



Department of Economic and Community Development
Municipal Tax Increment Financing
Application



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

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

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

Mail completed application, with tabs separating exhibits, to:

DECD/Office of Business Development (MTIF)

111 Sewall Street

Augusta, ME 04330

(e-mailed applications are not accepted)



Department of Economic and Community Development
Municipal Tax Increment Financing
Application



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

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

If applicable,

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

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



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



Table of Contents *

SECTION 1-	COVER LETTER AND APPLICATION COVER SHEET.....	2
SECTION 2 -	PURPOSE/BASIS ORIGINAL/AMENDED APPLICATION.....	3
SECTION 3 -	COMPANY/DEVELOPER INFORMATION.....	4
SECTION 4 -	EMPLOYMENT GOALS/DATA.....	5
SECTION 5 -	DEVELOPMENT PROGRAM.....	6
	<i>Public Project(s)</i>	6
	<i>Private Project(s)</i>	6
	<i>Duration of Development District</i>	6
	<i>Original Assessed Value</i>	7
SECTION 6 -	FINANCIAL PLAN.....	8
	<i>Increased Assessed Value Information</i>	8
	<i>Public Indebtedness</i>	8
	<i>Anticipated Revenues</i>	8
	<i>Credit Enhancement Agreement (CEA)</i>	8
	<i>Development Program Fund and Tax Increment Revenues</i>	9
	<i>Relocation of Person(s)/Business(es)</i>	10
	<i>Transportation Improvements</i>	10
	<i>Environmental Controls</i>	10
	<i>District Operation</i>	10
SECTION 7 -	NOTICE AND HEARING.....	11
EXHIBIT A -	STATUTORY REQUIREMENTS & THRESHOLDS.....	12
EXHIBIT B -	ASSESSOR’S CERTIFICATE.....	14
EXHIBIT C -	MAP OF DISTRICT LOCATION WITHIN MUNICIPALITY.....	15
EXHIBIT D -	MAP OF DISTRICT BOUNDARIES.....	16
EXHIBIT E -	ANNUAL REVENUE SPREADSHEET.....	17
EXHIBIT F -	ANNUAL TAX SHIFT SPREADSHEET.....	18
EXHIBIT G -	10-DAY NOTICE OF PUBLIC HEARING.....	19
EXHIBIT H -	MINUTES OF PUBLIC HEARING.....	20
EXHIBIT I -	RECORD OF DISTRICT DESIGNATION AND DEVELOPMENT PLAN ADOPTION.....	21
EXHIBIT J -	PUBLIC PROJECT COSTS.....	22

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



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

The Downtown Redevelopment Plan must contain the components outlined in the DECD "Downtown Redevelopment Plan Criteria Checklist"

4. **Is this development district considered a/an [check the appropriate box(es)]?**
 Industrial Commercial Transit-oriented Arts

If this is a transit-oriented development designation, a map is required identifying transit facilities plus areas and corridors pursuant to MRS 30-A §5222(20), (22) & (23). (Exhibit L)

5. **Municipality name:** Bowdoinham
6. **Municipality address:** 13 School St. Bowdoinham, ME 04008
7. **Municipality county:** Sagadahoc
8. **Municipal telephone number:** 207-666-5531
9. **Municipal official's name:** Nicole Briand
10. **Municipal official's title:** Town Manager
11. **Municipal official's e-mail address:** nbriand@bowdoinham.com
12. **If different from #9 above, contact person/consultant:** Click here to enter text.
13. **Municipal contact/consultant phone number:** Click here to enter text.
14. **Municipality contact/consultant e-mail address:** Click here to enter text.
15. **Municipality's assessor's name:** Rob Duplisea
16. **Municipality's assessor's e-mail address:** rob@rjdappraisal.com

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



Department of Economic and Community Development
Municipal Tax Increment Financing
Application



