

D-R-A-F-T

**DURHAM TOWN COUNCIL
TUESDAY, SEPTEMBER 4, 2007
DURHAM TOWN HALL - COUNCIL CHAMBERS
Stone Quarry Drive TIF District Work Session
7:00 PM**

MEMBERS PRESENT:

Chair Neil Niman; Councilor Karl Van Asselt; Councilor Jerry Needell; Councilor Diana Carroll; Councilor Julian Smith; Councilor Cathy Leach; Councilor Peter Stanhope

MEMBERS ABSENT:

Councilor Mark Morong; Councilor Henry Smith

OTHERS PRESENT:

Town Administrator Todd Selig; Director of Planning and Community Development Jim Campbell

I. Call to Order

II. Approval of Agenda

Chair Niman said this was a special Town Council meeting to finalize discussion on the draft TIF district document.

Councilor Julian Smith MOVED to approve the Agenda as submitted. Councilor Leach SECONDED the motion, and it PASSED unanimously 6-0

Chair Niman noted that Dave Garvey was present, and said he was one of the principals of Rockingham Properties, which controlled the Stone Quarry Drive property. He also said Phil McDonald from Underwood Engineering was present to provide an educated guess as to cost estimates, and to provide his evaluation of the best way to get the water infrastructure over there. He said Don Jutton was also present, noting that he was the Town's consultant on TIF districts, and had developed the draft TIF district plan. Chair Niman also said Jim Campbell, the Director of Planning and Community Development, was present.

Administrator Selig said the draft document had been revised over the last month. He said the purpose of this meeting was to discuss questions, ideas and concerns about the most recent draft, and to see if the Council was comfortable scheduling a public hearing on it for September 17th.

Chair Niman said they would work there way through the document

II. Objectives

Chair Niman noted one of the objectives stated in section II of the plan: "Enhance employment and earnings opportunities for area residents". He asked Mr. Garvey to describe his vision for the property concerning this.

Mr. Garvey said he was aiming at providing professional office space for engineers, doctors, lawyers, etc. He said he would like the park to have a clean look with a combination of stone buildings, and a New England feel to it. He said the businesses that would locate there would almost all be small businesses, with lots occupied by a sole proprietor or a small group of businesses. He noted that the Zoning Ordinance would

dictate what would happen there. He said there would be no retail businesses there other than food services for employees. He said he didn't expect to see restaurants there.

Councilor Carroll said she wasn't sure what "enhance employment", meant under the list of objectives.

Mr. Garvey said it meant the creation of new businesses, a substantial amount of which would likely be medical offices. He said the development would create a lot of new jobs that were not already in Durham.

Councilor Julian Smith asked if it was contemplated that Rockingham Properties would be holding on to some of the properties on the site, and Mr. Garvey said most of them would be sold, but noted there would be some restrictions on the architecture that could be used.

Councilor Needell asked for clarification as to what the word "amenities" referred to in the Objectives section of the plan.

Chair Niman said the idea was to make Durham a desirable place for professionals to create offices, and also to make it a desirable place for professionals and others to have lunch downtown and perhaps stay for the day. He noted that the Town was also in the process of selling the Durham Business Park, and as part of this was interested in having a number of trails on that property.

He said the thinking was that it would be nice to be able to connect the trails from the Business Park to trails at Jackson's Landing, which would provide recreational opportunities for professional office people and visitors. He said the word "amenities" in the Objectives section was therefore intended to mean that these kinds of things would be tied together.

There was discussion about the proximity of these various amenities to one another. Chair Niman said the closeness of the trails to the downtown was being looked at as a possible business generator.

III Proposed Improvements

Councilor Julian Smith noted that on Page 4, the wording "The final phase will be funded as grant and private sources are identified.." should actually read "Phase 3 will be funded.....".

Councilor Needell noted that section III made reference to the use of UDAG funds for Phase 2, and said this was the first time he had heard about this in this document.

