

**Halls Road Improvement Committee Minutes
Old Lyme Town Hall
May 5, 2016**

Present: BJ Bernblum, Bud Canady, Frank Morelli, Michael Perks, Mike D'Occhio, Diane Birdsall, Michael Lech, Lindsay Eisensmith. First Selectwoman Bonnie Reemsnyder,

Absent: none

Chairman BJ Bernblum convened the meeting at 6:40PM.

Approval of minutes of April 7, 2016

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

Presentation by Mike Andreana, Esq., regarding Connecticut's Tax Increment Financing program.

-TIF program has been available for many years but was often not very useful due to state involvement/ control, recent legislation eliminates this limitation

- TIF district gives the town discretion to restrict & collect revenues to reinvest them into façade, economic director salary, marketing education

-provides a way of incentivizing the types of development identified for a defined area. Identify boundaries, what current uses, what future uses. Town determines the maximum % of new tax generation it is willing to share (after allocating some to general fund), and potentially create different % based on priority levels for different types of development.

-Repayment is based on new taxes generated by development and the resulting increase in assessed property value.

-Bonds can go out 40 years vs 20 years for GO debt

-TIF bond doesn't count towards max town debt

-Public meeting and Vote required for creation of TIF district but not for individual projects

Discussion and final adoption of vision statement and mission statement.

BJ Bernblum read the latest draft, Lindsay Eisensmith made a motion to approve it, seconded by Mike Perks. **So voted.** Statements read as follows:

-Vision Statement: Our vision is a vibrant, pleasant and inviting Halls Road District in keeping with the small New England village characteristics of the

*Received 7/27/16
Alice B. Coffey TC*

town of Old Lyme.

-Mission Statement: Our mission is to implement, or to encourage private parties to implement, improvements in the Halls Road District that will enhance its aesthetics, economics, social and recreational opportunities, and transportation modalities.

Discussion of inclusion of mixed-use development in preliminary concept plan.

The committee agreed that we will include considerations for mixed use development and potential for waste water management in the Master Planning process

Discussion of next steps and agenda items for next meeting.

- We will seek out and hear from an expert on waste water management
- Lindsay will make contact with and learn more about how CT Main Street. Org may be of service to us
- Discussion of following Qualifications Based Selection procedures when the time comes to go out with RFQ
- Creation of sub-committees to divide and conquer individual projects

Adjournment

A motion to adjourn was made by Mike Perks at 8:58 PM, seconded by Lindsay Eisensmith.

So voted.

Respectfully Submitted

Lindsay Eisensmith
Secretary