

Town of Pownal
Select Board Minutes / May 22, 2023

Present: Andy O'Brien, Heidi Curry, Jon Morris (a bit later)

Public Present: Jesse & Susan Peters, John Libby, Dick Hogue, Bo Chesney, Pat Hodgdon,
Ginni Giddinge, Kathi Levesque

Guest: Paul Johnson, GPCOG

- I. Andy called the meeting to order, 6:30pm.
- II. Pledge of allegiance
- III. AP Warrant #26 for the amount of \$325,307.22 was approved.
Payroll Journal #352 for the amount of \$7,821.33 was approved.
- IV. May 8, 2023, Public Hearing & Regular meeting minutes were approved as written.
- V. Public comment / non-agenda items: None
- VI. Department Head Reports are posted on the Town's website.
- VII. New Business
 - a. Paul Johnson from GPCOG gave an overview of the Tax Increment Financing (TIF) program. Definition: *Municipal Tax Increment Financing (TIF) Tax Increment Financing is a flexible finance tool used by municipalities, plantations and unorganized territories to leverage new property taxes generated by a specific project or projects within a defined geographic district. Any portion of the new taxes may be used to finance public or private projects for a defined period of time for up to 30 years.*
Some points to consider:
 1. A TIF District is the area where tax value increases
 2. A TIF District needs to be captured before "breaking ground"
 3. You cannot capture the entire town as your TIF District
 4. You can create more than one TIF District
 5. There are 4 application categories: Transit Oriented (most common), Downtown, Affordable Housing, Arts
 6. TIF limit is 10-20% of Town's valuation
 7. TIF funds accumulate revenue until the money is needed.
 8. Allocation of funds must be by Town Meeting vote / public hearings will need to be held
 9. TIF funds can be applied to pay on a bond
 10. TIF runs 30 years but can be extended and/or modified.
 11. Some cons to the program include educating and building trust in the community; and the amount of paperwork involved.
 12. TIF funds can also be used to pay a Town Planner for management of the project (up to 1/3 of their salary)

13. GPCOG can help facilitate the application process – there is a 2 year lag time, so starting the process sooner than later is recommended. CPCOG’s cost for this would be approximately \$4,000. An attorney legal review of the completed application would be required (at an additional cost).

>Bo suggested that we get an estimate from Paul/GPCOG to take the first step in this process. Andy O’Brien will contact Paul Johnson.

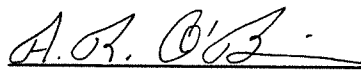
- b. Future Facilities Warrant Article Request: The original request for Article #26 was “up to \$87,066”. Based on figures on proposal chosen by the FFC, the committee would like to amend that amount to be “up to \$50,000”. There would have to be another Public Hearing to change this amount and the Select Board is approving and signing the Town Meeting Warrant tonight; it was agreed that this article would have to be amended on the floor at Town Meeting.
 - c. Andy O’Brien moves to sign the Town Meeting Warrant, 2nd and all voted in favor and signed.
 - d. Economic Development & Sustainability Committee reported that they have received 3 proposals and have selected a company they would like to work with. They have received and are reviewing their contract. Copies of the contract have been forwarded to the Select Board. Becky will also forward our town attorney the contract for her review/recommendations. If everything is all set, signing of the contract will be on the next Select Board meeting.
 - e. Town Office hours / Election Day: With election, a new warden and deputy clerk, and tax payments due; Becky has requested that the office be open 9am-3pm on that day. The Board agreed.
 - f. The boundary pin marker on the Fickett/North Pownal Road was moved to the other side of the road after paving. Andy will ask our Road Commissioner to move it to the correct spot.
 - g. It was moved and 2nd to appoint Kathleen Hogue as Election Warden as of May 22, 2023 through April 30, 2024. All voted in favor.
- VIII. Old Business / none
- IX. Correspondence: Becky reported that a Leighton Road resident complained of “big rocks” in road after grating.
- X. Any other business: Andy acknowledged the Community Day event put on by the Recreation Committee – a good event, fun for the community.

Meeting adjourned, 7:25pm.


Respectfully submitted, Kathleen A. Hogue / Deputy Clerk



Jon Morris



Andy O'Brien



Heidi Cushman Curry