Administrator Selig explained that the \$400,000 in the UDAG fund was intended for the stimulation of economic development. He also said it would be useful for Underwood Engineering to speak about the relevance of the Phase 2 Canney Road water line extension to the Stone Quarry Development. He said that in the previous draft of the plan, it was uncertain how integral and essential the extension of water to Canney Road was to bringing the Stone Quarry Drive project online. He provided details on this, and said it had subsequently been determined that it was not essential.

Phil McDonald of Underwood Engineering said his firm had done some flow models, and he provided details on this. He explained that it was good practice in designing water infrastructure to loop water piping, as opposed to extending pipe in one direction as a dead end system, a design that was more problematic for a number of reasons. He said if a line was to be looped in a subsequent phase up Canney Road, this would not

only increase flows available for fire suppression; it would also improve the function of the entire system. He explained that if one of the water lines went out of service for some reason, much of the rest of the system would not be without water.

Administrator Selig said when he learned that the extension of water to Canney Road wasn't integral to the development of Stone Quarry Drive, this allowed the projects to be segregated. He said the question then became what the appropriate timing was for the projects. He said it was realized that in adding the connection to Canney Road, this would create better flow in the larger water system. He said as they talked this through, it became apparent that it didn't make sense to stage this in multiple parts.

He noted that in an earlier draft, Phase I would take place in 2007-2008, and the Canney Road extension wouldn't take place until the development at Stone Quarry Drive had reached a certain level. But he said it made more sense to do it all at once in terms of economies of scale. He also said that since there was UDAG money available, it made sense to use it to pay for the Canney Road extension, and to reimburse those funds from revenues from the TIF district. He provided further details on this, and said from this point of view, it therefore made sense to use the UDAG funds.

There was further detailed discussion on the use of UDAG funds, and the use of TIF proceeds to reimburse that account.

Councilor Needell he said his concern was why the improvement of a residential water system would be paid for by UDAG funds. He said he had now heard that the money would be paid back, so it didn't really matter. But he questioned the fact that there was no justification for requiring the looping to Canney Road as part of the Stone Quarry Drive development.

Mr. Jutton said it would be better for water quality, so there would be some savings in terms of water treatment.

Councilor Needell said he was not questioning the loop, and was just questioning how it was being paid for.

There was discussion about the idea of looping the water all the way up and out Bagdad Road, and also about the functioning of a dead end line that went to the Town line. Mr. McDonald explained that having a dead end line required more flushing, and wasted more water. Councilor Van Asselt said this was all the more reason why running water to Canney Road and tying it into the existing system made sense.

Administrator Selig said there had been discussion a few weeks back on ways to increase water flows for fire control, by looping water to Canney Road or by replacing some existing line of smaller diameter pipe where the current termination point for the water system was.

Mr. McDonald said when Route 108 was rebuilt, new water and sewer piping was put in, but it stopped near the pump station. He said another way to increase flow to Stone Quarry Drive was to replace the remaining dead end pipe of 8 inches, and he provided details on this.

II. III. Project Benefits

Councilor Julian Smith noted wording under section IV "The improvements are required in order to service the existing population". He said the improvements were perhaps desirable, but said he wondered why the

word “required” was used.

Councilor Needell said he felt this project shouldn’t be done unless the word “required” was used. He said in order for this project to happen, the Town needed to do this.

Councilor Stanhope noted the total buildout figure on page 4 of \$16-27 million. He asked for details on the development scenario.

Mr. Garvey said to get to these numbers, each lot would be developed to the maximum in terms of square footages. He provided details on this.

Councilor Stanhope asked what the absorption (amount of square footage coming into the market place) was, and Mr. Garvey estimated that it would 1-2 lots per year. Councilor Stanhope asked if the competition with Pease would allow this absorption rate.

Mr. Garvey noted that the Town’s tax rate did impact business, but said there was a demand for a certain amount of space. He said it might take longer than 7-10 years for the buildout to occur, but not a lot longer than that, especially given the location of the property, and the kind of businesses it was intended for. He said there weren’t a lot of properties out there for small business owners, looking to use 2000-7000 sf. of space. He provided further details on this.