Section 2 - Purpose/Basis Original/Amended Application

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

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

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



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



Section 3 - Company/Developer Information

A. Business General Information

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

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

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

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

- | | | |
|--|---|--|
| <input type="checkbox"/> job creation | <input type="checkbox"/> job retention | <input type="checkbox"/> capital investment |
| <input type="checkbox"/> training investment | <input type="checkbox"/> tax base improvement | <input type="checkbox"/> public facilities improvement |
| <input type="checkbox"/> other (list): 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. | | |



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



Section 4 - Employment Goals/Data

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

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



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



Section 5 - Development Program

Public Project(s)

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

Private Project(s)

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

Duration of Development District

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

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

a. **District term:**

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

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

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

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

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



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



Original Assessed Value

3. 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		\$1,160,551.00	\$0.00	3/31/2014		110.070
Amendment: (If applicable, with any property added/removed)	#1	-			-	110.070
		+		3/31/2023	+	0.000
	#2	-			-	110.070
		+	\$0.00	\$0.00	3/31/2024	+
	#3	-			-	
		+			3/31/____	+
	#4	-			-	
		+			3/31/____	+
	#5	-			-	
		+			3/31/____	+
	#6	-			-	
		+			3/31/____	+
	#7	-			-	
		+			3/31/____	+
	#8	-			-	
		+			3/31/____	+
	#9	-			-	
		+			3/31/____	+
	#10	-			-	
		+			3/31/____	+
Total						111.510

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



Department of Economic and Community Development
Municipal Tax Increment Financing
Application



Section 6 - Financial Plan

Increased Assessed Value Information

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

Public Indebtedness

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

Anticipated Revenues

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

Credit Enhancement Agreement (CEA)

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

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



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



Development Program Fund and Tax Increment Revenues

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

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

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

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

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

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

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

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

X _____

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

X _____



Department of Economic and Community Development
Municipal Tax Increment Financing
Application



Relocation of Person(s)/Business(es)

8. There will be no displacement.

Transportation Improvements

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

Environmental Controls

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

District Operation

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



Department of Economic and Community Development
Municipal Tax Increment Financing
Application



Section 7 - Notice and Hearing

1. **Date of public notice (must be minimally 10 days before the public hearing):** March 21, 2024

For Exhibit G, provide a legible copy of the newspaper page showing the public hearing, newspaper name and date of publication.

2. **Date of public hearing:** April 2, 2024

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: Click to enter a date.
 district and development program. Provide date municipal or plantation legislative body approved: June 1, 2024

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?** Yes. See Section 6 page 10.



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



Exhibit A - Statutory Requirements & Thresholds

**round to second decimal place

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

¹ For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

² For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

³ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁴ PTZ districts approved through December 31, 2008.



Department of Economic and Community Development
Municipal Tax Increment Financing
Application



SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1	\$369,660,400	
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation	\$1,160,551	
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: <i>(List each district name/acreage)</i> Natural Gas Pipeline \$29,800 & CMP TIF \$1,160,551	Existing	\$1,190,351
	Proposed	\$0
	Total	\$1,190,351
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district	0	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts <i>(List each district name/acreage)</i>	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts <i>(List each district name/acreage)</i>	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation⁵ Municipal TIF districts <i>(List each district name/acreage)</i>	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: <i>(List each district name/OAV)</i>	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	\$1,190,351	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)	0.32%	

COMPLETED BY			
PRINT NAME	Nicole Briand		
SIGNATURE		DATE	
<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	Rob Duplisea		
SIGNATURE		DATE	

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



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



Exhibit B - Assessor's Certificate

Exhibit B

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

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

Riverfront Tract of Original District Parcel

Parcel	Acres	OAV Real Property As of 3/31/2014	OAV Personal Property As of 3/31/2014	OAV Real & Personal Property As of 3/31/2014
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 Original District

Parcel	Acres	OAV Real Property As of 3/31/2014	OAV Personal Property As of 3/31/2014	OAV Real & Personal Property As of 3/31/2014
R10-016	68.72	\$55,800	\$0	\$55,800
R07-004-T & R10-016T**	0	\$1,089,700**	\$0	\$1,089,700
R07-004	19.00*	\$15,051*	\$0	\$15,051*
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.

