

CEDC Meeting
August 16, 2018 – 7:00 PM
Town Office Conference Room



Meeting Materials

CEDC
Thursday August 16, 2018
6:30pm – Town Office Conference Room

CALL TO ORDER

NEW BUSINESS

- View TIFF Amendments
- Approve Postcard

ADJOURNMENT

TOWN MEETING WARRANT ARTICLE

Article ____: Shall the voters of the Town of Poland, Maine approve the second amendment to the municipal tax increment financing district known as the “Poland Downtown Village Amended Omnibus Municipal Development and Tax Increment Financing District”; and adopt the Amended and Restated Development Program for the District as presented to the Town Meeting, such designation and adoption to be pursuant to the following findings, terms, and provisions?

WHEREAS, the Town of Poland Maine (“the Town”) is authorized pursuant to Chapter 206 of Title 30-A Maine Revised Statutes, as amended (“the Act”) to amend the designation of an approved municipal development tax increment financing district within the Town as the Second Amendment to the “Poland Downtown Village Amended Omnibus Municipal Development and Tax Increment Financing District” (“the Amended District”) and to adopt a restated development program for the Amended District (“the Restated Development Program”); and

WHEREAS, there is a need for economic development in the Town, in the surrounding region and in the State of Maine; and

WHEREAS, there is a need to improve the general economy and broaden the tax base of the Town and the region by attracting business development to the Amended District; and

WHEREAS, the Amended District and adoption of the Restated Development Program will help to improve the economy and broaden the tax base in Poland by attracting business development to the Amended District; and

WHEREAS, there is a need to implement continued economic development initiatives in those areas of the Town designated as part of the Amended District in accordance with the provisions of the Act; and

WHEREAS, the Town desires to amend and confirm the Amended District and adopt the Restated Development Program; and

WHEREAS, it is expected that final approval will be obtained from the State of Maine Department of Economic and Community Development (the “Department”), approving designation of the Amended District and adoption of the Restated Development Program; and

WHEREAS, the Town has held a public hearing on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. § 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town;

NOW, THEREFORE, IT IS HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby finds and determines that:

- a. At least twenty-five percent (25%), by area, of the real property within the Amended District as hereinafter designated, is suitable for commercial uses; and
- b. The total area of the Amended District as hereinafter designated does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town, including the proposed Amended District, does not exceed five percent (5%) of the total acreage of the Town; and
- c. The original assessed value of all existing and proposed tax increment financing districts, including the proposed Amended District, does not exceed five percent (5%) of the total equalized assessed value of all taxable property within the Town as of April 1, 2017; and
- d. Designation of the Amended District and adoption of the Restated Development Program will make a contribution to the economic growth and well-being of the Town as a whole and the surrounding region and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the Amended District and the Restated Development Program.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby approves the fourth amendment of the municipal tax increment financing district to be known as the “Poland Spring Bottling Company District 2 Omnibus Amended Municipal Development and Tax Increment Financing District” designated and described as more particularly set forth in the Restated Development Program for such District presented to Town Meeting in the form attached hereto and such Restated Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

Section 3. Pursuant to the provisions of 30-A M.R.S.A. § 5227(1), the percentage of increased assessed value to be retained as captured assessed value in accordance with the Development Program is to be established as set forth in the Development Program.

Section 4. The Town’s Board of Selectpersons or their duly-appointed representative is hereby authorized, empowered and directed to submit the proposed designation of the Amended District and the proposed Restated Development Program for the District to the Department for review and approval pursuant to the requirements of 30-A M.R.S. section 5226.

Section 5. The Town's Board of Selectpersons or its duly-appointed representative is hereby authorized and empowered, at its discretion, from time to time, to make such revisions to the Restated Development Program as the Board of Selectpersons or their duly-appointed representative deem reasonably necessary or convenient in order to facilitate the process for review and approval of the Amended District and / or Restated Development Program by the Department, or for any other reason, so long as such revisions are consistent with these resolutions and with the basic structure and intent of the Amended District and the Restated Development Program.

