



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



HEATHER JOHNSON
COMMISSIONER

October 2, 2019

David Lloyd
Town Manager
TOWN OF HOWLAND
8 Main Street
Howland, ME 04448-0386

RE: Business Growth and Town Redevelopment Omnibus Municipal *Tax Increment Financing* (TIF)
District and *Development Program* (Program)

A P P R O V E D

Dear Mr. Lloyd,

The Maine Department of Economic and Community Development (DECD) reviewed and EFFECTIVE TODAY APPROVED the above referenced Municipal TIF District and Program. Based on the application, DECD notes/approves:

- a. District term of 30 years starting July 1, 2019* and ending June 30, 2049;
- b. District taxable Original Assessed Value of \$2,591,250 as of March 31, 2018 (April 1, 2017)—acreage 98.9;
- c. Real property Increased Assessed Value (IAV) capture of up to 100%;
- d. District revenues deposited/held in DEDICATED accounts and applied ONLY toward approved activities/projects,
 - i) Project Cost accounts to reimburse Company/Developer for costs authorized by 30-A M.R.S.A. § 5225(1)(A) and DECD rules as amended from time to time AND/OR fund public activities/projects,
 - ii) Town may NOT establish Sinking Fund NOR incur public indebtedness without formal amendment;
- e. Company/Developer payments within sole Board of Selectmen discretion, following a minimum 10-day noticed public hearing, are limited to incremental taxes from NEW actual value and may include up to 100% reimbursement during District term;
- f. AFTER EXECUTION, TOWN MUST FORWARD A COPY of any associated credit enhancement agreement and its amendment(s) or assignment(s) to DECD—enclosing completed matching Application Cover Sheet with detailed private project description and (if Company and not Developer) Employment Goals Form;
- g. Any non-captured incremental property values resulting in General Fund revenue/deposits MUST be included/reported with Town equalized assessed value;
- h. Any future amendment MUST comply with 30-A M.R.S.A. §§ 5221-5235 and DECD rules;
- i. When District expires, or is terminated, HOWLAND MUST NOTIFY DECD IN WRITING.

As further described in the Program, Town revenue allocation projected at \$817,650 may facilitate funding for an estimated \$1,470,000 in public costs and associated debt, if any. This funding MUST



JANET T. MILLS
GOVERNOR



HEATHER JOHNSON
COMMISSIONER

comply with Town appropriation process—with activities/projects due completion BEFORE/BY JUNE 30, 2049. Approved public activities/projects costs are as follows:

WITHIN DISTRICT

- j. Capital costs, including acquisition or construction of land, improvements, public ways, buildings, fixtures and equipment for commercial purposes/ Infrastructure improvements/demolition, alteration, remodeling repair or reconstruction of existing buildings, structures & fixtures/site preparation & finishing work/eligible project costs fees & expenses \$150,000; Ψ
- k. Financing costs \$10,000;
- l. Professional services costs \$60,000;
- m. Administrative costs \$300,000;
- n. Prorated capital costs for construction of a public safety (fire/safety) building, as needed for District use \$250,000; ‡
- o. Prorated fire station equipment capital costs, as needed for District use \$75,000;

OUTSIDE DISTRICT 0

- p. Construction, alteration or expansion of any facilities not in District but required due to improvements within District \$50,000; Ψ ‡
- q. Public safety improvements \$50,000; ‡

WITHIN MUNICIPALITY

- r. Economic Development program costs to market business and tourism development \$300,000;
- s. Environmental improvement projects cost for commercial or arts uses \$50,000;
- t. Permanent revolving loan funds, investment funds and grants programs per §5225(1)(C)(3) for costs authorized by 30-A M.R.S.A. § 5225 and DECD rules as amended from time to time, and grant matching related to 30-A M.R.S.A. §§ 5221-5235 economic development activities \$50,000;
- u. Skills development and training programs and equipment \$50,000;
- v. Costs associated with new or existing multiple-use recreational trails that have significant potential to promote economic development \$50,000; 0
- w. Quality child care costs \$25,000.

DECD notes while the Program may list multiple statutory citations with the public project costs in the application, not all citations apply to all activities/projects described within each cost description. Howland is obligated to verify proper authorization for each project cost to be undertaken.

Please contact Development Program Officer Tina Mullins with questions about this certification. With this approval, the Department extends best wishes for the success of the District.