** R10-016-T is tax account associated with infrastructure in proposed CMP Tract. OAV represents value of infrastructure within CMP Tract as of 3/31/14.

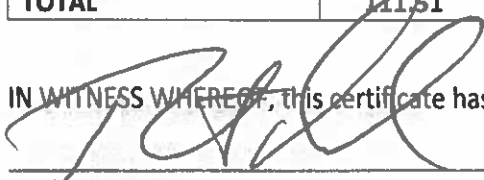
New Parcels with AMD-2, added to Riverfront Tract

Parcel	Acres	OAV Real Property As of 3/31/2024	OAV Personal Property As of 3/31/2024	OAV Real & Personal Property As of 3/31/2024
U01-019	1.26	\$0	\$0	\$0
U01-020	0.18	\$0	\$0	\$0
TOTAL	1.44	\$0	\$0	\$0

Total District

Parcel	Acres	OAV Real Property	OAV Personal Property	OAV Real & Personal Property
Riverfront	22.35	\$0	\$0	\$0
CMP	87.72	\$15,133,351	\$0	\$15,133,351
New Parcels	1.44	\$0	\$0	\$0
TOTAL	111.51	\$15,133,351	\$0	\$15,133,351

IN WITNESS WHEREOF, this certificate has been executed by me this 17th day of April, 2024.



Municipal Assessor's Agent for the Town of Bowdoinham



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



Exhibit C - Map of District Location within Municipality

Map of District Location within Municipality



Legend
District Location



Department of Economic and Community Development
Municipal Tax Increment Financing
Application

