



MINUTES TIF Advisory Committee – SPECIAL MEETING

**June 4, 2025
10:00 AM Enfield Room, Town Hall**

- A. Call to Order – 10:03am
- B. Roll Call – Richard Stroiney, Marie Pyznar, William Cote
John Wilcox, Laurie Whitten, Aaron Marcavitch
- C. Approval of Minutes – Motion to approve Minutes of May 14 made by Marie Pyznar,
Seconded by William Cote. All in favor.
- D. Executive Session – N/A
- E. Old Business
 - a. Priority Projects List – A discussion was held regarding how to prioritize projects and targeted initiatives. There was general agreement that the goal should be to promote the TIF to any commercial properties within the district with some sort of fact sheet and details on how the TIF can work for them. While there are many projects within the TIF that need to be dealt with, the Committee agreed on a broad based education program.
 - b. Development of a TIF Budget for Town Council
 - i. Downtown Design Fund Process – The committee reviewed the proposed project form. There was a discussion on how this should be proposed to Council with the Committee feeling that as much detail as possible should be developed (projects, costs, etc) so the Council understands the goals.
 - ii. Façade & Building Improvement Fund Process – The committee spent a great deal of time focusing on how the Façade program should work. There was consensus that this is for the outsides of buildings only, projects must be in compliance with all other town rules, that the owner requests the funding not the tenant, that this needs to have a 1:1 match, should not exceed \$50,000 per request (no minimum), the program be 0% interest forgivable loans over 60 months, and that the project must be for facades that are visible to the public way. There was also agreement that projects should be designed in a way to harmonize with Thompsonville but that the Town development of guidelines or standards might be too much. The Town should not hire an architect for this program. The committee was open to hardscaping requests but did not support parking lot paving. The committee charged Aaron Marcavitch with developing some regulations and guidelines for the program. ?
 - c. Discussion of Tax Assessment Agreement Guidelines – The committee generally agreed that the Tax Assessment Agreement discussion was better held by a different committee. Their broad agreement was that TAA's were not well suited for the TIF district, but if an applicant wanted to make an argument for either 1) a significant financial impact (i.e. over \$60M) in development or 2) a significant

public benefit (i.e. installing park elements over a few million in cost) with a major impact on the community – that an applicant could possibly receive both.

Motion to send TAA Guidelines back to Town Council with no major changes, but a note that the TIF District is better served with Credit Enhancement Agreements with the caveat that if the requestor had significant financial or public impact on the TIF district, the committee would be open to reviewing such a request was made by Marie Pyznar, Seconded by William Cote. All in favor.

F. New Business - None

G. Adjournment – Motion to adjourn made by Marie Pyznar, seconded by William Cote. All in favor. (Potential next date would be July 17.)