Sincerely,

Heather Johnson
Commissioner

cc: via e-mail only



JANET T. MILLS
GOVERNOR



HEATHER JOHNSON
COMMISSIONER

Senator James F. Dill (SD-5)—129th Legislature
Representative Sheldon Mark Hanington (HD-142)—129th Legislature
Justin Poirier, MRS Director Property Tax Division
Veronica Costa, Eaton Peabody Consulting Group

* Town may only begin expending funds and incurring obligations with respect to the Development Program, as of the date of this approval letter (See Rule 19-100, Section 5 (D)).

◇ To the extent a project is outside the District, Howland must prorate/allocate costs not directly related to or made necessary by establishment/operation of this District to other funding sources.

EXCLUDING FOLLOWING COSTS/FUNDING:

⊕ Public park(s)

ψ Private residential distribution line(s)

‡ Unauthorized project costs as defined under 30-A M.R.S.A 5225 (2)

the 1990s, the number of people with a mental health problem has increased by 50% (Mental Health Foundation 2000). The prevalence of mental health problems has increased in the general population, and the incidence of mental health problems has increased in the prison population (Mental Health Foundation 2000).

There is a growing awareness of the need to address the mental health needs of prisoners. The Department of Health (2000) has published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners.

The Department of Health (2000) has published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners.

The Department of Health (2000) has published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners.

The Department of Health (2000) has published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners.

The Department of Health (2000) has published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners.

The Department of Health (2000) has published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners.

The Department of Health (2000) has published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners. The Department of Health (2000) has also published a strategy for mental health services, which includes a commitment to improve the mental health of prisoners.



8 Main Street
P. O. Box 386
Howland, ME 04448-0386
Telephone 732-3513 Fax 732-4896

TOWN OF HOWLAND

August 13, 2019

Commissioner Heather Johnson
Maine Department of Economic and Community Development
Burton M. Cross Office Building
59 State House Station
Augusta, ME 04333-0059

Re: Town of Howland Business Growth and Town Redevelopment Municipal TIF

Dear Commissioner Johnson:

The Town of Howland's application for approval of its *Business Growth and Town Redevelopment Municipal Tax Increment Financing District and Development Program* included a letter indicating the municipal order establishing the TIF was adopted by Town vote on July 16, 2018. That letter should have reflected the date of June 12, 2018, and this letter is intended to correct that error.

The Town of Howland appreciates DECD's consideration of this application, and we look forward to approval once your review has been completed. If I can be of further assistance, please don't hesitate to contact me at the number listed above.

Sincerely,

David Lloyd
Town Manager

TOWN OF HOWLAND

**BUSINESS GROWTH AND TOWN REDEVELOPMENT
MUNICIPAL TAX INCREMENT FINANCING DISTRICT AND
DEVELOPMENT PROGRAM**

Approved by the Town of Howland on June 12, 2018

APPLICATION COVER SHEET

MUNICIPAL TAX INCREMENT FINANCING

A. General Information

1. Municipality Name: Town of Howland		
2. Address: 8 Main Street, Howland, ME 04448		
3. Telephone: 207-732-3513	4. Fax: 207-732-4896	5. Email: howland@howlandmaine.com
6. Municipal Contact Person: David Wilson, Town Manager		
7. Business Name:		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business:		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
☒ job creation	☐ job retention	☒ capital investment
☐ training investment	☒ tax base improvement	☐ public facilities improvement
☐ other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
☐ real estate purchase	☐ machinery & equipment purchase	☐ training costs
☐ debt reduction	☒ other (list): economic development program, administrative costs, recreational trails	

Table of Contents

I.	INTRODUCTION	1
II.	DEVELOPMENT PROGRAM	2
A.	Statement of Means and Objectives	2
B.	Financial Plan	2
C.	Description of Public Facilities, Improvements or Programs	3
D.	Description of Commercial (Private) Facilities Improvements or Projects	5
E.	Plan for Relocation of Displaced Persons	5
F.	Proposed Regulations and Facilities to Improve Transportation	5
G.	Environmental Controls	5
H.	Proposed Operation of the Development District	5
I.	District Program Duration	5
III.	FINANCIAL PLAN	6
A.	Cost Estimates for the Development Program	6
B.	Amount of Public Indebtedness to be Incurred	6
C.	Sources of Anticipated Revenues	6
D.	Terms and Conditions of Agreements/Contracts/Obligations Related to the Development Program	7
E.	Estimates of Increased Assessed Value (IAV) and Portion of IAV to be Applied to Development Program	7
F.	Calculation of the Tax Shifts Resulting from Designation of the Tax Increment Financing District	7
G.	Original Assessed Value	8
IV.	PHYSICAL DESCRIPTION OF THE DISTRICT	8
V.	MUNICIPAL APPROVALS	8
A.	Public Hearing	8
B.	District Designation by Municipal Legislative Body	8
EXHIBITS		
A.	Area-wide Location of Proposed TIF District within Municipal Borders	
B.	Site-Specific Location of Proposed TIF District	
C.	Revenue Projections	
D.	Tax Shift Projections	
E.	Assessor's Certificate	
F.	Notice of Public Hearing	
G.	Attested Minutes of Public Hearing	
H.	Record of District Designation	

