

Where	Municipal Investment Program	Eligibility Under Title 30-A	Estimated Cost	Status of Projects
Within District	Costs of funding capital improvements. TIF revenues may be applied to a wastewater disposal system feasibility study	§5225 (1) (A) (1) (a-d)	\$25,000	Project completed; funds expended
Community Wide	Costs of funding capital improvements. Site cleanup of Public Works Facilities.	§5225 (1) (A) (1) (a-d)	\$75,000	Project completed; funds expended
Within District	Cost of funding capital improvements. Activities included the design and construction of public restrooms.	§5225 (1) (A) (1) (a-d)	\$160,000	Project completed; funds expended
Within District	Costs associated with the creation of affordable housing to support local workforce at 80-120% of median income. Housing may be in the form of rents or new homeowners. Funding can serve to underwrite infrastructure costs for housing projects or provide matching funds for other housing development resources.	§5225 (1) (E)	<del>\$1,000,000</del> \$500,000	
Within District	Costs associated with the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures. TIF revenues may be used for the creation of a commercial event/performance center to promote the tourism, arts, and agricultural industries.	§5225 (1)(A)(1)(b) & (1)(A)(4)	\$1,000,000	
Within District & Community Wide	Cost associated with the acquisition or construction of land, improvements, public ways, buildings, structures, fixtures and equipment for public, arts district, new or existing recreational trail, commercial or transit-oriented development district use and costs of funding economic development programs or events developed by the municipality or plantation or funding the marketing of the municipality or plantation as a business or arts location. TIF revenues may be used to design and install signage, benches, gateways, public art, and other welcoming improvements as a way to attract people to the downtown and support the tourism, arts, historical, recreational, and agricultural industries.	§5225 (1)(A)(1) & (1)(C)(1)	\$100,000	

Where	Municipal Investment Program	Eligibility Under Title 30-A	Estimated Cost	Status of Projects
Within District	Up to 50% of the capital costs related to the construction or renovation of the town's administrative office, the need for which is related to general economic development within the municipality, not to exceed 15% of the captured assessed value of the development district. TIF revenues may be applied to renovations to the town's administrative offices which support the growing needs of the Town's Community and Economic Development Department.	§5225 (1)(C)(12)	\$500,000	
Within District	Costs associated with the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures. TIF revenues may be used for the creation of building with the purpose of promoting our tourism, recreation, arts, and agricultural industries or other economic development purposes.	§5225 (1)(A)(1)(b) & (1)(A)(4)	\$525,000	
Within District	Costs associated with the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures. TIF revenues may be used for the creation of a commercial event/performance center to promote the tourism, arts, and agricultural industry.	§5225 (1)(A)(1)(b) & (1)(A)(4)	\$500,000	
Community Wide	Costs of funding economic development plans and programs developed by the municipality. TIF revenues may be applied to the annual operating costs of the Town's Community & Economic Development Department.	§5225 (1)(C)(1)	\$2,500,000	<del>\$125,000</del> \$150k per year for 30 yrs.
Community Wide	Costs of funding economic development events hosted by the municipality. TIF revenues may be applied to the annual operating costs associated with several community events that promote the town and critical segments of its local economy, including but not limited to agriculture and the creative economy. Annual events may include but not be limited to the Celebrate Bowdoinham festival, Harvest Festival, Open Farm Day, Holiday Festival and Ice-Smelt Festival.	§5225 (1)(C)(1)	\$1,500,000	\$50k/yr for 30 yrs.

Where	Municipal Investment Program	Eligibility Under Title 30-A	Estimated Cost	Status of Projects
Community Wide	Costs of funding the marketing of Bowdoinham and the Village as a business or home-work location. TIF revenues may be applied to ongoing marketing costs, including but not limited to newsletters, brochures, advertising, use of social media, and business and directional signage.	§5225 (1)(C)(1)	\$900,000	\$30k/yr for 30 yrs.
Community Wide	Costs of services and equipment to provide skills development and training for jobs created and/or retained within the municipality. TIF revenues may be applied to funding general business workshops and/or training programs specific to a particular industry or business, including use of funds for intern support. Priority will be given to programming that supports retention and expansion of agriculture, arts, creative economy, and home-based businesses.	§5225 (1)(C)(4)	<del>§30,000</del> \$50,000	Costs adjusted for increases in services and programming costs.
Community Wide	Costs associated with the development and/or maintenance of new or existing regional recreational trails with significant potential to promote economic development. TIF revenues may be applied to the design, construction, and ongoing maintenance of the Bowdoinham portion of the proposed Merrymeeting Trail, a regional bicycle/pedestrian trail that would link the communities and local economies of Topsham, Bowdoinham, Richmond and Gardiner, including connection to and development of "water trails".	§5225 (1)(C)(6)	\$1,500,000	
Community Wide	Costs associated with providing local match to federal, state, regional and foundation grants that support any of the purposes of Title 30-A, Chapter 206, Subchapter 1 (Development Districts for Municipalities and Plantations). TIF revenues may be applied as local match to grants deemed by the town to have significant potential for economic development, including but not limited to public infrastructure, associated with the Merrymeeting Trail, Waterfront Parks, the Village (central commercial district), emobility (e.g., charging stations), and the expansion of access to high-speed Internet in underserved or unserved rural areas.	30-A §5230	<del>\$2,000,000</del> \$2,750,000	\$327,862 expended on the first phase of construction completed in transitioning the old Town Public Works facility site to a mixed-use waterfront park with commercial development sites

Total Municipal TIF Investment Plan Costs	<del>\$9,690,000</del> \$12,585,000
<b>Present Bowdoinham TIF Reserves</b>	
CMP Reserves	\$1,425,263
CMP Contribution in FY 2023-2024	\$430,235
Pipeline Reserves	\$90,654
Pipeline Contribution in FY 2023-2024	\$81,950



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The legislature finds a need for new development in areas of municipalities and plantations to: (A) Provide new employment opportunities; (B) Improve and broaden the tax base; and (C) Improve the general economy of the State. The municipal tax increment financing (TIF) program, established under 30-A M.R.S.A. Chapter 206 §5221-5235, is designed to assist municipalities and plantations to develop a program for improving a district of the municipality or plantation: (A) To provide impetus for industrial, commercial, transit-oriented or arts district development, or any combination; (B) To increase employment opportunities; and (C) To provide the facilities outlined in the development program adopted by the legislative body of the municipality or plantation. The TIF Statute provides that before final designation of a tax increment financing district, the Department of Economic and Community Development (DECD) commissioner shall review the proposed district and development program to ensure compliance with statutory requirements.

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Before designating a development district within the boundaries of a municipality or plantation, or adopting a development program for a designated development district, the municipal or plantation legislative body or the municipal or plantation legislative body's designee must:

- a) Hold at least one public hearing,
- b) Publish notice of the hearing at least 10 days before the date of the hearing in a newspaper of general circulation within the municipality or plantation,
- c) At the hearing, the legislative body of a municipality or plantation must consider:
  - i. Whether the proposed district or development program will contribute to the economic growth or well-being of the municipality or plantation or to the betterment of the health, welfare or safety of the municipal or plantation inhabitants,
  - ii. Any claim by an interested party that the proposed district or development program will result in a substantial detriment to that party's existing business in the municipality or plantation and produces substantial evident to that effect.

