

TOWN OF RANDOLPH
BOARD OF SELECTMEN
Tuesday, February 18, 2014
5:00 p.m.

BOS PRESENT:

Edward F. Gorham
Mark E. Roberts

OTHERS PRESENT:

Lynn R. Mealey, Town Clerk
John Larouche, Town Attorney

Meeting was called to order at 5:02 p.m.

Mark Roberts filled in as Chair for the meeting.

Ed Gorham made a motion to accept the minutes of the February 4, 2014 meeting. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.**

Both board members present signed all accounts payable and payroll warrants.

Mark read a letter of complaint regarding the sidewalk cleaning on Windsor Street. EC Barry is responsible for the sidewalk clearing and he has explained to the Town that this is what he has to do.

John Larouche was at the meeting to bring the Board up to date with research on TIFs and with specific purpose of updating Bob Henderson as he was not at the last meeting. Bob could not be at tonight's meeting as he had to work.

He has talked further with Attorney Mueller and she feels that she can start this in March. She represents the developer and Attorney Larouche will represent the town in this matter.

They will get draft documents to the town in March for review and what those documents will do is outline for the town the terms of any tif, and outline of it and the terms of any credit enhancement agreement and will actually do the numbers so that the town can see that this is either a good deal or a bad deal for the town in terms of tax shift because the main benefit for the town of doing a TIF is to shield any increase in valuation of the town from the calculation by the State of Maine in terms of state aid or revenue sharing. The town would be doing this as an enhancement or as an inducement to the developer to actually locate where they want to and do the development. There is a possibility of bringing 22 jobs here and about 1.2 million to 1.5 million in total investment and that would be taxable but it would be pursuant to the TIF.

This has to go before the voters of the town so there will have to be a special town meeting. Attorney Mueller would come and explain what their proposal is and the Board will explain the benefit to the town and let the voters decide. This must be set up, noticed and a public hearing done.

Mr. Larouche stated that the title issues can be cleared up with the land on the developer's side but the town's issues can be solved by designating some "public parking" within the development. The town needs to get a survey from the developer with a proposal where they are going to put their store and where their parking will be and where the public parking will be. The details need to be worked out. The attorneys will work out the details.

The natural gas issue regarding a TIF can be done at the same time. That will be run by the voters at the same time. This is something where the town can “reach back” and can shield the investment which is approximately 3.75 million dollars from computation by the State for valuation. Surveys will define what the TIF zone will be. There will be no credit enhancement agreement on that because it is already in.

TIF zones can be done separately if need be.

The fire department future building was discussed. It was estimated that it would cost around \$100,000 for the architect and engineering designs. It was questioned whether or not a bank would give the town a loan without the A & E designs. RFPs can be done but they will want to get paid so John said it could be done with a straight bank loan and bids can done from local banks for the borrowing. Tax-exempt notes change the procedure. He feels that the Town will save much for the short amount of time going tax exempt. He will check to see if this needs voter approval. Mark will work on the RFPs for the A & E. The fire chief has told the Board that the bank will not give a loan without the designs. John Larouche will talk with some of the banks that are local, such as Kennebec Savings Bank, Camden National, Bangor Savings and Bank of Maine.

John asked Mark to do the RFP and send it to John Larouche for his approval. He will be out of town all next week and he will look at it when he returns.

A possible TIF for the property purchased by RH Foster may be possible and may help them want to develop the property.

TIFs do increase the tax base for the town and encourages development.

Ed Gorham made a motion to adjourn the meeting. Mark Roberts seconded the motion. **VOTE – UNANIMOUS.**

Meeting was adjourned at 5:21 p.m. Next meeting is Tuesday, **March 4, 2014 @ 5:00 p.m.**

Respectfully submitted,

Lynn Mealey, Town Clerk