

North Yarmouth EDSC meeting July 19, 2018

In attendance: Vanessa Farr, consultant; Shana Mueller, town attorney; Rosemary Roy, town manager; Diane Morrison, Katie Murphy, Amy Horstmann.

1. The meeting was called to order at 6:40 PM.
2. Diane Morrison was elected Chair of the committee; Katie was elected Secretary.
3. Minutes of the 4.12.18 meeting were approved.
4. TIF plan going forward was presented. Shana and Vanessa both had met with Rosemary and Vanessa. Three panels were created; see below. The timeline was discussed extensively. Panel entitled "Development Plan is the potential project list.

At the EDSC's Aug. 16 meeting we will review drafts. Town Meeting in April 2019 will have a TIF on the warrant for approval. (Warrant gets put together in March.) We will be asking the town to approve a development program.

Diane: after public meetings will we be tweaking the list? Shana: At that point we should be set with the project plan. The Select Board's approval is important. Vetting with the public is after meeting with Select Board.

Katie: Suggestion—we create a simple Youtube video to explain what TIF is. There are models out there to look at. Not necessarily ready for Sept. 20, which is really when the SB sees what the specific plan is. But for the public's education and understanding going forward.

Shana: Oct. 18 is not the date when we really go live ... it's the date that we have solid info with which we start to go forward.

Amy: Suggest info available for those who are town office visitors. Rosemary: Monthly newsletters. Channel 2.

Rosemary: Last Tuesday the SB workshop with Vanessa went well and there seemed to be support. Shana: Be sure to bring Budget Comm on board.

Shana: The first panel = big picture: Create an environment for economic development to occur. Making the most of growth. Second panel=specific plans.

Amy: revolving loan funds for businesses to make improvements to facades? Vanessa: Yes, encourage private businesses to improve their aesthetics. Rosemary / Shana: usually changing these design standards comes along with / after TIF implementation. Vanessa: You have to be clear in writing standards and be clear about what you are trying to accomplish.

Discussion re: commercial and infrastructure that would be covered by TIF. Vanessa: North Yarmouth has a huge village center district. There is plenty of room to accept growth and add to it. PB is working on lot size shrinking. There is a lot of work to be done and a lot of opportunity.

Katie: Reported on progress re: plan to move Old Town House to center of town, Wescustogo plot. Part of the town center plan; creating a community center and place of information and destination. No possibility of funding from historic preservation sources, but funding possibilities that see this move as a “new urbanist” one; “tactical urbanism.” Vanessa noted that Civic buildings are usu. pushed back from street 40’ for gatherings and public engagement space.

Diane: Have we actually defined our TIF district/s? Vanessa: not yet. An evolution of thought.

Shana: The project list is one part of the document. I will be putting together the statutory requirements. We are required to include it (legal-ese). The project list will be shared more broadly.

Still to be determined is the length of the TIF. Shana: towns have started to go for 30 years, 100%. (NB, valuation is what properties are assessed at, not their sale price.)

Vanessa: Next Tuesday 2 PM will be a “tour” with Clark and Kyra, Vanessa’s colleague, and Living Well committee. Starting at town office and going out to do observations, measurements. Sidewalks, safety, walkability, edges (Village center, beyond village center.)

New members: Vanessa suggested looking for people who are forward-thinking, new thinkers. Ask Kate Perrin for suggestions. Sue Inches is a potential EDSC member. Ask Dixie for names of young moms were at one of the Wescustogo hearings.

5. Tabled: Recap of Build Maine (Diane, Katie)

Next meeting: Thursday, August 16, 6:30 PM.

Respectfully submitted,
Katie Murphy
Secretary