

**REGIONAL EFFICIENCY GRANT WORKGROUP
MEETING MINUTES
SOUTH BERWICK TOWN MANAGER'S OFFICE
Thursday, May 10, 2007
3:00 PM**

ATTENDEES

Berwick: Keith Trefethen, Town Manager.
Eliot: Jack Murphy, Chairman of Board of Selectmen.
Kittery: Jonathan Carter, Town Manager.
Nelson & Doyle: Craig Nelson, Consultant.
North Berwick: Dwayne Morin, Town Manager.
So. Berwick: Jeffrey Grossman, Town Manager, Roberta Orsini, Executive Assistant,
Jim Fisk, Town Planner, and Sue Roberge, Council Chairman.
SMRPC: Paul Schumacher, President.
York Chamber: Cathy Goodwin, Ex-officio.

NOT IN ATTENDANCE

Eliot: Dan Blanchette, Administrative Assistant to the Selectmen.
Kittery: Glenn Shweary, Town Council Chairman.
So. Berwick: Dennis Fontaine, Alternate.
SMRPC: Chuck Morgan, Economic Development Specialist.
Wells: Jane Duncan, Town Manager.
York: Rob Yandow, Town Manager.

Susie Scott (Administrative Assistant) was taking minutes.

APPROVAL OF MINUTES

1. Regional Efficiency Grant Workgroup 3/15/07: Motion by Mr. Murphy, second by Mr. Morin to approve minutes, passed unanimously.

CORRESPONDENCE

- none.

OLD BUSINESS

- none.

NEW BUSINESS

1. **Review Brochure:** Cathy Goodwin.

Ms. Goodwin discussed the purpose of the brochure is to provide an educational tool to understand the concept of a regional business park.

2. **Review Updated Maps:** Paul Schumacher.

Mr. Schumacher presented maps to illustrate industrial and commercial lands for potential sites for a regional industrial park. Sewer and water lines illustrated. Available acreage noted.

Mr. Schumacher will send Committee members a PDF version of the map. Members will review and make revisions to send back for final editing for a base map. Other uses, types and amount of development that might be an issue with industrial development to be identified. Currently, there is a lot of commercially/industrial zoned land.

The Committee will create a list of criteria for which to use in determining potential park sites. Mr. Nelson discussed evaluation criteria used for FirstPark. Types of criteria other towns have used include: Infrastructure-type questions, distance from I95, wetlands, etc.; water/sewer capacity, possible re-zoning of an area, PTZ among other types of limitations.

Mr. Nelson discussed how the Authority for FirstPark was created by the legislature and in place prior to the site being chosen, land was acquired the following year (65% of infrastructure), and project construction occurred following 2 years to final completion, June 2002.

3. **Review Interlocal Revenue Sharing Agreement:** Craig Nelson.

Mr. Nelson discussed draft legislation for the Agreement. Legislation will be based on current state law which does not change greatly from year to year. The Agreement will allow for flexibility while addressing the following points:

- Once a site has been secured, an agreement would be formed that would not hold certain communities responsible for any negative financial impact based on the assumption that the land was public with no taxes.
- Tax revenue: 25% needed to hold a specific community harmless as determined by calculations in exhibit A.
- Increase valuation for the host community through a reduction in state revenue sharing, school revenue, and an increase in the share of York County tax.
- Formula created to measure the yearly amount each community has paid into the Authority since Day 1 in order to support the debt service and support the Authority.
- Formula used to determine what share each community receives.
- TIF monies can go into the Regional Development Authority after Authority creation, and to be used for expansion.
- Flexibility for multiple parks within different sites/communities or phased buildings; Authority will need to maintain separate books for separate taxes being shared. This is more complicated but doable. There should be no glitches as far as tax sharing.
- Blanket Interlocal Agreement with bonding ability. TIF revenues to be used for revolving loans. In worst case scenarios, property values could pay bonds off.
- In case of the closing of a business, the Authority would have the first right of purchase prior to foreclosure.
- Deeds and Covenants: To be created by a design review committee. The Authority can have specified in its deeds and covenants that no entity can buy lots for specs or it must be built within a year.

Mr. Nelson emphasized the importance job creation not only for a business park but for the region as a whole. Workforce continues to be the number one issue for businesses. Mr. Nelson discussed the need for continual education of the participating towns through town reports and meeting.

OTHER

Mr. Grossman indicated that the Town of York stated that they would like to be kept informed to the REG meetings. Mike Huston, Wells stated that he would attend meetings.

The Committee scheduled the next meeting for Wednesday, June 20, 2007 at 7:00 pm at the South Berwick Town Hall. Elected officials from the five communities will be invited to discuss the project concept and agreement structure, site non-specific. Mr. Schumacher will prepare a PowerPoint presentation.

Dates & Times for Upcoming Meeting:

6/20/07 – 7:00 PM Regional Efficiency Grant Workgroup

Location: South Berwick Town Hall, Auditorium Hall

Meeting adjourned at 4:25 pm.

ATTESTED: _____

**Susie Scott,
Assistant to the Director of Planning & Economic Development**