

# Town of Greenville

Wednesday March 6, 2019 at **6:00 pm** in Town Hall Meeting Room

## 6:00 PM Public Informational Meeting

### TAX INCREMENT FINANCING DISTRICT (TIF)

Board members/Staff Present at meeting:

<input checked="" type="checkbox"/> Selectman Bonnie DuBien (Chair)	<input checked="" type="checkbox"/> Town Manager Jack Hart	<input checked="" type="checkbox"/> Selectwoman Janet Chasse
<input checked="" type="checkbox"/> Selectman Richard Peat (VC)	<input checked="" type="checkbox"/> Selectman Geno Murray	<input type="checkbox"/> PW Foreman Ted Willette
<input checked="" type="checkbox"/> Town Clerk Roxanne Lizotte	<input checked="" type="checkbox"/> Selectman Josh Brown	<input type="checkbox"/> Police Chief Jeff Pomerleau

Others: John Cleveland, Community Dynamics Corporation, members of public see attendance list.

6:05 P.M.:

A public informational meeting and presentation started at 6:05 P.M. John Cleveland from Community Dynamics Corporation presented a detailed slide show on what Tax Increment Financing (TIF) is and how it may be applied within the community as a possible funding tool for economic development. This is an informational meeting only as Greenville considers the use of a TIF as one possible funding source to assist in economic development moving forward; other funding sources will also need to be identified. Mr. Cleveland is the consultant for this application process and has been hired by The Moosehead Lake Economic Development Corporation (MLREDC). As stated, Mr. Cleveland presented a detailed slide presentation and answered questions from the public along the way. There were many questions answered and some concerns were also expressed. The goal was and still should be moving forward to provide as much information as possible to the public as Greenville moves forward in its consideration of filing an actual TIF application with the State of Maine. Another TIF educational presentation is scheduled for April 17<sup>th</sup> here at the Town Hall. It was also mentioned we should consider a daytime presentation as well. Weather or not to move forward with TIF application for the town is scheduled to go to a vote at town meeting on June 3<sup>rd</sup> at 6PM. The board and community thanked John for his presentation and the informational meeting ended at 7:46P.M. The board then moved into its regular scheduled meeting.

## Minutes for Meeting of the Select-Board

Board members/Staff Present at meeting:

<input checked="" type="checkbox"/> Selectman Bonnie DuBien (Chair)	<input checked="" type="checkbox"/> Town Manager Jack Hart	<input checked="" type="checkbox"/> Selectwoman Janet Chasse
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<input checked="" type="checkbox"/> Town Clerk Roxanne Lizotte	<input checked="" type="checkbox"/> Selectman Josh Brown	<input type="checkbox"/> Police Chief Jeff Pomerleau

Others: See sign-up sheet

7:47P.M.

**1. Opening of the Meeting & Declaration of Conflicts of Interest:** The Chairman will ask the members of the Board of Selectmen to review the meeting agenda and declare any potential conflicts of interest which members may have with the items listed. NONE IDENTIFIED

**2. Minutes of February 20, 2019:** minutes were not available, these was deferred.

**3. Additions or Deletions to the Agenda:** It was motioned to add under 4A a downtown presentation by Margarita Constrain from downtown experience committee seeking permission to apply for a canopy grant to purchase plant material and to do some other landscaping. The grant request is for \$8000.00 and does need a match. Motion Janet Chasse and second by Richard Peat. Motion carried 5-0. It was also motioned by Janet Chasse and seconded by Richard Peat to add a quick claim deed, a land installment agreement and foreclosed property information to be discussed by Rocky Lizotte under 4B. Motion carried 5-0

**4. Public Comment Period:** NONE NOTED

**4A. Margarita Contreni from The Downtown Experience Committee:** Presented a plan to apply for a Project Canopy Tree Grant for plant material installation (Hedge) and maintenance in the areas of brookside in the municipal parking lot by the Varney Agency and the gardens in the DOT Right of way by NAPA, Moosehead Traders and C.N. Brown. The

grant request will be for \$8000.00 and does need a match. Margarita explained these areas will be cleaned up by the downtown experience committee and the Garden Club. They will also maintain moving forward. Janet also asked about planters on the boardwalk and fencing in the brook area? It was motioned by Josh Brown and seconded by Janet Chasse to have the Town apply and manage this grant in the amount of \$8000.00. Margarita to work with town and on match. Motion carried 5-0. The board thanked Margarita for her work and presentation.

