**MinutesEDSC Meeting, 1.13.16**

**EDSC members in attendance:** Audrey Lones, Amy Horstmann, Matt Ahlberg, Steve Morrison, Katie Murphy

**Guests:** Steve Palmer, Rosemary Roy

**1. Minutes approved:** Katie moved, Amy seconded

**2.** Audrey reported on **meeting with Denise Clavette**, Yarmouth’s new Economic Development Director. Sharing of services was discussed. Tomorrow Audrey, Rosemary, Denise, and Nat Tupper will meet.

Denise talked about how three TIFS were created in Yarmouth within the space of 4-6 months. They have an economic development advisory Board in town which helps to create and ring these forth.

Denise does not see competition between our two towns because we are two very different kinds of towns.

Yarmouth is totally TIF-ed out—in terms of percentage of property they can TIF. (A percentage of total land in your town is allowed to be TIF-ed. Like maybe 5%?) These three TIF zones are set up and done, and are good for 30 years. Audrey will send links to everyone about this.

Alex Jagerman (former city planner in Portland) is now town planner for Yarmouth.

**3. Budget**: Separate line item for EDSC Look at costs for TIFs. Look at costs for an economic development director in town.

**4. Recent Development:** Seven lots with a community septic has been proposed for the lot across from Stones (Formerly Don Smith property). Sale is contingent on approval of the plan. The buyer wants to see if the property could use contract zoning provision.

Rosemary noted that other such projects will be coming up and having an established TIF zone can capture tax revenue. She noted that TIFS can be retroactive. If, for example our TIF zone is established after this 7-lot project is approved, we could still capture taxes for designated town projects—relocation of fire station, others. If the school becomes a commercial building, we could capture those monies.

Rosemary also noted that the Comp Plan is coming up. She has been meeting with GPCOG to organize this.

**5. EDSC membership:** Amy commented that committee meetings have been sparse (Suzanne, Pat, and Carol were absent. Note that Carol was very sick and could not attend.) Audrey: Suzanne is very busy and will probably want to step back.

**6. EDSC/BOS workshop of 12/15/TIFs:** We discussed this workshop. Amy’s viewpoint was that the BOS asked our committee to be proactive in bringing in money and grants.

Steve Palmer: If the committee’s primary project is to concentrate on TIF, we need to recognize that it’s necessary to have a lawyer on board. It is a long-term process that take longer than 6 months and involves presentations and public hearings. Important that the public is educated.

Rosemary: the committee may want to aim for Town Meeting 2017, or a special town meeting before. Remember that we can capture two years of tax revenue before the TIF is voted upon.

The town has an excellent attorney (Shana Mueller) skilled in TIF. We will also need a consultant. That has to be part of the EDSC budget.

Steve: TIF is not complicated.

Amy: Good info on maine.gov.

Audrey: Suggest Shana to come next month to make a presentation re: TIF. And, recommend that the committee create a resolution re: TIF as the committee’s major focus.

Steve: Looking at NY’S zoning map, our Village Center and Village Residential Zones together could be our TIF zones, if the two combined add up to 5% of the town’s acreage (if that’s what a TIF has to be).

Resolved: That the EDSC’s primary project and goal for 2016-207 will be the planning and bringing to a vote a North Yarmouth TIF district(s). This resolution to be presented to the BOS meeting on 2/16/16.

Katie moved/Amy seconded. Unanimous vote.

Katie: Nancy Smith’s ideas about how to educate the public about TIFs are valuable.

**7. RFP Update:** Rosemary reported on advertising the RFP—on MMA, published in newspapers, 40 hard copies mailed to developers. There has been only one inquiry. It’s very possible to see more interest close to deadline.

Upcoming meetings:

Wescustogo meeting tomorrow night.

NYBA meeting tomorrow AM (Audrey presents)

EDSC meeting switched from 2/10-2/11 (Wed-Thurs)

**8. Amy, grants**: At the BOS we were told that we need “action,” that we should be finding sources of income. Her grant research shows an overlap in grants from one committee to another. She composed and distributed a matrix form that will help us to track any grants.

**9. Adjournment:** The meeting was adjourned by acclaim, 8:05 PM.

Respectfully submitted,

Katie Murphy for Carol Ellison