

Tuesday, March 1, 2011  
CIAB Meeting Minutes

Present at this meeting: Gregg Cademartori, Joel Favazza, Donald Fryklund, Roland Hadley, Bill Kyrouz, Kersten Lanes, Janet Rice.

Mr. Hadley: Call to order at 6:38 p.m.

The CIAB: Unanimously approves the minutes for the February 7, 2011, meeting as amended.

Mr. Cademartori: I'll provide additional materials for the two wind projects within the next two meetings.  
Still, it doesn't look like any city dollars will be involved.

Ms. Rice: Are there residences near the Bond Hill project that are likely to object?

Mr. Cademartori: There's one about 500 feet away and the rest are even further—it's doubtful that even the closest residences will be able to even see the proposed turbines.

Mr. Hadley: What about the Magnolia windmills?

Mr. Cademartori: The matter was tabled at the Budget & Finance committee meeting and a ward meeting is going to be held prior to further discussion.

Ms. Lanes: Why are your projects a CIAB issue?

Mr. Cademartori: We're still waiting on the third-party equity partner—if the city was unable to find one but wanted to move forward nonetheless, the city would need to fund approximately \$150,000 per turbine.

Ms. Lanes: So then we are prioritizing these projects under the worst-case scenario of the city being unable to find any private financing?

Mr. Cademartori: Yes.  
The CIAB can also alternatively rank the project with a priority based on the contingency of a third-party financier.  
With the Varian windmill, due to the potential for high returns, the CIAB may want to prioritize it based on the city expending funds and reaping all the benefits.

The CIAB then briefly discussed the financial motivations behind potential third-party investors—namely tax incentives.

The CIAB then discussed the news that neither the interim police or fire chiefs that had presented to the CIAB at the previous meeting were in the running for the permanent position.

Ms. Lanes: We need to hear from the Fire and Police chiefs again regarding their smaller requests, and from Mike Hale regarding the DPW, schools, water, and sewer.

Mr. Hadley: What about I4-C2?

Mr. Cademartori: I don't think the city will be expending any more funds on that lot.

Ms. Rice: Does Mr. Hale have all of his paperwork submitted?

Mr. Cademartori: Some, but not all.

Ms. Rice: What about the harbormaster?

Mr. Cademartori: The three requests submitted already are the totality of his requests this year.

Ms. Lanes: It seems like much of the harbormaster's requests are covered by various state and federal agencies—why is it coming through the CIAB?

Mr. Cademartori: There is always the potential that the city must match a certain portion of the funds provided by the state or federal agencies handling the matters.

Mr. Kyrouz: Is everyone else submitted?

Mr. Cademartori: Yes, we are only waiting on the school to reformat their request and the remaining DPW requests.

Mr. Fryklund: I question whether some of the proposed capital investments requests being made are unwarranted—should we be recommending alternatives beyond saying “yes” or “no” to various requests?

Mr. Kyrouz: I don't know if we can go beyond saying “this is an inefficient use of your funds,” which of course then begs the question, “what is an efficient use of funds?”

Mr. Fryklund: Why then are these departments that are not really looking for city funds or suggestions from this board coming before us?

Mr. Favazza: It enables the CIAB to have a cohesive and comprehensive city-wide view of what needs to be done where.

Mr. Cademartori: It allows the CIAB to look for potential synergy, etc.

Ms. Rice: I think we need to know how much is available before we prioritize how funds should be spent.

Mr. Cademartori: Mr. Towne [city CFO] can provide those figures. Remember, this board's report is to assist the City Council and Mayor in getting an idea of how to weigh requests that come before them in an ad-hoc fashion from the various departments.

Mr. Kyrouz: That is not to say that the City Council or Mayor's office might not decide to reprioritize projects as they see fit—hence the advisory nature of this board.

Mr. Hadley: Is there anything else?

Ms. Lanes: Let's have Mike Hale in next week.

Mr. Fryklund: Let's also make sure his requests are submitted ahead of time.

The CIAB agreed to hold meetings on Monday, March 07, 2011, at 6:30 p.m. and Monday, March 14, 2011, at 6:30 p.m.

Meeting adjourned at 7:27 p.m.