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Mail completed application, with tabs separating exhibits, to:

DECD/Office of Business Development (MTIF)

111 Sewall Street

Augusta, ME 04330

**(e-mailed applications are not accepted)**



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Municipalities wishing to create a municipal tax increment financing district to fund development programs **must** apply to DECD using the following application including all attachments noted below, in the order listed:

1. Table of Contents
2. Completed DECD MTIF Application, provided by DECD  
*Refer to "Checklist for Municipal Tax Increment Financing (MTIF) Application" to ensure application completeness*
3. Exhibit A: Statutory Thresholds and Requirements form, provided by DECD
4. Exhibit B: Assessor's Certificate of Original Assessed Value
5. Exhibit C: Map of District Location within Municipality
6. Exhibit D: Map of District Boundaries
7. Exhibit E: Annual Revenue Spreadsheet
8. Exhibit F: Annual Tax Shift Spreadsheet
9. Exhibit G: Copy of 10-Day notice of public hearing, including name and date of publication
10. Exhibit H: Minutes of Public Hearing, attested to with dated signature
11. Exhibit I: Record of District designation and Development Plan adoption by municipal legislative body

**If applicable,**

1. Exhibit J: Project Costs Spreadsheet  
*Refer to MTIF Application, "Checklist For MTIF Application" for required information*
2. Exhibit K: For Downtown TIF application, include a comprehensive Downtown Redevelopment Plan with the completed Downtown Redevelopment Plan Criteria Checklist and verification of municipal legislative body approval
3. Exhibit L: For Transit-Oriented Development District, include a map clearly identifying transit facilities plus areas and corridors respective of §5222 (20), (22) & (23)
4. Exhibit M: If an amendment and not already provided, a copy of any executed credit enhancements agreements.
5. Exhibit N: Copy of any municipality/plantation TIF policy

**\*\* Refer to "CHECKLIST FOR MTIF APPLICATION" to ensure application completeness. \*\***



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\* See “Checklist for Municipal Tax Increment Financing (MTIF) Application” for instructions [to automatically update the Table of Contents](#).



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## Section 1- Cover Letter and Application Cover Sheet

1. **Name of municipal tax increment financing (TIF) district and development program:** Town of Bowdoinham  
CMP/Riverfront
2. **This is an amended application. If an amendment, what amendment number?** 2
3. **Is this a Downtown designated TIF?** No.  
 If yes, provide the following information regarding the *Downtown Redevelopment Plan*:
  - a. **Name:** [Click here to enter text](#)
  - b. **Date approved by municipal legislative body:** [Click to enter a date. \(Include verification of this approval with Exhibit I\)](#)

**The Downtown Redevelopment Plan must contain the components outlined in the DECD "Downtown Redevelopment Plan Criteria Checklist"**
4. **Is this development district considered a/an [check the appropriate box(es)]?**  
 Industrial     Commercial     Transit-oriented     Arts  
 If this is a transit-oriented development designation, a map is required identifying transit facilities plus areas and corridors pursuant to MRS 30-A §5222(20), (22) & (23). (Exhibit L)
5. **Municipality name:** Bowdoinahm
6. **Municipality address:** 13 School St. Bowdoinham, ME 04008
7. **Municipality county:** [Sagadahoc](#)
8. **Municipal telephone number:** 207-666-5531
9. **Municipal official's name:** Nicole Briand
10. **Municipal official's title:** Town Manager
11. **Municipal official's e-mail address:** nbriand@bowdoinham.com
12. **If different from #9 above, contact person/consultant:** [Click here to enter text.](#)
13. **Municipal contact/consultant phone number:** [Click here to enter text.](#)
14. **Municipality contact/consultant e-mail address:** [Click here to enter text.](#)
15. **Municipality's assessor's name:** Rob Duplisea
16. **Municipality's assessor's e-mail address:** [rob@rjdappraisal.com](mailto:rob@rjdappraisal.com)

The municipal official named below, certifies he/she has the authority to submit this Application to DECD and further certifies all the information contained in this Application, and its attachments, are true and correct to the best of his/her knowledge.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print municipal official's name & title





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## Section 2 - Purpose/Basis Original/Amended Application

1. Provide a **brief, "headline" sentence explaining purpose/basis of this application.**

This is an amendment to the CMP/Riverfront TIF, approved in June of 2014 and subsequently amended on June 14, 2023. The amendment will expand the District footprint to include parcels U01-019 and U01-020 which the current Town Office and Old Town Hall reside. The Town Office hosts our Economic Development Office and our Old Town Hall has been the town's central events and sales venue for artisans and others for decades until it was condemned in 2024. And adding allowable project costs to promote economic development in the waterfront which is in the downtown area of Bowdoinham, within the TIF District.

2. **If needed, provide additional information related to the purpose/basis of this application. If this is an amendment, provide a brief, concise overview of the purpose of the original application and each amendment submitted to date.** This amendment is the second of the original CMP TIF approval. That TIF was created in response to a \$10 million dollar CMP investment, upgrading 2.2 miles of existing transmission line. All CMP improvements were complete. With 100% capture of TIF proceeds, the town will make improvements to downtown infrastructure in support of economic development efforts. Those efforts included both waterfront improvements on public property for the purposes of commercial conversion as well capital and operational investments in areas outside this district, including Merrymeeting Trail improvements. The program includes redevelopment of the "Lower Road" rails system into a rail and trail project. The June 14, 2023 amendment extended the period of the TIF from 20 to 30 years (to make up for the completion of the community's first TIF, the Natural Gas Pipeline TIF District) to continue to make capital improvements and operational investments, while also creating funds for affordable housing programs, and adjust the Program statement to address new and varied development projects in the waterfront/downtown of Bowdoinham. The second amendment aims to expand the TIF district to include parcels U01-019 and U01-020 where the current Town Office and Old Town Hall reside. The Town Office hosts our Economic Development Office and our Old Town Hall has been the town's central events and sales venue for artisans and others for decades until it was condemned in 2024. And adding allowable project costs to promote economic development in the waterfront which is in the downtown area of Bowdoinham, within the TIF District. The TIF funds are expected to match other state, federal, and private funding sources to complete these capital projects, thus establishing a total program cost of \$12.75 million.



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## Section 3 - Company/Developer Information

### A. Business General Information

[include whenever a company/developer is part of a TIF district proposal (regardless of whether a CEA is offered)]:

1. **Business name:** N/A
2. **Business address:** N/A
3. **Business phone number:** N/A
4. **Business contact person:** N/A
5. **Business contact person e-mail address:** N/A
6. **Principal place of business:** N/A
7. **Company structure (e.g., corporation, sub-chapter S, etc.):** N/A
8. **Place of incorporation:** N/A
9. **Name of Officer(s):** N/A
10. **Name of principal owner(s) name:** N/A
11. **Address:** N/A
12. **Brief project description:** N/A
13. **Total amount of project new investment by company/developer:** \$ N/A
14. **Will there be a credit enhancement agreement with this business?** No, none contemplated at this time. Formal amendment would be needed.

### B. Disclosure, only in cases where a CEA is offered to the above business:

#### 1. Check the public purpose(s) that will be met by the business using this incentive:

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> job creation  | <input type="checkbox"/> job retention        | <input type="checkbox"/> capital investment            |
| <input type="checkbox"/> training investment                                     | <input type="checkbox"/> tax base improvement | <input type="checkbox"/> public facilities improvement |
| <input type="checkbox"/> other (list): <a href="#">Click here to enter text.</a> |   |  |

#### 2. Check the specific item(s) for which TIF revenues will be used by the business:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> real estate purchase                                    | <input type="checkbox"/> machinery & equipment purchase | <input type="checkbox"/> training costs |
| <input type="checkbox"/> debt reduction  |   |   |
| <input type="checkbox"/> other (list): <a href="#">Click here to enter text.</a> |   |   |



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## Section 4 - Employment Goals/Data

Company Goals for Job Creation and Job Retention. (If a **developer**, check box , and skip to Section 5)

A. Job Creation Goals			
Occupational Cluster*	# of Full-time Positions	# of Part-time Positions	Annual Wage Level
1. Executive, Professional & Technical	0		
2. Administrative/Clerical Support			
3. Sales & Service			
4. Agriculture, Forestry & Fishing			
5. Maintenance, Construction, Production & Transportation			
Total			
B. Job Retention Goals			
Occupational Cluster*	# of Full-time Positions	# of Part-time Positions	Annual Wage Level
1. Executive, Professional & Technical	N/A		
2. Administrative/Clerical Support			
3. Sales & Service			
4. Agriculture, Forestry & Fishing			
5. Maintenance, Construction, Production & Transportation			
Total			
*See <a href="#">Occupational Cluster Descriptions</a> for more information.			

