

## **Special Meeting of the St. Johnsbury Select Board July 8, 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  
Press: KATV; Amy Nixon

### Tax Increment Finance District Informational Meeting:

- Stephanie Hainley addressed the select board and discussed the following:
  - Scaling back plans and eliminating projects that re beyond 4 years out based on feedback
  - Timeline- there was no need to rush unless there was a project ready for a bond vote.
- Jeff Moore expressed concern regarding scaling back and asked Stephanie to expand on this. She indicated that the projects may be removed from the plan, but would be put back in when the plan was revised in the future.
- Bruce Heinrich addressed the board with comments regarding maintaining the importance of St Johnsbury Academy to the economic development of the Town, concerns with low cost estimates identified in St Albans during the planning process, retail shopping vs the online market and the relocation of the State Office building from the current location.
- Stephanie agreed that the St J Academy was a positive asset to the Town that should be included in planning. She also addressed the costs of bornwsfield remediation and indicated that costs are preliminary only and Phase I and II assessments will need to be completed prior to any bond votes.
- Al Dunn asked how many years the town would be committed to a plan and Stephanie indicated once there was a bond vote there was a 10 year commitment.
- Brendan Hughes indicated that TIF should not conflict with, but should be a tool that works in parallel with development.
- Al Dunn asked which of the identified project is most important and Stephanie indicated that since the Armory and 1187 Main Street are under Town control there is opportunity for the Town to make something happen with these sites rather than wait for something to come along.
- Joanne Brown asked if the Town did something with the Armory, is it likely this could result in development being sparked at the Fire Site, or could it compromise development. Stephanie indicated it would not compromise, but could incentivize development.
- Jeff Moore clarified that these developments are hypothetical at this time and are subject to change.
- On a motion by Tim Angell and second by Brendan Hughes the board adjourned the special meeting.