

Minutes

Halls Road Improvement Committee Minutes  
Old Lyme Town Hall  
March 3, 2016

Present: BJ Bernblum, , Michael Lech, Frank Morelli, Michael Perks, Lindsay Eisensmith, First Selectwoman Bonnie Reemsnyder.

Absent: Diane Birdsall, Mike D'Occhio, Jim Graybill. Bud Canady.

Chairman BJ Bernblum convened the meeting at 6:35 PM.

**Approval of minutes of January 13, 2016**

A motion to approve minutes as presented was made by Michael Perks , seconded by Frank Morelli. **So voted.**

BJ Bernblum asked for a volunteer to relieve Michael Perks as Secretary Lindsey Eisensmith agreed to accept. A motion to approve was made by Michael Perks, seconded by Frank Morelli. **So Voted.**

A discussion followed regarding the posting of the minutes First Selectwoman Bonnie Reemsnyder said the minutes should be posted within seven days and posted within two days when a motion was voted upon.

**Tax Incremental Financing (TIF)**

Michael Lech discussed TIF legislation in Connecticut. TIF is a public financing method that is used to incentivize and catalyze development and infrastructure, such as Hall's Road Improvements. Essentially, it allocates the future property tax revenues from a project or project area, that are above and beyond what would have been generated without the project, to amortize bonds issued to cover costs associated with the project. Hence, the property tax benefits from the project are used to help finance the project over period of time.

Michael Lech said Michael Andreana, an attorney with Pullman and Comley, was very conversant regarding TIF and suggested he contact him and ask if he would be available to discuss TIF legislature at a future committee meeting. The committee agreed.

Michael Lech also discussed a self-contained wastewater treatment system installed in a Multi-unit Residential building (Solaire Apartments, Battery Park, NY) a 357,000 sq. ft. building. The treatment plant size of 700 sq. ft. has the capacity to reuse 25,000 GPD of wastewater that can then be reused to flush toilets and for irrigation, thereby reducing water usage by 75%. Michael Lech thinks that a process similar to the above mentioned, would be very beneficial when applying for multi-use zoning for Hall's Road.

Received 7/27/16  
Ellen H. Coffer TC

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**Halls Road Streetscape Improvements.**

BJ Bernblum made a motion to accept BL Companies's offer to develop pro bono a preliminary Hall's Road Improvement "Concept Plan" subject to First Selectwoman Bonnie Reemsnyder discussing the proposal first with the Lower Connecticut River Valley Council of Governments (RiverCOG) to confirm that it has no concerns.

Seconded by Michael Perks, **So Voted**

Lindsey Eisensmith distributed draft mission statements from committee members to the committee. After much discussion, Lindsey Eisensmith agreed to merge the mission statements and come up with a 10-point plan for our April meeting to provide direction for BL Companies's offer to develop a Concept Plan. She will distribute this document for review and comment to the committee members so that it can be finalized and presented to BL Companies prior to our next meeting.

**Adjournment**

A motion to adjourn was made by BJ Bernblum at 8:30 PM, seconded Michael Perks. **So voted.**

Respectfully Submitted

Michael Perks  
Secretary