### INSTRUCTIONS

**A. Job Creation Goals.** Please list the number, type and wage level of jobs created as a result of the economic development incentive. NOTE: For this form, “full-time” employment means 30 hours or more; “part-time” employment means less than 30 hours. “Wage level” means the average annual wage paid for jobs created within an occupational cluster, e.g., either their annual salary, or their hourly wage times their annual hours. Also, “type” means “occupational cluster” which refers to the 12 categories listed in the “Occupational Cluster Descriptions.” Please include the number of your employees (both full-time and part-time) working within the category that most closely reflects their job duties.

**B. Job Retention Goals.** Please list the number, type and wage level of jobs retained as a result of the economic development incentive. Part B should be completed using same definitions in Part A.



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## Section 5 - Development Program

### Public Project(s)

1. Will there be any public facilities, improvements, or programs financed in whole or in part by the development program?  
Yes. See Exhibit J.

### Private Project(s)

2. Will there be any commercial facilities, arts districts, improvements, or projects to be financed in whole or in part by the development program: No. If yes, provide a brief, clear description: [Click here to enter text.](#)

### Duration of Development District

A District term may not exceed 30 years except if at least 75% of the District’s tax increment financing revenue is used for affordable housing projects or transit-oriented development, then the District term may not exceed 50 years.

**Does this Development Program allocate at least 75% of the tax increment financing revenue to affordable housing projects or transit-oriented development projects?**  No (District term may be up to 30 years)  Yes (District term may be up to 50 years)

a. **District term:**

**Original application:** District Term is 30 years and original applicaiotn was July 1, 2014.

**If an amendment, adding how many years?** [Click here to enter a number](#) **totaling how many years:** [Click here to enter a number.](#)

b. **Start date of July 28, 2014 with fiscal year 2014-2015**

**[Must begin with tax year in which development district designation is effective pursuant to MRS 30-A §5226, or the subsequent tax year (MRS Title 30-A §5224 (2)(H))]**

c. **End date of June 30, 2044 with fiscal year 2043-2044.**



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**Original Assessed Value**

3. Provide the taxable assessed value of the development district as of the March 31<sup>st</sup> of the tax year preceding the property tax year in which the district was designated by the legislative body.

		OAV of Real Property	OAV of Personal Property	As of (complete year)	Total acres	
Original district		\$1,160,551.00	\$0.00	3/31/2014		110.070
Amendment: (If applicable, with any property added/removed)	#1	-			-	110.070
		+		3/31/2023	+	0.000
	#2	-			-	110.070
		+	\$0.00	\$0.00	3/31/2024	+
	#3	-			-	
		+			3/31/____	+
	#4	-			-	
		+			3/31/____	+
	#5	-			-	
		+			3/31/____	+
	#6	-			-	
		+			3/31/____	+
	#7	-			-	
		+			3/31/____	+
	#8	-			-	
		+			3/31/____	+
	#9	-			-	
		+			3/31/____	+
	#10	-			-	
		+			3/31/____	+
<b>Total</b>						<b>111.510</b>

\*\*\*Municipal Assessor must certify above original assessed value(s) (Exhibit B).



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## Section 6 - Financial Plan

### Increased Assessed Value Information

1. **Total estimated cost for the development program: \$ 9,690,000**
2. **Municipality will capture 100% of real and personal property increased assessed value for each year of the district term, to apply to the development program.** [Click here to enter text, if needed.](#)
3. **If #2 above's captured assessed value is less than 100%, besides the district's original assessed value, what percentage of increased assessed value will be deposited into the General Fund, or if an unorganized territory, to Education and Services fund?** [Click here to enter % to be deposited in General Fund/Education & Services fund.](#)

### Public Indebtedness

4. **Will there be public indebtedness? Yes, to be determined.**
  - a. **If yes, what is the projected amount of public indebtedness to be incurred?** Not to exceed the total projected TIF revenue. Type of projects would include affordable housing or public capital improvements.
  - b. **If an amendment, have any bonds been issued to date pertaining to the approved projects of this district? No. If yes, provide the status, such as years left on bond and amount of outstanding debt.** [Click here to enter text.](#)

### Anticipated Revenues

5. **Describe sources of anticipated revenues for public projects (clearly and briefly stated):** TIF funds, federal grants, state grants, foundations, private funds, and local fund raisers
6. **Describe sources of anticipated revenues for private projects (clearly and briefly stated):** All capital improvements made on private property will be financed by the developer and become the sole liability of said developer.

### Credit Enhancement Agreement (CEA)

7. **Describe terms and conditions of any agreements, contracts or other obligations related to the development program (e.g., CEAs). Ensure to clearly state the reimbursement percentage, along with, if applicable, any local triggers/caps.**
  - a. **Will CEAs be offered as part of this development program? No, a formal amendment to this Development Program will be necessary, after going through the Public Process.**
  - b. **List name(s) of company/developer to be offered a CEA:** [Click here to enter text.](#)
    - i. **Provide the CEA reimbursement percentage, term, conditions for each listed company/developer:** [Click here to enter text.](#)
  - c. **Is this an omnibus application? No.**  
**If an omnibus, provide clear reimbursement percentage(s) and term(s)/condition(s):** [Click here to enter text.](#)
  - d. **Does the municipality have a TIF policy? No.**

If this is an amendment, and if applicable, include a copy of all executed CEAs as Exhibit M.





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**Development Program Fund and Tax Increment Revenues**

**Read below. Authorized municipal official must initial in provided spaces, acknowledging understanding of the below information:**

If a municipality/plantation has designated captured assessed value, the municipality/plantation shall:

A. Establish a development program fund that consists of the following:

1. A project cost account that is pledged to and charged with the payment of project costs that are outlined in the financial plan and are paid in a manner other than as described in subparagraph (2); and
2. In instances of municipal/plantation indebtedness, a development sinking fund account that is pledged to and charged with the payment of the interest and principal as the interest and principal fall due and the necessary charges of paying interest and principal on any notes, bonds or other evidence of indebtedness that were issued to fund or refund the cost of the development program fund;

B. Annually set aside all tax increment revenues on captured assessed values and deposit all such revenues to the appropriate development program fund account established under paragraph A in the following order of priority:

1. To the development sinking fund account, an amount sufficient, together with estimated future revenues to be deposited to the account and earnings on the amount, to satisfy all annual debt service on bonds and notes issued under section 5231 and the financial plan; and
2. To the project cost account, an amount sufficient, together with estimated future revenues to be deposited to the account and earnings on the amount, to satisfy all annual project costs to be paid from the account;

C. Make transfers between development program fund accounts established under paragraph A as required, provided that the transfers do not result in a balance in the development sinking fund account that is insufficient to cover the annual obligations of that account; and

D. Annually return to the municipal or plantation general fund any tax increment revenues remaining in the development sinking fund account established under paragraph A in excess of those estimated to be required to satisfy the obligations of the development sinking fund account after taking into account any transfers made under paragraph C. The municipality/plantation, at any time during the term of the district, by vote of the municipal or plantation officers, may return to the municipal/plantation general fund any tax increment revenues remaining in the project cost account established under paragraph A in excess of those estimated to be required to satisfy the obligations of the development project cost account after taking into account any transfer made under paragraph C. In either case, the corresponding amount of local valuation may not be included as part of the captured assessed value as specified by the municipality or plantation.

X \_\_\_\_\_

At the end of the district TIF term, all taxable real and/or personal property value captured in the district will be added to the general tax rolls.

X \_\_\_\_\_



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### Relocation of Person(s)/Business(es)

8. There will be no displacement.

### Transportation Improvements

9. Improvements may include investments to the rail and trail corridor over the Lower Road (existing Maine state owned rail line), to the trail corridor connections associated with the Merrymeeting Trail system, and pedestrian and bike improvements to the waterfront and downtown development areas and community wide.

### Environmental Controls

10. These will be addressed at the time of design, permitting and construction.

### District Operation

11. **After the planned capital improvements are completed, provide a brief statement of the proposed operation of the development district pertaining to:**
  - a. **Public capital improvements:** Bowdoinham will enhance waterfront, downtown, and trail improvement projects with development support. This will include planning, program marketing, active transportation offerings, enhancing downtown commercial activity and marketable events, and further supporting a growing arts community and support for affordable housing projects for low- and moderate-income families. During the term of the District, the Select Board and/or their designee(s) will be responsible for all administrative matters required of the town concerning the implementation and operation of the District.
  - b. **Private capital improvements:** The developers owning properties located within the District will be responsible to manage its own operation and funding of private development located within the District.





