



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:** 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:** Mathew Eddy
13. **Municipal contact/consultant phone number:** 207-209-4129
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.

Nicole Briand
Signature

6/27/23
Date

Nicole Briand, Town Manager
Print municipal official's name & title



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.

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.



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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. | | |

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

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



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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.

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		N/A		

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

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)

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



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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? No
 - 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.

Development Program Fund and Tax Increment Revenues

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



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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

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.



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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

1. Date of public notice (must be minimally 10 days before the public hearing): March 23, 2023
For Exhibit G, provide a legible **copy** of the newspaper page showing the public hearing, newspaper name and date of publication.
2. Date of public hearing: April 4, 2023
For Exhibit H, provide a copy of the public hearing minutes, attested to with dated signature.
3. 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: June 14, 2023
 - district and development program. Provide date municipal or plantation legislative body approved: Click to enter a date.
 For Exhibit I, provide verification of district designation and adoption of development program by municipal legislative body including vote tally.
4. 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.

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 (<u>List each district name/acreage</u>)	Existing	176.37
		Proposed	0

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.



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	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. <u>OR</u> c. must be at least 25%)		

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 <u>existing/proposed</u> Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: (List each district name/acreage)	Existing	
	Proposed	

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

⁵ PTZ districts approved through December 31, 2008.

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



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	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 <u>each</u> district name/acreage)	0
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts (List <u>each</u> district name/acreage)	0
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation⁵ Municipal TIF districts (List <u>each</u> 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 <u>each</u> 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
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.			
PRINT NAME	Darren Carey		
SIGNATURE		DATE	

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



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Exhibit B - Assessor's Certificate

