



# Town of Middletown

## Planning Department

350 East Main Rd., Middletown RI 02842 (401) 849-4027

### PLANNING BOARD MINUTES Special Joint Meeting with Town Council August 20, 2018, 6pm

Town Council Chambers, 350 East Main Rd., Middletown, RI

#### Board members present:

Paul Croce, Chair  
Liz Drayton  
B.J. Owen  
Art Weber  
Jim Williams

Ron Wolanski, Planning Director

#### Members absent:

Bill Nash, Vice Chair  
Terri Flynn, Secretary

(recording: <https://vimeo.com/286057286>)

1. **Review and discuss with the Town Council the procedure for adoption of a potential tax increment financing (TIF) district to fund public improvements in the Atlantic Beach District, lower Aquidneck Ave.**
  - A. Mr. Silva, Chairman-Middletown Economic Development Advisory Committee
    1. Introduced: members: Mr. Bagwill, Mr. Lepore, Ms. Fenton and Clerk, Mr. Wolanski
    2. Described:
      - engineering, DOT renovations background; traffic/access future upgrades
      - Simultaneous area upgrade; includes Wave Avenue
    3. Discussed TIF financing: Board, Council to identify TIF protocol; allows town to upgrade other TIF appropriate areas (Coddington)
    4. General Assembly TIF bills:
      - Failed: Mattiello/Pawsox stadium TIF
      - Passed: State allows community TIFs/Council serves as TIF authority
      - Passed: Middletown TIF can reallocate last year's ~\$367,000 tax revenue increase from Aquidneck Avenue's new developments
    5. MEDAC submitting TIF appropriate district plan; request Council adopt TIF District
  - B. Council clarification:
    1. Historic tax amount collected ("base tax") still deposited to General Fund
    2. Council determines percentage, of additional tax revenues produced by newly developed property, for any TIF including Atlantic Beach District Project TIF
    3. Only receiving information tonight; no vote
  - C. Planning Board supports, favorable recommendation: District Plan, burying power lines
  - D. Mr. Wolanski reviewed 3 district projects:
    1. Underway
      - RIDOT intersection improvements: RIDOT funding/Not TIF; completion ~2020
      - streetscapes: requesting RIDOT funding
    2. Proposed

- undergrounding utilities: TIF funding; ~\$5million, includes connections cost; simultaneous with roadway improvement work

**E. Ms. Karen Grande, Locke Lord, LLP (Town's Bond Counsel):**

1. Reviewed historic Tax Levy Cap/Paiva-Weed Legislation
2. Current TIF legislation:
  - TIF alone subject to tax levy cap
  - TIF with Bond pledge/pay-as-you-go obligation funded by TIF, not subject to tax levy cap for limited time (25 years max)
  - Streamlines: Council adopts TIF District Master Plan, Public Hearing; blight requirement eliminated
3. Adopted TIF "base tax:" Dec 31 prior year: no "base tax" adjustments, no tax rate increases applied to TIF area for TIF commitment term
4. Special act passed, Middletown only: if adopt TIF this year, can create TIF with tax base date 12/31/2016.
5. Steps to adopt TIF by 12/31/2018 slide presentation (video/40:15); timeline dates: Sept 4, Sept 24, Oct 10, Oct 15, Nov 5

**F. Council Information Requests:**

1. 2018-2019 budget passed; if go back to base date of 12/31/2016, how will that impact budget?
2. Why this area of town, not others with redevelopment needs?
3. Does plan consider major hurricane, flooding impacts to Atlantic Beach District area?
4. What are negatives?
5. Provide copy of presentation, collection/payoff numbers, contact information

*Meeting adjourned at ~6:50PM*

Respectfully submitted: Terri Flynn, Planning Board Secretary