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## Section 7 - Notice and Hearing

- Date of public notice (must be minimally 10 days before the public hearing):** March 21, 2024  
For Exhibit G, provide a legible copy of the newspaper page showing the public hearing, newspaper name and date of publication.
- Date of public hearing:** April 2, 2024  
For Exhibit H, provide a copy of the public hearing minutes, attested to with dated signature.
- Date municipal or plantation legislative body approved original district designation:** June 11, 2014  
**Date municipal or plantation legislative body adopted original development program:** June 11, 2014  
**If an amendment, is it to the:**
  - district. Provide date municipal or plantation legislative body approved:** [Click to enter a date.](#)
  - development program. Provide date municipal or plantation legislative body approved:** [Click to enter a date.](#)
  - district and development program. Provide date municipal or plantation legislative body approved:** June 1, 2024For Exhibit I, provide verification of district designation and adoption of development program by municipal legislative body including vote tally.
- Is a municipal official authorized to make technical revisions to this District application/development program to facilitate the process for review and approval by DECD, as long as such revisions are not inconsistent with the basic structure and intent of the development program?** Yes. See Section 6 page 10.



**Department of Economic and Community Development**  
**Municipal Tax Increment Financing**  
**Application**



## Exhibit A - Statutory Requirements & Thresholds

\*\*round to second decimal place

SECTION A.   Acreage Caps		
1. Total <b>municipal</b> acreage;		25,088
2. Acreage of <b>proposed</b> Municipal TIF District;		111.510
3. <b>Downtown-designation</b> acres in proposed Municipal TIF District;		0
4. <b>Transit-Oriented Development</b> <sup>1</sup> acres in proposed Municipal TIF District;		0
5. <b>Total acreage</b> [=A2÷A3-A4] of proposed Municipal TIF District counted toward 2% limit;		111.510
6. <b>Percentage</b> [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).		0.44%
7. <b>Total acreage</b> of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>including</b> Municipal Affordable Housing Development districts: <sup>2</sup>  CMP/Riverfront 110.070, Natural Gas Pipeline 66.300	Existing	176.37
	Proposed	1.44
	Total:	177.81
<b>30-A § 5223(3) EXEMPTIONS<sup>3</sup></b>		
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;		0
9. Acreage of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts: District Name/Acreage      District Name/Acreage		0
10. Acreage of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts: District Name/Acreage      District Name/Acreage		0
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> <sup>4</sup> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such acreage also factored in Exemptions 8-10 above: District Name/Acreage      District Name/Acreage      District Name/Acreage  District Name/Acreage      District Name/Acreage      District Name/Acreage		0
12. <b>Total acreage</b> [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		177.81
13. <b>Percentage of total acreage</b> [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		0.71%
14. <b>Real property</b> in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;		
b. In need of rehabilitation, redevelopment or conservation;		
c. Suitable for commercial or arts district uses.	111.510	100%
<b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>		

<sup>1</sup> For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.  
<sup>2</sup> For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.  
<sup>3</sup> Downtown/TOD overlap nets single acreage/valuation caps exemption.  
<sup>4</sup> PTDZ districts approved through December 31, 2008.



**Department of Economic and Community Development**  
**Municipal Tax Increment Financing**  
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SECTION B.   Valuation Cap	
1. <b>Total TAXABLE</b> municipal valuation—use most recent April 1	\$369,660,400
2. <b>Taxable Original Assessed Value (OAV)</b> of proposed Municipal TIF District as of March 31 preceding municipal designation	\$1,160,551
3. <b>Taxable OAV of all existing/proposed</b> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts: (List <a href="#">each</a> district name/acreage) Natural Gas Pipeline \$29,800 & CMP TIF \$1,160,551	Existing      \$1,190,351
	Proposed        \$0
	Total              \$1,190,351
<b>30-A § 5223(3) EXEMPTIONS</b>	
4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district	0
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts (List <a href="#">each</a> district name/acreage)	0
6. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts (List <a href="#">each</a> district name/acreage)	0
7. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Single Taxpayer/High Valuation</b> <sup>5</sup> Municipal TIF districts (List <a href="#">each</a> district name/acreage)	0
8. <b>Taxable OAV</b> in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above: (List each district name/OAV)	0
9. <b>Total taxable OAV</b> [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	\$1,190,351
10. <b>Percentage of total taxable OAV</b> [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)	0.32%

COMPLETED BY			
PRINT NAME	Nicole Briand		
SIGNATURE		DATE	
If this form has <b>not been completed by the municipal or plantation assessor</b> , the assessor must sign and date below, acknowledging he/she agrees with the information reported on this form, and understands the OAV stated in Section B, line 2, will be used to determine the IAV for this District.			
PRINT NAME	Rob Duplisea		
SIGNATURE		DATE	

<sup>5</sup> For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.



Department of Economic and Community Development  
Municipal Tax Increment Financing  
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**Exhibit B - Assessor's Certificate**

**Exhibit B**

**Assessor's Certificate of Taxable Original Assessed Value of the Town of Bowdoinham  
'CMP/Riverfront' Municipal Development and Tax Increment Financing District**

The undersigned Rob Duplisea, being the duly appointed Assessor's Agent for the Town of Bowdoinham, Maine, hereby certifies pursuant to 30-A M.R.S. §5227 (2) that the Taxable Original Assessed Value of the Town of Bowdoinham's CMP/Riverfront Municipal Development and Tax Increment Financing District contained within the district boundaries to which this certificate is appended, as of March 31, 2023, was:

**Riverfront and Municipal Complex Tract of District**

Parcel	Acres	OAV Real Property As of 3/31/2014	OAV Personal Property As of 3/31/2014	OAV Real & Personal Property As of 3/31/2024
U01-001	20.58	\$0	\$0	\$0
U01-074	1.11	\$0	\$0	\$0
U01-070	0.66	\$0	\$0	\$0
U01-019	1.26	\$0	\$0	\$0
U01-020	0.18	\$0	\$0	\$0
<b>TOTAL</b>	<b>22.35</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**CMP Tract of District**

Parcel	Acres	OAV Real Property As of 3/31/2014	OAV Personal Property As of 3/31/2014	OAV Real & Personal Property As of 3/31/2024
R10-016	69.83	\$	\$	\$
R10-016T**	19.00*	\$	\$	\$
R07-004-T	0	\$	\$	\$
<b>TOTAL</b>	<b>88.83</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

\* 19% of 102 acre parcel to be included in CMP Tract; \$15,051 represents 19% of \$80,800 assessed value of land parcel as of 3/31/2023.

\*\* R07-004-T is tax account associated with infrastructure in proposed CMP Tract. OAV represents value of infrastructure within CMP Tract as of 3/31/2023.

