



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



Section 1- Cover Letter and Application Cover Sheet

1. **Name of municipal tax increment financing (TIF) district and development program:** Bowdoinham
2. **This is an** amended **application. If an amendment, what amendment number?** 1
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:** Bowdoinham
6. **Municipality address:** 13 School Street
7. **Municipality county:** Sagadahoc
8. **Municipal telephone number:** 666-5531
9. **Municipal official's name:** Nicole Briand
10. **Municipal official's title:** Town Manager
11. **Municipal official's e-mail address:** Nicole Briand <nbriand@bowdoinham.com>
12. **If different from #9 above, contact person/consultant:** Mathew Eddy
13. **Municipal contact/consultant phone number:** 209-4129
14. **Municipality contact/consultant e-mail address:** meddy@midcoastcog.com
15. **Municipality's assessor's name:** Darren Carey
16. **Municipality's assessor's e-mail address:** dcarey@bowdoinham.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 amendment to the CMP/Riverfront TIF, approved in June, 2014. The amendment will extend the life of the TIF and adjust the Program statement to address new and varied development projects in the waterfront/downtown of Bowdoinham.

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 first 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. Affordable housing in the downtown is contemplated in this amendment. This amendment will extend 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. 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 \$9.5 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:** NA
2. **Business address:** NA
3. **Business phone number:** NA
4. **Business contact person:** NA
5. **Business contact person e-mail address:** NA
6. **Principal place of business:** NA
7. **Company structure (e.g. corporation, sub-chapter S, etc.):** NA
8. **Place of incorporation:** NA
9. **Name of Officer(s):** NA
10. **Name of principal owner(s) name:** NA
11. **Address:** NA
12. **Brief project description:** NA
13. **Total amount of project new investment by company/ developer:** \$ NA
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): Click here to enter text. | | |

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): Click here to enter text. | | |



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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			Leave blank
B. Job Retention Goals			
Occupational Cluster*	# of Full-time Positions	# of Part-time Positions	Annual Wage Level
1. Executive, Professional & Technical	NA		
2. Administrative/Clerical Support			
3. Sales & Service			
4. Agriculture, Forestry & Fishing			
5. Maintenance, Construction, Production & Transportation			
Total			Leave blank
*See Occupational Cluster Descriptions 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: Choose an item. If yes, provide a brief, clear description: Click here to enter text.**

Program Duration

3. **Duration of development district (may not exceed 30 years):**
 - a. **District term: Original application: 1.**
If an amendment, adding how many years? 10 totaling how many years? 30
 - b. **Start date of June 11, 2014 with fiscal year 2015-2016.**
[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 14, 2044 with fiscal year 2044-2045.**



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Original Assessed Value

4. **Provide the taxable assessed value of the development district as of the March 31st 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		\$1,750,000.00		3/31/2014		110.070
Amendment: (If applicable, with any property added/removed)	#1	-			-	
		+		3/31/____	+	110.070
	#2	-			-	
		+		3/31/____	+	
	#3	-			-	
		+		3/31/____	+	
	#4	-			-	
		+		3/31/____	+	
	#5	-			-	
		+		3/31/____	+	
	#6	-			-	
		+		3/31/____	+	
	#7	-			-	
		+		3/31/____	+	
	#8	-			-	
		+		3/31/____	+	
	#9	-			-	
		+		3/31/____	+	
	#10	-			-	
		+		3/31/____	+	
Total				N/A		

***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: \$ 9,576,000.** (Should match "total" from Exhibit J)
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?** Public debt, financed by TIF payments, is contemplated.
 - 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):** [NA](#)

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?** [Choose an item. If "No," skip #7 \(b-d\). If "Yes," must complete #7 \(b-d\).](#)
 - 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?** [Choose an item.](#)
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?** [Choose an item.](#)

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 evidences 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 _____
Initial & date

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 _____
Initial & date



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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 Trails system, and pedestrian and bike improvements to the waterfront and downtown development areas.