Councilor Needell asked what the tie in was that made Administrator Selig and the Town Attorney comfortable with using UDAG funds.

Administrator Selig said this was an economic development project, and said the UDAG funds would benefit the Stone Quarry Drive project indirectly.

Councilor Carroll noted that one of the listed project benefits in section IV of the plan said “In the 1998 Master Plan Survey, 74% of the respondents supported office and industrial development”. But she said residents didn’t indicate where they would like to see this kind of development. She said she thought the percentage might be different if residents filling out the survey had been asked if they would like to see this development in the entrance ways to the Town, as compared to areas like the downtown, and Technology Drive.

She noted that Chair Niman had spoken about amenities in Town, such as trails, etc., and she said she thought one of the greatest amenities in Durham was the natural areas, - the fields and forests, which needed to be protected and enhanced if this area was developed. She said putting in trails but losing the natural areas was not going to get them where they needed to be. She said it was important to think about what was there that the Town didn’t want to lose, and that needed to be protected.

Councilor Van Asselt said it was equally fair to point out that the Master Plan encouraged commercial development where it was appropriate. He also asked why some nontaxable properties were included in the TIF district. There was discussion about this.

V District Boundaries

There was discussion on why the lot the pumping station was included in the TIF District. Administrator

Selig said this was in case some work needed to be done, in conjunction with the sewer line. There was discussion about some of the other parcels included in the TIF district.

VI Open Space

Councilor Julian Smith noted that he had spoken about some of the language under VI Open Space at a previous meeting. He said he didn't understand the sentence that now remained in that section, at the top of page 6: "It is not anticipated that any significant amount of additional open space will be set aside as a result of this initiative."

Administrator Selig said State Statute required that TIF districts address the issue of open space. He said it wasn't anticipated that the project would have any impact on open space, so this sentence addressed that.

After discussion, the Council agreed that the wording would instead be "'It is not anticipated that any significant amount of additional open space will be added as a result of this initiative.'"

VIII. Proposed Re-Use of Private Property

Councilor Van Asselt asked if it was correct that if the Town wanted to buy lot 11-9-6, which UNH owned, there was nothing that prohibited using TIF proceeds to do this.

Mr. Jutton said that was correct, and he provided details on this, noting that UNH land was not considered private land.

Councilor Needell asked whether the language in section VIII caused any problems concerning right of ways that existed in the TIF district. There was discussion about this, and Administrator Selig noted that the plan could be amended in the future, as the need arose.

X. Proposed Operation of the District

Councilor Van Asselt said a big question was how, and at what point the decision was made as to whether to have a 10 yr or a 20 yr bond.

Administrator Selig said the two options were included together to allow better understanding, and also for negotiation purposes. He said what bond made sense related to what the property owner wanted to do. He said the Council also needed to decide how quickly it wanted the TIF proceeds to come back to the General Fund. He provided details on this, and said this was really a policy decision.

He said his own preference was to have a 10 year bond cycle, which would involve lower interest costs, and would sunset the TIF district sooner. But he said this was a discussion to have with the owner, and was also a discussion the Council needed to have.

Mr. Jutton noted that bond counsel had said the Town might not be able to defend a 20 year bond based on the assumptions that were being put forth. He said this therefore might not even be an option.

XI Development Agreements

Councilor Stanhope referred to language in section XI, and said he wanted this language to be clear concerning any shortfall that occurred over the full term of the obligation.

Mr. Jutton said once \$5 million of assessed valuation was achieved, it wouldn't go away, so the likelihood of a shortfall was nonexistent, other than if there was a softening in the market. He explained how this would be addressed if it occurred.

Chair Niman said there was general language here, but he said if the Council approved the TIF District plan, there would be negotiations with the owner to develop a TIF Agreement, which would then have to be approved by the Council. He said this Agreement would spell out what the developer was agreeing to.

Mr. Jutton said a key thing was that the developer would be guaranteeing the creation of assessed tax valuation equal to or greater than that which was required to service the debt on the bond.