**STATUTORY REQUIREMENTS AND THRESHOLDS
TOWN OF HOWLAND BUSINESS GROWTH AND TOWN REDEVELOPMENT TIF**

SECTION A. Acreage Caps			
1	Total municipal acreage;	22,797	
2	Acreage of proposed Municipal TIF District;	98.9	
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;	98.9	
6	Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (cannot exceed 2%).	0.43%	
7	Total acreage of all existing/proposed Municipal TIF districts in municipality including Municipal Affordable Housing Development districts ³ ; none	Existing	0
		Proposed	98.9
		Total	98.9
30-a § 5223(3) Exemptions ⁴			
8	Acreage of an existing/proposed Downtown Municipal TIF district;	0	
9	Acreage of all existing/proposed Transit-Oriented Development Municipal TIF districts;	0	
10	Acreage of all existing/proposed Community Wind Power Municipal TIF districts;	0	
11	Acreage in all existing/proposed 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	0	
12	Total acreage [=A7-A8-A9-A10-A11] of all existing/proposed Municipal TIF districts counted toward 5% limit;	98.9	
13	Percentage of total acreage [=A12÷A1] of all existing/proposed Municipal TIF districts (cannot exceed 5%).	0.43%	
14	Real property in proposed Municipal TIF District that is: a. A blighted area; b. In need of rehabilitation, redevelopment or conservation; c. Suitable for commercial or arts district uses. TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)	ACRES	% [=Acres÷A2]
		98.9	100%
		98.9	100%
		98.9	100%
SECTION B. Valuation Cap			
1	Total taxable municipal valuation—use most recent April 1;	\$59,072,170	
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;	\$2,591,250	
3	Taxable OAV of all existing/proposed Municipal TIF districts in municipality; none	Existing	0
		Proposed	\$2,591,250
		Total	\$2,591,250
30-a § 5223(3) Exemptions			
4	Taxable OAV of an existing/proposed Downtown Municipal TIF district;	\$0	
5	Taxable OAV of all existing/proposed Transit-Oriented Development Municipal TIF districts;	\$0	
6	Taxable OAV of all existing/proposed Community Wind Power Municipal TIF districts;	\$0	
7	Taxable OAV of all existing/proposed Single Taxpayer/High Valuation ⁶ Municipal TIF districts;	\$0	
8	Taxable OAV in all existing/proposed 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;	\$0	
9	Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all existing/proposed Municipal TIF districts counted toward 5% limit;	\$2,591,250	
10	Percentage of total taxable OAV [=B9÷B1] of all existing/proposed Municipal TIF districts (cannot exceed 5%).	4.39%	

COMPLETED BY:

NAME: David Lloyd
SIGNATURE: [Signature]
DATE: 8/13/19

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) because that Program has its own/separate valuation limit.

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

⁵ PTDZ districts approved through December 31, 2008.

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

I. INTRODUCTION

The Town of Howland is located on the west side of the Penobscot River, with the Town's village area located at the confluence of the Piscataquis and Penobscot Rivers. Howland has a rich history in the lumber and pulp and paper industries as well as the tannery industry. Howland is located approximately 30 miles north of Bangor and is considered a gateway to Maine outdoor recreation, such as fishing, boating, ATV riding, and winter recreation activities, including trail systems that go through the center of Town (with trail access across the rivers on newly constructed bridges). Howland currently has a mix of commercial and industrial businesses, and is seeking to implement strategies to facilitate future growth.

Over the last several years, the old tannery site in Town has been demolished and is poised to be an important commercial and community site. In addition, the Town is focused on encouraging the expansion of existing businesses and the attraction of new businesses to promote economic growth and opportunities. The Town has an active Economic Development Committee focused on advancing the Town's current and future economic development efforts in a manner that balances community growth and needs.