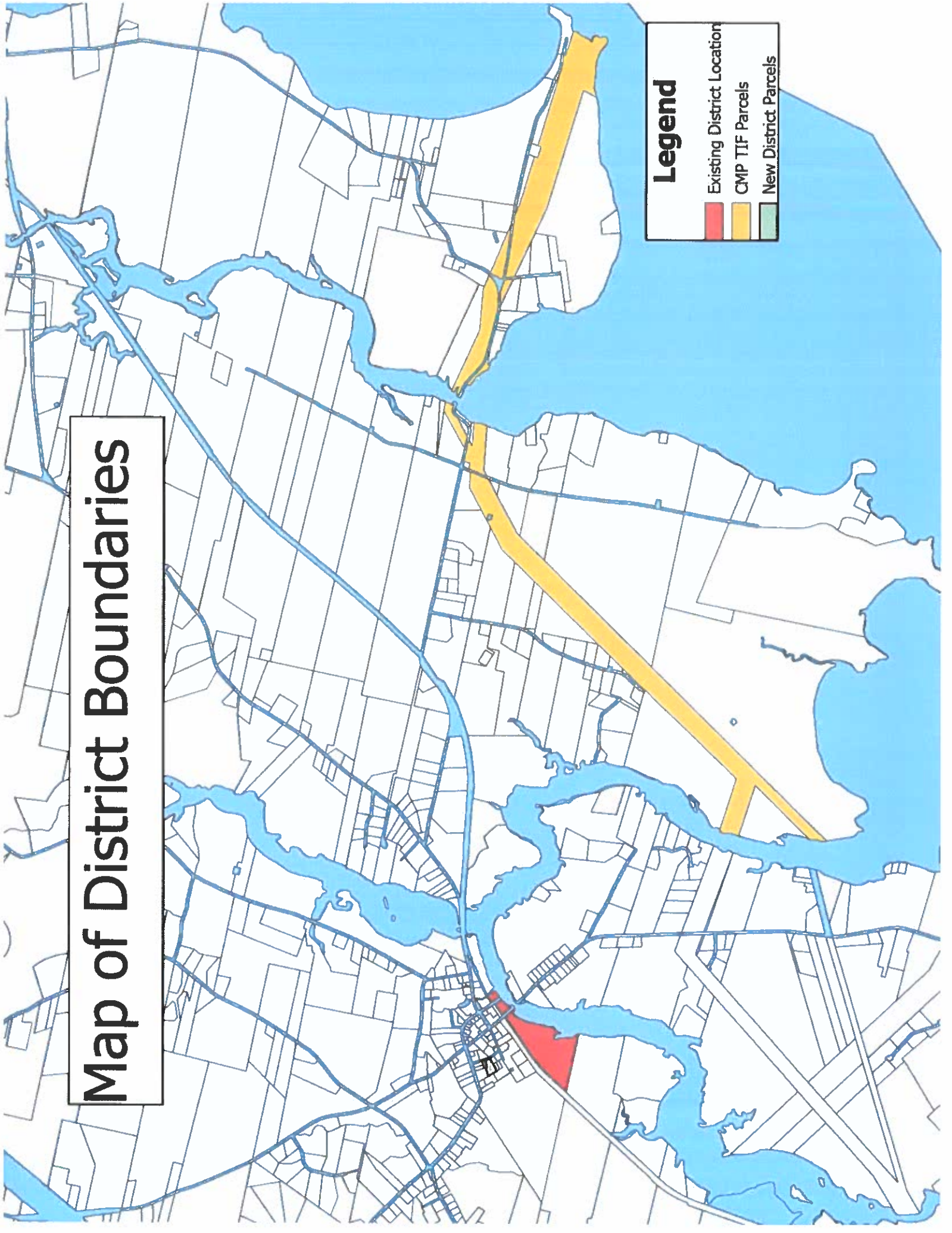


Exhibit D - Map of District Boundaries

Map of District Boundaries

Legend

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





Department of Economic and Community Development
Municipal Tax Increment Financing
Application



Exhibit E - Annual Revenue Spreadsheet

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

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



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



Exhibit F - Annual Tax Shift Spreadsheet

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

Science

Intertidal

From Page B1

groups convened around specific topics and then shared what they thought about the drafted ideas and ideas that might not have already been included.

While more than 150 people attended, that's still only a small fraction of the number of residents of Brunswick. To that end, the town is following up on this workshop by offering a survey that can be completed online. The materials from the workshop are available there as well as a recording of the presentations given that evening.

All of these resources are hosted on the Brunswick Climate Action web-

page at brunswickcapco.gov. The materials from the workshop are under the Community Workshop tab. On this page are mini-posters for each of seven priority areas (municipal operations, buildings and housing, transportation, energy and renewables, natural resources, land use and food systems, resilience and public health, and waste management). The posters list overarching strategies with more specific actions forthcoming. You can click on each poster to see it in full size and to provide feedback on that specific area. There are just five questions to answer for each topic area. One of the reasons for soliciting more feedback at this

point is to help prioritize the areas of focus for the plan going forward. This is the last opportunity for public feedback and the deadline to participate is April 15. If you have any questions or need further information, you can contact Ashley Charlesson, Brunswick's environmental planner, at 725-8660 ext. 4723 or acharlesson@brunswick-me.org.

So, as you look at the crocuses blooming in these first official days of spring, perhaps take a few moments to see what the town is doing to address climate change and speak up about what you feel is most important.

Susan O'Leary is the director of operations at Marine Coast Fisheries's Association.

Tech

From Page B1

strategies out in advance, you'll be prepared and more relaxed. Plus, the likelihood of obtaining the results you want will be greatly improved. Practice taking pictures and video around sunset to get a sense of what the light will be like during the event. If the location you're planning to use is nearby practice there.

2. Use a smartphone tripod to avoid a shaky video or blurry images. If you don't already have one, get a tripod that allows you to remove and replace your phone in different positions without a lot of adjusting. You won't have time to fiddle with a complicated system of fasteners. There is a device known as a gimbal that attaches your phone to a tripod and allows you to easily adjust your camera's frame of reference right on the tripod. Try to get a tripod that allows you to stand up and mount the camera easily while viewing the screen. Trying to capture the sky while using a laptop tripod while lying down in the outdoors will be less than ideal.

3. Keep the process simple. The easiest way to capture the scene is to point your phone camera on its tripod toward the sky and start shooting high-resolution video. Although it is tempting to zoom in on the total eclipse, it will be more

effective to zoom out, capturing the changing environment and horizon as twilight deepens, totality occurs and darkness recedes as the sun emerges from behind the moon's shadow in five to six minutes. A bonus will be that you will have captured both the event and the soundtrack of people's reactions to it.

