

Middletown Economic Development Advisory Committee

Wednesday, November 8, 2017, 4:30 pm

Middletown Town Hall, 2nd Floor Conference Room

Members Present:

Robert Silva
Rita Lavoie
David Lepore
Joseph A. Cirillo, Vice Chair
Nicholas Coogan
John Bagwill
Barbara VonVillas, Town Council ex-officio
Tom Kowalczyk
Erin Donovan-Boyle

Members absent:

Liana Ferreira-Fenton
Dennis Turano

The meeting was called to order by Mr. Silva at 4:30pm

1. Approval of the minutes of the October 11, 2017 MEDAC meeting

Motion by Mr. Cirillo, seconded by Mr. Lepore, Vote 9-0-0

2. Update on status of investigation of potential TIF funding for improvements in the Atlantic Beach district.

Mr. John Bagwill offered critiques of the report and suggested that the financing feasibility analysis be refined in the MuniCap property tax projection report.

The board discussed potential inconsistencies between MuniCap report and the Town's assessor's projections.

There was discussion by the board regarding how to move forward with the TIF and what should be transmitted to the Town Council. The board reviewed the details of a TIF, the merits of a TIF, the potential benefits to the community, to impact on property values in the TIF district, and how the TIF relates to other planning improvements such as the West Side master plan.

Ms. VonVillas suggested that presenting multiple major development projects to the Town Council may not be the best approach.

Ms. Donovan-Boyle excused herself from the remainder of the meeting at 5:10pm.

Mr. Shawn Brown, Town Administrator, provided an overview of state legislation related to TIF, he mentioned that the updated legislation did not pass in this legislative session.

Mr. Silva provided a summary of potential topics to communicate to the Town Council.

It was agreed that Mr. Brown will provide an update on the MEDAC committee's progress on the TIF to the Town Council this December.

3. Update on status of design of roadway improvements in the Atlantic Beach district.

By consensus this item was continued to the next MEDAC meeting on December 13, 2017

4. Discussion of benefits of undergrounding of utilities in the Atlantic Beach District (J. Bagwill)

By consensus this item was continued to the next MEDAC meeting on December 13, 2017

5. Continued discussion of potential revisions to the town's economic development tax incentive ordinance.

By consensus this item was continued to the next MEDAC meeting on December 13, 2017

6. Update on status of regional economic development efforts.

Mr. Kowalczyk discussed the Aquidneck Island Planning Commission's resiliency roundtable event on 11/17/17

7. Adjourn

By consensus the meeting was adjourned at 6:00pm

Respectfully submitted:

Rita Lavoie
Principal Planner