Councilor Needell said just because this was achieved, this didn't guarantee that the value would be maintained. He said the wording should say that under no circumstances would a reduction in the value of the property below a certain threshold value needed to service the debt on the bond become a burden on the Town.

Mr. Jutton said this was what this wording said. He said clarifying what "forever" meant was part of the negotiations.

It was agreed that Attorney Mitchell should take a look at this language.

XIV Funding Sources

XV Financing Summary

Councilor Van Asset said this draft of the plan spelled out more clearly what the different phases of the plan involved. He noted that Phase 3 was totally dependent on future Council actions, and asked if other Councilors agreed that this was what the plan now said. There was discussion on this.

He also noted the top paragraph on page 9, which stated that "Incremental income was gained by applying the Town property tax rate, less the State education rate, to this incremental value." He asked how doing this TIF district related to the School tax question.

Mr. Jutton said there were two issues that related to school funding. He said the first was the State education portion of local taxes (\$2.54 per thousand). He said by Statute, this number was excluded from the capture, so the Town still had to pay it to the State. He said the second issue was the \$15.95 per thousand of School tax, which was included in the capture, and was thus excluded from the tax base. He said with the TIF district, the Town avoided approximately \$4500 of every million dollars of assessed valuation.

Councilor Van Asselt said using this TIF instrument therefore helped the Town deal with the School issue.

Councilor Needell said it helped the Town while the TIF was in place. He also said if there were no TIF and the development occurred, the Town still wouldn't lose money.

Councilor Van Asselt said while the TIF was in place, the Town would benefit a good deal more with it than

without it.

Councilor Stanhope said this gave the Town 10 years to change the school funding formula.

Councilor Julian Smith noted the third paragraph on page 10, and asked when it was that the Town had decided it believed that “.. the Council believes that the least burdensome form of bonding infrastructure improvements involves tax increment financing ...”

The Council agreed that this sentence would be taken out.

XV TIF District Administration

Councilor Van Asselt noted that under section XVI, there was reference to the Town Administrator and the Town Charter.

Chair Niman said that language was there because people had expressed concern in the past that creating a TIF district and making the Town Administrator the administrator of the district might make that person go crazy with power. He said it was therefore felt that limiting the duties of the Town Administrator to what was allowed under the Town Charter made sense.

XVII Advisory Board

There was discussion about the role of the Advisory Board. Mr. Jutton said the function of the Board was defined by Statute, but he said in practice, each TIF district was different. He said the role spelled out for the Advisory Board for this TIF district was bigger than was the case in some districts, but smaller than for some other districts.

Councilor Needell said what was described here was a pretty limited role for the Advisory Board, and he asked if that was a good thing.

Mr. Jutton said this project was limited, and was essentially a construction project, so there weren't a lot of things to advise on. He said the discretionary pieces related to where the trails will go.

Councilor Needell said it was not the role of the Advisory Board to suggest expansion of the project, and other potential tie ins with other projects.

Councilor Van Asselt said that might be true for Phase I, but might not be true for Phase 3. He asked how the Advisory Board fit with other Town committees such as the Jackson's Landing committee.

Chair Niman said if a desirable amenity appeared, the only way to include it would be by a vote of the Council, to amend the plan. He said the Council could get proposals from appropriate Town committees for amenities, and the Council could then decide whether to amend the TIF plan. He said the Advisory Board would oversee things to see that the work on the amenity was carried forward in a timely manner.

Chair Niman said with Phase 3, as currently written, the Board would oversee the parking lot and the trail to the Business Park, but did not have the power to suggest other things for the plan. He said the only way to do this was for the Council to vote to amend the plan.

Councilor Needell noted that trail locations and amenities were not located on the properties of the landowners in this district. He said he was looking for a reason as to why this Board would be useful in carrying out Phase 3.

Chair Niman noted that only a majority of the Advisory Board had to own property in the district. He suggested that two members of the Parks and Recreation committee could serve on the Board.

There was further detailed discussion on the role of the Advisory Board, and also about who would appropriately serve on the committee, as the focus of the TIF changed over time. There was also discussion about the length of their terms.