4. When taking photos, use the delay timer set at three to five seconds so that once you press the exposure button, the camera waits a few seconds before taking the shot. That gives your camera a good amount of time to settle down and produce vibration-free images.

5. If you're taking photos, remember to tap on the subject you're capturing to bring it into focus. On many phones, you can also tap and slide your finger up and down to adjust the exposure.

6. Check your phone's memory far enough in advance so you can free up enough space to capture and store the images. If you run out of mem-



The moon covers the sun during a total solar eclipse on Aug. 21, 2017, in Louisville, Kentucky.

Climate

From Page B1

the most is that the planet is now in a meltdown phase — literally and figuratively given the warming and mass loss from our polar ice sheets, said Jonathan Dwyer, dean of the University of Michigan School for Environment and Sustainability, who wasn't involved in the report.

Saulo called the climate crisis "the defining challenge that humanity faces" and said it combines with a crisis of inequality, as seen in growing food insecurity and migration.

WMO said the impact of heatwaves, floods, droughts, wildfires and tropical cyclones, exacerbated by climate change, was felt in lives and livelihoods on every continent in 2023.

"This list of record-smashing events is truly distressing, though not a surprise given the steady drumbeat of extreme events over the past year," said University of Arizona climate scientist Kathy Jacobs, who also wasn't involved in the

WMO report. "The full cost of climate-change-accelerated events across sectors and regions has never been calculated in a meaningful way, but the cost to biodiversity and to the quality of life of future generations is incalculable."

But the U.N. agency also acknowledged "a glimmer of hope" in trying to keep the Earth from running too high a fever. It said renewable energy generation capacity from wind, solar and waterpower rose nearly 50% from 2022 — to a total of 510 gigawatts.

"The target of 1.5C degree warming still holds, just like a speed limit on the highway still holds even if we temporarily exceed it," said Malte Meinshausen, a professor of climate science at the University of Melbourne in Australia. "What is more urgent than ever is to grasp the economic opportunities that arise due to the low-cost renewables at our disposal, to decarbonize the electricity sector, and electricity other sectors."

"We need to step on the brakes of ever-increasing GHG (greenhouse gas)

emissions," said Meinshausen, who also was not involved in the report. "And hopeful signs are there, that GHG emissions are about to peak."

The report comes as climate experts and government ministers are to gather in the Danish capital, Copenhagen, on Thursday and Friday to press for greater climate action, including increased national commitments to fight global warming.

"Each year the climate story gets worse; each year WMO officials and others proclaim that the latest report is a wake-up call to decision makers," said University of Victoria climate scientist Andrew Weaver, a former British Columbia lawmaker.

"Yet each year, once the 24-hour news cycle is over, far too many of our elected 'leaders' return to political grandstanding, partisan bickering and advancing policies with demonstrable short-term outcomes," he said.

"More often than not everything else ends up taking precedence over the advancement of climate policy. And so, nothing gets done."

Crabs

From Page B1

migratory birds that rely on them," O'Neill said in a statement.

He said Massachusetts had been lagging behind other East Coast states that have strengthened protections for horseshoe crab populations including New Jersey, Dela-

ware, and South Carolina. The animals have been declining in some of their range, and they're critically important as a food source for the red knot, a migratory shorebird listed as threatened under the Endangered Species Act.

The regulatory Atlantic States Marine Fisheries Commission said it will allow no harvest of female horseshoe crabs

that originate in the Delaware Bay during the 2024 fishing season, but it will allow more harvest of male horseshoe crabs in the mid-Atlantic to help make up for that.

Despite their names, horseshoe crabs are not really crustaceans but are more closely related to spiders and scorpions, according to the National Oceanic and Atmospheric Administration.

Mice

From Page B1

in a massive increase in the densities of mice.

Mice don't need encouragement. They can reproduce from about 60 days old and females can have four or five litters a year, each with seven or eight babies.