**Total District**

Parcel	Acres	OAV Real Property As of 3/31/2014	OAV Personal Property As of 3/31/2014	OAV Real & Personal Property As of 3/31/2024
Riverfront	22.35	\$	\$	\$
CMP	88.83	\$	\$	\$
<b>TOTAL</b>	<b>111.38</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>

IN WITNESS WHEREOF, this certificate has been executed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Municipal Assessor's Agent for the Town of Bowdoinham



Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application



**Exhibit C - Map of District Location within Municipality**

# Map of District Location within Municipality







Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application



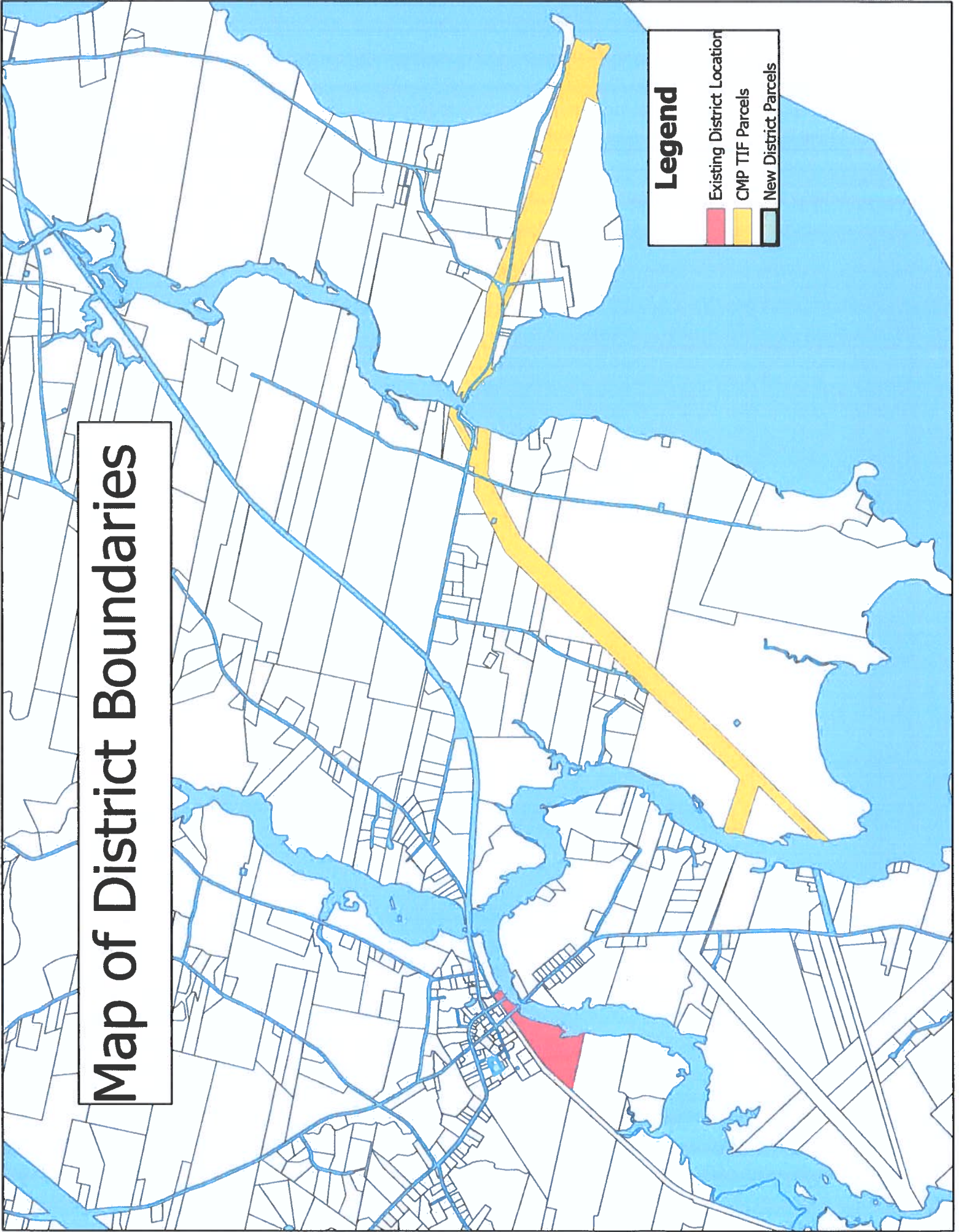
**Exhibit D - Map of District Boundaries**



# Map of District Boundaries

**Legend**

- Existing District Location
- CMP TIF Parcels
- New District Parcels





Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application



**Exhibit E - Annual Revenue Spreadsheet**

TIF YR.	TAX YEAR	Projected Annual Assessed Value	Projected Mil Rate	Gross New Taxes	TIF %	Total Revenues	COMMUNITY				COMPANY		
							General Fund	TIF %	TIF Revenues	Total Revenues	TIF %	TIF Revenues	
base	2013-2014												
1	2014-2015	\$ 1,700,000	15.4	\$ 26,180	100	\$ 26,180	0	100	\$ 26,180	\$ 26,180	0	0	0
2	2015-2016	\$ 10,000,000	15.4	\$ 154,000	100	\$ 154,000	0	100	\$ 154,000	\$ 154,000	0	0	0
3	2016-2017	\$ 9,700,000	15.4	\$ 149,380	100	\$ 149,380	0	100	\$ 149,380	\$ 149,380	0	0	0
4	2017-2018	\$ 9,400,000	15.4	\$ 144,760	100	\$ 144,760	0	100	\$ 144,760	\$ 144,760	0	0	0
5	2018-2019	\$ 9,100,000	15.4	\$ 140,140	100	\$ 140,140	0	100	\$ 140,140	\$ 140,140	0	0	0
6	2019-2020	\$ 8,800,000	15.4	\$ 135,520	100	\$ 135,520	0	100	\$ 135,520	\$ 135,520	0	0	0
7	2020-2021	\$ 8,500,000	15.4	\$ 130,900	100	\$ 130,900	0	100	\$ 130,900	\$ 130,900	0	0	0
8	2021-2022	\$ 8,200,000	15.4	\$ 126,280	100	\$ 126,280	0	100	\$ 126,280	\$ 126,280	0	0	0
9	2022-2023	\$15,133,351	15.4	\$ 233,054	100	\$ 233,054	0	100	\$ 233,054	\$ 233,054	0	0	0
10	2023-2024	\$ 14,833,351	15.4	\$ 228,434	100	\$ 228,434	0	100	\$ 228,434	\$ 228,434	0	0	0
11	2024-2025	\$ 14,533,351	15.4	\$ 223,814	100	\$ 223,814	0	100	\$ 223,814	\$ 223,814	0	0	0
12	2025-2026	\$ 14,233,351	15.4	\$ 219,194	100	\$ 219,194	0	100	\$ 219,194	\$ 219,194	0	0	0
13	2026-2027	\$ 13,933,351	15.4	\$ 214,574	100	\$ 214,574	0	100	\$ 214,574	\$ 214,574	0	0	0
14	2027-2028	\$ 13,633,351	15.4	\$ 209,954	100	\$ 209,954	0	100	\$ 209,954	\$ 209,954	0	0	0
15	2028-2029	\$ 13,333,351	15.4	\$ 205,334	100	\$ 205,334	0	100	\$ 205,334	\$ 205,334	0	0	0
16	2029-2030	\$ 13,033,351	15.4	\$ 200,714	100	\$ 200,714	0	100	\$ 200,714	\$ 200,714	0	0	0
17	2030-2031	\$ 12,733,351	15.4	\$ 196,094	100	\$ 196,094	0	100	\$ 196,094	\$ 196,094	0	0	0
18	2031-2032	\$ 12,433,351	15.4	\$ 191,474	100	\$ 191,474	0	100	\$ 191,474	\$ 191,474	0	0	0
19	2032-2033	\$ 12,133,351	15.4	\$ 186,854	100	\$ 186,854	0	100	\$ 186,854	\$ 186,854	0	0	0
20	2033-2034	\$ 11,833,351	15.4	\$ 182,234	100	\$ 182,234	0	100	\$ 182,234	\$ 182,234	0	0	0
21	2034-2035	\$ 11,533,351	15.4	\$ 177,614	100	\$ 177,614	0	100	\$ 177,614	\$ 177,614	0	0	0
22	2035-2036	\$ 11,233,351	15.4	\$ 172,994	100	\$ 172,994	0	100	\$ 172,994	\$ 172,994	0	0	0
23	2036-2037	\$ 10,933,351	15.4	\$ 168,374	100	\$ 168,374	0	100	\$ 168,374	\$ 168,374	0	0	0
24	2037-2038	\$ 10,633,351	15.4	\$ 163,754	100	\$ 163,754	0	100	\$ 163,754	\$ 163,754	0	0	0
25	2038-2039	\$ 10,333,351	15.4	\$ 159,134	100	\$ 159,134	0	100	\$ 159,134	\$ 159,134	0	0	0
26	2039-2040	\$ 10,033,351	15.4	\$ 154,514	100	\$ 154,514	0	100	\$ 154,514	\$ 154,514	0	0	0
27	2040-2041	\$ 9,733,351	15.4	\$ 149,894	100	\$ 149,894	0	100	\$ 149,894	\$ 149,894	0	0	0
28	2041-2042	\$ 9,433,351	15.4	\$ 145,274	100	\$ 145,274	0	100	\$ 145,274	\$ 145,274	0	0	0
29	2042-2043	\$ 9,133,351	15.4	\$ 140,654	100	\$ 140,654	0	100	\$ 140,654	\$ 140,654	0	0	0
30	2043-2044	\$ 8,833,351	15.4	\$ 136,034	100	\$ 136,034	0	100	\$ 136,034	\$ 136,034	0	0	0
<b>Cumulative</b>		\$ 329,033,722		\$ 5,067,119		\$ 5,067,119			\$ 5,067,119	\$ 5,067,119	0	0	0
<b>Avg. Annual</b>		\$ 10,967,791		\$ 168,904		\$ 168,904			\$ 168,904	\$ 168,904			