Councilor Julian Smith recommended a change of wording in the top paragraph on page 11: "The role of the Advisor Board shall be limited to review of plans and providing recommendations to the District Administrator.."

At the recommendation of Councilor Leach, the sentence at the bottom of page 10: "The function of the Advisory Board shall be" was taken out.

Exhibit A Project Budget

Phase I Water and sewer Extension to Stone Quarry

Councilor Stanhope asked what the contingency was for the recent Madbury Road project, and whether it was satisfactory.

Administrator Selig said it was satisfactory, and said it was probably somewhere in the 10-20% range.

Mr. McDonald said what the Council now had to look at concerning the project was a schematic, not a design. He said there were still a lot of unknowns, and said when the Council had a fully designed project to look at, the contingency would be a lot less.

Councilor Van Aselt asked whether the fee for engineering services for Phase 1 and 2 was negotiable or fixed.

Mr. McDonald said at present it was a conservative figure. He said once the project was defined, the fee should be negotiated with the consultant. He said the firm would put together a scope of work at that point. He provided further details on how the cost estimates had been developed.

Councilor Van Asselt said he didn't think that residents should focus much on the information and costs on Jackson's Landing for Phase 3. He said the Town wasn't currently committed to doing this work, at this cost.

There was detailed discussion about this.

Councilor Needell said this authorized the Council to, when everything else was paid off, discuss spending up to \$250,000 in TIF money at Jackson's Landing, or at any of the properties in the district that the Council felt there was justification for spending money on.

Councilor Leach noted that this didn't preclude anything from happening at Jackson's Landing apart from the

TIF district.

Councilor Needell said any future Council, without further authority from the Town, could expend \$250,000 of TIF revenue for this purpose, after everything was paid off.

Councilor Stanhope received clarification that the estimated \$250,000 for Phase 3 would be in current dollars.

There was discussion on whether the detail that there would be 91 car spaces and 5 trailer spaces at Jackson's Landing actually needed to be included now under Phase 3. Mr. Jutton recommended that at least a range in the possible number of spaces should be included.

Councilor Needell said he assumed that if the water and sewer footage was off a bit, the Council wouldn't later have to come back and amend the plan.

Councilor Stanhope asked if the cost per lineal foot of \$325 was a conservative number, And Mr. McDonald said it was, agreeing with Councilor Stanhope that it addressed the risk that was anticipated.

Mr. Garvey said most of the roads they had done recently had been between \$280-320 per lineal foot.

Councilor Stanhope said that from his experience, \$325 per lineal foot was conservative enough.

Exhibit C

Councilor Needell asked why the two Jacques properties were included in the TIF district, what the benefit was to these properties of being in the district, and how the development of the properties would be handled as part of the TIF district.

Chair Niman said they were included in the district to capture as much value as early as possible to pay off the bond on the district. He said they wouldn't be on the hook for providing water and sewer to Stone Quarry Drive. He said improving the Jackson's Landing area would provide a benefit to all the surrounding properties in the district, including the Jacques properties. He said they were included in the TIF district to speed up the process of getting to the Jackson's Landing project. He explained that if they were developed, the debt could be retired more quickly and the Jackson's Landing improvements could be made, which would benefit those properties. He provided further details on this.

There was detailed discussion about this, and about the potential for redevelopment of other properties in the district.

Councilor Stanhope asked if perhaps the Jacques properties could be kept out of the TIF district. He said it needed to be determined what the benefit was to these properties of being in the TIF district, and if the properties would be developed whether or not they were in the district. He noted that if the property were developed separately, those dollars would immediately flow into the tax base.

Councilor Needell said he didn't think the improvements to Jackson's Landing would make these properties more developable, so all they were doing was trying to capture something to pay this off more quickly, in the event that it wasn't paid off by the Stone Quarry development as quickly as they would like.

It was noted that Mr. Jacques was actively looking to develop the property.

Councilor Stanhope said the property that benefited significantly from the TIF district was the Stone Quarry Drive property. He also noted that the Jacques property already had water and sewer.

