



Windham Economic Development Committee
Infrastructure Sub-Committee
Meeting Minutes, May 6, 2020
Draft for Review

Present: Gary Garfield, Dale Valvo, Lisa Walker, Mike Oldenburg, Gabe Toubia

Excused: George Fredette

Others Attending: Rex Norman

Call to order at the Windham Comm. Dev. Dept. at 7:31 AM.

No Minutes were approved .

This meeting was focused on the initiation of the Tax Increment Finance (TIF) plan. Article 18 which authorized an account to be established for the collection of TIF funds passed at the 2020 March Town Meeting. The Town now needs to develop a TIF plan that will need to be approved by the Town at an upcoming Town Meeting.

There was initial concern by Mr. Toubia and Mr. Valvo that Article 18 was intended to establish a Revitalization Zone not a TIF District. The Committee was assured that Attorney Campbell had reviewed the Article 18 language and was aware that the language applied to the creation of a TIF district.

There was discussion relative to the TIF at the last Selectmen's meeting where it was agreed that Mr. Norman would distribute information that had been collected regarding the TIF. Further Mr. Norman would prepare a Draft TIF Plan and submit it to the Board of Selectmen (BOS) for review within three weeks.

We discussed the need for the TIF to be crystal clear on how the waterline would be paid for and be able to demonstrate that the taxpayers would not have to pay for the water line.

We also discussed the need to educate the public on how the various boards operate. There is a common misunderstanding that if a waterline were to be installed, the zoning would automatically change to accommodate proposed projects. The public needs to understand that the waterline will not change zoning or allow for uses that are already not permitted along the waterline. This discussion also included educating the public that the water line would not increase residential zoning where it does not already exist.

Meeting adjourned at 8:15

Minutes submitted by Gary M. Garfield, Chairman