

TOWN OF EDGECOMB  
Special Informational Meeting- Priority Group  
November 15, 2010

**PRESENT:** Jack Sarmanian; Stuart Smith; Jessica Chubbuck (selectmen); Jim Howard; Don Jenkins

The meeting was called to order at 7:00 p.m.

Residents appear to not favor expanding the TIF to add new development (the Jimmy hall property, or phase 2B) so there are now two options: the boundary of the TIF stays same, or the TIF expands to include 2b. Several residents asked for clarification on the parcel of land in question: it is the lot behind the bank, by the CHOM. Rosslyn Strong asked if there was a map, Don Jenkins provided one, and Jo Cameron requested it be posted on the website. Dave Boucher submitted his arguments for why this is not a good idea. He noted that the Town does not need an easement for a pumping station: they can take land by eminent domain.

There was a tremendous amount of back and forth regarding TIF payoff dates and the value of the TIF at \$1.2 million plus the \$950,000. Residents were concerned about taking taxable property off the town rolls and adding to the debt service. Several residents requested someone present why this makes a good deal to the townspeople of Edgcomb. Controlling high density housing is not enough.

Jack S. reiterated that the Gateway I project we're working on is to provide ways to enhance the Rte 1 corridor and benefit the community through a more centrally located area with bike paths, walkways, a park, etc. The Schmidt preserve is far away. Once purchased Jack said the Town can do what it wants, whether selling lots or preserving. Residents questioned again if the lot is even developable. Jo Cameron, of River Rd, asked that if we spend \$950,000 interest free and take out the Fire Station loan for \$575,000 payable back at 2.4%, what is this likely to do to our taxes? When Stuart replied the \$950k is interest free and should not be mixed together she said its not a case of mixing it's a case of sum total, as the Town may not be able to afford the two without subtracting something. The \$950,000 would be an increase in the value of the TIF, Stu said, but Jarryl interjected that its debt, and a liability. Stuart continued to explain that it's mill rate neutral, but the caveat is it's effect, that it won't increase the mill rate but it won't decrease it as soon---that instead of 12 years down the road it will take 21 years to knock the mill rate down.

Rick Elder, of Mt. Hunger Rd West, asked Stuart what exactly "mill rate neutral" means, as the town would be taking off acreage which is tax revenue, and adding to debt service. Dave questioned if the Gateway I grant was to define a community center and develop that area, and if so, then by taking it off the market the money spent on consultants would be a waste. He believes that if we do this we'd be paying \$950k for a \$250k pile of rock.

Jim said that residents had come to him saying that people would like to protect that area. His goal is to finish the project, open the restaurant, finish the condo units, develop the Jim Hall property 13 units, and develop or sell the 22 acres in addition to the Mr. Bagel and Chef's Kitchen property, and work with Edgecomb at same time.

Sue Carlson mentioned that the land has been heavily logged, is almost impossible to hike, and how much has the slash/burn logging treatment affected the value? Bob Zac was concerned about the risk if the bank went bankrupt again: there would be deeded the property, so no risk. Bob stated it would be affected if the private sewer went down the tubes; Jim informed him that it is more of a risk if the town *doesn't* take possession of the property, as the town could lose all control of sewer or connectivity. Sue said that according to Bintliff it was pumping to capacity. Don Jenkins replied that the station is not full to capacity right now: the bigger fact is it belongs to association not the town of Edgecomb. Rosslyn Strong spoke up about having lived through the Depression and questioned why there is a need for developing more houses. Jim said there are other benefits to extending the TIF (paying off Fire Station, getting pumping station, need a new Town Hall in the future).

Rick asked if the bank is willing to extend a no interest loan for 27 years? No cash flow expected until 2021. No payments for 10 years, no money down. No debt service until current obligation is paid off. Jim said the price is completely firm---the bank has agreed to take out the Hall property and not get paid for 10 years; that's the best they can do. Ron asked about any Mr. Bagel property plans and was informed of a coffee, convenience, bank, gas station possibility. There are no signed deals and won't be until the MDOT impact is known. Sue asked if Selectboard members could wait to sign any deals until the consultant's ideas can be factored in; Jim replied he knew he would have to wait until May for Town meeting. Don asked for clarification about which property was being discussed. Sue said she was referring to the Mr. Bagel property: the consultants are supposed to propose the best and highest use plan but need time. Jim thinks MDOT will be much slower than consultants. It was agreed that the next meeting should wait until there is more information. Kitty Norton suggested the use of a white board and markers at the next meeting, so figures and information could be laid out clearly for all to interpret.

**The meeting adjourned at 8:33 pm.**