



Town Council Workshop

Wednesday, September 29, 2021 at 7:00 pm
via Zoom

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/87516128304>

Or One tap mobile :

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Dial(for higher quality, dial a number based on your current location):

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If you join the webinar by Windows or Mac, use the Raise Hand function in the webinar controls if you wish to speak when public comment opportunities are announced.

Speakers may be asked to Unmute/Mute their microphones.

· Windows: Alt+Y keyboard shortcut to raise/lower hand

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If you join the webinar by phone, use the Raise Hand function by dialing *9 if you wish to speak when public comment opportunities are announced. Speakers may be asked to Unmute/Mute their microphones; *6 Toggle Unmute/Mute. Note: You can't use a phone

to lower your hand.

COVID-19 Update

Public proceedings by remote access for Town Council meetings are authorized by the Town of Cape Elizabeth's Remote Participation Policy adopted August 30, 2021 and the Order Declaring a Limited Emergency adopted August 30, 2021. The Order enacted as an Emergency expires October 15, 2021. The Order may be extended by vote of the Town Council.

Town Council Members

James M. "Jamie" Garvin, Chairman

Nicole Boucher

Valerie J. Deveraux

Jeremy A. Gabrielson

Caitlin R. Jordan

Penelope A. Jordan

Gretchen R. Noonan

1. 1. Town Center Affordable Housing Amendments

Opportunity for Public Comment (Limited to 15 minutes; 3 minutes per person. Time may be extended by a majority of the town council.) Persons wishing to address the council shall indicate their desire using the Raise Hand function of the Zoom meeting. When recognized by the chairman, the speaker shall give his or her name and address or local affiliation, if the affiliation is pertinent.

At the September 13, 2021 town council meeting, the council voted to schedule the vote on the proposed affordable housing amendments for October 13, 2021. In addition the council referred the amendments to workshop to provide another opportunity for council review prior to the vote including public hearing comments.

The proposed amendments are dated draft August 3, 2021.

Attachments:

- **Town Center Affordable Housing Amendments 08 03 2021** (TC_Aff_Hsg_Amdts_8-3-2021.pdf)

2. 2. Proposed Tax Increment Financing District (TIF) for the Dunham Court Project

Opportunity for Public Comment (Limited to 15 minutes; 3 minutes per person. Time

may be extended by a majority of the town council.) Persons wishing to address the council shall indicate their desire using the Raise Hand function of the Zoom meeting. When recognized by the chairman, the speaker shall give his or her name and address or local affiliation, if the affiliation is pertinent.

At the September 13, 2021 town council meeting, the council voted to schedule a public hearing on proposed amendments to the Town Center Increment Financing District (TIF) for October 13, 2021. In addition the council referred the proposed TIF to workshop to provide the council an opportunity to review the proposal prior to the public hearing.

Two documents have been prepared for this item.

Attachments:

- **Credit Enhancement Agreement Town-Szanton Draft 09 24 2021** (Credit_Enhancement_Agreement_Cape-Szanton_DRAFT_09-24-21.pdf)
- **Second Amendment Development Program Draft 09 24 2021** (Second_Amendment_Development_Program_DRAFT_09-24-21.pdf)

Adjournment

Participation at Meetings and Conduct of Meetings

Workshop Meetings

The purpose of a workshop meeting is primarily for council dialogue involving reports and proposals from council members, committees and staff that may be considered at later Town Council meetings. The Town Council may give guidance to the chairman and to staff at workshop meetings but no decisions may be made that require formal votes. Notwithstanding the prior sentence, the Town Council may vote on procedural motions at a workshop meeting to determine a conflict of interest, to enter into executive session and to adjourn. Prior to Town Council discussion on any item, members of the public may speak on each agenda item for not more than three minutes each and up to a total of 15 minutes. If there are more speakers than the time available, the chairman may allocate the speaking time in order to balance the debate. The public participation portion shall conclude when the Town Council begins its discussions.

Decorum

Persons present at Council meetings shall not applaud or otherwise express approval or disapproval of any statements made or actions taken at such meeting. Persons at Council meetings may only address the Town Council after being recognized by the chairman.