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

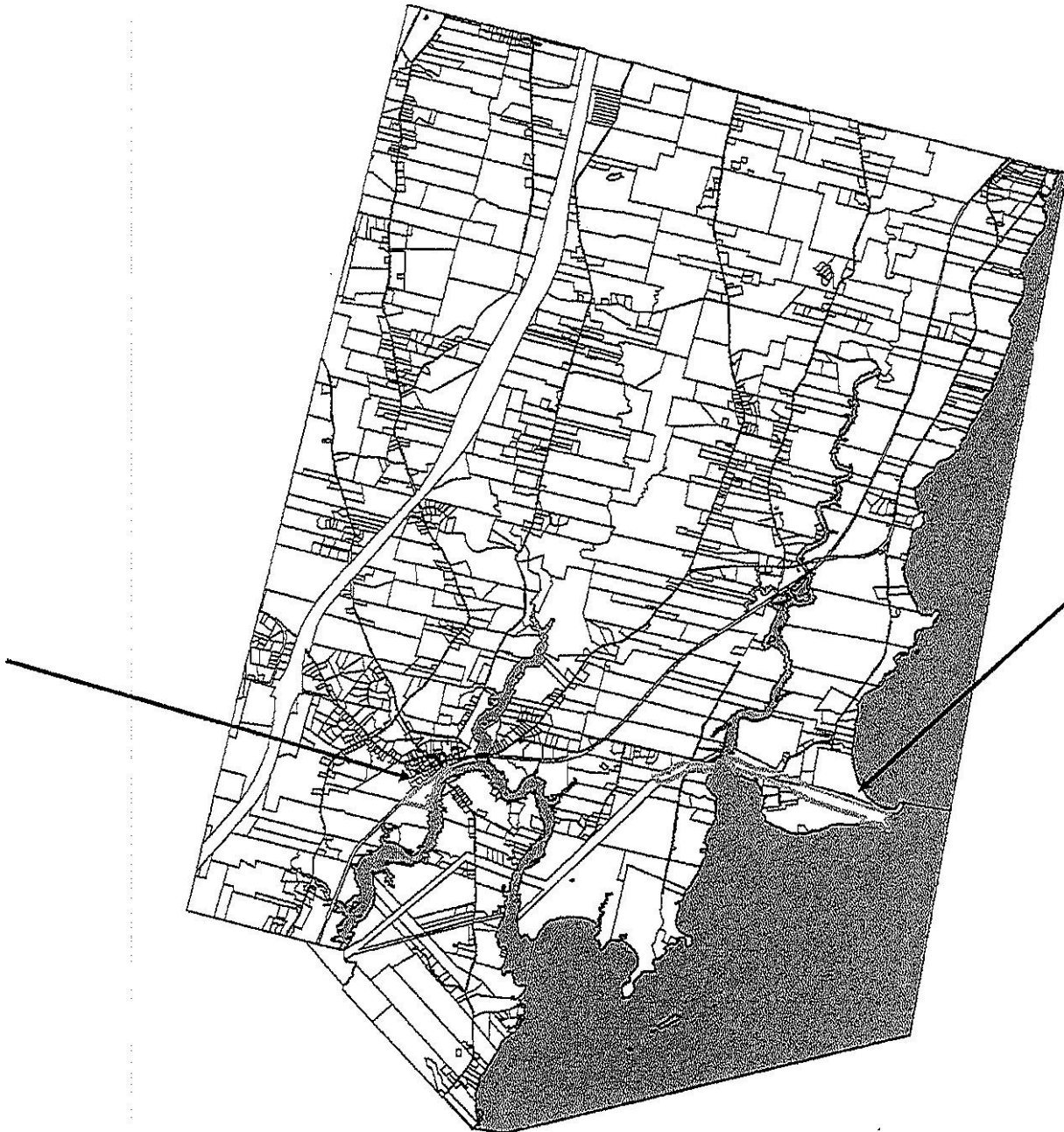
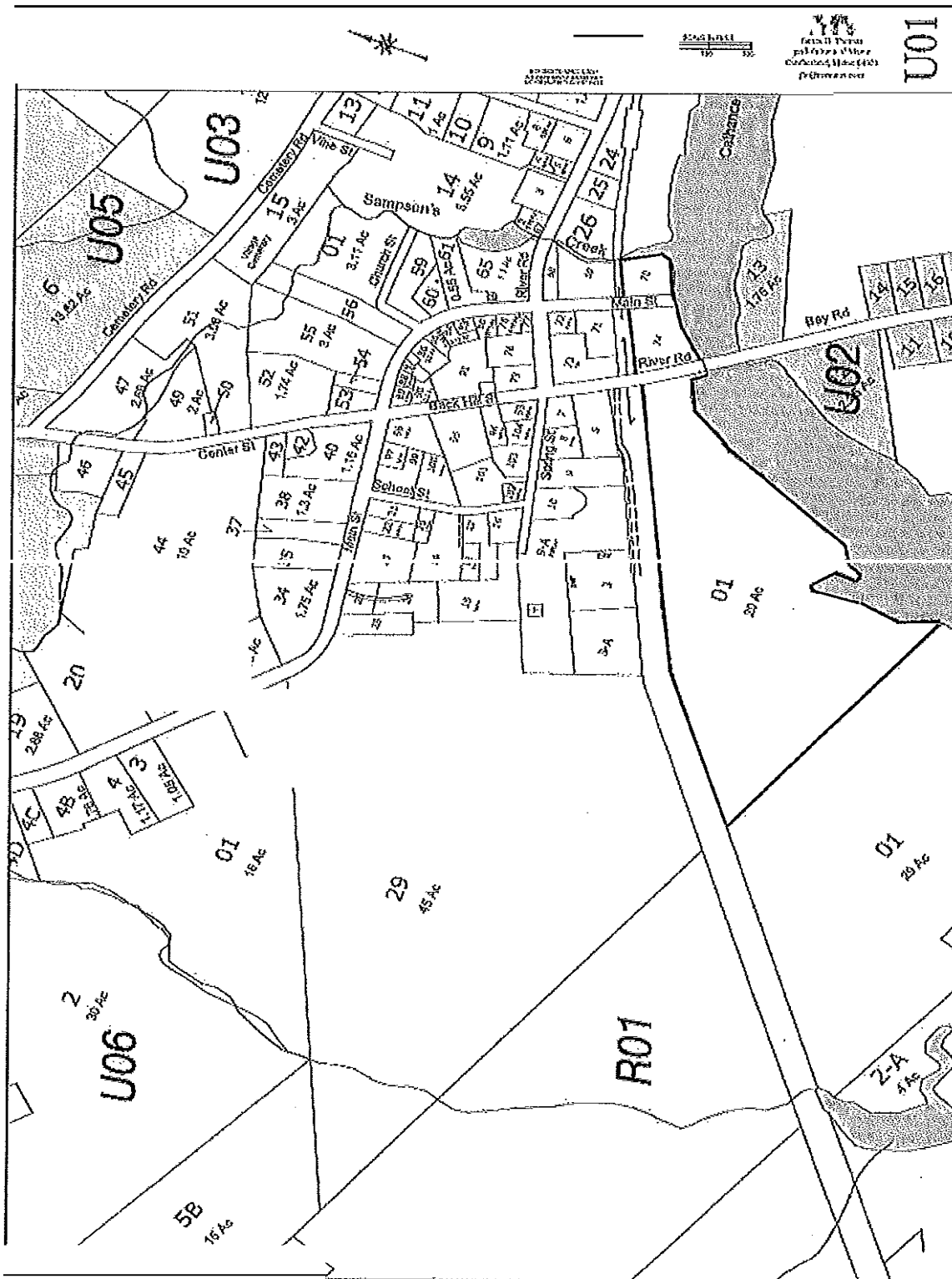