Councilor Van Asselt said these properties would benefit from the Jackson's Landing improvements.

Chair Niman said Councilor Stanhope was making an important point. He said the question was whether the Council wanted to differentiate properties that would be developed because of the TIF district, and those that would be developed regardless of whether there was a TIF district. He provided details on this.

Councilor Needell said the Jacques properties were being included because they could be, and the issue was whether this was a good enough reason.

Chair Niman said this was really a policy decision that needed to be made.

Councilor Van Asselt said he felt these properties should remain in the TIF district, because the Council could do this. He said because the funding formula was unfair, he felt the Town should avoid the school issue as much as possible. He provided further details on this, but said he could go either way on this.

Councilor Stanhope said he would recuse himself on this matter, because he was an abutter to the Jacques property.

Councilor Julian Smith said he thought the Jacques properties should be kept in the TIF district.

Councilor Leach agreed the properties should be kept in the district.

Councilor Carroll said she was on the fence about this.

Chair Niman said they should be kept in the district.

Councilor Needell said he was inclined to say they should be taken out, to keep the district as compact as possible.

Chair Niman said there were 4 of 6 votes in favor of keeping the Jacques property in the TIF district for now.

Administrator Selig noted that the Council would most likely get comments on this matter at the public hearing.

Break from 9:10-9:20

Exhibit E – text

Councilor Needell noted paragraph 3 on page 16, and asked why it said that “..all but approximately \$3 million in new assessed valuation would be added to the Town's tax base...” It was explained to him that this

meant the \$3 million would be held out until the bond was paid off, and Councilor Needell suggested that there should perhaps be a wording change to clarify this.

Exhibit E – spreadsheet

There was detailed discussion about the following:

- 1 Discussion on unprotected valuation
- 2 Discussion on guarantor payment for Phase I, and on how it worked.
- 3 Discussion as to whether they could put in a guarantor payment for Phase 2
- 4 Discussion on UDAG interest rate of 4.4%, and how this was arrived at.
- 5 Clarification that the Council had final approval of the guarantor agreement.

Councilor Carroll said the spreadsheet indicated that new valuation from the development would go up \$2 million per year, and said this seemed very aggressive. She asked what this number had been over the last couple of years.

Administrator Selig said \$8-12 million in new value had been added to the tax base over the last couple of years.

Chair Niman provided details on how Mr. Garvey had calculated the \$2 million figure.

Councilor Stanhope said he was uncomfortable with the figure Administrator Selig had quoted, because it didn't refer to commercial growth. He said to assume there would be \$2 million in new valuation per year translated to almost 15,000 sf of new office space per year.

Chair Niman said another way to look at this was to consider when the last time was that new office space was built in Durham. He said there might be a pent up market waiting for property to become available.

Councilor Stanhope asked if there was any basis for these numbers.

Administrator Selig said he had received feedback from the Housing Task force, that there was a demand for commercial space, and no such space was available. He noted that this was one of the things that was driving the idea of redeveloping Mill Plaza.

Councilor Stanhope questioned whether the demand would be large enough to meet this projection year after year, and there was further discussion on this.

Councilor Needell said he had taken the spreadsheet and made a small change to it. He explained that he had taken out the growth in revenue projections after the third year, to see what the revenue stream would look like. He said he had determined that the risk here was not that the Town would lose money, but that it wouldn't see the revenue projections that were on the first table. He provided details on this.

There was discussion about the impact on the tax rate from the increase in assessed valuation as a result of the TIF district with the most optimistic as well as more conservative scenarios. Administrator Selig said for every \$1 million of new value, this would decrease the tax rate by 0.03%. He said this was a rough formula that could be used, and used today's numbers.

Councilor Carroll said that was exactly the kind of thing that the public wanted to know.

There was discussion that including this on the table could be misleading.

Administrator Selig said a question was whether, if \$7 million in new assessed value was the best the Town could do with the TIF district, and resulted in a 0.21 decrease in the tax rate, if it was worth getting this development, in this location.

