

Draft Minutes

TIF Subcommittee EDC

March 7, 2013

Call to Order

The meeting was called to order at 8:30 a.m. in the Nowak Room in the Exeter Town Office building. Members present were: Dan Chartrand Selectman, David Hampson EEDC, Kathy Corson Planning Board and EEDC, Jennifer Perry DPW Director, Cynthia Tokos EEDC, Doug Eastman Building Inspector, John DeVittori Assessor, Russell Dean Town Manager.

Items for discussion

The first item raised by Kathy Corson was the issue of appropriating money from a TIF fund. This issue would have to be researched as there were several questions how money would be raised and appropriated particularly on bonding.

The next item identified by Doug Eastman was noting the TIF Board had to include property owners in the District as a majority on the board.

The next issue discussed was that of the Chairmanship of the subcommittee. Dan described the issue at hand – some had questioned his chairmanship. After discussion, it was agreed by all that nothing problematic existed with Dan being chair. Kathy Corson then moved seconded by David Hampson to elect Dan Chartrand Chair of the subcommittee. Motion carried, with Dan Chartrand recusing himself from the vote.

Downtown projects were then the topic. What needs to be done, what has been done in the recent past. What has worked, what has not. Dan Chartrand indicated a major goal of the TIF would be to provide property tax relief to residential owners through expansion of the commercial tax base.

Mike Schidlovsky from the Chamber of Commerce provided input on funds that were set aside years ago after the boardwalk was built on Stewart Park. He said the funds would have to be dedicated to completing paving, a vision overlooking over the water, and for a plaque for donations that would serve to recognize those who donated. There is \$60,000 in the account. He has walked the area with Elliot Berkowitz and there is a desire to finish off the back area. However this needs a viable project consistent with use of the funds.

Sylvia discussed several downtown goals and objectives identified in the Town's Master Plan. Funding existing maintenance, multi-modal transportation, improved safety with better signage, better parking opportunities, embracing the historic downtown including the waterfront. Goals that support mixed use in the master plan are being followed, to continue to make the downtown vibrant.

Sidewalks were then discussed along with engaging Unutil. Also, the Town Manager discussed the possibility of a revolving loan program supporting façade improvement as part of a TIF. This is commonly used as a tool to encourage redevelopment in downtowns.

The proposed TIF boundaries were then discussed. Doug Eastman shared his notes on the zoning of the area. Lots prime for redevelopment were identified and discussed. The Town Manager spoke of the AI's Automotive corridor.

After some further group discussion, Sylvia and Doug will work on some proposed boundaries for the group to discuss at the next meeting. The next meeting is set for March 20th at 8:30 a.m.

The meeting adjourned.
Respectfully submitted,

Russell Dean
Town Manager