Rough estimates indicate there are more than a million mice on Marion Island. They are feeding on invertebrates and, more and more, on seabirds — both chicks in their nests and adults. A single mouse will feed on a bird several times its size. Conservationists snapped a photo of one perched on the bloodied head of a wandering albatross chick.

The phenomenon of mice eating seabirds has been recorded on only a handful of the world's islands.

The scale and frequency of mice preying on seabirds on Marion has risen alarmingly, Wulfaardt said, after the first reports of it in 2003. He said the birds have not developed the defense mechanisms to protect themselves against these unfamiliar predators and often sit there while mice nibble away at them. Sometimes multiple mice swarm over a bird.

Conservationists estimate that if nothing is done, 19 seabird species will disappear from the island in 50 to 100 years, he said.

"This incredibly important island as a haven for seabirds has a very tenuous future because of the impacts of mice," Wulfaardt said.

The eradication project is a single shot at success, with not even a whisker of room for error. Burching mice and rat populations have been problematic for other islands, South Georgia, in the southern Atlantic,



STEFAN AND JANICE SCHROEDER, WA AP

A house mouse on Marion Island, South Africa. Mice that were brought by mistake to a remote island near Antarctica 200 years ago are breeding out of control because of climate change, eating seabirds and causing major harm in a special nature reserve with "unique biodiversity."

was declared rodent-free in 2018 after an eradication effort, but that was a multi-year project; the one on Marion could be the biggest single intervention.

Wulfaardt said four to six helicopters will likely be used to drop up to 550 tons of rodenticide bait across the island. Pilots will be given exact flight lines and Wulfaardt's team will be able to track the drop using GPS mapping.

The bait has been designed to not affect the soil or the island's water sources. It shouldn't harm the seabirds, who feed out at sea, and won't have negative impacts on the island's environment, Wulfaardt said. Some animals will be affected at an individual level, but those species will recover.

"There's no perfect solution in these kinds of things," he said. "There is nothing that just zaps mice and nothing else."

The eradication project is a partnership between BirdLife South Africa and the national Department of Forestry, Fisheries and the Environment, which designated Marion

island as a special nature reserve with the highest level of environmental protection. It has a weather and research station but is otherwise uninhabited and dedicated to conservation. The department said

the eradication of mice was "essential" if the unique biodiversity of the island is to be preserved.

Wulfaardt said the amount of planning needed means a likely go-ahead date in 2027. The project also needs to raise around \$25 million — some of which has been funded by the South African government — and get final regulatory approvals from authorities.

Scientists have tried to control the mice of Marion in the past.

They were already a pest for researchers in the 1940s, so five domestic cats were introduced. By the 1970s, there were around 2,000 feral cats on the island, killing half a million seabirds per year. The cats were eliminated by introducing a feline flu virus and hunting down any survivors.

Islands are critical to conservation efforts, but fragile. The Island Conservation organization says they are "extinction epicenters" and 73% of all species that have gone extinct lived on islands. About 85% of those were bird species.

"This really is an ecological restoration project," Wulfaardt said. "It's one of those rare conservation opportunities where you solve once and for all a conservation threat."

Advertisement for Eric Metal Roofs. Text includes: 'Make the smart and ONLY CHOICE when tackling your roof!', 'Limited Time offer! SAVE! UP TO 50% OFF + TAKE AN ADDITIONAL 10% OFF ON YOUR INSTALLATION', 'Choose from 3 styles with multiple color options', 'FREE ESTIMATE 1.877.622.9913', 'Eric Metal Roofs', 'MADE IN THE U.S.A.'



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



Exhibit H - Minutes of Public Hearing

COMMUNITY DEVELOPMENT ADVISORY COMMITTEE

MEETING MINUTES

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

Kendall Room

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

Absent: Wendy Rose

Guests: None (neither in person nor on Zoom)

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

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

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

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

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

VII. Adjourn Meeting

A true copy, attest.

Yvette Meunier 5/4/24

DRAFT



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



Exhibit J - Public Project Costs

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

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

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

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