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. This amendment further provides support for affordable housing projects for low and moderate income families.
 - b. **Private capital improvements:** [Click here to enter text.](#)



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Section 7 - Notice and Hearing

- Date of public notice (must be minimally 10 days before the public hearing):** [Click to enter a date.](#)
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:** [Click to enter a date.](#)
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:** [Click to enter a date.](#)
Date municipal or plantation legislative body adopted original development program: [Click to enter a date.](#)
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:** [Click to enter a date.](#)[date.](#)
For 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?** [Choose an item. If yes, click here and briefly state what Exhibit and page number this information can be found.](#)



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Exhibit A - Statutory Requirements & Thresholds

**round to second decimal place

SECTION A. Acreage Caps		
1. Total municipal acreage	25,088	
2. Acreage of proposed Municipal TIF District (if amendment, proposed updated total acreage)	110.07	
3. Downtown-designation ¹ acres in proposed Municipal TIF district	0	
4. Transit-Oriented Development ² acres in proposed Municipal TIF district	0	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF district counted toward 2% limit	110.07	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF district (CANNOT EXCEED 2%)	0.44%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ (List each district name/acreage)	Existing	176.37
	Proposed	0
	Total	176.37
30-A § 5223 (3) EXEMPTIONS ⁴		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district	0	
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts: (List each district name/acreage)	0	
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts: (List each district name/acreage)	0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above: (List each district name/acreage)	0	
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	176.37	
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)	0.70%	
14. Real property 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	22.35	21%
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		

¹ Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

² For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

³ For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B must exclude AH-TIF valuation.

⁴ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁵ PTZ districts approved through December 31, 2008.



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SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1		
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31		
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: (List each district name/acreage)	Existing	
	Proposed	
	Total	
30-A § 5223 (3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district		
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts (List each district name/acreage)	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts (List each district name/acreage)	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts (List each district name/acreage)	0	
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above: (List each district name/OAV)	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit		
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)		

COMPLETED BY			
PRINT NAME	Mathew Eddy		
SIGNATURE		DATE	February 23, 2023
<p>If this form has not been completed by the municipal or plantation assessor, 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.</p>			
PRINT NAME	Darren Carey		
SIGNATURE		DATE	

⁶ For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.



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Exhibit B - Assessor's Certificate



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Exhibit A

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

The undersigned Ron Beal, 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 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, 2014, was:

Riverfront Tract of District

Parcel	Acres	OAV Real Property As of 3/31/14	OAV Personal Prop. As of 3/31/14	OAV Real & Personal As of 3/31/14
U01-001	20.58	\$0	\$0	\$0
U01-074	1.11	\$0	\$0	\$0
U01-070	0.66	\$0	\$0	\$0
TOTAL	22.35	\$0	\$0	\$0

CMP Tract of District

Parcel	Acres	OAV Real Property As of 3/31/14	OAV Personal Prop. As of 3/31/14	OAV Real & Personal As of 3/31/14
R10-016	68.72	\$55,800	\$0	\$55,800
R07-004	19.00*	\$15,051*	\$0	\$15,051
R07-004-T	0	\$1,089,700**	\$0	\$1,089,700
TOTAL	87.72	\$1,160,551	\$0	\$1,160,551

* 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 3/31/14.

** R07-004-T is tax account associated with infrastructure in proposed CMP Tract. OAV represents value of infrastructure within CMP Tract as of 3/31/14.

Total District

Parcel	Acres	OAV Real Property As of 3/31/14	OAV Personal Prop. As of 3/31/14	OAV Real & Personal As of 3/31/14
Riverfront	22.35	\$0	\$0	\$0
CMP	87.72	\$1,160,551	\$0	\$1,160,551
TOTAL	110.07	\$1,160,551	\$0	\$1,160,551

IN WITNESS WHEREOF, this certificate has been executed by me this 9th day of April, 2014.

