



OFFICE OF THE GOVERNOR STATE OF CONNECTICUT
Governor's Task Force on Transit Oriented Development in Fairfield County
Best Practices Subcommittee
January 17, 2020, 2:00-3:00 pm
State Capitol, Governor's Conference Room 208
DRAFT Meeting Minutes

Subcommittee and Task Force Members Present

Jessica Casey - City of Norwalk
Bob Wiener - JDA Development Company
Christie Stewart - Fairfield County Housing Alliance
Jim Horan - Local Initiatives Support Corporation
Bruce Carlson - Independent Consultant
Juanita James – Fairfield County's Community Foundation
Lisa Tepper Bates – Office of the Governor

- I. Bob Wiener, Chair of the Subcommittee, called the meeting to order at 2:05
- II. Recap of Streamlining Subcommittee Progress – Lisa Tepper Bates
 - Will be reviewing past report of recommendations from HBRA
 - Danbury has one stop shop for local permitting – Let's keep identifying these types of things for the administration so they can assign points for applications / adjust QAP's
 - Would need to make these recommendations by February to OPM in order to be included in scoring of this year's funding rounds
- III. Areas of Best Practice for focus with regard to advancing TOD in CT context
 - **Public Private Partnerships Review:** *Juanita James*
 - Biggest challenge in PPP can be pace / urgency of private sector doesn't match that of municipalities
 - In PPP, mismatch of public private pacing can be difficult
 - PPP Must include all voices
 - All parties must agree to timelines and metrics
 - All parties must agree to goals at the outset
 - All parties must agree to roles and responsibilities
 - Bob Wiener- let's zero in on opportunities for PPP and create a primer on how to do this successfully

- Bruce Carlson: Process is key. Also, can be uneven negotiations as small cities don't have capacity/ sophistication for deal making. May want to think about regional or centralized negotiating function.
 - Bob Wiener: one solution is to have private partner fund independent counsel or consultants for the public partner – level the playing field for negotiations
- **Working with DOT Review: *Bob Wiener***
 - Met with DOT to discuss TOD. DOT mentioned PPP, they have done them in past.
 - BW will try to see the past DOT PPP agreements to use as a model for how they have been done in CT.
 - DOT feels they have capacity for this work.
 - DOT has rarely done ground leases instead of sales, but they are commonly used elsewhere and are generally superior.
 - Hard to find transit hubs, especially with buses; Multifamily within half mile of transit is the precedent
 - LTB: MASSport has done creative work with ground leasing and sales
 - Jessica Casey: can connect us with MASSport ED
 - BW: CT main issue is statutory framework governing disposition of property by state agencies. May be complex and painful
 - JC: Department of Administrative Services thinks ground lease would be easiest and best and politically palatable
 - JC: DOT felt we should be sure to engage DECD and OPM
 - JJ: Cant DOT keep an inventory of due diligence on projects. Build a database/catalogue
 - JC: Volume is a challenge. Does DOT know of sites that are overwhelmingly constrained?
 - BW: can also work town by town
 - DOT has sent a list of funding sources. DOT will re-engage a multi-agency workgroup around specific projects if we identify them
- **Infrastructure and Tax Incremental Financing Review: *Bruce Carlson***
 - CT has done TIF's. CT Mainstream Center is working on TIFs. CRCOG has report on TIFs.
 - 2015 TIF statute passed to define TIF more.
 - 12 CT communities have local TIF ordinances. Some momentum here. Towns have to make it happen.
 - We should discuss streamlining of local process for these to go forward. One issue is having to get new revenue identified before you can spend it. It is incremental to current town rev. If you have a TIF district but no added revenue, there can be no improvements.

- Baseline requirement is to have a strong RE market in the TIF area where value of land is likely to increase. Dallas and Atlanta have linear TIF districts that follow the rail lines. Might consider here.
- Can use other Taxes (IE sales tax) not just property taxes.
- JJ: Gentrification is an issue. Challenge is how to inform residents – engage in education and information sharing. Will need to address this thoughtfully.
- JH: LISC housing connections program and FCHA address some of this and it should be designed with local residents to counter pushback. Could bring in neighboring communities from NY and NJ who have had a good outcome engaging communities. New Canaan folks might be able to help
- LTB: US DOT TIFIA...ACT: Trump admin has made this useful. Project minimum is 14 MM per project. CT should figure out how to use this. Denver union station used it. Can we provide more info/education re this tool? Funds Transportation and TOD. Bruce C will look into it.
- BC: Gen Obligation Bond also a financing option

III. **Next steps:** The next meeting of the full Task Force taskforce is January 23: Anderson Strategic Investments and Beacon Communities will be the guest speakers, and will discuss work in Massachusetts to advance TOD. DOH will provide an update on IHZ, further to the expected January 2020 report on same. Next subcommittee meeting will be February 28 at 2:00 in the Capitol with a call in option.

IV. **Adjournment:** meeting was adjourned at 3:00.