

**Minutes of the  
Unity Tax Increment Financing Advisory Committee (UTAC) Meeting  
March 4, 2014 6:30 pm at the Community Center**

Present: Noreen Norton, Clem Blakney, Chris Rossignol, Penny P. Sampson, Jim Perry, Robin Fowler, Andy Reed, Jean Bourg, Barry McCormick, Brian Gaudet

Clem explained how Noreen was brought in as a consultant to audit and advise the town on our TIF. We need to add documentation, accountability, and transparency to the process.

The town would like to do a second TIF, but we have to get accountability on the first one before we start a second.

Chris pointed out that the UTAC committee will be a standing committee to maintain knowledge about the TIF as selectmen change over the years.

Noreen presented a draft report on her audit of the TIF and explained it. She met with the assessor last week. When the draft report is approved by the selectmen, it will be made public at the town website.

Noreen explained that the TIF shelters the town from loss of revenues from education subsidy, municipal revenue sharing and from an increase in county tax, and that the Maine Department of Economic and Community Development (DECD) has 3 levels of scrutiny for TIFs: 1) Funds spent inside the boundary of the TIF area, 2) Funds spent outside the TIF area but made necessary by the activities within the District boundary, and 3) Funds spent for general economic development purposes. More information about TIF rules and regulations can be found here:

[http://www.maine.gov/decd/start-grow/tax-incentives/tax\\_increment\\_financing.shtml](http://www.maine.gov/decd/start-grow/tax-incentives/tax_increment_financing.shtml).

Every TIF and every amendment to it has to be voted on by the town.

TIF calculation sheets are done every year by the assessor.

A TIF is municipally controlled economic development.

Unity's TIF is governed by its TIF Policy, written in 1996, and by Maine's TIF statute:

<http://mainelegislature.org/legis/statutes/30-A/title30-Ach206sec0-1.html>

Clem read the UTAC Mission statement. The committee will consist of 9 members and Jean will set up a listserv for communication among members.

There was a further discussion about economic development possibilities, how the committee could help and how the committee can work with the comprehensive plan committee.

Jim Perry agreed to collect as many documents as possible related to past use of the TIF.

The next meeting will be March 18 at 6:30 pm at the Community Center.

Following a committee meeting, the minutes will be emailed to members and when 5 or more have indicated their approval by email, the minutes will be posted to the town website.