



Town Council Workshop

Wednesday, October 27, 2021 at 7:00 pm

Town Hall Council Chambers

Live on CETV

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. 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 majority vote of the councilors present. When recognized by the chairman, the speaker shall give his or her name and address or local affiliation, if the affiliation is pertinent.

A public hearing was held on October 13, 2021 on a proposed tax increment financing district (TIF) for the Dunham Court Project including a proposed Second Amendment to the Town Center Infrastructure Improvement Downtown Development Tax Increment Financing District and Development Program. The town council voted to review public hearing comments and possible other financing mechanisms at a workshop on October 27, 2021 prior to the vote on November 8.

Attachments:

- **Memo Town Planner Affordable Housing TIF Funding Options 10 19 2021 (Memo_Town_Planner_Affordable_Housing_TIF_Funding_Options_10_19_2021.pdf)**

- 2. General Assistance Ordinance and Appendices**

Opportunity for Public Comment. Limited to 15 minutes; 3 minutes per person. Time may be extended by majority vote of the councilors present. When recognized by the chairman, the speaker shall give his or her name and address or local affiliation, if the affiliation is pertinent.

Following the public hearing on October 13, 2021 the town council voted to table a vote on the 2021 General Assistance MMA Model Ordinance 09 2021 and Appendices A - I revised 09 2021.

During the public hearing the citizen who spoke suggested the town look into other potential ordinances and make sure it fits with Maine law and values of the town.

The town council will discuss public hearing comments.

Attachments:

- **Draft G.A. Appendices A - I 09 2021** (GA_2021_Appendices_A_-_I_Revised_09_2021.pdf)
- **Draft MMA G.A. Model Ordinance 09 2021** (GA_Model_Ordinance_MMA_Revised_09_2021.pdf)

3. Request from Councilor Boucher to Discuss Moving Forward in Making a Broader Affordable Housing Plan

Opportunity for Public Comment. Limited to 15 minutes; 3 minutes per person. Time may be extended by majority vote of the councilors present. When recognized by the chairman, the speaker shall give his or her name and address or local affiliation, if the affiliation is pertinent.

Councilor Boucher has requested the council discuss sending a request to the planning board to review ordinances and suggest changes with the goal of promoting more diverse and affordable housing options in Cape Elizabeth, including a review of our existing policies around accessory dwelling units (ADUs) and housing in residential districts for exclusionary practices, to be completed by XXX date.

Attachments:

- **Memo Planning Board Town Center Affordable Housing Amendments 05 05 2021** (Memo_PB_to_TC_Af_Hsg_recomm_5-5-2021.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.