on researching additional funding sources.**
- It was noted our Town demographics do not qualify for Rural Development and other grants.
- Committee asks for a report on the fund balances at the next meeting prior to any decision being made as to expenditures. *Last report David provided in March showed income to the district for 2014 to be \$260,365. With the prior balance of funds considered there was \$378,002 available in the TIF fund in March of 2015*
- Meeting Adjourned.
- No date set for the next meeting

Minutes recorded by Scott Osgood TIF administrator.