

**Draft**  
**SELECTMEN'S MEETING**  
**MINUTES**  
**January 23<sup>rd</sup>, 2017**

**FLAG SALUTE:**

**CALLED TO ORDER:** Julie Clewley called the meeting to order 5.45 PM

**ROLL CALL:** Julie Clewley, Vice Chair, Carol Jordan – Via Phone, Ed Beauchamp, Nancy Hatch, Bill Rand and Eric Johns, Chair Planning Board, Deborah Hodgins, Administrative Assistant  
Mark Gibson, Assessor  
Noreen Norton, TIF Consultant

**GUEST:** Paul Fuller & Mike Smith of Pisgah Mt. LLC and representing Pisgah, Joan Fortin, of Bernstein & Shur

Calvin True, Resident

**Executive Session:**

**1 M.R.S.A. § 405 (6) (E) Consultations with Legal and Consultants**

Calvin True asked to speak before the board members entered into Executive Session.  
Nancy made the motion to have Calvin True speak.  
Nancy/Bill 3/0 motion carries

Calvin True addressed his concerns on a few issues, first the reason for the Executive Session. Mr. True felt that the reason for the Executive session doesn't support this statue and wondered why the board would enter into executive session. Second, Mr. True was concerned of the meetings that have been called and that no resident was able to participate because of the timing. Mr. True passed out a 27 page handout titled "Tax-Increment Financing" The need for Increased Transparency and Accountability in Local Economic Development Subsidies, informational to all members to read. Julie thanked Mr. True and moved on with a regular meeting, no Executive Session was held.  
See attached handout

**NEW BUSINESS:**

Joan Fortin of Bernstein & Shur who represents Pisgah Mt. LLC opened the discussion with coming to the Board of Selectmen and asks that they reconsider tabling the vote to move forward with the current TIF. Ms. Fortin explains the reasoning for this request is to try to wrap their minds around how the town works its depreciation values. The way it's done now, Mark Gibson follows the Marshall Law on Trending with 2.7% depreciation each year. Mark Gibson, Assessor stated that if they wanted to give him each year the values of the towers he would have no problem trending from those values. Noreen Norton, Consultant for Clifton stated how important and what the effect would be if the town decided to postpone the TIF. Without a TIF the town would be faced with a greater financial impact such as; School budget increased, State

Revenue Sharing decreasing and County Tax would increase. Ms. Norton stated that it would be wise that the towns push forward and later in the year the town could enter into a Credit Enhancement with Pisgah Mt. LLC. Carol Jordan stated that how much time is enough, that we move forward with the Public Hearing and let the towns people decide. More delay means more cost accruing to the town for consulting fees which is no need of. Eric Johns had some concerns, throughout the application process of many years and many, many hours of their time (Planning Board) this isn't the time to be coming to the town stating financial issues. Mr. Johns also stated that if this project is thinking on phase two that your chances are next to none on getting approved for reasons the towns people won't buy it. The planning board in its permitting process went on a 5% depreciation value each year and that's what they presented to the towns people. Mr. Johns stated the easiest solution is to go with 5% for 20 years and over time those values will stagger according the values set each year. Mr. Gibson stated shorten the life of the towers to make it more feasible as well.

Noreen Norton made her recommendations of going ahead with the Original Plan and then meet at a later date on the CE (Credit Enhancement) all members agreed to this and at this time Bill Rand made the motion to cancel the first public hearing date of February 11<sup>th</sup> and move it out to February 18<sup>th</sup> at 10am  
Bill/Julie 3/1 Ed

Adjourned @: 7:15PM  
Motedioned by Julie  
Second by: Bill

Respectfully submitted,  
Deborah A. Hodgins, Administrative Assistant