

# **Proposal to Amend TIF Districts**

# Agenda

- **What is a TIF?**
- **How many TIF's does Poland have?**
- **What have we used TIF funds for?**
- **What are the proposed changes?**
- **What are some of the potential projects?**

# What is a TIF?

- **TIF = Tax Increment Financing**
- **Divert future property tax revenue increases from a defined area or district toward economic development project or public improvement projects in the community**
  - **Gives a better outcome on revenue sharing and education funding**
  - **Mitigates our County tax bill [protects from increase due to increased valuation]**

# **Poland has three TIF's**

- **Poland Spring Bottling Company District 1 (TIF 1)**
  - **Comprises just the Poland Spring Bottling Plant**
- **Downtown Village (DTV)**
  - **Five corners area extending south along Route 26**
- **Poland Spring Bottling Company District 2 (TIF 2)**
  - **Route 122/26 area extending up Spring Water Road**

# What have we used TIF funds for?

## TIF 2

- **Water & Sewer Line Bond**
- **Plains Road Bond**
- **Community Economic Development Committee**
- **Administrative Costs**

## DTV

- **Water Line Bond**
- **Skid Steer**
- **Community Economic Development Committee**
- **Administrative Costs**

# **Proposal to amend DTV and TIF 2**

- **Allow the Select Board to approve Credit Enhancement Agreements**
- **Correct maps**
- **Add additional uses of TIF revenues as allowed by statute**

# Credit Enhancement Agreement

- **CEA – business is refunded a portion of tax liability for a period of time if it meets certain conditions**
- **Applies to both DTV and TIF 2**
- **Allow Select Board to approve CEA up to 100% of tax liability**
  - **Would require a public hearing**

# Correct TIF Maps

- **DTV**
  - **Remove one parcel from the district**
    - 2.17 acre parcel was an error
- **TIF 2**
  - **Add two parcels to the district**
    - Both parcels are where elderly housing would be built
  - **Add two sections of public rights of way (roads)**
    - Spring Water Road from Empire Road to the New Gloucester town line 9.0 acres
    - Route 26 from Whales Back Road to Range Hill Road 32.6 acres
  - **Revises previous road acreage using GIS data**
    - Increases road acreage from 38.2 to 42.81 acres
    - New total District acreage 542.16 acres



**Exhibit A-2**  
Town of Poland, Maine  
Tax Increment Finance (TIF) Districts  
Amendment to  
Poland Downtown Village (DTV) Omnibus District-AMD 2

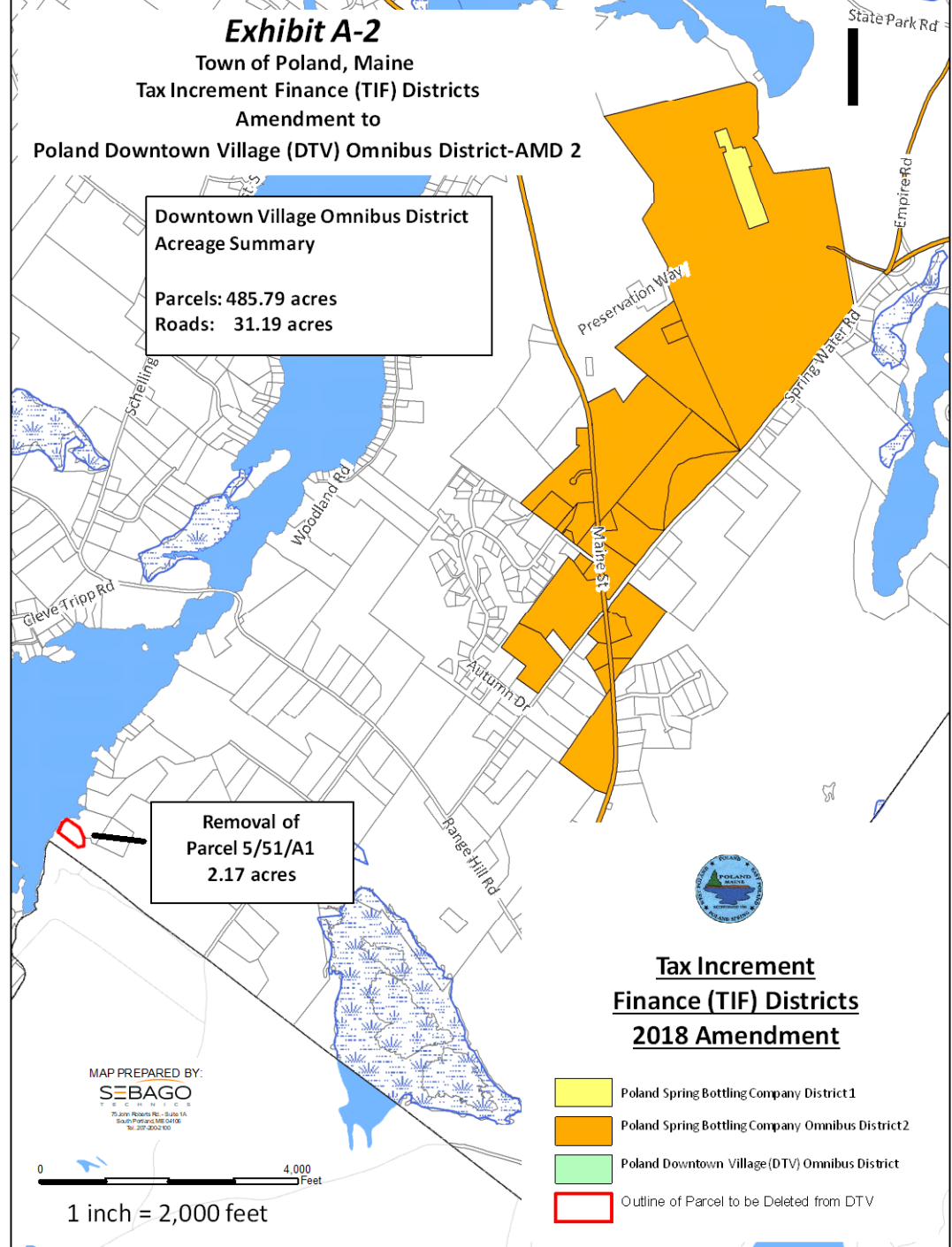
**Downtown Village Omnibus District  
Acreage Summary**  
  