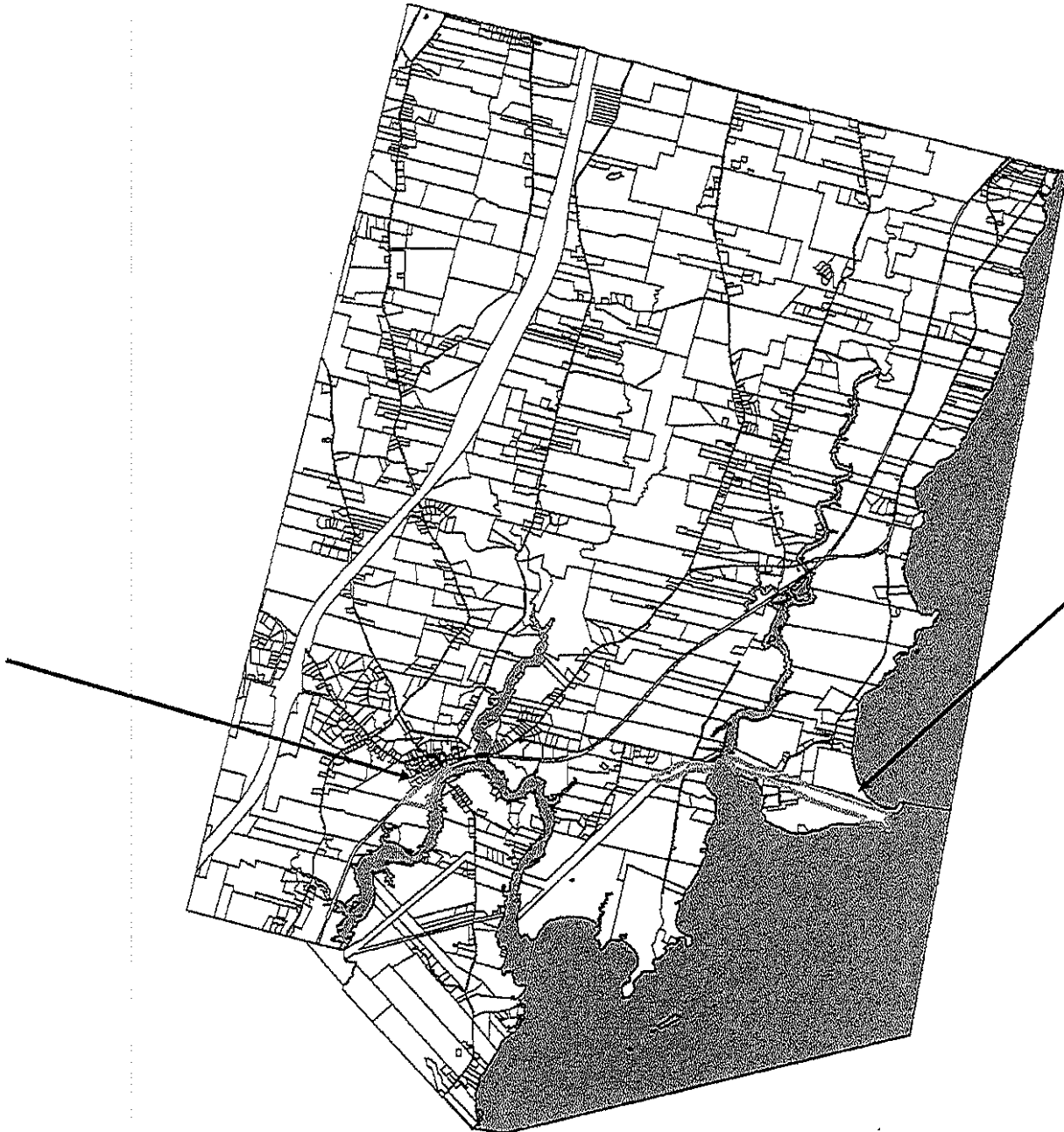
Municipal Assessor's Agent for the Town of Bowdoinham



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Exhibit C - Map of District Location within Municipality