Section 6. The foregoing designation of the Amended District and adoption of the Restated Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the Amended District and adoption of the Restated Development Program by the Department, without requirements of further action by the Town, the Board of Selectpersons, or any other party.

EXHIBIT G
TOWN WARRANT

TOWN MEETING WARRANT ARTICLE

Article ____: Shall the voters of the Town of Poland, Maine approve the fourth amendment to the municipal tax increment financing district known as the “Poland Spring Bottling Company Municipal Development and Tax Increment Financing District 2”; and adopt the Amended and Restated Development Program for the District as presented to the Town Meeting, such designation and adoption to be pursuant to the following findings, terms, and provisions?

WHEREAS, the Town of Poland Maine (“the Town”) is authorized pursuant to Chapter 206 of Title 30-A Maine Revised Statutes, as amended (“the Act”) to amend the designation of an approved municipal development tax increment financing district within the Town as the Fourth Amendment to the “Poland Spring Bottling Company Omnibus Municipal Development and Tax Increment Financing District 2” (“the Amended District”) and to adopt a restated development program for the Amended District (“the Restated Development Program”); and

WHEREAS, there is a need for economic development in the Town, in the surrounding region and in the State of Maine; and

WHEREAS, there is a need to improve the general economy and broaden the tax base of the Town and the region by attracting business development to the Amended District; and

WHEREAS, the Amended District and adoption of the Restated Development Program will help to improve the economy and broaden the tax base in Poland by attracting business development to the Amended District; and

WHEREAS, there is a need to implement continued economic development initiatives in those areas of the Town designated as part of the Amended District in accordance with the provisions of the Act; and

WHEREAS, the Town desires to amend and confirm the Amended District and adopt the Restated Development Program; and

WHEREAS, it is expected that final approval will be obtained from the State of Maine Department of Economic and Community Development (the “Department”), approving designation of the Amended District and adoption of the Restated Development Program; and

WHEREAS, the Town has held a public hearing on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. § 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town;

NOW, THEREFORE, IT IS HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby finds and determines that:

- a. At least twenty-five percent (25%), by area, of the real property within the Amended District as hereinafter designated, is suitable for commercial uses; and
- b. The total area of the Amended District as hereinafter designated does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town, including the proposed Amended District, does not exceed five percent (5%) of the total acreage of the Town; and
- c. The original assessed value of all existing and proposed tax increment financing districts, including the proposed Amended District, does not exceed five percent (5%) of the total equalized assessed value of all taxable property within the Town as of April 1, 2017; and
- d. Designation of the Amended District and adoption of the Restated Development Program will make a contribution to the economic growth and well-being of the Town as a whole and the surrounding region and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the Amended District and the Restated Development Program.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby approves the fourth amendment of the municipal tax increment financing district to be known as the “Poland Spring Bottling Company District 2 Omnibus Amended Municipal Development and Tax Increment Financing District” designated and described as more particularly set forth in the Restated Development Program for such District presented to Town Meeting in the form attached hereto and such Restated Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

Section 3. Pursuant to the provisions of 30-A M.R.S.A. § 5227(1), the percentage of increased assessed value to be retained as captured assessed value in accordance with the Development Program is to be established as set forth in the Development Program.

Section 4. The Town’s Board of Selectpersons or their duly-appointed representative is hereby authorized, empowered and directed to submit the proposed designation of the Amended District and the proposed Restated Development Program for the District to the Department for review and approval pursuant to the requirements of 30-A M.R.S. section 5226.

Section 5. The Town's Board of Selectpersons or its duly-appointed representative is hereby authorized and empowered, at its discretion, from time to time, to make such revisions to the Restated Development Program as the Board of Selectpersons or their duly-appointed representative deem reasonably necessary or convenient in order to facilitate the process for review and approval of the Amended District and / or Restated Development Program by the Department, or for any other reason, so long as such revisions are consistent with these resolutions and with the basic structure and intent of the Amended District and the Restated Development Program.

Section 6. The foregoing designation of the Amended District and adoption of the Restated Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the Amended District and adoption of the Restated Development Program by the Department, without requirements of further action by the Town, the Board of Selectpersons, or any other party.