

Pelletier: TIF District Could Be Set Up In North End Of Town

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A TIF district can be designated for future incremental property tax revenues collected from any facilities within the chosen area. The revenue is then used to support economic growth within the district or, under certain circumstances, outside the area.

The idea of implementing a TIF district was first presented by Arnett Muldrow & Associates, a South Carolina-based architectural firm that developed a comprehensive marketing plan for the Town of Cheshire.

"There's a lot of things that can be done with it," EDC Chairman David Pelletier said. "From what Tripp Muldrow told us during the whole process with the study, the state statutes, as they relate to establishing a TIF district, changed. They say they're more favorable, and it's something we should probably look at."

During their monthly October

meeting, EDC members reviewed a report from Arnett Muldrow staff about potentially working with the group to establish a TIF program for Cheshire. In November, the EDC plans to meet with another firm based in Maine that is currently working with the City of New Britain to set up a TIF district within that municipality.

"After we've heard their proposal, then we'll make a recommendation to the Council to see where the Council wants to go with it," Pelletier said.

Locations for the district could potentially be the north end of town, as well as a section of West Main Street, Pelletier added.

"There's a couple of areas in Cheshire where it could make sense," he said. "It's something that requires some studying and it's nothing that the Commission itself is qualified to (decide), 'This is where it should go.' We need to work with some outside

experts to determine if it's good for the town."

Pelletier added that the current Council has expressed interest in a TIF program, but questioned if possible changes in makeup of the governing body after this November's election might alter their overall point of view.

"We just provide them with information and our recommendations on things," explained Pelletier. "It's up to the Council to accept it. This Council is pretty receptive to the whole idea. A new Council could say, 'No, we're not interested.'"

During the presentation to the Council, Pelletier referenced other options available to the town. One such proposal was the creation of an Economic Development Authority, which would have more authoritative power than the EDC.

The City of Waterbury has an authority, Pelletier said, that has been instrumental in helping to acquire parcels of land and handle loan programs for local businesses.

"We're looking at the concept because, let's say there was an opportunity for the Town to acquire a piece of land that would be prime for redevelopment. You would do it through an entity like the development authority to insulate the Town from any legal liability," explained Pelletier.

The Chairman questioned whether or not such an authority would hold any weight in Cheshire, but said that the Commission will look at the concept more carefully.

"It's worth studying because, if an opportunity does present itself, you don't want to start from scratch at that point," he said.

To Pelletier, however, the decision on whether or not to establish a TIF district comes first.

"We're going to be looking at it (an authority)," Pelletier said. "Right now, the whole TIF district, that's on the front burner.

The development authority's on the back burner."

The concepts put forth by Arnett Muldrow in their report are ways for the Town to better explore opportunities for economic growth, Pelletier reiterated.

"We're trying to do things to set the table so that, if something does happen, the Town isn't scrambling," Pelletier stated.

Accordion Association Meeting Sunday

The next gathering of the Connecticut Accordion Association will be this Sunday, Oct. 29, at 1 p.m. at The Waverly Inn, 286 Maple Ave.

The event will be an "open group jam."

CAA Orchestra Conductor Peter Peluso will lead the group and music will be provided. The event is open to everyone. Call Marilyn at (203) 272-1202 to receive the music ahead of time.

The jam session will be fol-

lowed by "Accordion Plus" Open Mic, where accordion players plus other musicians, vocalists, and dancers can perform. Open mic performers must call to be put on the program. Programs should be limited to 7-10 minutes per act.

There will be a \$5 cover for CAA members, \$10 for all others. Those under 16 years of age will be admitted for free.

RSVP by tomorrow, Oct. 27, to Marilyn.

All Aboard The Next Cheshire Train Show

Connecticut's largest model train show—the 41st annual Cheshire Train Show—arrives at Cheshire High School, 525 South Main St., on Sunday, Nov. 19, bringing with it enough wonder and nostalgia to satisfy America's zeal for trains.

Model trains, equipment, accessories and memorabilia will be on display, with over 60 vendors expected to fill three rooms.

There will be hands-on exhibits as well as large layout displays with moving model trains, complete with landscaping and tiny towns.

This event is open to the public and is scheduled to run from 10 a.m. to 3 p.m.

Admission is \$6 for adults, while children ages 10 and under will be admitted for free. Children can also get their photo taken with Santa and Mrs. Claus from 11 a.m. to 1 p.m. Parking is free and handicap accessible.



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