



DRAFT MINUTES
Special Meeting
Canton TIF Steering Committee
Tuesday, September 20 at 6:00 pm
Community Center, Room E
40 Dyer Avenue, Canton, CT

CALL TO ORDER: The Special Meeting of the Canton TIF Steering Committee on September 20, 2016 was called to order at 6:01 p.m.

PRESENT: Thomas Sevigny, Gary Roman, William Volovski, Shawn Cole, and Larry Minichiello
ABSENT: Tyla Permenter and Stephen Veillette

ALSO PRESENT: Jim Damicis, Tom Dworetzky, First Selectman Leslee Hill, Chief Administrative Officer Robert Skinner, Town Planner Neil Pade, and Land Use Coordinator Renee Narducci

NEW BUSINESS: None

OLD BUSINESS:

- 1. Review and Discussion of Draft TIF Master Plan** – G. Roman provided an overview of what occurred at the last meeting, which included review of the preliminary schedule and sample plans. The CT Main Street Grant deadline is Thursday, September 29, 2016, and recommendations or changes to the draft plan must be provided to the consultant beforehand. J. Damicis of Camoin Associates reiterated the need to provide a framework for a potential deal and provided an overview of where things currently stand. N. Pade informed the Committee that once Camoin is done, the preliminary plan would then go to the Board of Selectmen for endorsement and finally, a Town Meeting. The purpose of tonight's meeting was to review the draft TIF Master Plan, gather input on what is unclear or missing, and seek guidance on key issues. J. Damicis reviewed their key findings, such as the need for a public-private partnership for development, a recommended timeframe in order to provide the town with enough revenue to cover fiscal impacts, and more. When discussing goals and objectives, L. Hill expressed the desire to include language regarding historic preservation and the prevention of further deterioration. T. Dworetzky of Camoin Associates summarized the various development scenarios based on the current market and what is permitted based on the current Zoning Regulations. J. Damicis provided an overview of TIF Revenue Sharing, the utilization of Credit Enhancements and asked the Committee some questions regarding outstanding items. Both J. Damicis and T. Dworetzky ran through the proposed changes that will be made before the next draft is released. Edits include clarification on the TIF process, adding narrative on historic preservation/deterioration prevention, explanation of assessed value, language regarding public expenditures, explanation of what constitutes site work, etc. Based on the proposed edits and a public presentation scheduled for Thursday, September 29, 2016, the Committee will receive a revised draft on Monday, September 26, 2016. The public presentation will provide residents with an overview of TIF, potential benefits to the town, allow for public input, and outline next steps.
- 2. Agenda for Public Meeting on 9/29/16 at 7:00 pm** – Discussed under item # 1 of old business.

OTHER BUSINESS: None

ADJOURNMENT:

MOTION: G. Roman moved to adjourn the meeting at 8:22 p.m. L. Minichiello seconded the motion, which passed unanimously 5-0-0.