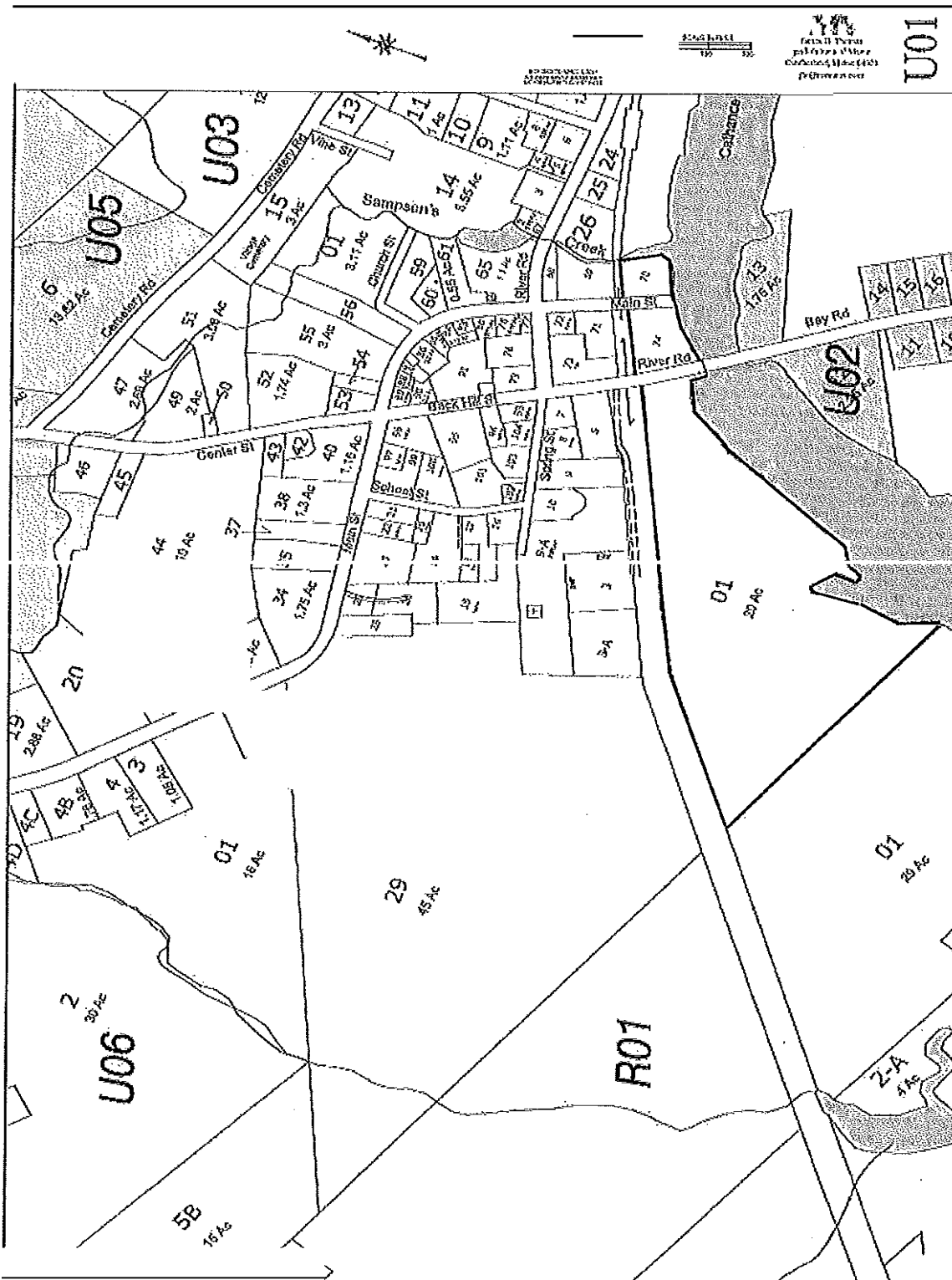




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Exhibit D - Map of District Boundaries



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



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Exhibit E - Annual Revenue Spreadsheet