Exhibit D - Map of District Boundaries



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

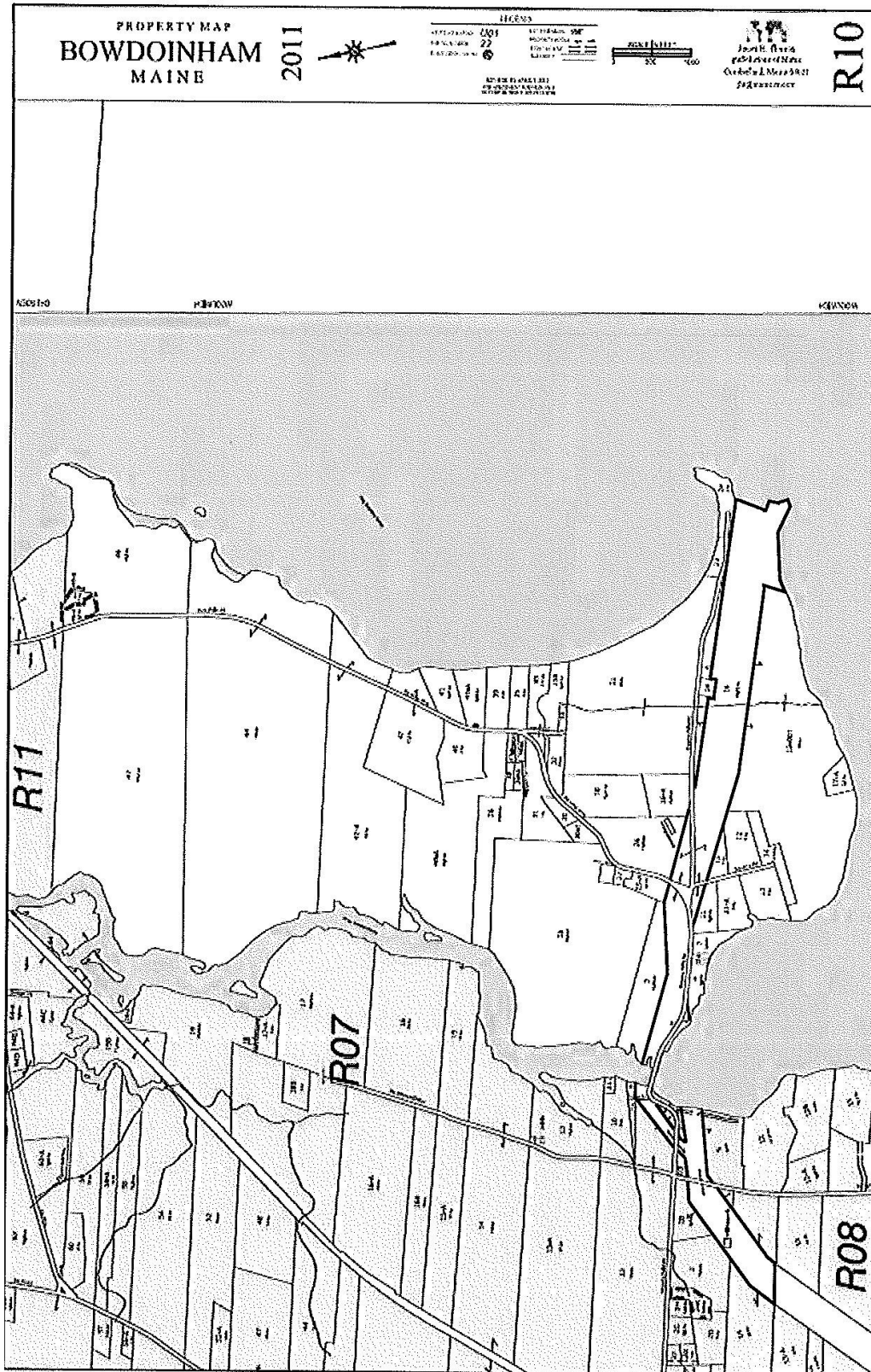


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Exhibit E - Annual Revenue Spreadsheet

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



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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		

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



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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						



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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 (staff)

Absent: Wendy Rose

Guests: Mathew 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
 - Mathew 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
 - Review modifications to website drop-downs
 - Start Develop SOW (what, who, when, deliverable)



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- Strategic plan to support Bowdoinham business
 - Brainstorm focus or businesses
 - Brainstorm methods to support businesses
 - Cull lists and set priorities
- Lee to connect with Mathew 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.
- The committee set Trail work dates for May 6 and May 13 (backup rain day). Time to be determined.

VI) New Projects:

- Anything need to be added?
- Open discussion

VII) Determine next meeting agenda

- 5/2/2023, Kendall Rm

VIII) Adjourn Meeting

Signed:

Jean de Bellefeuille (date) 5/25/2023
Jean de Bellefeuille, Chair

Ian McConnell (date) 5/26/2023
Ian McConnell

Lee Parker (date) 5/24/2023
Lee Parker

Wendy Rose (date) 5-24-23
Wendy Rose

_____ (date) _____
John Scribner

Exhibit I - Record of District Designation and Development Plan Adoption



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**TOWN OF BOWDOINHAM
TOWN MEETING WARRANT MINUTES
June 14, 2023**

**Sagadahoc, ss
State of Maine**

To: Kate Cutko, a resident of the Town of Bowdoinham, in said County of Sagadahoc, State of Maine.

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Bowdoinham, in said County and State, qualified to vote in Town affairs, to assemble at **Bowdoinham Community School on Wednesday, June 14, 2023, at 7:00pm**, then and there to act on Articles 1 through 43 as set out below.

ARTICLE 1: To choose a moderator to preside at said meeting.

John Cunningham was sworn in as Moderator.

ORDINANCES

ARTICLE 2: Shall an ordinance entitled "An Ordinance to Amend the Town of Bowdoinham Land Use Ordinance to Allow for Accessory Dwelling Units" be enacted?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

It was moved and seconded to adopt this article. Article was adopted.

