

**CITY OF GROTON
SPECIAL
COMMITTEE OF THE WHOLE
MINUTES
MONDAY, MAY 7, 2018**

MUNICIPAL BUILDING
6:00 PM

Mayor Hedrick called the meeting to order at 6:00 p.m.

I. ROLL CALL

Present: Mayor Keith Hedrick, Deputy Mayor Lawrence Gerrish, Councilors Jill Rusk, Jamal Beckford, Stephen Sheffield, Gweneviere Depot, Rashaad Carter, Finance Director Ron Yuhas and City Clerk Debra Patrick

II. REFERRALS:

REFERRAL ITEM # 694 CAMOIN PRESENTATION – TAX INCREMENT FINANCING

Barbara Goodrich, City Planner noted administration and staff have been defining the boundaries of the TIF districts and distributed a copy of the powerpoint presentation. She introduced Jon Reiner, Town of Groton Director of Planning & Development Services and Jim Damiciis, Senior Vice President, Camoin Associates.

Mr. Reiner said this is not a new tax or mandatory program. He said Camoin Associates did some work with the Town of Groton a few years ago and with a change in state law the TIF is now an option. He gave an overview of the process.

Mr. Damiciis gave an overview of the powerpoint handout noting the potential goals, allowable uses of TIF in CT, other uses related to districts and an overview of what a master plan must encompass. There was discussion on the need for a plan but the plan could be amended as needs change, ways TIF can be used, the TIF process and steps for approval.

Mr. Damiciis went over the common Q&A in the powerpoint.

There was discussion on the requirement for the developer to follow through with the project, the need to meet the criteria and that having a policy for TIF does not obligate a town to do it.

There was further discussion on public/private partnerships, how to initiate the development, potential risk and how to mitigate the risk, financial reporting requirements for developers, marketing and creating an investment environment.

Mr. Reiner said there is a developer for Center Groton and 2 are interested in the downtown area.

Ms. Goodrich said the City has potential that hasn't been maximized and this tool can help address that.

Councilor Rusk asked to have the Five Corners area defined.

Ms. Goodrich said it extends from the boarding house and hotel on Benham Road to Cumberland Farms and to West and Poquonnock Road.

Councilor Beckford asked what the threshold is for area.

Mayor Hedrick said it is 10% combined for City and Town.

Mr. Reiner put it in perspective by saying Center Groton and downtown are 3% combined so there is room to work with.

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There was discussion that the City and Town must both agree on a City plan as well as any revisions and that there is greater benefit to all to work together.

Mayor Hedrick said that in order to proceed we must review the draft policy and get an attorney to review it as well, hold a public hearing and then proceed to Council for approval.

Councilor Sheffield asked if there are any other potential areas for development under TIF noting the skating rink as an example.

Ms. Goodrich said at this time that area is included with Thames Street.

Mr. Damicis said if there were any more questions the Council should feel free to reach out to him.

A copy of the presentation is available in the City Clerk's Office.

III. POSSIBLE EXECUTIVE SESSION

None.

IV. COMMENTS FROM EXECUTIVE SESSION

None.

V. ADJOURNMENT

Councilor Rusk moved Councilor Beckford seconded a motion to adjourn. Motion carried.

Mayor Hedrick adjourned the meeting at 6:53 p.m.

ATTEST:

APPROVED:

**Debra Patrick
City Clerk**