TIF YR.	TAX YEAR	Projected Annual Assessed Value	Projected Mil Rate	Gross New Taxes	TIF		COMMUNITY			COMPANY		
					%	Total Revenues	General Fund	TIF %	TIF Revenues	Total Revenues	TIF %	TIF Revenues
base	2013-2014											
1	2014-2015	\$ 1,700,000	15.4	\$ 26,180	1	\$ 26,180	0	1	\$ 26,180	\$ 26,180	0	0
2	2015-2016	\$ 10,000,000	15.4	\$ 154,000	1	\$ 154,000	0	1	\$ 154,000	\$ 154,000	0	0
3	2016-2017	\$ 9,700,000	15.4	\$ 149,380	1	\$ 149,380	0	1	\$ 149,380	\$ 149,380	0	0
4	2017-2018	\$ 9,400,000	15.4	\$ 144,760	1	\$ 144,760	0	1	\$ 144,760	\$ 144,760	0	0
5	2018-2019	\$ 9,100,000	15.4	\$ 140,140	1	\$ 140,140	0	1	\$ 140,140	\$ 140,140	0	0
6	2019-2020	\$ 8,800,000	15.4	\$ 135,520	1	\$ 135,520	0	1	\$ 135,520	\$ 135,520	0	0
7	2020-2021	\$ 8,500,000	15.4	\$ 130,900	1	\$ 130,900	0	1	\$ 130,900	\$ 130,900	0	0
8	2021-2022	\$ 8,200,000	15.4	\$ 126,280	1	\$ 126,280	0	1	\$ 126,280	\$ 126,280	0	0
9	2022-2023	\$ 7,900,000	15.4	\$ 121,660	1	\$ 121,660	0	1	\$ 121,660	\$ 121,660	0	0
10	2023-2024	\$ 7,600,000	15.4	\$ 117,040	1	\$ 117,040	0	1	\$ 117,040	\$ 117,040	0	0
11	2024-2025	\$ 7,300,000	15.4	\$ 112,420	1	\$ 112,420	0	1	\$ 112,420	\$ 112,420	0	0
12	2025-2026	\$ 7,000,000	15.4	\$ 107,800	1	\$ 107,800	0	1	\$ 107,800	\$ 107,800	0	0
13	2026-2027	\$ 6,700,000	15.4	\$ 103,180	1	\$ 103,180	0	1	\$ 103,180	\$ 103,180	0	0
14	2027-2028	\$ 6,400,000	15.4	\$ 98,560	1	\$ 98,560	0	1	\$ 98,560	\$ 98,560	0	0
15	2028-2029	\$ 6,100,000	15.4	\$ 93,940	1	\$ 93,940	0	1	\$ 93,940	\$ 93,940	0	0
16	2029-2030	\$ 5,800,000	15.4	\$ 89,320	1	\$ 89,320	0	1	\$ 89,320	\$ 89,320	0	0
17	2030-2031	\$ 5,500,000	15.4	\$ 84,700	1	\$ 84,700	0	1	\$ 84,700	\$ 84,700	0	0
18	2031-2032	\$ 5,200,000	15.4	\$ 80,080	1	\$ 80,080	0	1	\$ 80,080	\$ 80,080	0	0
19	2032-2033	\$ 4,900,000	15.4	\$ 75,460	1	\$ 75,460	0	1	\$ 75,460	\$ 75,460	0	0
20	2033-2034	\$ 4,600,000	15.4	\$ 70,840	1	\$ 70,840	0	1	\$ 70,840	\$ 70,840	0	0
21	2034-2035	\$ 4,300,000	15.4	\$ 66,220	1	\$ 66,220	0	1	\$ 66,220	\$ 66,220	0	0
22	2035-2036	\$ 4,000,000	15.4	\$ 61,600	1	\$ 61,600	0	1	\$ 61,600	\$ 61,600	0	0
23	2036-2037	\$ 3,700,000	15.4	\$ 56,980	1	\$ 56,980	0	1	\$ 56,980	\$ 56,980	0	0
24	2037-2038	\$ 3,400,000	15.4	\$ 52,360	1	\$ 52,360	0	1	\$ 52,360	\$ 52,360	0	0
25	2038-2039	\$ 3,100,000	15.4	\$ 47,740	1	\$ 47,740	0	1	\$ 47,740	\$ 47,740	0	0
26	2039-2040	\$ 2,800,000	15.4	\$ 43,120	1	\$ 43,120	0	1	\$ 43,120	\$ 43,120	0	0
27	2040-2041	\$ 2,500,000	15.4	\$ 38,500	1	\$ 38,500	0	1	\$ 38,500	\$ 38,500	0	0
28	2041-2042	\$ 2,200,000	15.4	\$ 33,880	1	\$ 33,880	0	1	\$ 33,880	\$ 33,880	0	0
29	2042-2043	\$ 1,900,000	15.4	\$ 29,260	1	\$ 29,260	0	1	\$ 29,260	\$ 29,260	0	0
30	2043-2044	\$ 1,600,000	15.4	\$ 24,640	1	\$ 24,640	0	1	\$ 24,640	\$ 24,640	0	0
	Cumulative	\$ 169,900,000		\$ 2,616,460		\$ 2,616,460			\$ 2,616,460	\$ 2,616,460	0	0
	Avg. Annual	\$ 5,663,333		\$ 87,215		\$ 87,215			\$ 87,215	\$ 87,215		



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

TIF YR.	TAX YEAR	Estimated Shelter Benefit of Captured Value on State Subsidies and County Taxes	State Education Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift Benefit	Estimated Impact of Uncaptured Value on State Subsidies and County Taxes	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	
	Cumulative	\$ 1,346,994.65	\$ 145,438.64	\$ 356,916.97	\$ 1,849,350.25						
	Avg. Annual	\$ 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



Department of Economic and Community Development Municipal Tax Increment Financing Application



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Thursday, March 23, 2023 The Times Record B4

Public Notices are a permanent and independent of government and court action. These include state and local government meetings, rule making, available contracts, zoning changes, and many more, as required by law. In addition, parties to some court proceedings, such as foreclosures, probate and estate actions are required to publish notices to ensure notification of other parties, as well as the general public. These notices also alert business owners, lease and other to potential government contractual jobs, helping to ensure economic activity across a level playing field. Public notices have existed to ensure transparency in all levels of government since the founding of the United States.
State and local notices are published in Maine newspapers and are also recorded at timesrecord.com, which ensures our clients or search engines, and also allows users to receive email notification when notices appear.

