

**Downtown TIF Advisory Committee
153 Farmington Falls Road
January 16, 2018 6:00 p.m.**

Minutes

TIF Committee members present were Byron Davis, John Moore, Paul Mills, Ron Gelinias, Richard Davis, and Cindy Gelinias. Deputy Chief Cote and Jennifer Bjorn were also in attendance. Joshua Bell, Cindi Ferguson, Gary Edwards, Mike Mansir, and Kevin Madore were unable to attend.

ITEM 1: To Approve the Minutes of the September 14, 2017 Meeting

A motion to approve the minutes of the September 14, 2017 meeting was made and seconded.

VOTE: 5 – Affirmative
Motion carried.

**ITEM 2: To Review the Status of the Downtown Security Camera Project
(Deputy Chief Shane Cote)**

Deputy Chief Cote distributed the quote from Norris Inc. for the security cameras. He stated UMF originally brought it before the Committee, but they aren't going to install them at this point.

The Committee discussed the quote along with the yearly maintenance costs and other camera options.

Deputy Chief Cote said he would request a quote from Seacoast Security and any other companies. He said he would contact CMP and request information on the cost to connect the cameras to the street lights in order to access power.

Mr. Moore suggested earmarking a portion of the Downtown TIF funds towards the camera project over the next few years.

Mr. Mills suggested asking downtown property owners and the Downtown Association to contribute towards the cost of the camera project.

ITEM 3: To Discuss Possible Expansion of the Front Street (99 Year Lease) lot

Mr. Davis asked if the material was applied in a manner with anticipation of paving that area in the future.

Mr. Moore said they didn't need fabric, but did put in 12" of gravel, and the seven extra spaces should compact naturally with the cars parking on it. He suggested asking Mr.

Hutchins for his advice regarding if it would be necessary to install a guard rail, and if so, would snow removal become a problem. Mr. Moore asked, because UMF is part of the 99 Year Lease, if they would be on the hook to pay for part of the paving. He stated he was in contact with UMF throughout the process, and paving would define the parking spaces, keep the area clean, and improve the drainage. Mr. Moore said the parking spaces service the UMF athletic fields and are used by the businesses in the area.

Mr. Davis said it shouldn't be very expensive to pave, and he asked if there were any restrictions on the property described in the lease/deed.

Mr. Moore said, no, the expansion is part of the 99 Year Lease, and he took advantage of the timing because the construction company was working in the area and had time to do the project. He said the extra parking helps the "bricks and mortar" businesses and stores.

Mr. Mills suggested getting an estimate for the paving and sending the bill to UMF. He stated UMF bought the playing fields they had been leasing and are in it for the long-haul.

Mr. Moore said UMF owns 21 spaces from the 99 Year Lease plus six additional spaces along the rail bed.

Mr. Davis said he will look at the lease and contact UMF as a courtesy because they also have a budget process.

ITEM 4: To Review the West Farmington Parking and Pedestrian Improvements Project

Mr. Davis said the parking spaces and sidewalks were completed with a total cost of \$113,000, and we have a balance of \$43,000 remaining in the Downtown TIF reserve account. He said we gained eight parking spaces and installed lighting, and the Selectmen purchased a new sign out of their discretionary account. Mr. Davis said the intersection is now safer for pedestrians.

Mr. B. Davis asked about connecting lower Front Street from above the Farmers Union to McDonald's.

Mr. R. Davis said there is a very old concrete box culvert that needs to be replaced before we can install a sidewalk and elevate the road so it won't flood as often. He stated the problem is a bank of conduits that run through it that New England Telephone installed in 1979. Mr. R. Davis said we are working with Attorney Frank Underkuffler to get them to relocate the conduits so we can replace the culvert.

Mr. B. Davis suggested building up a reserve for this project.

Mr. Moore said it comes down to the best "bang for the buck" and determining how much do we gain in relation to the cost.

Mr. R. Davis said Front Street is on the Town's road plan list to be rebuilt after the culvert situation is resolved, and the sidewalks and any extras would be scaled according to cost. He said the culvert may take a while, and if we don't have a project planned, then we could let the TIF fund accrue for this project.

Mr. B. Davis asked if our goal is to move people towards West Farmington and enlarge the downtown.

Discussion followed regarding a bridge across the Sandy River, connecting trails from the Center Bridge and behind McDonald's to the cross country ski trails UMF has developed in the athletic field.

Mr. B. Davis asked about other projects to promote business in the downtown.

Mr. Mills said he thought doing the Church Street parking lot was an incentive for Origin BJJ, LLC to move their business to the High Street location. He said Mr. Moore and he had contacted Janet Washburn about selling her Court Street property, but she said, no.

Mr. R. Davis said we have received complaints from neighbors about the building, and the Town will be conducting an inspection.

ITEM 5: To Discuss a Recommendation of Derek Hayes as a Replacement for Mike Mansir, who is Stepping Down from the Committee to Enjoy his Retirement

Everyone approved his application.

Mr. Moore suggested reviewing the membership roster at the next meeting.

ITEM 6: To Discuss Other Business

Mr. B. Davis asked if the Downtown TIF included the Brookside property.

Mr. R. Davis said he could find the map on the Town's website.

Mr. B. Davis said the Tri-County Mental Health building project wasn't financially feasible. He said the Comfort Inn wasn't interested in putting a hotel in Farmington.

Mrs. Gelinias said she will send out a Doodle Poll for the next meeting in March or April.

There being no further business, the meeting was adjourned at 7:00 p.m.

Minutes respectfully submitted by Cindy Gelinias, Planning Assistant.