DRAFT Minutes of 18 May 2022 Town of Clifton TIF Committee Meeting

The meeting was called to order at approximately 6:35 p.m. in the town office building. Present were Committee Chairperson Linda Graban, Vice Chairperson John Williams II, Secretary David Cogdell and members Eileen Williams and Bill Rand.

The Committee welcomed Eileen to her first committee meeting following her appointment by the Select Board.

Upon a motion by Bill/David and a 3/0 vote, the minutes of the 20 April 2022 meeting were approved with Eileen and John abstaining since they were not present at that meeting.

Bill provided an update to his outreach efforts to the Clifton Climbers to discuss the possible use of TIF funds to create off road paved/graveled parking area(s) at Eagle Bluff. Bill noted that it had been his understanding that his Clifton Climbers point of contact had planned to attend this meeting. In any event, Bill commented that, based on his outreach discussions, he understood that the Clifton Climbers still wanted to have paved/graveled parking area(s) at Eagle Bluff.

John reported that he was putting together a spreadsheet to collect a centralized listing of all ideas that the Committee is aware of regarding possible uses of TIF funds and their cost estimates where available. The spreadsheet will also identify the project’s point of contact.

Town Selectman Chairperson Geoff Johnson, who was present in the audience, reported that he had spoken to the Maine Fisheries department regarding the boat ramp at Chemo Pond. The ramp has been discussed at previous TIF meetings as a target for acquisition/improvements by the town using TIF funds.

A potential Clewley Hill Road paving project was discussed. A possible candidate for TIF funding, price estimates are not available pending a survey. The project, if selected, would probably not start until next year.

Status of the Bruckhof Road paving project was discussed although it was not clear if all bills relating to the project had been paid off. It was also reported that the work was almost finished except for some minor work at the road’s turn around point. John reported that he will contact the town office for an update on funds expended.

The question whether the town owned any foreclosed property was raised. It was reported that, while the town now owned several foreclosed properties, people continued to live in several of the properties. Additionally, it is believed there are other overgrown properties that might be candidates for foreclosure. It was noted that the town has never had a public park and that it would be nice if the town had a veteran’s memorial. In that vein, TIF funding could be used to purchase land from the town and then to also use TIF money to build a veteran memorial.

There were several questions raised on whether town-owned land could be used for hiking trails as well as questions on using TIF money for a town fire department with Geoff Johnson commenting that a fire department with equipment could cost $1 million or more. In any event, John said that he would research the matter further and Eileen said she would contact Noreen, a TIF specialist who the town used when first setting up the TIF, for any insights she might have to offer.

Other topics that were discussed as possible uses of TIF money to one degree or another included the establishment of scholarships, establishing a revolving fund for awarding grants and or loans, hiring an economic development consultant, creating a new town website, signage, playgrounds, boat landing ramps, and tearing down blighted buildings. John noted that he will do additional research to prioritize possible TIF fund uses. Various town residents who attended this meeting also participated in these discussions.

The Committee also discussed using a TIF worksheet that John created that would be used to assist in decision making. John will prepare some exemplars for review at the next meeting.

Linda said that she would call the appropriate State of Maine office regarding town-owned property.

Upon a motion by Bill/John and a 4/0 vote, the meeting adjourned at approximately 7:36 p.m.

Meeting minutes prepared by Committee Secretary David Cogdell.