MINUTES
TIF Advisory Committee – REGULAR MEETING

January 7, 2026
3:30 PM Scitico Room, Town Hall

A. Call to Order – The meeting was called to order at 3:30pm by Chair Rich Stroiney.

B. Roll Call – Richard Stroiney, Frank Alaimo, Marie Pyznar, Bill Cote, John Santanella; Staff – John Wilcox, Laurie Whitten, Matthew Coppler, Aaron Marcavitch

C. Approval of Minutes – Motion to approve the December minutes made by Marie Pyznar, seconded by John Santanella. 4-0-1 (Bill Cote abstain)

D. Executive Session – N/A

E. New Business

   a. TIF Budget FY27 – Aaron Marcavitch reviewed the proposed budget including a long discussion about the use of the boat launch, there was agreement that the funding request should include work at the boat launch even if the grant isn't awarded. Motion to recommend amended budget to Council made by Marie Pyznar, seconded by Bill Cote. All in favor.

   b. Façade Loan Review Process – Aaron Marcavitch reviewed the process and asked questions about blight. Group was in consensus about the program not intended to mitigate blight, but instead improve the community. Agreement that it can only be used for properties within the TIF district.

A motion was made by John Santanella to add an item to the agenda – "Main Street Property discussion." Seconded by Marie Pyznar. All in favor.

   c. Main Street Property Discussion – John Santanella introduced a discussion about the property at the end of Main Street, closest to the boat launch. This property was discussed by the former Mayor and Town Manager during a visit by CTDOT. There was a suggestion that the TIF funds could be used to develop a retaining wall on the property. Otherwise, the state will regrade the property as part of their road re-alignment and bridge replacement for the train station. There was consensus that this would not be a legitimate use of TIF Funds, since the goal was to support commercial properties.

F. Old Business

   a. Northgate TIF District Development/Master Plan – Aaron Marcavitch reviewed the concept plan again and directed the group to focus on goals (page 4), uses and properties (page 14). He requested feedback by the next meeting if possible.

   b. Priority Projects List – No discussion.

G. Adjournment – Motion to adjourn made by John Santanella, seconded by Bill Cote. All in favor. Adjourned at 4:56pm