MINUTES
TIF Advisory Committee – SPECIAL MEETING

May 14, 2025
3:30 PM Enfield Room, Town Hall

A. Call to Order – 3:34 pm

B. Roll Call – William Cote, Richard Stroiney, Marie Pyznar, Frank Alaimo
John Wilcox, Laurie Whitten, Aaron Marcavitch (Staff)
Frank Troiano, Michael Andreanna (Applicants)

C. Approval of Minutes – Motion to approve the minutes of April 23, 2025, made by Marie Pyznar, Seconded by Frank Alaimo. 3 in favor, 0 opposed, 1 abstention (William Cote)

D. Executive Session – not needed

E. Old Business

a. 147 Elm Street CEA Discussion

The TIF Committee heard a recap presentation by Aaron Marcavitch regarding changes to the proposed CEA prepared by Michael Andreanna. The primary point of the changes was to reflect the twenty-year proposed CEA and specific default items. John Wilcox provided an overview of the potential payback period and why a twenty-year CEA would be the only way to meet the goal of reaching close to a $2.4M cap. Mr. Troiano and Mr. Andreanna both agreed that this plan is most accurate and that if the payback was slower, they would lose money – but if the assessment was higher, they could meet the cap more quickly.

Richard Stroiney started the discussion by noting that this project appears to meet the goals of a CEA on its merits as an off-site project necessary for public improvements and for the project itself. William Cote noted that there might be concerns about if the Town benefits enough from this project and “why does the Town need to pay for this.” He agreed that there is gamble for the applicant with the twenty-year process.

Marie Pyznar noted a discussion that had happened earlier in the day with Town Council leadership about the next stage and what information Mr. Troiano should provide (i.e. demonstration that there is a requirement to do this work). Frank Alaimo suggested the TIF committee might be well served to meet with the Town Council in a closed session to discuss the issues and to avoid a back and forth.

Mr. Stroiney noted that the committee seems to agree on the merits, but

Ms. Pyznar suggested the need to be very specific in why this committee would recommend approval of a waiver for 20 years. Mr. Troiano offered that the idea of an off-site improvement required by CTDOT was very specific and the committee would likely not see a similar request in the future. Mr. Alaimo suggested that a similar project would require the use of eminent domain to acquire the space to make the project work.

Mr. Cote noted the need to put the committee's best proposal forward with the value and scope of the project with a bullet point explanation. Mr. Alaimo, referring to a discussion from the last meeting, noted that Mr. Troiano will need to provide details of the ongoing blight issues so the council can hear the situation.

Mr. Stroiney asked the committee to come to a resolution on the topic.

Motion 1: Motion to recommend to the Town Council the approval of a Credit Enhancement Agreement for Shops at Enfield Square, LLC, capped at $2.4M for the purpose of installing the required public improvement on a segment of public right of way offsite from the project. Motion made by Frank Alaimo, Seconded by Willliam Cote. 4-0 – Motion passes

Motion 2: Motion to recommend to the Town Council the waiver of the Town of Enfield Tax Increment Financing Policy under section "Terms" within the General Provisions for Credit Enhancement Agreements, which limits these agreements to 10 years, to permit the Shops at Enfield Square, LLC to receive a Credit Enhancement Agreement for a maximum of 20 years. This waiver is recommended for approval due to the unique nature of the request for the required public improvement to the right of way, off site from the project. Motion made by Marie Pyznar, Seconded by William Cote. 4-0 – Motion passes

b. Development of a TIF Budget for Town Council

Aaron Marcavitch provided an overview of the proposed and modified TIF Budget. He suggested removing the Main Street program support for now since that group is not to the point where they could receive funds or show demonstration of their program. He offered this could be an amended addition later.

Ms. Pyznar asked about creating TIFs in other areas. Mr. Marcavitch provided a brief explanation. Mr. Stroiney suggested rolling the 50K within the Main Street program down to the Downtown Design Fund line. There was a discussion on how projects would be reviewed. Mr. Marcavitch detailed a program like the East Hartford program that could be used for the Façade program. Ms. Whitten asked if permits from planning/zoning would be in place prior to approval.

Mr. Wilcox asked how the Downtown Design Fund would be allocated and what might be considered priority. After some discussion, the committee agreed in principle to the idea of using a "grant request" format where staff would provide concepts for the committee to approve. Ms. Pyznar asked that the language be as specific as possible so there is no confusion.

The committee agreed to hold this discussion until June 4 at 10am for an additional meeting.

c. Discussion of Tax Assessment Agreement Guidelines – Mr. Wilcox provided a discussion about the background to these agreements and what had been previous included in the state statute versus now. Ms. Pyznar asked that the guidelines show there is a valid public purpose and what goals the Town is targeting. Mr. Stroiney discussed whether hiring equates to community growth or funds. There was an agreement that there needed to be a review authority – but not clear on which committee.

   The committee agreed to hold further discussions on June 4 at 10am.

F. New Business - None

G. Adjournment – Motion to adjourn made by Marie Pyznar, Seconded by William Cote. 4-0 – Motion Passes