



MINUTES TIF Advisory Committee – SPECIAL MEETING

**July 17, 2025
3:30 PM Scitico Room, Town Hall**

- A. Call to Order – 3:40pm
- B. Roll Call – Bill Cote, Frank Alaimo, Marie Pyznar, John Santanella
Aaron Marcavitch, Director of Economic & Community Development; John Wilcox,
Director of Finance; Matthew Coppler, Town Manager
Ronnie Salas, Carl Landolina, Paul Bongiorno - Applicants
- C. Approval of Minutes – Motion to approve the minutes of June 4 made by Bill Cote,
Seconded by Frank Alaimo. All in favor.
- D. Executive Session – None
- E. New Business
 - a. 92 Main Street Credit Enhancement Agreement Application – Applicants
presented their project and discussed the various aspects. They noted that this
project was a change from the Tax Assessment Agreement. There was a lengthy
discussion about various aspects of the project and the financing. The committee
directed John Wilcox to review the costs and potential impact. He will also review
the potential assessment for the property.

Motion to hold project until the August meeting made by John Santanella,
seconded by Bill Cote. All in favor.
- F. Old Business
 - a. Development of a TIF Budget for Town Council – Aaron Marcavitch presented
various parts of the Façade Loan guidelines and the Design Fund approval
process. The committee agreed they needed to digest the guidelines and review.
There was a discussion about how to ensure consistent design in Thompsonville.

Motion to hold until the August meeting made by Bill Cote, Seconded by Frank
Alaimo. All in favor.
 - b. Priority Projects List – no change.
- G. Adjournment – Motion to adjourn made by Marie Pyznar, Seconded by John Santanella.
All in favor. Adjourned at 4:55pm