TAX INCREMENT FINANCING

ARTICLE 3: Shall the Town vote to amend the CMP/Riverfront Municipal Development and Tax Increment Financing District and Development Program originally dated June 10, 2014, pursuant to Title 30-A Chapter 206 of the Maine Revised Statutes, in accordance with the Resolution approved by the Select Board on April 25, 2023, a copy of which is attached and incorporated herein by reference?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

It was moved and seconded to adopt this article. Article was adopted.



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CAPITAL IMPROVEMENT ARTICLES

ARTICLE 4: To see if the Town will vote: (1) to approve the reconstruction, paving and maintenance of various town roads and parking lots, including all other reasonably necessary costs related thereto (the "Project"); and (2) to appropriate up to \$1,000,000 for the Project; and (3) to authorize the Treasurer and the Chair of the Select Board to issue general obligation bonds of the Town of Bowdoinham (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$1,000,000; and (4) to delegate to the Treasurer and the Chair of the Select Board the discretion to fix the date(s), maturity(ies), interest rate(s), denomination(s), place(s) of payment, premium(s), call(s) for redemption, current or advance refunding(s) of the securities, form(s) and other detail of said general obligation bonds, including execution and delivery of said general obligation bonds and to provide for the sale thereof as well as the negotiation and execution of any loan agreement with any party or certifications related thereto.

TREASURER'S FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid	\$6,402,836.35
B. Bonds authorized and unissued:	\$0
C. Bonds to be issued if this Article is approved:	<u>\$1,000,000.00</u>
Total	\$7,402,836.35

Costs:

At an estimated interest rate of 5.15% for an assumed 10-year maturity, the estimated costs of this bond issue will be:

Principal:	\$1,000,000.00
Interest:	\$304,496.22
Total Debt Service:	\$1,304,496.22

Validity: The validity of the bonds and the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Nicole Briand, Treasurer
Town of Bowdoinham, Maine

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 5: To see if the Town will vote: (1) to approve the rehabilitation, stabilization and preservation of Town Hall, including all other reasonably necessary costs related thereto (the "Project"); and (2) to appropriate up to \$1,000,000 for the Project; and (3) to authorize the Treasurer and the Chair of the Select Board to issue general obligation bonds of the Town of Bowdoinham (including temporary notes in anticipation of the sale thereof) in an aggregate principal amount not to exceed \$1,000,000; and (4) to delegate to the Treasurer and the Chair of



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the Select Board the discretion to fix the date(s), maturity(ies), interest rate(s), denomination(s), place(s) of payment, premium(s), call(s) for redemption, current or advance refunding(s) of the securities, form(s) and other detail of said general obligation bonds, including execution and delivery of said general obligation bonds and to provide for the sale thereof as well as the negotiation and execution of any loan agreement with any party or certifications related thereto.

TREASURER'S FINANCIAL STATEMENT

Total Town Indebtedness:

A. Bonds outstanding and unpaid	\$6,402,836.35
B. Bonds authorized and unissued:	\$0
C. Bonds to be issued if this Article is approved:	<u>\$1,000,000.00</u>
Total	\$7,402,836.35

Costs:

At an estimated interest rate of 5.75% for an assumed 15-year maturity, the estimated costs of this bond issue will be:

Principal:	\$1,000,000.00
Interest:	\$519,312.66
Total Debt Service:	\$1,519,312.66

Validity: The validity of the bonds and the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Nicole Briand, Treasurer
Town of Bowdoinham, Maine

RECOMMENDATION: The Select Board recommends this article to pass, 4-0. The Finance Advisory Committee recommends this article not to pass, 0-3, 2 abstained.

It was moved and seconded to adopt this article. Article was not adopted.

ARTICLE 6: Shall the Town vote to authorize the Select Board to enter into a lease purchase agreement in a principal amount not exceeding \$250,000 (exclusive of finance costs), for a term not to exceed ten years, and under such other terms and conditions as the Board deems advisable, for the purpose of funding the acquisition of an excavator, including attachments for the Public Works Department?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 7: Shall the Town vote to appropriate from Coronavirus Local Fiscal Recovery Funds (aka American Rescue Plan Act or ARPA funds) received by the Town from the federal government for the following projects, as itemized below?