Note: Value updated base on value in 2022-23, then depreciated the same rate as previously; Annually examine changes to and adjust accordingly



Department of Economic and Community Development  
Municipal Tax Increment Financing  
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**Exhibit F - Annual Tax Shift Spreadsheet**

		Estimated Shelter Benefit of Captured Value on State Subsidies and County Taxes				Estimated Impact of Uncaptured Value on State Subsidies and County Taxes				
TIF YR.	TAX YEAR	State Education Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift Benefit	Lost State Education	Lost Revenue Sharing	Increased County Tax	Net Loss	
1	2013-2014									
2	2014-2015									
3	2015-2016	\$ 13,362.00	\$ 1,474	\$ 3,561	\$ 18,397	0	0	0	0	
4	2016-2017	\$ 78,600.00	\$ 8,375	\$ 20,893	\$ 107,868	0	0	0	0	
5	2017-2018	\$ 76,242.00	\$ 8,134	\$ 20,268	\$ 104,643	0	0	0	0	
6	2018-2019	\$ 73,884.00	\$ 7,892	\$ 19,643	\$ 101,419	0	0	0	0	
7	2019-2020	\$ 71,526.00	\$ 7,649	\$ 19,018	\$ 98,193	0	0	0	0	
8	2020-2021	\$ 69,168.00	\$ 7,406	\$ 18,392	\$ 94,967	0	0	0	0	
9	2021-2022	\$ 66,810.00	\$ 7,163	\$ 17,767	\$ 91,740	0	0	0	0	
10	2022-2023	\$ 64,452.00	\$ 6,918	\$ 17,142	\$ 88,512	0	0	0	0	
11	2023-2024	\$ 62,094.00	\$ 6,674	\$ 16,516	\$ 85,284	0	0	0	0	
12	2024-2025	\$ 59,736.00	\$ 6,428	\$ 15,890	\$ 82,054	0	0	0	0	
13	2025-2026	\$ 57,378.00	\$ 6,182	\$ 15,265	\$ 78,825	0	0	0	0	
14	2026-2027	\$ 55,020.00	\$ 5,935	\$ 14,639	\$ 75,594	0	0	0	0	
15	2027-2028	\$ 52,662.00	\$ 5,688	\$ 14,013	\$ 72,363	0	0	0	0	
16	2028-2029	\$ 50,304.00	\$ 5,440	\$ 13,386	\$ 69,131	0	0	0	0	
17	2029-2030	\$ 47,946.00	\$ 5,192	\$ 12,760	\$ 65,898	0	0	0	0	
18	2030-2031	\$ 45,588.00	\$ 4,942	\$ 12,134	\$ 62,664	0	0	0	0	
19	2031-2032	\$ 43,230.00	\$ 4,693	\$ 11,507	\$ 59,430	0	0	0	0	
20	2032-2033	\$ 40,872.00	\$ 4,442	\$ 10,881	\$ 56,195	0	0	0	0	
21	2033-2034	\$ 38,514.00	\$ 4,191	\$ 10,254	\$ 52,959	0	0	0	0	
22	2034-2035	\$ 36,156.00	\$ 3,940	\$ 9,627	\$ 49,722	0	0	0	0	
23	2035-2036	\$ 33,934.40	\$ 3,718.84	\$ 8,832	\$ 46,485	0	0	0	0	
24	2036-2037	\$ 31,573.58	\$ 3,460.12	\$ 8,218	\$ 43,251	0	0	0	0	
25	2037-2038	\$ 29,214.69	\$ 3,201.61	\$ 7,604	\$ 40,020	0	0	0	0	
26	2038-2039	\$ 26,853.87	\$ 2,942.89	\$ 6,989	\$ 36,786	0	0	0	0	
27	2039-2040	\$ 24,493.05	\$ 2,684.17	\$ 6,375	\$ 33,552	0	0	0	0	
28	2040-2041	\$ 22,132.23	\$ 2,425.45	\$ 5,760	\$ 30,318	0	0	0	0	
29	2041-2042	\$ 19,771.41	\$ 2,166.73	\$ 5,146	\$ 27,084	0	0	0	0	
30	2042-2043	\$ 17,410.59	\$ 1,908.01	\$ 4,532	\$ 23,850	0	0	0	0	
31	2043-2044	\$ 15,049.77	\$ 1,649.29	\$ 3,917	\$ 20,616	0	0	0	0	
32	2044-2045	\$ 12,688.95	\$ 1,390.57	\$ 3,303	\$ 17,382	0	0	0	0	
33	2045-2046	\$ 10,328.13	\$ 1,131.85	\$ 2,688	\$ 14,148	0	0	0	0	
	<b>Cumulative</b>	\$ 1,346,994.65	\$ 145,438.64	\$ 356,916.97	\$ 1,849,350.25					
	<b>Avg. Annual</b>	\$ 44,899.82	\$ 4,847.95	\$ 11,897.23	\$ 61,645.01					



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



**Exhibit G - 10-Day Notice of Public Hearing**





Thursday, March 21, 2024 The Times Record 84

Public Notices are a government and independent of government and court action. These include state and local government meetings, rule-making, legislative contracts, zoning changes, and many more, as required by law. In addition, parties to some court proceedings, such as divorce, custody, and child support, are required to publish notices in the general public. The notices also alert business owners, legal and medical, to potential government contractual jobs, helping to ensure economic activity across a broad geographic area. Public notices have notations to ensure transparency in all levels of government, and the transparency of the United States.

Print and text notices are published in the Times Record and are also available on the website, www.timesrecord.com, which allows our readers to search notices, and sign up to receive email alerts for relevant notices across the website.

**Public Notice**  
**Town of Bowdoinham, Maine**  
**Public Hearing Notice**  
**Tuesday, April 2, 2024 6:30 p.m.**  
**Coombs Municipal Building**

The Community Development Advisory Committee of the Town of Bowdoinham will hold a public hearing on Tuesday, April 2, 2024 at 6:30 p.m. at the Coombs Municipal Building, 23 School Street for the purpose of receiving public comments on the proposed amendment of the Town of Bowdoinham's CMP/Riverfront Municipal Development and Tax Increment Financing District. Pursuant to the provisions of Chapter 266 of Title 20-A of the Maine Revised Statutes, as amended.

The CMP/Riverfront Municipal Development and Tax Increment Financing District ("the District") consists of 110.07 acres located on two District Tracts, 22.35 acres on or about Main St. and River Rd. near the riverfront, and 87.72 acres on or about the planned Central Maine Power Maine Reliability Project upgrade near Brown's Point Road. The development program for the District proposes to expand the TIF district to include the parcels 101-20, location of the Old Town Hall, and 101-19, location of the Town Office. Inclusion of these parcels would allow TIF revenue to be used to rehabilitate these buildings. Further, the development program would also be expanded to include the ability to rehabilitate the yellow building at the waterfront park and provide a means to undertake economic development projects at the waterfront without grant funding if necessary.

