

**ENFIELD TOWN COUNCIL
MINUTES OF A SPECIAL MEETING
MONDAY, FEBRUARY 4, 2019**

A Special Meeting of the Enfield Town Council was called to order by Chairman Ludwick in the Enfield Room of the Enfield Town Hall, 820 Enfield Street, Enfield, Connecticut on Monday, February 04, 2019. The meeting was called to order at 5:50 p.m.

Present were Councilors Bosco, Cekala, Cressotti, Deni, Kiner, Ludwick, Muller, Sferrazza and Szewczak. Councilor Davis arrived at 6:40 p. m. Councilor Unghire was absent. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Attorney, Maria Elsdon; Town Clerk, Suzanne Olechnicki; Director of Social Services, Dawn Homer-Bouthiette; Supervisor of Assessment & Revenue, Della Froment; Superintendent of the Board of Education, Christopher Drezek

MOTION #4874 by Councilor Szewczak, seconded by Councilor Muller to go into Executive Session to discuss Personnel Matters and Pending Litigation.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #4874** adopted 9-0-0 and the meeting stood recessed at 5:51 p.m.

EXECUTIVE SESSION

The Executive Session of the Enfield Town Council was called to order by Chairman Ludwick at 5:52 p.m.

Present were Councilors Bosco, Cekala, Cressotti, Deni, Kiner, Ludwick, Muller, Sferrazza and Szewczak. Councilors Davis and Unghire were absent. Also present were Town Manager, Christopher Bromson; Assistant Town Manager, Kasia Purciello; Town Attorney, Maria Elsdon; Town Clerk, Suzanne Olechnicki; Director of Social Services, Dawn Homer-Bouthiette; Supervisor of Assessment & Revenue, Della Froment, Superintendent of the Board of Education, Christopher Drezek

Chairman Ludwick recessed the Executive Session at 6:32 p.m., reconvened the Special Meeting at 6:33 p.m. and stated that during Executive Session, Personnel Matters and Pending Litigation were discussed with no action or votes being taken.

The Special Meeting moved to the Council Chambers.

Also present for this portion of the meeting, Director of Development Services, Lauren Whitten

PRESENTATION BY PATRICK MCMAHON – TIF 101

Mr. Bromson stated Patrick McMahon has been hired as the Town's TIF consultant to get implementation of a TIF district in Enfield. He noted decisions need to be made regarding the location and size of the TIF.

Mr. McMahon explained TIF is a way to capture future values from new development and reinvest it into a specific district. He pointed out TIF is not a new tax, tax break, or a tax giveaway. He noted it anticipates and utilizes future increases in property tax revenue, and it helps pay for costs associated with development, and it's a local program guided by state law. He stated this would be a tool that the town can utilize in order to encourage new development.

He stated the community determines what percentage of the increased value will be captured and placed back into a particular district. He noted a town could place 50% or 100% of the increased value back into the district. He stated most communities went with either 50% or 100%. He pointed out Windsor Locks decided to go with 100%, but they had a small district representing about 30 properties in their downtown. He stated some of the areas being talked about in Enfield have many more properties. He noted Enfield is more like New Britain where a downtown TIF district was developed. He stated New Britain chose to have 50% of the increased value get reinvested into the district, and the other 50% go into the General Fund.

Mr. McMahon stated under state statute, it is wide open as to how a town can use TIF revenues. He noted it can be used for marketing, public infrastructure improvements, improvements to public buildings and facilities, streetscaping, façade improvements, workforce training, etc. He noted a town could also utilize a portion of TIF revenue for a Credit Enhancement Agreement, aka a developer's agreement, which is slightly different than a tax abatement, but rather it's a tax rebate. He explained the developer actually pays the tax, and the town decides how much of that tax would be rebated to the developer to help them with a project.

Mr. McMahon stated under state statute, the town has the opportunity to have a TIF district up to 50 years, however, most of the communities that have adopted a TIF district to this point have gone with a twenty-year period. He noted if a town wishes to extend that term, there is a process to do that. He stated based on ten or twenty years, they will see that with this tool, they'll be able to change the underlying economics of a particular area for the benefit of the community.

He explained the process in establishing a TIF district. He noted state law requires local approval of a district master plan, and in Enfield that would be the Enfield Town Council, and the Council ultimately decides whether a TIF district is established.

Mr. McMahon stated the plan they're currently preparing, based on all the criteria that's required under state law, will be presented to the Town Council for review. He noted it then must be referred to the Planning & Zoning Commission for a written advisory opinion. He stated it's similar to an 8-24, and it gives P&Z the opportunity to make sure the TIF master plan is in keeping with the Plan of Conservation & Development. He noted there must be at least one public hearing under state statute, and that meeting must be advertised at least ten days prior to the hearing. He explained when the Council adopts the district, they are adopting the boundaries that are determined, as well as the district master plan.

He explained some of the aspects relating to a district master plan. He noted this would include a map of the district boundaries, a list of the properties within the district based on some kind of tax identification number, there must be a description of the present condition and use of the land and buildings in the TIF district. He noted within the district master plan, they took pieces of some of the planning that's already been done for Thompsonville.

Mr. McMahon referred to the mall area and stated they're anticipating that area would have more mixed-use opportunities so it's not solely reliant on the retail aspects, i.e., opportunities for potential housing, office uses, etc. He stated Enfield has a regional economic powerhouse in that location. He noted the market has changed, and they must decide what can be done to encourage mixed use so it's a vibrant, long-lasting area of tax generation and public services for Enfield.

He stated by addressing the mall area and Thompsonville simultaneously, they would achieve both a new vibrant mall area, and enough revenue could be generated to make a dramatic difference in Thompsonville.

Mr. McMahon stated another portion of the master plan is to describe the current industrial, commercial, and residential uses. He noted they also must create a plan for the proposed maintenance and operation of the TIF district after capital improvements are completed, if applicable.

He stated many of the communities have established a TIF Advisory Committee, and they will suggest that for Enfield. He noted some of the people serving on such a committee would include members from the Town Council, Economic Development Commission, Planning & Zoning Commission, Conservation Commission, the Director of Development Services, the Director of Finance, the Town Assessor, and the Town Attorney. He noted these individuals will be key going forward in reviewing any type of decision relative to TIF revenue and the use of it. He stated the TIF Advisory Committee makes recommendations, but the ultimate decision making still lies with the Town Council.

Mr. McMahon then spoke about the financial plan, which is a portion of the district master plan. He explained some of the things involved in the financial plan include cost estimates for public improvements and development anticipated in the district master plan. He noted they started to prepare a table of potential district projects. He stated before the next meeting the Council will have a draft to review.

Ms. Whitten stated one requirement is that no more than 10% of the grand list can be in a TIF district. She noted they would like to know if the Council has any idea how much of that 10% they would like the Thompsonville and mall area to be. She noted Thompsonville and the mall area brings them to about 10%.

Mr. Bromson recommended before the next meeting the Council think about what percentage of the TIF do they want to go into the General Fund and back into the TIF. He stated his belief Mr.

McMahon's recommendation of 50-50 is good. He noted they need to think about the percentage of land they wish to commit to this so there's flexibility in the future so they can do TIFs in other parts of Enfield. He stated his belief a twenty-year period sounds good for Enfield.

ADJOURNMENT

MOTION #4875 by Councilor Szewczak, seconded by Councilor Cressotti to adjourn.

Upon a **SHOW-OF-HANDS** vote being taken, the Chair declared **MOTION #4875** adopted 10-0-0 and the meeting stood adjourned at 7:13 p.m.