**4B. Rocky Lizotte:** Presented to the board a quick claim property deed for approval. It was motioned by Richard Peat and seconded by Josh Brown to approve and sign the quick claim deed. Motion carried 5-0. A copy of this deed to be included in minutes.

Rocky also presented land installment contract for approval and signature. It was motioned by Richard Peat and seconded by Janet Chasse to approve this contract agreement. Motion carried 5-0. A copy of this agreement to be included in minutes.

Rocky also presented for informational only a list of foreclosed properties for 2017. This list was as of 2/25/19. A copy of the list to be included in the minutes.

Rocky also shared with the board that nomination papers will be available starting March 1, 2019 for 1 three-year Selectmen/Assessors term and for one three-year Greenville School Board Term. Signed papers are due back into the Greenville Town Office no later than 4PM, Friday April 12<sup>th</sup>, 2019. Municipal elections will be June 11, 2019 and the Annual Greenville Town Meeting is June 3, 2019.

**5. Budget Schedule -Town Manager:** Jack shared that the budget committee met before this meeting today to discuss budget process and timelines. The budget committee will be Leslie Bilodeau, John Contreni, Lurline Arco and Tom Kubas. Jack has started working on budget and first discussions will be March 20<sup>th</sup> at 6:30 at regular select board meeting. Jack also handed out budget timeline and schedule. A copy will be included in minutes. Informational only.

**6. Moosehead Lake Economic Development Corporation (MLEDC) use of Shaw Library:** With permission from former town manager Jessie Crandall the MLEDC has been using a small area in the Shaw Library for office space. This has been provided as pro-bono with no charge. Janet brought forth concerns and is opposed to providing taxpayer funded office space to the privately funded and operated Moosehead Lake Economic Development Corporation Group. She feels it sets a precedent that any private organization can request maintained office space. Richard, Bonnie and Josh feel the MLEDC has done a lot for the Town and continues to do so. Geno states he has checked with MLEDC president Steve Levesque and they don't mind paying a nominal fee for the space. After discussion it was motioned by Richard Peat to leave the current space as pro bono and no charge. Motion was seconded by Josh Brown. Motion carried 3-1-1 with DuBien, Brown and Peat in favor. Chasse opposed and Murray abstains.

**7. Airport Engineers Discussion:** Our Airport Engineers are currently DuBois and King. Shane McDougal the lead for DuBois and King that has been our primary contact recently left DuBois and King. At this point we need to adhere to the contract, Jack stated not everything has to go through DuBois and King for airport work. Things that need to go through them will and those issues that we can work with others we will look at competitive bid process. Jack did say according to FAA Master planning work needs to go out to bid. Josh states he has been very happy with Shane and everything he has done for us. Informational only

**8. Manager's Report:** Jack states a new ad has gone out on Town's website for Town Manager. It states it will be posted until position is filled.

Matt Hall from Public Works has given resignation. Jack states he will post position immediately. Matt is done on April 1<sup>st</sup>.

Jack also reports Greenville Fire will be sending a group to fallen Berwick Fire Fighters funeral on Sunday, March 10<sup>th</sup> in Portland. Capt. Joel Barnes service will be at 11A.M. at the Cross-Insurance Center. Thoughts and prayers are with his family and the Community of Berwick.

The Grader is fixed and came in at a cost of \$17,000.00 plus \$1200-\$1500.00 transportation costs. Original estimate was \$30,000.00. Informational only.

**9. What's on your mind? – Opportunity for Selectpersons to share questions, concerns, ideas or**

**Suggestions. Informational only:** Josh states Mike Theriault has offered to put road into Red Cross Beach. More planning and follow-up needed.

Janet, Geno and Bonnie brought nothing else forward.

Richard asked that a follow-up to Loren Ritchie request be placed on next agenda.

Jack also stated we may be receiving phone calls from Doug Young about donating funds to Ski Mountain litigation.

**10. Other Business:** Nothing else brought forth

**11. Adjourn:** It was motioned by Josh Brown and seconded by Richard Peat to adjourn at 8:53 P.M. Motion carried 5-0.

**Minutes by:**

**Geno Murray**