A copy of the proposed Town of Bowdoinham CMP/Riverfront Municipal Development and Tax Increment Financing District and Development Program will be on file with the Town Clerk as of March 21, 2024 and may be viewed at the Town Office, 13 School St., Bowdoinham, Maine. A vote on the proposed District and Development Program amendment will be held at Town Meeting on Saturday, June 1, 2024 at 9:00 a.m. at the Bowdoinham Community School, 23 Cemetery Road.

**Public Notice**  
**STATE OF MAINE**  
**SAGadahoc COUNTY PROBATE COURT**  
**782 HIGH STREET, BATH, MAINE 04530**  
**NOTICE TO CREDITORS**  
**18-C.M.R.B. 83-00114**

The following Personal Representative has been appointed in the Estates noted. The first publication date of this notice is March 21, 2024. If you are a creditor of an Estate listed below, you must present your claim within four months of the first publication date of this Notice to Creditors or be forever barred. You may present your claim by filing a written statement of your claim on a proper form with the Register of Probate of this Court by delivering or mailing to the Personal Representative listed below at the address published by the Personal Representative's name a written statement of the claim indicating the basis therefor, the name and address of the claimant, and the amount claimed or in such other manner as the law may provide. See 18-C.M.R.S. §3-304.

- Docket No. 2023-260  
Estate of LYNE M. TRUE, Late of Bath. Karol T. Winslow and Agai T. Delano c/o Jessica R. Avery, Esq., 1 Front St., Suite 7, Bath, ME 04530 appointed Co-Personal Representative.
- Docket No. 2023-275  
Estate of NANCY J. GROFF, Late of Topsham. Virginia A. McAllister, 2001 West 9th Place, Denver, CO 80221 and Thomas Joseph Grote, 1823 1/2 95th St., Scottsdale, AZ 85255 appointed Co-Personal Representative.
- Docket No. 2023-277  
Estate of PAULINE HARRIS, Late of Topsham. Walter P. Harris, c/o Suzanne L. Johnson, Esq., PO Box 419, Topsham, ME 04086 appointed Personal Representative.
- Docket No. 2023-279  
Estate of PHYLIS E. HERRICK, Late of Richmond. Charles P. Von Harbach c/o Gregory Farris, Esq., 6 Central Maine Crossing, Gardiner, ME 04843 appointed Personal Representative.
- Docket No. 2024-002  
Estate of PAULINE R. BEASLEY, Late of Richmond. Billie Jewel Sizer Beasley c/o Jessica A. Braun, Esq., 8 City Center Suite 400 Portland, ME 04101 appointed Personal Representative.
- Docket No. 2024-003  
Estate of CHRISTOPHER C. BUCK, Late of Winter Haven, FL. Gail S. Buck, 7707 Waterway Way, Winter Haven, FL 33884 and Leslie E. McKinney, 6 Maple St., Pittsboro, ME 04862 appointed Co-Personal Representative.
- Docket No. 2024-014  
Estate of JERAMIE H. MCINTYRE, Late of Bath. Martha E. Lewis c/o Richard E. Briggs, Esq., 47 Eastern Ave., Augusta, ME 04330 appointed Personal Representative.
- Docket No. 2024-015  
Estate of JILL K. GRAVES, Late of Bowdoinham. Robert C. Graves, Jr., 49 Castle Rocks Rd., Warwick, RI 02886 appointed Personal Representative.
- Docket No. 2024-016  
Estate of ANH C. YOUNG, Late of Bath. Genna M. Field, 7 Parkview Circle, Apt. B, Brunswick, ME 04031 appointed Personal Representative.
- Docket No. 2024-017  
Estate of TERESA A. DOWD, Late of West Bath. Michael G. Dpnd c/o Jessica A. Braun, Esq., 6 City Center, Suite 400 Portland, ME 04101 appointed Personal Representative.
- Docket No. 2024-018  
Estate of SELMA E. JOHNSON, Late of Bath. Marjorie C. Hawkes c/o Jonny Burch, Esq., 23 Centre St., Bath, ME 04530 appointed Personal Representative.
- Docket No. 2024-019  
Estate of JOAN M. EATON, Late of Bowdoinham. Thomas Eaton and Kelly Buttry, c/o Jennifer A. Davis, Esq., PO Box 42, Topsham, ME 04086 appointed Co-Personal Representative.
- Docket No. 2024-024  
Estate of MADELINE A. TURCOTTE, Late of Bath. Christine A. Mark, 282 Whiskag Rd., Bath, ME 04530 appointed Personal Representative.
- Docket No. 2024-031  
Estate of RHONDA I. REAL, Late of Bowdoinham. Matthew C. Hopkins, 54 Gaim Hill Rd., Bowdoinham, ME 04008 appointed Personal Representative.
- Docket No. 2024-043  
Estate of DEBORAH J. JACKSON, Late of Topsham. Michael J. Jackson, 30 Military Lane, Uitcheld, ME 04350.
- Docket No. 2024-063  
Estate of HARRIETT L. FITZMAURICE, Late of Bowdoin. Michael J. Fitzmaurice, 181 Post Rd., Bowdoin, ME 04086 appointed Personal Representative.

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**Public Notice**  
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 intends to blast ledge  
 at their Peppescook Club  
 on Tuesday, April 2,  
 weather permitting or  
 on the next available  
 good day between the  
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**Public Notice**  
**Notice to the Father of MALAKI E. DIAS**  
 A guardianship hearing in the matter of In Re: Malaki E. Dias (minor), Docket No. 2023-0117, will take place on Wednesday, May 1, 2024 at 10:00 a.m. at the Cumberland County Probate Court, located at 142 Federal Street, Suite 125, Portland, Maine 04101. Be aware that if you or your attorney do not appear at the hearing, a guardian and other relief may be granted to Petitioner Tamika Dias without your input. Petitioner's attorney Jeremy W. Dean may be reached at PO Box 438, Portland, Maine 04101 or by telephone at 207-606-2088.

**Public Notice**  
**The Town of Richmond**  
**Ordinance Review Committee and Planning Board**  
 will hold a public hearing on **April 3, 2024**, at the Richmond School at 6:30 PM regarding proposed Richmond Land Use Ordinance amendments. All persons wishing to make comments or ask questions are invited to attend this Public Hearing. Comments may be submitted in writing to James Valley at 26 Gardner St. Richmond, ME 04357 any time prior to the Public Hearing.

Anyone with a disability under the Americans with Disabilities Act may contact the RICHMOND TOWN OFFICE at (207) 737-4306 for special arrangements.

**Public Notice**  
**TOWN OF FREEMPT**  
**PLANNING BOARD - PUBLIC HEARING**

The Freempot Planning Board will hold a public hearing on Wednesday, April 3rd, 2024 at 6:00pm in the Freempot Town Hall Council Chamber's at 30 Main Street, Freempot, Maine. To discuss a proposed amendment to Section 413 Village Commercial (VC-1) of Chapter 21 - Freempot Zoning Ordinance that would change the maximum building height standard for buildings in this district. The specific change would be to remove the limitation on the number of stories, which is currently limited to three stories. The maximum height, which is currently 45 feet, would remain unchanged.

The public is welcome to attend and may choose to attend in person or on Zoom. The meeting agenda (including information on how to join on Zoom) can be viewed at the Freempot Town Office or on the Town's website at [www.freempotmaine.com](http://www.freempotmaine.com). Supporting materials are on file for viewing at the Freempot Town Hall.

**Requesting Reasonable Accommodation Notice:** Please contact the Town Clerk's Office at (207) 865-4743 or email [twilson@freempotmaine.com](mailto:twilson@freempotmaine.com) prior to scheduled public hearing or is committed to creating an inclusive environment for our employees and those we serve.

**Public Notice**  
**MAINE WASTE DISCHARGE LICENSE APPLICATION**

Please take note that, pursuant to 38 M.R.S., Sections 413 and 414-A, Joseph A. Nagore Valencourt, 38 Riverside Road, West Bath 04530, plans to file a wastewater discharge license application with the Department of Environmental Protection (DEP). The application is for the discharge of 2000 gallons per day of treated wastewater to the New Meadows River in West Bath, Maine.

The application will be filed on or about March 12 and will be available for public inspection at DEP's Augusta office during normal business hours. A copy may also be seen at the municipal offices in West Bath, Maine.

