

TOWN OF ENFIELD, CT
TIF ADVISORY COMMITTEE
REGULAR MEETING MINUTES
WEDNESDAY, JUNE 3, 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 3:36pm. There was no quorum, so no official business took place.

B. Roll Call

Present were Richard Stroiney, Bill Cote, John Santanella (arrived at 3:39pm) and Marie Pyznar (left at 4:10pm). 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

There was no quorum at the last meeting, so approval of those minutes was deemed not necessary. There are outstanding minutes to be approved, and Mr. Marcavitch will have them for review at a future meeting.

D. Executive Session – if needed

None.

E. New Business

Chair Stroiney expressed disappointment that the Commission was unable to review the CIF application for a second time with a quorum before it was presented to Town Council for consideration.

Commissioner Santanella arrived at 3:39pm, making a quorum of 4 members.

a. Façade Loan Review Applications

Mr. Marcavitch provided a brief overview of the application and provided a staff report based on Commissioners' comments at the last meeting. Mr. Marcavitch also completed the financial review that was requested. A draft agreement was presented, which is also being reviewed by the Town Attorney. The Commissioners discussed allowing a façade loan for a property that is zoned mixed-use but has not met that requirement yet. Commissioner Santanella asked if a style guide has been created as it may be helpful when reviewing these applications. Commissioner Pyznar opined that the garage area should be tidied to match the new awnings. The Commissioners discussed next best steps and agreed to table this item until clarity can be made about the business.

b. Marketing RFP

Mr. Marcavitch reviewed the RFP for Economic Development Branding and Market Services. The Commissioners discussed funding sources and clarified what spending requests must be approved by Town Council.

F. Old Business

a. Status of Midtown TIF amendment

The minor language amendment that was previously discussed was approved.

b. Northgate TIF District Development/Master Plan

Mr. Marcavitch stated that the Town Assessor provided calculations of the Original Assessment Value (referred to as OAV hereafter) of all proposed and existing TIF Districts in town. The OAV within these areas is below the state maximum. It was clarified that the Connecticut Water parcel that abuts the former MassMutual property would not be included in the calculation. He reviewed the draft master plan in detail. The commissioners discussed the targeted uses for the master plan. The Commissioners discussed the abundance of smoke shops in northern Enfield. Mr. Marcavitch will send the Commissioners the full master plan via email and requested that it be reviewed before the next meeting.

Motion to cancel the July 1, 2026 regular meeting made by Commissioner Pyznar; seconded by Commissioner Cote and approved unanimously by a show-of-hands vote.

Motion to schedule a special meeting of the TIF Committee on July 15, 2026 at 3:30pm made by Commissioner Pyznar; seconded by Commissioner Cote and approved unanimously by a show-of-hands vote.

Commissioner Pyznar left the meeting at 4:10pm.

c. Priority Projects List

Mr. Marcavitch shared an update related to the Purchase and Sale Agreement for Union Square. He reported that they did not receive the tax credits from the state for this project. Commissioner Santanella shared the State's timeline for tax credit applications. Alternative funding sources such as CMDA were discussed. Ms. Whitten mentioned the impact inclusionary zoning will have in the TOD.

G. Adjournment

Motion to adjourn made by Commissioner Cote; seconded by Commissioner Santanella and approved unanimously by a show-of-hands vote. The meeting was adjourned at 4:33pm.