



MINUTES TIF Advisory Committee – SPECIAL MEETING

**December 11, 2025
3:30 PM Scitico Room, Town Hall**

- A. Call to Order – 3:34pm
- B. Roll Call – Marie Pyznar, John Santanella, Frank Alaimo, Bill Cote; Staff – John Wilcox, Aaron Marcavitch

Appointment of Chair Pro Tem. Motion to approve John Santanella as chair pro tem made by Marie Pyznar, seconded by Bill Cote. All in favor.

- C. Approval of Minutes – Motion to approve the minutes of November 20, 2025 made by Marie Pyznar, seconded by Bill Cote. All in favor.

- D. Executive Session – N/A

- E. New Business

- a. Establishing 2026 Calendar. Motion to approve 2026 calendar (move to 1st Wednesday of each month at 3:30pm) made by Bill Cote, seconded by Marie Pyznar. All in favor.

- F. Old 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. He guided the group through a series of questions about goals and targets that must be resolved before the master plan can move toward the next step. The committee discussed each item. There was a discussion about using funds from the sale of a property for the TIF Fund. There was agreement to amend the existing Midtown TIF to allow this and to revise the Northgate proposal to include this provision.

Motion to amend the current TIF rules to allow for the sale of a property, purchased with TIF Funds, to have the proceeds return to the TIF fund and not the General Fund made by Bill Cote, seconded by Frank Alaimo. All in favor.

- b. Priority Projects List – The committee reviewed the project list and discussed projects they are interested in.

Aaron Marcavitch noted that he would be drafting a TIF Budget for the next meeting. He also invited the group to the Business Roundtable in January (date TBD).

- G. Adjournment – Motion to adjourn made by Marie Pyznar, seconded by Bill Cote. All in favor. Adjourned at 4:10pm.