A request that the Board of Environmental Protection assume jurisdiction over this application must be received by the DEP, in writing, no later than 20 days after the application is found acceptable for processing. Written public comments and requests for a public hearing will be accepted for at least 30 days after the application is found acceptable for processing. Requests shall state the nature of the issue(s) to be raised. Unless otherwise provided by law, a hearing is discretionary and may be held if the Commissioner or the Board finds significant public interest or there is conflicting technical information.

Public comment will be accepted until a final administrative action is taken or approved, approved with conditions or denied in writing. Written public comments or requests for information may be made to the address below:

Department of Environmental Protection  
 Division of Water Quality Management  
 030 L. Leaning  
 17 State House Station  
 Augusta, ME 04333-0017  
 207-687-7688

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Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application



**Exhibit H - Minutes of Public Hearing**

# COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

## MEETING MINUTES

TUESDAY, April 2, 2024 AT 6:30 PM ~ 8:00 PM

### Kendall Room

**Present:** Jean de Bellefeuille, Lee Parker, John Scribner, , Ian McConnell ,Yvette Meunier

**Absent:** Wendy Rose

**Guests:** None (neither in person nor on Zoom)

- I. Call to order/determine quorum
- II. Review/approve meeting minutes from 3/5/24 – minutes were revised to reflect correct estimate of the proposed Town Hall expenditures.
- III. Add items/rearrange agenda
- IV. Old Business
  - a. TIF Public Hearing – no one is present; no one is on Zoom – the committee reviewed the numbers in the TIF proposal and they were amended to reflect what was discussed at the last monthly meeting on February 6, 2024. Committee accepted the TIF Budget as presented with revisions.

Ian McConnell moved on accepting the edits and move forward; John Scribner seconded. The motion was approved unanimously to recommend the CMP TIF amendment to the Selectboard for consideration for the town warrant.
  - b. Mural Update – Ian wrote MAC about being involved in the process of developing and creating a mural on the Green Building (MAC Pottery Shop). They are enthusiastic about being involved, coordinating the project, etc. Ian wrote to Mark Favreau about approaching the owner (Fred Haer) for permission to proceed but has not yet heard back. He will reach out to him again via text/phone. Next step is to gather some information re possible cost for this project in order to put together a memo which would go to the Select Board.
- V. New Business
  - a. Scheduling the volunteer cleanup day – see the document Volunteer Workday in May which, minus the paragraph in yellow paragraph, will go in the newsletter.

local communities so that it is more; equitable, competitive, and resilient. The grant is due April 25 and work must be completed by June 30, 2025.

e. Thinking about how to develop a cohesive plan for art/signage for the Waterfront park and environs.

VI. Currently scheduled for 5/7/24, Kendall Room 6:30 PM

VII. Adjourn Meeting

A true copy, attest.

Yvette Meunier 5/4/24

DRAFT



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
District and Development Program**



**Exhibit J - Public Project Costs**

Project No.	Municipal Investment Program	Eligibility Under Title 30-A	Estimated Cost	Status of Projects
<b>Investments Within the District</b>				
1	Costs associated with the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures. TIF revenues may be used for the creation of a commercial event/performance center to promote commercial/business/industrial economic development related to tourism, arts, and agriculture industries.	§5225 (1)(A)(1)(b) & (1)(A)(4)	\$1,000,000	New
2	Costs associated with the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures. TIF revenues may be used for the creation of building with the purpose of promoting our tourism, recreation, arts, and agricultural as it relates to commercial/business District development.	§5225 (1)(A)(1)(b) & (1)(A)(4)	\$525,000	New
3	Costs associated with the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures. TIF revenues may be used for the creation of a commercial event/performance center to promote the tourism, arts, and agricultural as it relates to commercial/business District development.	§5225 (1)(A)(1)(b) & (1)(A)(4)	\$500,000	New
<b>Investment Within the Municipality</b>				
4	Costs of funding economic development plans and programs developed by the municipality. TIF revenues may be applied to the annual operating costs of the Town's Community & Economic Development Department.	§5225 (1)(C)(1)	\$2,500,000	\$150k per year for 30 yrs.

5	Costs of funding economic development events hosted by the municipality. TIF revenues may be applied to the annual operating costs associated with several community events that promote the town and critical segments of its local economy, including but not limited to agriculture and the creative economy. Annual events may include but not be limited to the Celebrate Bowdoinham festival, Harvest Festival, Open Farm Day, Holiday Festival and Ice-Smelt Festival.	\$5225 (1)(C)(1)	\$1,500,000	\$50k/yr for 30 yrs.
<b>Project No.</b>	<b>Municipal Investment Program</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Cost</b>	<b>Status of Projects</b>
Investment Within the Municipality (cont'd)				
6	Up to 50% of the capital costs related to the construction or renovation of the Town's central administrative office, the need for which is related to general economic development within the municipality, not to exceed 15% of the captured assessed value of the development district. TIF revenues may be applied to renovations to the Town's central administrative office which support the growing needs of the Town's Community and Economic Development Department.	\$5225 (1)(C)(12)	\$500,000	New
7	Costs of funding the marketing of Bowdoinham and the Village as a business or home-work location. TIF revenues may be applied to ongoing marketing costs, including but not limited to newsletters, brochures, advertising, use of social media, and business and directional signage.	\$5225 (1)(C)(1)	\$900,000	\$30k/yr for 30 yrs.
8	Costs of services and equipment to provide skills development and training for jobs created and/or retained within the municipality. TIF revenues may be applied to funding general business workshops and/or training programs specific to a particular industry or business, including use of funds for intern support. Priority will be given to programming that supports retention and expansion of agriculture, arts, creative economy, and home-based businesses.	\$5225 (1)(C)(4)	\$50,000	Costs adjusted for increases in services and programming costs.

9	Costs associated with the development and/or maintenance of new or existing regional recreational trails with significant potential to promote economic development. TIF revenues may be applied to the design, construction, and ongoing maintenance of the Bowdoinham portion of the proposed Merrymeeting Trail, a regional bicycle/pedestrian trail that would link the communities and local economies of Topsham, Bowdoinham, Richmond and Gardiner, including connection to and development of "water trails".	§5225 (1)(C)(6)	\$1,500,000	
<b>Project No.</b>	<b>Municipal Investment Program</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Cost</b>	<b>Status of Projects</b>
Investment Within the Municipality (cont'd)				
10	Costs associated with providing local match to federal, state, regional and foundation grants that support any of the purposes of Title 30-A, Chapter 206, Subchapter 1 (Development Districts for Municipalities and Plantations). TIF revenues may be applied as local match to grants deemed by the town to have significant potential for economic development, including but not limited to public infrastructure, associated with the Merrymeeting Trail, Waterfront Parks, the Village (central commercial district), emobility (e.g., charging stations), and the expansion of access to high-speed Internet in underserved or unserved rural areas.	30-A §5230	\$2,750,000	\$327,862 expended on the first phase of construction completed in transitioning the old Town Public Works facility site to a mixed-use waterfront park with commercial development sites
11	Costs associated with the creation of affordable housing to support local workforce at 80-120% of median income. Housing may be in the form of rents or new homeowners. Funding can serve to underwrite infrastructure costs for housing projects or provide matching funds for other housing development resources.	§5225 (1) (E)	\$500,000	

12	Cost associated with the acquisition or construction of land, improvements, public ways, buildings, structures, fixtures and equipment for public, new or existing recreational trail, commercial development district use and costs of funding economic development programs or events developed by the municipality or plantation or funding the marketing of the municipality as a business or arts location. TIF revenues may be used to design and install signage, benches, gateways, public art, and other welcoming improvements to promote business development.	§5225 (1)(A)(1) & (1)(C)(1)	\$100,000	New
Total Municipal TIF Investment Plan Costs			\$12,325,000	
<b>Present Bowdoinham TIF Reserves</b>				
CMP Reserves			\$1,425,263	
CMP Contribution in FY 2023-2024			\$430,235	
Pipeline Reserves			\$90,654	
Pipeline Contribution in FY 2023-2024			\$81,950	