



MINUTES TIF Advisory Committee – SPECIAL MEETING

**November 20, 2025
3:30 PM Scitico Room, Town Hall**

- A. Call to Order – 3:35pm
- B. Roll Call – Marie Pyznar, Rich Stroiney, John Santanella, Frank Alaimo; Staff – John Wilcox, Laurie Whitten, Aaron Marcavitch, Matthew Coppler
- C. Approval of Minutes – Motion to approve the minutes of August 20, 2025 made by Marie Pyznar, seconded by John Santanella. All in favor.
- D. Executive Session – N/A
- E. New Business
 - a. Exploring establishment of new TIF Districts (Northgate) – Aaron Marcavitch provided an overview of the Northgate region by showing maps and a draft master plan. The final plan will require analysis of the existing valuation of Enfield and the percentage this area would encompass. The committee reviewed the draft master plan and discussed what project costs might be covered. Marie Pyznar noted the importance of managing streetscaping and signage control. The group agreed. There was a brief conversation about which properties should be in, and which should be out – John Wilcox noted the need to do the analysis first. Matthew Coppler offered the need for design guidelines for bridges, such as the one at the center of this district. John Santanella brought up a question about the Town developing parcels and reselling them – who would retain the funds, the TIF district or the General Fund? Aaron Marcavitch will investigate. The committee asked that this be brought back in December with further discussion of the plan and goals.
- F. Old Business
 - a. TIF Fund projects process – Aaron Marcavitch provided an update on the façade loan program at Council on Monday, December 1.
 - b. Priority Projects List – The committee reviewed the project list and discussed projects they are interested in.
- G. Adjournment – Motion to adjourn made by Marie Pyznar, seconded by Frank Alaimo. All in favor.