Parcels: 485.79 acres  
Roads: 31.19 acres

**Removal of  
Parcel 5/51/A1  
2.17 acres**

- Tax Increment  
Finance (TIF) Districts  
2018 Amendment**
- Poland Spring Bottling Company District 1
  - Poland Spring Bottling Company Omnibus District 2
  - Poland Downtown Village (DTV) Omnibus District
  - Outline of Parcel to be Deleted from DTV

MAP PREPARED BY:  
**SEBAGO**  
75 JONN ROBERTS RD. - SUITE 1A  
SOUTH PORTLAND, ME 04106  
TEL: 603-883-9100

0 4,000 Feet  
1 inch = 2,000 feet



# Exhibit A-2

Town of Poland, Maine  
Tax Increment Finance (TIF) Districts  
Amendment to

Poland Spring Bottling Company Omnibus District 2-AMD 4



**Poland Spring Bottling Co. Omnibus District  
Acreage Summary**

Parcels: 457.75 acres  
Roads: 84.41 acres

**Addition of  
0.9 acres as  
part of  
Parcel 6/47E**

**Addition of  
RT. 122/Spring Water Rd  
9.00 acres**

**Addition of  
Parcel 6/47B  
3.68 acres**

**Addition of  
RT. 26/Maine Street  
32.60 acres**

## Tax Increment Finance (TIF) Districts 2018 Amendments

- Poland Spring Bottling Company District 1
- Poland Spring Bottling Company Omnibus District 2
- Poland Downtown Village (DTV) Omnibus District
- General Location of District 2 Addition (Not the Boundary)