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Projects:	Project Estimates <i>(actual cost may vary)</i>
Purchase & Installation of Compacting Dumpster	\$20,000
Road & Parking Lot Maintenance	\$100,000
Total <i>(not to exceed)</i>	\$322,761.90

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

Explanation: June 15, 2022 Town Meeting the Town appropriated the \$322,761.90 of ARPA Funds for an estimate of \$295,000 in projects. This article would: 1) approve the last \$20,000 and 2) allow the funding approved for road maintenance to also be used for parking lot maintenance. As noted above, the project amounts are estimates and may vary, the total amount will not exceed the Town’s total ARPA funds.

A motion was made and seconded to amend Article 7 to remove the Compacting Dumpster. This amendment was not adopted.

It was moved and seconded to adopt Article 7 as written. Article was adopted.

ARTICLE 8: Shall the Town vote to raise and appropriate \$650,000, as itemized below, for the CAPITAL RESERVE Budget?

Capital Improvements:	\$7,500
Town Hall & Town Office:	\$90,000
Cemetery Maintenance:	\$15,000
Solid Waste & Recycling:	\$44,500
Public Works Reserve:	\$440,000
Fire Reserve:	\$67,000
Recreation Reserve:	\$10,000
Electronic Equipment Reserve	\$3,500
<u>Waterfront Reserve:</u>	<u>\$2,000</u>
Total	\$650,000

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

EXPENSE BUDGET ARTICLES

ARTICLE 9: Shall the Town vote to raise and appropriate \$795,843 for the ADMINISTRATION Budget?



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RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 10: Shall the Town vote to raise and appropriate \$150,266 for the PLANNING, COMMUNITY DEVELOPMENT AND CODE ENFORCEMENT Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 11: Shall the Town vote to raise and appropriate \$15,000 for the CONTINGENCY Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 12: Shall the Town vote to raise and appropriate \$47,000 for the GENERAL SERVICES Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 13: Shall the Town vote to raise and appropriate \$522,671 for the DEBT SERVICES Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 14: Shall the Town vote to raise and appropriate \$383,900 for the FIRE AND RESCUE DEPARTMENT Budget?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0. The Finance Advisory Committee recommends \$389,900, 5-0.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 15: Shall the Town vote to raise and appropriate \$119,350 for the TOWN FACILITIES MAINTENANCE Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.



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It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 16: Shall the Town vote to raise and appropriate \$27,810 for the ANIMAL CONTROL AND HARBOR MASTER Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 17: Shall the Town vote to raise and appropriate \$807,485 for the PUBLIC WORKS DEPARTMENT Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 18: Shall the Town vote to raise and appropriate \$219,379 for the SOLID WASTE AND RECYCLING DEPARTMENT Budget?

RECOMMENDATION: The Select Board recommends this article not to pass, 3-2. The Finance Advisory Committee recommends the article to pass, 5-0.

It was moved and seconded to adopt this article. Article was adopted.

ARTICLE 19: Shall the Town vote to raise and appropriate \$121,997 for the RECREATION Budget?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

A motion was made and seconded to amend Article 19 to reduce the amount to \$75,756; this amendment was not adopted.

It was moved and seconded to adopt Article 19 as written. Article was adopted.

OUTSIDE ORGANIZATION REQUESTS

It was moved and seconded to group articles 20-22 in a single vote. Articles were adopted.

ARTICLE 20: Shall the Town vote to raise and appropriate \$1,650 for SPECTRUM GENERATIONS?



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RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

Article was adopted.

ARTICLE 21: Shall the Town vote to raise and appropriate \$762 for The Life Flight Foundation?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

Article was adopted.

ARTICLE 22: Shall the Town vote to raise and appropriate \$1,000 for Waldo Community Action Partners?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

Article was adopted.