Councilor Needell said the Town was doing this TIF district to stimulate development. He said realistically, the expectation was that at least the project would be built there so the developer didn't have to pay off the bond with no revenues. He asked whether that was sufficient, or if the expectation was that there would be \$27 million in valuation, and if they didn't get there, the district would be a failure.

Councilor Van Asselt said he like to look at this not in terms of the pennies, but in terms of the fact that five years from now, the Town would have more tax revenues, from a development where there was little risk to the Town.

Chair Niman said this was not just about tax dollars. He said if a doctor lived in Durham and could work in Durham, this would improve his quality of life. He said his own doctor's office was in Dover, and he said it would improve his life if his doctor worked in Durham. He said there were also the Jackson's Landing improvements to consider, in terms of the quality of life in Durham.

He said he was committed to expanding the tax base, incrementally. He said he hoped they could build upon selling the Durham Business Park, having a successful development at Stone Quarry Drive, and could leverage this to make the Mill Plaza redevelopment happen. He noted that Mill Plaza owner John Pinto's number one concern was risk, and said Mr. Pinto had asked him what the Town would do to help minimize that risk for him.

Chair Niman said as the Town could show successful economic development projects, and the ability to utilize tools like TIF, this would enable it to do more complex projects that were important to the Town. He said he would be happy if only \$7 million in increased valuation provided the stepping stone to other projects.

Councilor Needell said he was pleased to see that the money was there to do what the Town wanted, even if there was just \$7 Million. He said he didn't feel that they needed to oversell this project, He said he hoped it could be as successful as possible, but said it worked, even at the \$7 million level.

Administrator Selig asked if Councilors were comfortable with the valuation estimates.

Councilor Needell said he thought there would still be a lot of questions about impacts, and said he wished these could be addressed proactively rather than reactively.

Councilor Van Asselt said the best they could do was to point out what the real numbers were with these tables.

Councilor Leach suggested that someone could explain the charts for members of the public at the hearing.

Councilor Van Asselt agreed that walking everyone through the basics first at the hearing made sense.

The Council agreed that the issue of whether there would be a 10 year or a 20 year bond didn't have to be resolved now.

Councilor Leach said it would be important to walk people at the public hearing through the rest of the process concerning the approvals involved, etc.

It was agreed that there should be a larger set of maps of the TIF district.

Councilor Leach MOVED to send the Stone Quarry Drive TIF proposal to Public Hearing on September 17, 2007. Councilor Van Asselt SECONDED the motion.

Councilor Carroll asked if the Parks and Recreation Committee was involved in this project, and knew what the most recently proposed plans were for the TIF district.

Councilor Leach said there had been discussions with the Committee, and she provided details on this.

Councilor Carroll said it would be nice to hear from them at the public hearing.

Chair Niman noted that the recommendations for Jackson Landing had come out of the work of that committee.

Administrator Selig said there was a waiting period after the public hearing for the Council to consider the feedback it received.

Councilor Needell noted that if no tax dollars could be spent at Jackson's Landing until money was available from the TIF district, this would mean that it would be at least 5 years before any money could be spent there.

Administrator Selig said some of the Jackson's Landing improvements along the shorefront, for example, addressing erosion problems, were conservation related. He said the Conservation Commission had expressed an interest in committing land use change tax dollars toward that project, with or without grant funds. He said if they did get grant funding, the Council might possibly decide to appropriate money from the General Fund toward the project since grant funds were being leveraged.

But he said if he knew that down the road, monies would be available for the parking and trail system, he would be less likely to recommend money from the General Fund for that aspect of the work to be done at Jackson's Landing.

Chair Niman said there was currently no money available for these projects, and he said the TIF district increased the likelihood that the improvements would occur.

There was further discussion on the work to be done at Jackson's Landing, and how it might be funded.

The motion PASSED unanimously 7-0.

Councilor Julian Smith MOVED to adjourn the meeting. Councilor Leach SECONDED the motion, and it PASSED unanimously 7-0.

Adjournment at 10:00 pm

Victoria Parmele, Minutes taker