



CITY OF DOVER

CITY COUNCIL - MINUTES

Meeting Type: Workshop Session
Meeting Location: Council Chambers, City Hall
Meeting Date: **Wednesday, February 12, 2014**
Meeting Time: **To follow Regular Meeting**

1. CALL TO ORDER

~~2. MOMENT OF SILENCE~~

~~3. PLEDGE OF ALLEGIANCE~~

4. ROLL CALL ATTENDANCE

Present: Mayor Weston, Deputy Mayor Carrier, Councilor Cheney, Councilor Gagnon, Councilor Garrison, Councilor Hooper, Councilor McManus, Councilor O'Connor, and Councilor Thibodeaux.

Also Present: City Manager Joyal, General Legal Counselor Blenkinsop, and City Clerk Lavertu.

5. DISCUSSIONS

A. TAX INCREMENT FINANCING (TIF)

Economic Director Dan Barufaldi gave an introductory explanation of a TIF as an economic tool. He also introduced Jeffrey Taylor of Jeffrey H. Taylor & Associates to the Council and Jack Dugan, President of Monadnock Economic Development Corporation.

Mr. Taylor gave a PowerPoint presentation on the Tax Increment Financing Feasibility Study. Mr. Dugan talked about creating a TIF in Keene, New Hampshire and how it has helped Keene's tax base.

The Council discussed amending the TIF district size, length of time, and the Council's role. City Manager Joyal went over the process to establish a TIF district.

Councilor Cheney discussed the language of the resolution. She felt "shall" was too strong a word for the Master Plan.

Planning Director Parker gave the reasoning behind the language, and would give it some thought.

City Manager Joyal said this is exactly the discussion the Council needs to have. He encouraged the Council to look at this document. He said they will be meeting next Wednesday in Workshop session regarding this subject and can address changes the Council may want to make to the resolution.

Mr. Taylor said he would address these questions and get back to the Council.

(Mr. Taylor and Mr. Dugan left the meeting at this time.)

Councilor Gagnon asked about the Master Plan.

Planning Director Parker discussed the use of the Master Plan, which is a guiding document and not a regulatory document.

Councilor Cheney started a discussion regarding displacement and her concerns.



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City Manager Joyal said this is covered in the Ethics Ordinance. Councilor Cheney disagreed and asked that the wording be compared with other TIFs. Planning Director Parker said it is a requirement by law. He will clarify it in the resolution and insert the State statute for reference.

Councilor Cheney started a discussion regarding the TIF advisory board and her concern that the Council is not involved. She said she will bring her suggestion for the makeup of the committee at next week's workshop.

Mayor Weston said the TIF district is much larger than the original plan and felt the committee should be more than the five members listed.

Councilor Garrison suggested seven members was a good number: Starting with the original five members and adding one more property owner and add one Councilor.

City Manager Joyal asked for the suggested changes from the Council emailed to him before next week's workshop and he will put it all together.

6. CITIZEN'S FORUM

Citizens are invited to speak on the subject matter of the Workshop. Statements shall be limited to five minutes.

Mayor Weston, seeing no one wishing to speak, closed the Citizen's Forum.

7. ADJOURNMENT

Deputy Mayor Carrier moved to adjourn; seconded by Councilor Gagnon.
Vote: 9/0.

Tax Increment Financing Feasibility Study has been archived with these minutes.