Public Notices

Public Notice

STATE OF MAINE
SAGadahOC COUNTY PROBATE COURT
752 HIGH STREET BATH, MAINE 04530
NOTICE TO CREDITORS
18-C.M.R.S. §5-801(1)

The following Personal Representatives have been appointed in the Estates noted. The first publication date of this notice is March 16, 2023. 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 or Probate of this Court or by delivering or mailing to the Personal Representative listed below at the address published by the Personal Representative, the name and address of the claimant, the amount claimed or in such other manner as the law may provide. See 18-C.M.R.S. §5-804.

Docket No. 2023-019
Estate of DANIEL R. TURCOTTE, Late of Bowdoin; Lori L. Turcotte, 691 Main St., Bowdoin, ME 04287 appointed Personal Representative.

Docket No. 2023-020
Estate of HAZEL M. CLOUGH, Late of Bath; Susanne R. Doyle, c/o John W. Vorhees, Esq., 838 Washington St., Bath, ME 04530 appointed Personal Representative.

Docket No. 2023-022
Estate of DIANE K. LOVE, Late of Richmond; Stephanie Love Hatkenay, 21 Jamison Dr., West Gardiner, ME 04345 appointed Personal Representative.

Docket No. 2023-023
Estate of HELEN E. READ, Late of Phippsburg; Reginald J. Read, 178 Main Rd., Phippsburg, ME 04562 appointed Personal Representative.

Docket No. 2023-024
Estate of GARNELL A. CRAFTS, Late of Topsham; Garrett P. Mason, 312 Ridge Rd., Lisbon Falls, ME 04252 appointed Personal Representative.

Docket No. 2023-025
Estate of NINA L. BROWN, Late of Topsham; Susanne E. Brown, c/o Paul J. Brunetti, Esq., P.O. Box 636, Brunswick, ME 04011 appointed Personal Representative.

Docket No. 2023-026
Estate of GEORGE W. BAKER, II, Late of Georgetown; Emilia A. Baker, c/o Victoria Powers, Esq., 75 Market St., Suite 301, Portland, ME 04101 appointed Personal Representative.

Docket No. 2023-027
Estate of LINDON B. HARRIS, Late of West Bath; Timothy C. Harris, c/o John D. Clifford, V. Esq., P.O. Box 366, Lisbon Falls, ME 04252 appointed Personal Representative.

Docket No. 2023-029
Estate of PATRICIA M. WALSH, Late of Richmond; Jennifer L. Wentworth, P.O. Box 323, Ashland, ME 04212 appointed Personal Representative.

Docket No. 2023-031
Estate of ROBERT WEAVER, JR., Late of Topsham; Matthew J. Weaver, 251 East Neck Rd., Noborsboro, ME 04555 appointed Personal Representative.

Docket No. 2023-033
Estate of JAMES W. HADDOCK, Late of Bath; Kathryn R. Keryon, 277 Front St., Bath, ME 04530 appointed Personal Representative.

Docket No. 2023-034
Estate of RENE F. DAVIS, Late of Bowdoin; Joel U. Davis, c/o Roger R. Theriault, Esq., 1 Front St., Suite 7, Bath, ME 04530 appointed Personal Representative.

Docket No. 2023-036
Estate of JEAN E. STEWART, Late of Bath; Karen M. Holyoke, Esq., P.O. Box 1210, Bangor, ME 04422-1010 appointed Personal Representative.

Docket No. 2023-037
Estate of JEAN W. BRIGGS, Late of Bowdoinham; Rebecca B. Bernier, c/o Douglas J. Parris, Esq., P.O. Box 550, Brunswick, ME 04011-0550 appointed Personal Representative.

Docket No. 2023-038
Estate of LESLIE M. STEPHAN, Late of Newburyport, MA; Maria Woolf drogie, c/o David P. Currier, Esq., 57 Exchange St., Portland, ME 04101 appointed Personal Representative.