REVENUE BUDGET ARTICLE

ARTICLE 23: Shall the Town vote appropriate the sum of \$1,698,494 from the ESTIMATED REVENUES ACCOUNTS (Non-Property Tax Revenues) to be applied to reduce the 2024 tax commitment?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

PROPERTY TAX LEVY LIMIT

ARTICLE 24: To see if the Town will vote to increase the property tax levy limit of \$1,026,728 established for Bowdoinham by State law in the event the municipal budget approved under the preceding articles will result in a tax commitment that is greater than that property tax levy limit.

Explanation: The budget as presented will result in a municipal property tax levy of \$2,165,619 which is \$1,138,891 above the Town’s property tax levy limit.

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.



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John Cunningham informed that by law this vote needed to be taken by written ballot. It was moved and seconded to adopt this article. The vote was 80 Yes, 17 No. Article was adopted.

FUND BALANCE ARTICLES

ARTICLE 25: Shall the Town vote to appropriate the sum of \$35,000 from the UNDESIGNATED FUND BALANCE to be used for the first payment of the excavator lease agreement?

RECOMMENDATION: Select Board and Finance Advisory Committee unanimously recommend this article to pass.

It was moved and seconded to adopt this article. Article was adopted.

BUSINESS ARTICLES

It was moved and seconded to group articles 26-43 in a single vote. Articles were adopted.

ARTICLE 26: Shall the Town vote to fix the first day of November 2023 and the first day of May 2024 when all 2024 real estate and personal property taxes shall be due and payable in semi-annual installments and to instruct the Tax Collector to charge interest at 8.00% per annum on all taxes unpaid after said date(s)?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 27: Shall the Town vote to establish the interest rate of 4.00% per year on the amount of overpayment to be paid to a taxpayer who is determined to have paid an amount of real estate or personal property taxes in excess of amount finally assessed pursuant to 36 M.R.S. §506-A?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 28: Shall the Town vote to authorize the Tax Collector to accept tax payments prior to the commitment of taxes?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.



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Article was adopted.

ARTICLE 29: Shall the Town vote to authorize the Tax Collector to offer a 2024 Tax Club Plan to taxpayers who enroll no later than July 31, 2023, who pay the total amount of 2024 taxes by monthly payments from September 2023 to June 30, 2024, who abide by the requirements of said plan; who shall receive from the Town, in return for such payments, full credit for such taxes paid without incurring any charge of interest?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 30: Shall the Town vote to authorize the payment of any overdrafts that may occur in the Town's 2023/2024 budget to be paid out of the undesigned fund balance?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 31: Shall the Town vote to authorize the Select Board to appropriate funds from various reserve funds, as they deem necessary, in a manner that is consistent with the purposes for which said funds were established?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 32: Shall the Town vote to authorize the Select Board to transfer unexpended funds remaining in department expense accounts, which are appropriated by the town meeting in FY23-24 but which are not expended in FY23-24, in to related reserve accounts?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 33: Shall the Town vote to authorize the Select Board and Treasurer to accept on behalf of the Town, monetary gifts, and donated equipment and vehicles, and to appropriate said gifts to supplement the accounts and departments as specified by the benefactor?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 34: Shall the Town vote to authorize the following actions on behalf of the town: (1) to authorize the Select Board to rent, lease, sell, or otherwise dispose of any real estate acquired by the town for non-payment of taxes thereon on such terms as they deem advisable and execute Municipal Quit Claim deeds for same; (2) to authorize the Select Board to keep any real estate acquired for non-payment of taxes or portion thereof for the use of the town when they deem it to be in the town's best interests; and (3) to authorize the Select Board to rent or lease town-owned



