



MINUTES TIF Advisory Committee – SPECIAL MEETING

August 20, 2025
3:30 PM Scitico Room, Town Hall

- A. Call to Order – 3:33pm
- B. Roll Call – Richard Stroiney, Marie Pyznar, Bill Cote. (Absent Frank Alaimo, John Santanella). Staff: John Wilcox, Victoria Rose, Laurie Whitten, Matt Coppler, Aaron Marcavitch
- C. Approval of Minutes – **Motion to approve the minutes of July 17, 2025 made by Bill Cote, seconded by Marie Pyznar. All in favor.**
- D. Executive Session – N/A
- E. New Business – Development of new TIF Districts: Aaron Marcavitch presented information about the development of new TIF Districts within Enfield. This issue was raised by various Town Council members and the Town Manager. The areas under consideration would be North Thompsonville near the border of Massachusetts and the Hazardville/Scitico area. To add these areas a new calculation would be necessary to establish the 10% of total real estate value in the town. John Wilcox is working with Aaron Marcavitch on that issue. Additionally, there will need to be an analysis of the total land areas within the districts and what are the priority areas. There was a discussion of these calculations and timing. Rich Stroiney stated that he would prefer a single Advisory Committee for all TIFs. The other two members agreed in principle. Aaron Marcavitch will continue to assemble information and report back on the development process.
- F. Old Business
 - a. 92 Main Street Credit Enhancement Agreement Application – John Wilcox provided a detailed overview of the potential CEA and how much would be available for that. A lengthy conversation was held about the value of the project to the applicant, to the area, and the Town overall. Committee members discussed utilizing “100% of 50%” or “50% of 50%.” The committee saw the benefit of historic preservation and improving Main Street. Matthew Coppler suggested the need for a value rating system. John Wilcox presented a concept that would have a sliding scale from 100% to 55%. There was a discussion of what criteria would be best to show the impact of this project on the TIF.

Motion to recommend a Credit Enhancement Agreement be extended to 92 Main Street owners for a ten (10) year period with the following percentages: Year 1 – 100%; Year 2 – 95%; Year 3 – 90%; Year 4 – 85%; Year 5 – 80%; Year 6 – 75%; Year 7 – 70%; Year 8 – 65%; Year 9 – 60%; Year 10 – 55%. This motion is based on the following public benefits: A high investment amount for this part of the TIF; the use of historic preservation; the impact on Main Street; and that this project has been part of the priority project list for TIF. Motion made by Marie Pyznar, Seconded by Bill Cote. All in favor.

- b. Development of a TIF Budget for Town Council – Aaron Marcavitch presented the budget elements proposed.
 - i. Downtown Design Fund – This fund would be used as an “internal” grant program to fund small (less than \$14,999) projects that will beautify and improve the TIF District. Examples of projects include flower planters, signage, benches, bike infrastructure, etc. Projects would be developed by staff and submitted to TIF for review and recommended approval. Total amount would be \$200,000.
 - ii. Façade & Building Improvement Fund – This fund would be used as an “external” grant program to fund large projects to improve buildings, particularly the façade or side facing the public right of way. Projects would need to follow the guidelines developed by staff, based on East Hartford’s program and our own experience with past façade programs. Projects would need to be matched 1:1 and the award would not exceed \$50,000. An application with materials would be submitted to TIF for review and recommended approval. Total amount would be \$500,000.
 - iii. Consultant Fees – This line would support the costs of a consultant to help with projects in the TIF District. Current thinking is a consultant for marketing and branding, but the total amount could be broken down for smaller projects – such as a consultant to help assess CEA requests. Total amount would be \$50,000.
 - iv. Public Safety Costs – This line, which was new from the last time the committee met, would cover the cost of upgrading existing public safety cameras within the TIF. There are 8 cameras within the TIF (two outside on Pearl Street are not included) with a proposal for adding 5 more (two at the pond, one each at Main Street underpass, boat launch, and at Hazard and Palumbo). The upgrades would represent about \$150,000 while the additional cameras represent \$50,000. Total amount would be \$200,000.

There was a lengthy discussion about the use of these cameras and their value. There was also a discussion about how this cannot set a precedent for funding town functions through the TIF program. Richard Stroiney asked if the public safety element was allowable under the TIF program. Aaron Marcavitch showed the segment of the TIF program that allows this type of work and expanded that these sorts of cameras can help stabilize a sense of safety within the TIF and improve response time to potential crimes. Bill Cote indicated that he only would support new cameras not the repair of the existing. The committee agreed to send this on to the Town Council for their discussion and review with the understanding that the new cameras were important.

Motion to recommend approval of the TIF Utilization budget, with a note regarding the Public Safety line was made by Marie Pyznar, Seconded by Bill Cote. All in favor.

- c. Priority Projects List – No discussion.

G. Adjournment – **Motion to adjourn was made by Bill Cote, Seconded by Rich Stroiney. All in favor.** Adjourn at 4:51pm.