Docket No. 2023-039
Estate of EVANGELINE G. SPARNS, Late of Topsham; William E. Pierce, c/o Suzanne L. Johnson, Esq., P.O. Box 419, Topsham, ME 04086 appointed Personal Representative.

Docket No. 2023-040
Estate of DAVID A. McDONALD, Late of Bath; Kathryn E. Morse, c/o Roger R. Theriault, Esq., 1 Front St., Suite 7, Bath, ME 04530.

Docket No. 2023-044
Estate of GERTRUDE L. PETROVITZ, Late of Bath; Christine D. Pearson, 3 Larkspur Lane, Brunswick, ME 04011 appointed Personal Representative.

Docket No. 2023-046
Estate of PRISCILLA E. EMERSON, Late of Topsham; Katherine A. Book-er-Bunakis, c/o Mark M. Walz, Esq., P.O. Box 177, Brunswick, ME 04011 appointed Personal Representative.

Help Wanted

PART-TIME work available doing odd jobs & simple construction. \$15 to \$20 per hr. cash every day. 728-0449.

SKILLINS BULK DELIVERY DRIVER

Skillins Bulk Delivery is looking to have Bulk Delivery Drivers on our team. This job is active from April 15 to end of June with the possibility for longer employment in some cases. Candidates must be able to lift 50 lbs, have a valid driver's license, and a clean driving record. Contact Gordon Smith at the Brunswick store, 207-442-8111.

Articles For Sale

MECHANICAL TOYS windups, friction, etc. \$58 the \$50.00. Call (207) 347-1114.

Houses For Rent

HOUSE FOR RENT furnished, 20 minutes to 297 & Augusta. Call (207) 347-1114.

Rooms For Rent

BATH large room \$140 Wi-Fi cable & security. No smokers. 751-3363.

Public Notices

Construction, LLC on private lot. Quarterly setting, storage building, etc. on Tuesday, April 4th at their Peapack Quarry weather permitting or on the next available date. Contact Gordon Smith at the Brunswick store, 207-442-8111.

Public Notice

General Contracting, Restoration & Renovations Business & Home Repairs Interior & Exterior Painting Custom Work Insured for Commercial & Residential 207-333-1919 busiearth@yahoo.com

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Public Notices

Public Notice
PUBLIC HEARING
TOWN OF GEORGETOWN

A public hearing will be held during a hybrid Selectboard meeting at 7pm on Tuesday, March 28, 2023, for the purpose of considering an application for a malt, spirituous, and various liquor license (Class I Restaurant) for Four Cyprian Bank, for B&B. The property to be located at 240 Riverview Road, Georgetown, ME 04548. All persons may appear to show cause, if any they may have, why said application should not be approved. Please contact gwme@hotmail.com for the virtual login information.

Public Notice

TOWN OF FREEPORT
NOTICE OF PUBLIC HEARING

A Public Hearing has been scheduled for the meeting that starts at 6:00 PM on April 4, 2023:

To discuss the proposed Capital Program for FY2024.

Information concerning this hearing can be obtained on the Town's website at www.freeportmaine.com or by contacting Town Clerk Christine Swett at 207-633-1201. Interested residents may submit comments by mail to Town Clerk, 60 Main Street, Freeport, Maine 04022, by email to christine@freeportmaine.com, or may participate remotely in the Public Hearing. Details for remote participation will be posted along with the Meeting Agenda on the Town's website.

Public Notice

Town of Bowdoinham, Maine
Public Hearing Notice
Tuesday, April 4, 2023 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 4, 2023 at 6:30 p.m. at the Coombs Municipal Building at 13 School Street for the purpose of receiving public comments on the proposed amendment to the Town of Bowdoinham's CMP/Riverfront Municipal Development and Tax Increment Financing District, pursuant to the provisions of Chapter 256 of Title 30-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 distinct tracts: 29.35 acres on or about Main St. and River Rd. near the riverfront, and 80.72 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 continue providing financial support to a number of Town wide economic development projects and programs for an additional ten years. The percentage of new taxes to be captured by the Town if the proposed 30-year program is approved is 100%.

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 20, 2023 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 Wednesday, June 14, 2023 at 7:00 p.m. at the Bowdoinham Community School, 23 Cemetery Road.