MAP PREPARED BY:  
**SFRAGO**

0 4,000 Feet

1 inch = 2,000 feet

# Exhibit A-2

Town of Poland, Maine  
Tax Increment Finance (TIF) Districts  
Amendment to

Poland Spring Bottling Company Omnibus District 2-AMD 4



Poland Spring Bottling Co. Omnibus District  
Acreage Summary

Parcels: 457.75 acres  
Roads: 84.41 acres



## Tax Increment Finance (TIF) Districts 2018 Amendments

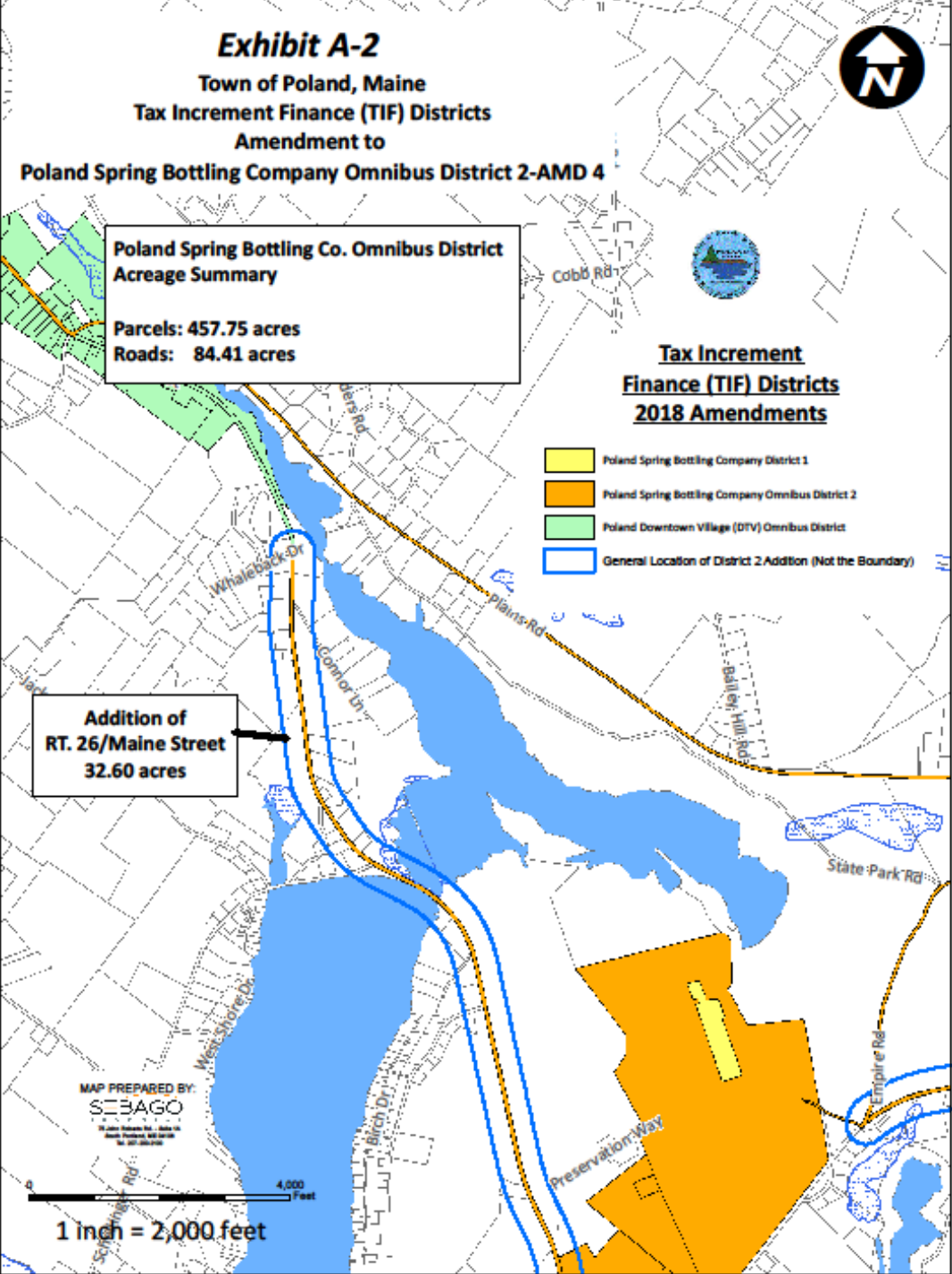
- Poland Spring Bottling Company District 1
- Poland Spring Bottling Company Omnibus District 2
- Poland Downtown Village (DIV) Omnibus District
- General Location of District 2 Addition (Not the Boundary)

Addition of  
RT. 26/Maine Street  
32.60 acres

MAP PREPARED BY:  
SIBAGO

4,000 Feet

1 inch = 2,000 feet



# Potential Projects

## Infrastructure

- **Scenic turnouts, signs, railing and other related improvements in public ways**
- **Public safety measures such as turning lanes, road widening installation of turning lanes, signalization, or other traffic control**
- **Costs to mitigate any adverse impact of the district upon the Town**
- **Improvements directly related to and made necessary by the District**
- **The construction of public improvements such as water and/or sewer extensions (TIF 2)**

# Potential Projects

## Economic Development Efforts

- **Events that will attract visitors to the municipality**
- **Dues to organizations that provide economic development support to the Town, such as the Androscoggin Valley Council of Governments**
- **Addition of ability to provide loan guarantees and/or grants in addition to revolving loan fund capacity**
- **Job training for jobs created or retained within Poland, including in-state scholarships or online learning entities when necessary. May include broadband service to improve access to training and educational opportunities**

# Potential Projects

**Environmental Improvement Projects such as:**

- **Impact studies and watershed management in areas that affect or are affected by commercial activity in Poland.**
- **Environmental improvements that protect or remediate the aquifer (TIF 2)**

