



The Town of Barnstable
Comprehensive Financial Advisory Committee (CFAC)
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CFAC Committee:

Chair:

Chris Lauzon

Members:

Vice Chair, Jim Sproul
Clerk, Jeremy Shea
Chris King
Rimas Puskorius
Frank Ward
Lillian Woo

Staff Liaison:

Mark Milne

Councilor Liaison:

Betty Ludtke

MEETING MINUTES

Comprehensive Financial Advisory Committee

02.09.2026

6:00 PM

Join Zoom Meeting: <https://townofbarnstable-us.zoom.us/j/89976613353>

PHONE: 877-853-5257

Meeting ID: 899 7661 3353

Roll Call:

Vice Chair Jim Sproul called the CFAC Zoom meeting to order at 6:00pm

CFAC Members Present: Chris King, Frank Ward, Lillian Woo, Rimas Puskorius, Jim Sproul, and Jeremy Shea

- Roll call and quorum verified by Jeremy Shea
- CFAC Members Absent: Chris Lauzon
- Councilors Present: Gordon Starr, Betty Ludtke
- Staff Present: Deputy Finance Director-Gareth Markwell
- Others Present: None
- Public Comment: None

Motion to approve the minutes of January 26, 2026, made by Lillian, seconded by Chris K.
Roll call vote by Jeremy: Chris K.-yes, Frank-yes, Lillian-yes, Rimas, Jim-yes, and Jeremy-yes
Minutes approved as submitted

Appointment of a Member to the District Improvement Financing Committee (DIFC)

Rationale provided by Gareth

- Purpose of the program is to provide new growth revenue generated within the Hyannis Growth Incentive Zone (GIZ) to stimulate growth generating additional new growth revenue improving quality of life for area residents.
- Program priority is to utilize funding to leverage additional state and/or federal funds for capital projects.
- Per the town's approval of the DIFC plan, projects can be funded and must fall in the following categories: public infrastructure improvements, arts and cultural improvements, placemaking in public spaces, public realm beautification projects, small business façade grants, and for program administration.
- The Committee will be made up of 12 members: TOB Directors from Finance, Assessing and Planning and Development Director, Representatives from the Hyannis Business Improvement District, CFAC, a member of the Hyannis Main Street Waterfront Historic District Commission, one (1) at large business representative from Precincts 8, 9 or 13, two (2) at large resident representatives from Precincts 8,9, or 13, and three (3) TOB Town Councilors representing Precincts 8, 9, and 13

Discussion:

- Both Jeremy and Chris L. had expressed interest in participating
- Councilor Ludtke shared her reasons for opposition and further explained how the DIFC would force a certain percentage of the tax revenue from new growth to be placed in a special fund and used specifically within the Main Street area. The DIFC would review projects and use of those designated tax dollars. Councilor Ludtke also spoke about the project approved and moving forward in Taunton.
- The DIFC would develop the mechanism and process for either accepting or coming up with projects and would be responsible for meeting with town staff to review on allocations from the fund, as well as providing oversight of the program by reviewing the status of previously funded projects on a regular basis.
- Origin of the DIFC came from a program from Mass Development
- The amount being dedicated to this is 50% until 2034, then drops to 25% until 2049, a total of 25 years
- Recommendation made for CFAC to have a committee member and an alternate

Nomination duly made by Jim, seconded by Lillian to nominate Jeremy Shea to represent CFAC on the DIFC; Jeremy accepted nomination

Roll called by Jeremy: Chris K.-yes, Frank-yes, Lillian-yes, Rimas-yes, and Jim-yes

- Nomination duly made by Jim seconded by Chris K. for Chris Lauzon to represent CFAC on the DIFC as an alternate

Update on the FY 2027 Recommended Capital Project Funding List

Update provided by Gareth

- One change was for the inclusion of the Barnstable Police Departments (BPD) Regional 911 dispatch center. To date, \$1.1m/\$1.4m in state funding has been received and used for design work. As this project is near the construction phase, it is important that this project is represented on the Capital Plan. No other BPD project requests made the final list. As it is uncertain when the funding will become available this will not be going through the appropriation process during the CIP cycle and it is anticipated that either the full amount or a portion will be coming up during FY27.
- The Airport Manager and Airport Commission met and reviewed the projects list being put forward. Concerns with legal requirements around acceptance of federal grants remain, and they will likely be coming forward with a shortened list of projects more in line with the use of reserve funds or built in their funding mode should the

conditions of federal grants not be agreed upon. That list should be completed and provided to the Finance office on 2/10/26

- Remainder of enterprise funds are all within spending limits either through reserves or rate setting
- The total number of projects is now at 57, totaling just over \$116m; the largest is \$46.3m for the CWMP, adding in design costs bringing it to just over \$50m
- Also reviewed were General Fund reserves, General Fund Bond amounts, and the Capital Trust Fund cash flow
- The Centerville Recreation Building exterior restoration project would likely be funded through the Community Preservation Committee (CPC), and the Mosswood columbarium project would likely be coming from the Kirkman Trust Fund (KTF)

Update from the CIP Subcommittee on their FY 2027 Report Development

Review provided by Jim Sproul

- Report is on track, final suggestions and formatting are being reviewed; once completed it will be ready for members to review at the 2/23 meeting, and to the Town Council by March 5th
- There are four (4) distinct areas: Preamble and context including examining pay-as-you-go models; making recommendations for the pillars of capital funding; debt exclusion and stabilization overrides; alternative strategies; evaluation; evaluating private sector participation and making recommendations on all strategies
- The report is directed more at the mechanism for funding projects. With the TOB facing many challenges financially, the hope is to provide mechanisms and ideas that can help confront those challenges. Approaching it in a more structured framework, i.e. gaining access to capital, generating revenues, and finding additional cost saving measures involving the private sector, using their strengths and skills to aid in achieving a better quality of life, and a more sustainable position for the TOB. Approaching it to look at things in a more comprehensive manner so the TOB can make decisions more strategically
- Members agree the shift in the format is positive, has great potential, and effective in looking for new resources
- Suggested that content font and dollars be adapted for easier reading and understanding.
- The Finance department will be introducing a new, easier to read, and more transparent software program for both the CIP and Operating budgets. The software program is being contracted through Cleargov

Correspondence from Committee Members: None

Matters not reasonably anticipated by the Chair: None

Correspondence from Staff:

- Work on the CIP budget continues
- The TOB received another Distinguished Budget Award and AAA Bond rating, bond total was \$33.5m

Closing public comment: None

Motion duly made by Lillian, seconded by Chris K. to adjourn the meeting

Roll Call vote by Jeremy: Chris K.-yes, Frank-yes, Lillian-yes, Rimas-yes, Jim-yes, and Jeremy-yes

Meeting adjourned at 6:42pm

Respectfully submitted

Theresa M. Santos



2025.01.26 Minutes Draft DIF Master
CFAC Draft.pdf Plan - Barnstable.pdf



This meeting was recorded and is available at <https://townofbarnstable.us/boardscommittees/CFAC>