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Exhibit H - Minutes of Public Hearing

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

MEETING MINUTES

TUESDAY, April 4, 2023 AT 6:30PM

Kendall Room

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

Absent: Wendy Rose

Guests: Matthew Eddy

- I) Call to order/determine quorum
- II) Review/approve meeting notes – March minutes accepted as is
- III) Add items/rearrange agenda
- IV) TIF update:
 - Public Hearing regarding CMP TIF amendments
 - Matthew Eddy presented an overview of Municipal Tax Increment Financing (Power Point presentation)
 - CMP TIF approved in 2014 focused on Economic Development
 - Proposing to amending it, extending it by 10 years, allowing for debt financing of projects (as approved by Select Board changing (expanding) what the money may be used for including using it for Housing. Increasing the projected revenue from \$2,000,000 as originally and it is now projected to be \$5,000,000. This is due to both inflation and the 10-year extension. True value is only known at the end of the TIF – it is always a projection. The balance currently is about \$1,000,000.
 - Allowing for debt financing (must opt in) allows use of the TIF money to reduce debt to complete a project at a lower cost (now without inflation)
 - Yvette suggested two edits: A. increase the line for (matching project cost) Page 24 from \$1,646,000 to \$2,000,000. B. to add e-mobility (grants are looking for that key-word) add it to Page 25 after (central commercial district).
 - Yvette will be working with Nicole to prepare the packet with the recommended changes for the Select Board.
 - John Scribner moved on accepting the edits and move forward; Ian McDonnell seconded. The motion was approved unanimously to recommend the CMP TIF amendment to the Select Board.
- V) Project Updates:
 - Wendy - DOT News (postpone to May meeting)
 - Wendy - Open Space Plan follow up (postpone to May meeting)
 - Extensions to town website to attract new business



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- Review modifications to website drop-downs
- Start Develop SOW (what, who, when, deliverable)
- Strategic plan to support Bowdoinham business
 - Brainstorm focus or businesses
 - Brainstorm methods to support businesses
 - Cull lists and set priorities
- Lee to connect with Matthew for next steps around a Strategic Plan to include items listed on the proposal brought to the committee last month (see attachment) for above concept. Lee to report back to Committee in May.

- VI)** New Projects:
- Anything need to be added?
 - Open discussion

- VII)** Determine next meeting agenda
- 5/2/2023, Kendall Rm

- VIII)** Adjourn Meeting

Revised 3/13/2023



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Exhibit I - Record of District Designation and Development Plan Adoption



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Exhibit J - Public Project Costs

TABLE 1- MUNICIPAL INVESTMENT PROGRAM	Eligibility Under Title 30-A	Estimated Cost
Costs of Improvements Made 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)	\$1,000,000
Costs of funding capital improvements. TIF revenues may be applied to transitioning the old Town Public Works facility site to a mixed-use waterfront park.	§5225 (1) (A) (1) (a-d)	\$250,000 (project cost)
Costs of funding capital improvements. TIF revenues may be applied to the construction of public facilities at the Waterfront Parks. The waterfront parks are the sites of several events developed by the municipality for economic and community development purposes. The sites will provide central connections to water and land-based trail systems that will concurrently feed village improvement efforts.	§5225 (1) (A) (1) (a-d)	\$250,000 (project cost)
Community-Wide Municipal Investments		
Costs of funding economic development 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 \$125,000per yr. for 30 yrs.)



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<p>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.</p>	<p>\$5225 (1) (C) (1)</p>	<p>\$1,500,000 \$50,000 for 30 yrs.)</p>
<p>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.</p>	<p>\$5225 (1) (C) (1)</p>	<p>\$900,000 (\$30,000 per year for 30 years)</p>
<p>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.</p>	<p>\$5225 (1) (C) (4)</p>	<p>\$30,000 (\$1,000 per yr. for 30 yrs.)</p>
<p>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”.</p>	<p>\$5225 (1) (C) {6}</p>	<p>\$1,500,000 (project cost)</p>
<p>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</p>	<p>30-A §5230</p>	<p>\$2,000,000 (project cost)</p>



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public infrastructure associated with the Merrymeeting Trail, Waterfront Parks, the Village (central commercial district), mobility (e.g. charging stations), and the expansion of access to high-speed Internet in underserved or unserved rural areas.		
Total Municipal TIF Investment Plan Costs		\$9,930,000



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Exhibit K - Comprehensive Downtown Redevelopment Plan NA

With completed *Downtown Redevelopment Plan Criteria Checklist*.



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Exhibit L - Transit-Oriented Development District Map ^{NA}



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Exhibit M - Credit Enhancement Agreement(s) NA



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Exhibit N - Municipality TIF Policy