



MINUTES TIF Advisory Committee – SPECIAL MEETING

**April 23, 2025
3:30 PM Enfield Room, Town Hall**

- A. Call to Order – The meeting was called to order at 3:31pm by Chair Rich Stroiney
- B. Roll Call – Richard Stroiney, Frank Alaimo, Marie Pyznar, John Santanella. Staff: Aaron Marcavitch, John Wilcox, Victoria Rose, Lauren Whitten
- C. Approval of Minutes – Motion to approve the minutes of November 7, 2024 made by Frank Alaimo, Seconded by John Santanella. 3-0-1 (John Santanella abstained)
- D. Executive Session – n/a
- E. Old Business

John Santanella made a motion to move up item B. Marie Pyznar seconded. 4-0

B. 147 Elm Street CEA Discussion – Aaron Marcavitch provided a background on the changes proposed from the last approval for the CEA. The applicant has withdrawn their request for a Tax Assessment Agreement and is seeking to have a CEA that exceeds 10 years. Marcavitch noted that this will require a waiver by Town Council, but is within the realm of what the TIF Committee can recommend. Marie Pyznar indicated the need to see the final numbers and length of time. Frank Troiano (applicant) explained a bit about how the multiple properties owned by him or his family works. The committee had a lengthy discussion about why the state DOT was not funding this project and how it could be achieved. John Santanella noted he appreciated the cap proposed (not to exceed \$2.4M) but asked if there would be a penalty or out clause if the project does not move forward. Mr. Troiano stated that the project would start immediately and could be done within twelve months. John Wilcox discussed the timing of the project (what Grand List year) and how he might be able to establish numbers for the project after the Town budget process has finished. The group agreed that they should table this discussion for a few weeks to allow John Wilcox time to review. Aaron Marcavitch would work with the applicant's legal counsel to review the documents again and ensure elements are in place. Marcavitch will also develop a waiver request for Council to review.

Motion to table the application until May 14 when the TIF committee will reconvene made by John Santanella. Seconded by Marie Pyznar. 4-0

A. Priority Property List – The committee reviewed the list and made no major changes to the ongoing list of targeted properties.

C. Development of a TIF Budget for Town Council – The Committee reviewed the proposed TIF budget prepared by Aaron Marcavitch. There was a discussion about the use of funds for blight remediation and that the committee felt that the funds should be directed at façade and enhancement work rather than remediation. John Santanella brought up the idea of a revolving loan rather than

a grant. The Committee agreed to hold this conversation until May 14 to give the committee time to review the proposal.

F. New Business

- a. Discussion of Tax Assessment Agreement Guidelines – Aaron Marcavitch introduced the proposed Tax Assessment Agreement guidelines. He noted that council sent this on to the committee because of their experience with this type of work. Marcavitch asked for input so he could send it back to Council who will take the project on to general governance committee. There was no discussion with the committee agreeing to hold until May 14.
 - b. Potential future TIF Districts – Aaron Marcavitch provided information on other TIF district concepts.
- G. Adjournment – Motion to adjourn at 4:50pm made by Rich Stroiney, seconded by John Santanella. 4-0