

# **UTAC AGENDA**

**June 9, 2015**

**6:30 P.M.**

**Unity Town Office**

1. Call to Order / Welcome / Introductions
2. Open Public Comments / Questions / Feedback
3. Presentation:
  - Steve Kahl—Solar Power Project
4. Updates:
  - Comprehensive Plan/Land Use Ordinance
  - UBX
  - Signage
  - Website development
    - Review Proposal from Jon Wadick
5. Review of Items for Special Town Meeting—Date to be determined
  - UTAC becoming Unity Economic Development Committee
  - TIF Policy “Amendment”
  - TIF District Re-Statement and Amendment
  - Economic Development Project Budget
6. Economic Development Committee
  - Review of draft By-laws as revised at last meeting
7. TIF Policy
  - Samples from other communities: What Like? / What Dislike?
  - Outline for New TIF Policy
8. TIF District Re-Statement and Amendment
  - New areas to include?
  - Economic development opportunities
9. Next Meeting Date: June 23, 2015 / Agenda Items
10. Adjourn

UTAC Meeting June 9, 2015

Present: Noreen Norton, Chris Rossignol, Mary Leaming, Tony Avila, Andy Reed, Jean Bourg, Steve Kahl

Presentation by Steve Kahl on solar initiative.

See [http://www.unityme.org/gov/minutes/Solar\\_proposal\\_to\\_UTAC.pdf](http://www.unityme.org/gov/minutes/Solar_proposal_to_UTAC.pdf)

Basic idea is to get businesses together to share solar resources. He is suggesting use of a Power Purchase Agreement (PPA) because most businesses don't have money to invest up front. TIF funds could buy down the initial cost.

Steve has talked to two investor groups. They need to know the scale of what we will do here.

Noreen: are the arrays taxed? Steve: thinks the state has an exemption for tax on arrays. If the array is in the TIF district, then taxes would go into the TIF.

Steve identified 4 benchmarks that marks pay periods for him:

1. Identify group of businesses in town who are interested
2. Collage the collective electric use of the group.
3. Identify investment groups interested in funding the project.
4. Identify location(s) for the array.

At the end of 6 years, can we use TIF revolving loans funds to help people with the buy-out.

The array will go in the TIF district.

A motion to bring Steve's costs for the first two steps to the next special town meeting passed.

Noreen reviewed the draft of by-laws for the new Economic Development Committee.