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real estate that was not acquired for non-payment of taxes when they deem it to be in the town's best interest and on such terms as they deem advisable?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 35: Shall the Town vote to authorize the municipal Treasurer to waive the foreclosure of a tax lien mortgage by recording a Waiver of Foreclosure at the Registry of Deeds in which the Tax Lien Certificate is recorded, prior to the right of redemption expiring, pursuant to 36 M.R.S. § 944?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 36: Shall the Town vote to authorize the Select Board and Treasurer, on behalf of the Town to sell or dispose of obsolete Town equipment, material, and commodities on such terms as they deem proper and place money from said sales into related reserve account, if the Board deems appropriate?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 37: Shall the Town vote to authorize the Treasurer to accept any donations, gifts or grants of money for the Heating Assistance Program reserve account and to expend available funds from the account for the designated purpose?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 38: Shall the Town vote to authorize the Select Board and Treasurer to enter into multi-year contracts necessary to provide services to the Town?

Explanation: Services for the town include but are not limited to ambulance service, banking, road maintenance, snow removal, curbside recycling and trash disposal.

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 39: Shall the Town vote to authorize the Select Board and Treasurer to accept and expend Community Development Block Grant Funds and other federal, state or private grants on behalf of the Town?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.



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ARTICLE 40: Shall the Town vote to authorize the Select Board to periodically set fees for returned checks, copies of Town ordinances and other documents, and notary services?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 41: Shall the Town vote to authorize the Select Board to collect Solid Waste Management User Fees for Fiscal Year 2024 at the rate of \$3.00 per bag?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 42: Shall the Town vote to set the annual permit fee of \$100.00 per year, per truck for commercial haulers operating within the Town of Bowdoinham, pursuant to the provisions of 7.1.1 of the Solid Waste Management Ordinance?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

ARTICLE 43: Shall the Town vote to authorize the Select Board to close any road or roads or portions thereof for winter maintenance and to annul, alter, or modify such decisions, pursuant to 23 M.R.S. §2953, and that such orders made by the Select Board shall be a final determination?

RECOMMENDATION: The Select Board recommends this article to pass, 5-0.

Article was adopted.

“Attest”


Tina Magno, Town Clerk

There were 162 registered voters in attendance.



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Moderator's Certificate of Election Results (Secret Ballot Referendum)

Town of Bowdoinham
June 14th 2023
Results

I, John Cunningham, Moderator of the Town of Bowdoinham, hereby certify that ballots cast at the Town Meeting held June 14, 2023, were counted and tabulated as following:

ARTICLE 2:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 3:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 4:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 5:	YES	_____	NO	*	BLANKS	_____	PASSED	NO	TOTALS	_____
ARTICLE 6:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 7:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 8:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 9:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 10:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 11:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 12:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 13:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 14:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 15:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 16:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 17:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 18:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 19:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 20:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 21:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 22:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____
ARTICLE 23:	YES	*	NO	_____	BLANKS	_____	PASSED	*	TOTALS	_____



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ARTICLE 24: YES	<u>80</u>	NO	<u>17</u>	BLANKS	<u>0</u>	PASSED	<u>X</u>	TOTALS	<u>97</u>
ARTICLE 25: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 26: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 27: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 28: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 29: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 30: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 31: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 32: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 33: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 34: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 35: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 36: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 37: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 38: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 39: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 40: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 41: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 42: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____
ARTICLE 43: YES	<u>X</u>	NO	_____	BLANKS	_____	PASSED	<u>X</u>	TOTALS	_____

NO OTHER ARTICLES APPEARED ON THE BALLOT.

Dated: 6.14.2023

Tina S. Magno
Town Clerk

"ATTEST" A true certified copy of the Moderator's Certificate Election Results for the M.S.A.D. #75 election, June 14, 2023.

Tina S. Magno
Tina Magno, Dowdoinham Town Clerk



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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		



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<p>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.</p>	<p>\$5225 (1) (C) (1)</p>	<p>\$2,500,000 \$125,000per yr. for 30 yrs.)</p>
<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>



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<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>
<p>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.</p>		
<p>Total Municipal TIF Investment Plan Costs</p>		<p>\$9,930,000</p>



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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