

TOWN OF ENFIELD, CT
TIF ADVISORY COMMITTEE
REGULAR MEETING
DRAFT MINUTES
WEDNESDAY, MARCH 4, 2026–3:30 PM
ENFIELD TOWN HALL – SCITICO ROOM
820 ENFIELD STREET - ENFIELD, CT

A. Call to Order

The meeting was called to order at 3:38pm.

B. Roll Call

Present were Bill Cote, Richard Stroiney, and John Santanella. Also present was Director of Economic and Community Development; Aaron Marcavitch; Director of Planning; Laurie Whitten; Director of Finance, John Wilcox and Recording Secretary; Rebecca Jones.

C. Approval of Minutes – January 7, 2026

Motion to approve the January 7, 2026 meeting minutes made by Commissioner Cote; seconded by Commissioner Santanella and approved by a show-of-hands vote of 3-0-0.

D. Executive Session – if needed

None.

E. New Business

a. Appraisals of Thompsonville Properties

Preliminary discussions have begun regarding the Old Country Store and a property on High Street.

Town Manager, Matthew Coppler directed staff to obtain three appraisal bids and to bring a recommendation to the TIF committee for a motion, with the understanding that the cost should stay under a council-level threshold. There was discussion about whether funds from any potential sale would return to the TIF fund or go into the general fund.

b. Façade Loan Review Applications – if any

There are no applications as of the date of this meeting. Mr. Marcavitch shared potential improvement concepts for specific properties, including Mi Cultura, Loaves and Fishes and Thomspson Hall and the adjacent spaces.

F. Old Business

a. Status of Midtown TIF amendment

A public hearing related to this amendment will be held on April 7, 2026.

b. Northgate TIF District Development/Master Plan

Mr. Wilcox shared information regarding the updated grand list totals. The commissioners asked questions related to the grand list, specifically whether exempt properties should be included in calculations. Ms. Whitten recommended adding references to the Town's Plan of Conservation and Development into the Master Plan.

c. Priority Projects List

Mr. Marcavitch shared updates regarding projects on the property list. He also shared a draft of a newsletter highlighting the Thompsonville area, that he would like to circulate to residents. Commissioners shared their feedback. The mall tenants have all relocated.

G. Adjournment

Motion to adjourn made by Commissioner Cote; seconded by Commissioner Santanella and approved unanimously. The meeting was adjourned at 4:24pm.

DRAFT