

**TOWN OF NORRIDGEWOCK
TIF ADVISORY COMMITTEE MINUTES
MARCH 28, 2017**

Town Manager Richard LaBelle called the meeting of the TIF Advisory Committee to order at 6:00 p.m. in the Conference Room at the Norridgewock Town Office in Norridgewock. Committee members Jessica Everett, Gloria Frederick, Brandi Ireland, Becky Ketchum, and John Malek were present. Members Duane Gushee and Andrew Ketterer were absent. A quorum was declared. Also present at all or parts of the meeting were Chris Alves and Jill Alves.

Committee members introduced themselves, providing individual backgrounds, their desire to participate in the work of the TIF Committee and what they hope to accomplish.

Frederick/Ketchum Motion to nominate John Malek as Committee Chair.
Everett, Frederick, Ireland, Ketchum in favor; Malek abstain (4-0-1)

There were no additional nominations. Mr. Malek is elected as Chair.

Malek/Everett Motion to nominate Gloria Frederick as Committee Vice Chair.
Everett, Ireland, Ketchum, Malek in favor; Frederick abstain (4-0-1)

There were no additional nominations. Mrs. Frederick is elected as Vice Chair.

Frederick/Ireland Motion to nominate Jessica Everett as Committee Secretary.
Frederick, Ireland, Ketchum, Malek in favor; Everett abstain (4-0-1)

There were no additional nominations. Mrs. Everett is elected as Secretary.

The committee reviewed the original tax increment financing application and approval documents. These documents outline the authorization and limitations of the TIF. Authorized expenditures are grouped into three categories: within the district, outside the district, and within the municipality.

The committee briefly reviewed the condition assessment report of the old fire station, located at 70 Main Street. Town Meeting authorized the disposal of the building by the Board of Selectmen, under the advisement of the TIF Advisory Committee.

There was discussion related to the disposal of the building and how such a plan would strengthen and further the work of the TIF Committee. Resident Chris Alves spoke of his desire to see the building developed into a business that would put that property back on the tax rolls while bringing greater pedestrian traffic to the downtown. Such a business would strengthen other area businesses as a result.

The committee expressed unanimous support for the development of the fire station property and a desire to see it converted into a business. The committee would like to receive

proposals from interested investors, related to occupation of the old fire station. A list of considerations was developed as potential criteria for assessment of proposals:

- How many jobs will be created? What is the net employee impact?
- What is the desired building appearance/curb appeal plan?
- Is the project funded privately or with TIF assistance?
- Is the proposed organization for-profit or non-profit? (i.e. Will the property be taxable?)
- What business experience does the investor or business manager have?
- Is the investor a resident of Norridgewock?
- What is the timeline for project completion?

The committee discusses the next step for soliciting proposals. It is noted that transparency and publicity is important in making this conversion a success for all in the community. The committee will forward the tentative criteria to the Board of Selectmen for additional feedback. After the next meeting, the committee would like to see wide area of advertising that the former fire station property is for sale and that they would accept proposals for business investments (*Note: This is a request that must be approved by the Board of Selectmen*).

The next meeting is scheduled for April 25 at 5:00PM at the Town Office.

Meeting adjourned at 7:40 p.m.

Respectfully submitted,

Richard A. LaBelle
Town Manager