**Quality Child Care**

- **Finance and construction, staffing, training, certification and accreditation costs related to child care**

**Development and Improvement of Recreational Trails**

- **Trails used for all-terrain vehicles, snowmobiles, hiking, bicycling, cross-country skiing or other related recreational uses**
- **Planning, design, construction, maintenance, grooming and improvements**
- **Bridges that are part of a trail corridor such as Including, but not limited to footbridge over Waterhouse Brook, connecting existing trail on either side of the road**

# Potential Projects

**Capital Costs associated with a new or expanded Transit Service**

- **Transit vehicles such as buses, ferries, vans, rail conveyances and related equipment;**
- **Bus shelters and other transit-related structures; and**
- **Benches, signs and other transit-related infrastructure**

**TIF revenues to be used as match for applicable State and Federal Economic Development Grant Programs**

- **For project costs authorized in the TIF Development Program**

# **What are some of the potential projects?**

- **Assist elderly housing project with CEA, infrastructure**
- **Waterhouse Brook Pedestrian Bridge**

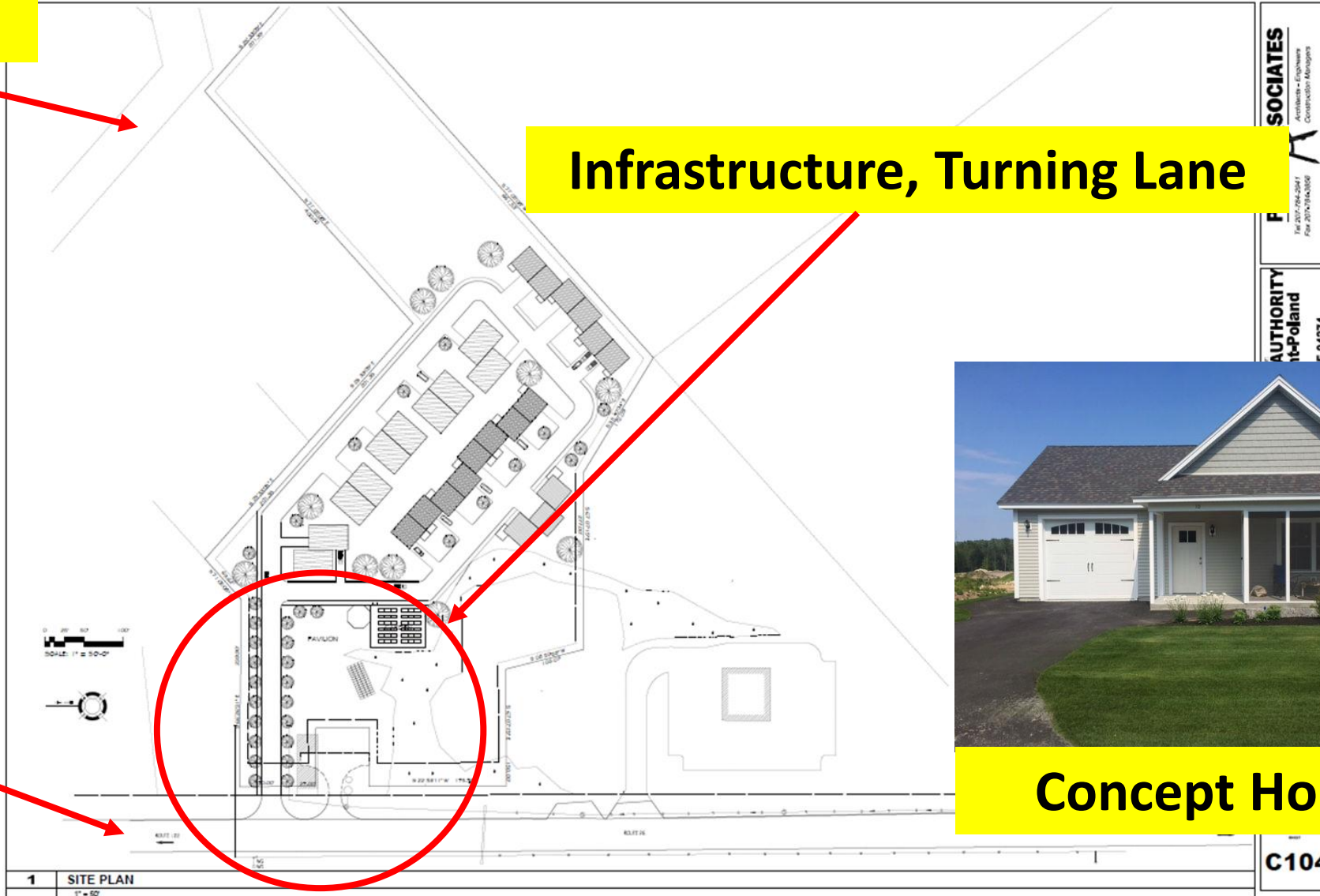


# Elderly Housing Project

Hines Road

Infrastructure, Turning Lane

Route 26



Concept Home

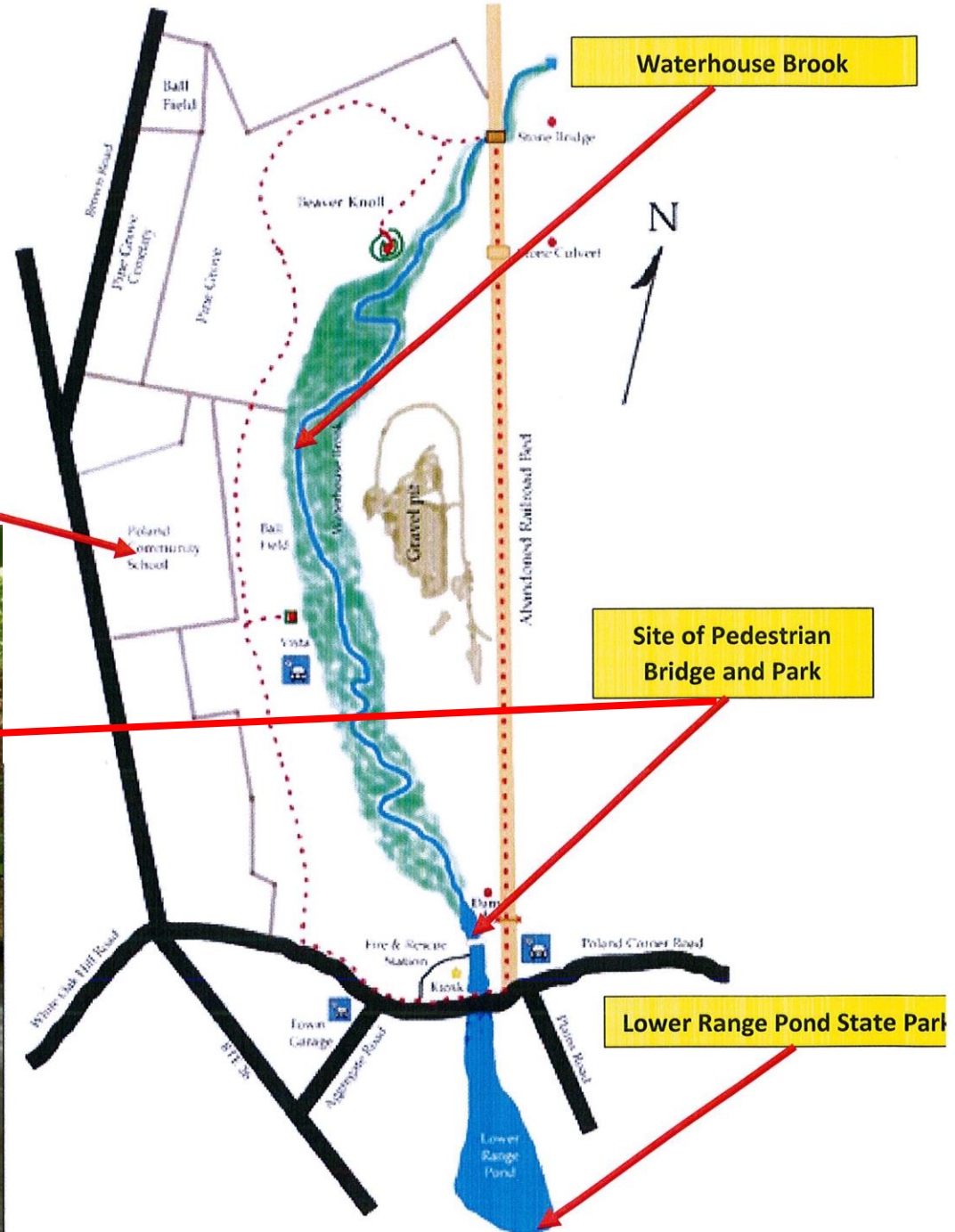
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Construction Managers  
Tel: 207-294-2847  
Fax: 207-294-2856  
Two Great First Places. Auburn, Maine 04210

**AUTHORITY**  
**Poland**  
E 04274

C104

# Waterhouse Brook Pedestrian Bridge

Poland Community School



Site of Pedestrian Bridge and Park

Lower Range Pond State Park