

Meeting of the St. Johnsbury Select Board June 10, 2019 at 5:30 PM-Pomerleau Building

Present- SB: Kevin Oddy, Chair, Tim Angell, Brendan Hughes, Dennis Smith, Jeff Moore
Staff-Town Manager-Chad Whitehead; Assistant Town Manager- Joe Kasprzak; Finance
Officer Lesley Russ, Town Clerk Stacy Jewell; Zoning Administrator Paul Berlejung
Press: KATV; T Wellington; J Twombly

Tax increment Finance District Informational Meeting:

- Stephanie Hainley of White and Burke provided the timeline and general review of St Johnsbury's Tax Increment Finance Plans. The intent is to apply at the end of July for a VEPC review in the fall. Milestones include the following:
 - Partial Re-Appraisal is complete and the property owners have been notified.
 - Working to establish the Original Taxable Value (OTV).
- There are currently 4 projects proposing to be in the plan that are prime for redevelopment, but for infrastructure improvements needed as follows:
 - Armory- contamination within the building requiring remediation
 - 1187 Main Street- requires building remediation for lead and asbestos
 - 33 Eastern Avenue, which has parking needs and is in need of streetscape and utility improvements.
 - Main Street Fire Site, which is being reviewed as a potential site for a State Office Building, however needs parking and infrastructure improvements.
- The current project plan modeling is speculative and used for planning purposes only. TIF cannot be used for deferred maintenance, and as projects are developed there will be requirements to go back to the State for approval.
- As projects are bonded they need to go through a public process and the finance plans are revisited.
- Alternative sites have been and will continue to be evaluated for potential sites for State Office Complex.
- The State Auditor's office just completed an audit on St Albans which may affect how St Johnsbury develops our plans, but currently we will need to wait and see how that may have an impact.
- There are also potential rule changes at the State which could also alter the plan and White and Burke are reviewing these as the plan develops.
- Jeff Asked if we anticipate projects coming to the board between August and March, and Stephanie indicated that we anticipate if next steps go favorable we could be prepared to bond projects at the next Town Meeting.

On a motion by Jeff and second by Dennis the board adjourned the special meeting.