To further the Town's economic development efforts, Howland seeks to establish an omnibus Business Growth and Town Redevelopment Municipal Tax Increment Financing District and Development Program ("Business Growth TIF"). The Business Growth TIF is for a 30-year term, and will be an omnibus TIF district providing the municipal officers with authority to enter into credit enhancement agreements consistent with this application and any adopted Town TIF policy (as may be amended from time to time). As a requirement for the Business Growth TIF, it will be necessary to first hold a public hearing before the Board of Selectmen enter into any proposed credit enhancement agreement ("CEA").

The creation of this proposed omnibus Business Growth TIF will allow the Town to continue its efforts to strengthen the economy and redevelop the former tannery site. Specifically:

- **Expand and Improve Tax Base.** It is anticipated that the Business Growth TIF will result in an estimated \$820,000 in new tax revenues over the 30-year TIF term.
- **New Tax Revenue for TIF and General Fund.** The Business Growth TIF will capture up to 100% of the increased assessed value in this District (with the actual capture percentage chosen at the discretion of the Town from year to year, up to 100%, in a manner consistent with this application and any applicable CEAs), and those new taxes will be retained as TIF revenues. If less than 100% of the increased assessed value is not captured, the tax revenues attributable to the uncaptured increased assessed value will be designated in the Town's general fund. This omnibus capacity will allow the Town to negotiate acceptable terms and conditions of any CEAs on a case-by-case basis, which may include terms and conditions providing for up to 100% of these TIF revenues be reimbursed to the Company through a CEA for up to 30 years. As noted, the actual reimbursement percentage and CEA time period chosen at the discretion of the Town on a case-by-case basis consistent with the Town then current Tax Increment Financing Guidelines and only after a duly noticed public hearing (with at least 10 days public notice in a newspaper generally circulated in Howland).

- **Shelter of New Tax Base Growth.** Creation of the Business Growth TIF District and will shelter Howland from the anticipated loss of State Aid to Education and Revenue Sharing, as well as guard against an anticipated increase in Howland's share of County Taxes, which would otherwise result with a new development that was not part of a TIF district.
- **No Town Risk.** The District will not involve any risk to the Town or borrowings or bonds of the Town, and will not adversely affect existing tax revenues.

Currently, it is anticipated at least two business developments will be located in the Business Growth TIF District on the former tannery site; a forest products based business and a restaurant/hospitality business. These developments are forecasted to result in an increase in taxable value of approximately \$1.18 million. It is specifically contemplated that the Board of Selectmen, through omnibus capacity, are authorized to negotiate a CEA with this developer or developers on terms and conditions acceptable to the Town and consistent with this application. Prior to entering into any CEA, a public hearing must be held for public input, the notice of which must be published in a newspaper of general circulation within Howland at least 10 days in advance of the public hearing.

It is also anticipated that existing businesses, and new businesses, will make investments within the Business Growth TIF District. These forecasts are reflected in the revenue projections of this application (see Exhibit C).

The proposed Business Growth District will be established for a term of 30 years beginning on July 1, 2019. In this new TIF District, Howland will capture up to 100% of the new value within the District annually, which may be adjusted annually at the discretion of the Board of Selectmen and in a manner consistent with this application and any applicable CEAs. The tax revenue on the increased valuation each year will be designated as "TIF revenues". As noted, the Town may decide by municipal officer vote to capture less than 100% of the new value in any given year that the District is active. However, any percentage of new value the Town chooses not to capture will be included in the Town's total valuation, and these tax revenues from the uncaptured value will be assigned to the Town's general fund. For the purposes of revenue projections and tax shift analysis contained within this Development Plan, it is assumed that Howland will capture 100% of the new value for the duration of the District.

II. DEVELOPMENT PROGRAM

A. Statement of Means and Objectives

The Development Program described herein will serve the purpose of administering the District as a Municipal Development District and Tax Increment Financing District pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. Upon approval by the Town of Howland designating the Business Growth TIF District and adopting this Development Program by Town Meeting Vote, the designation of the District and the adoption of this Development Program will become final immediately, subject only to approval by the Commissioner of the Maine Department of Economic and Community Development (DECD).

B. Financial Plan

The Town of Howland reserves the right to capture up to 100% of the taxable real property increment in the Business Growth TIF District in any given year. If the Town chooses to capture less than 100% of the increased value in any given year, the Town will adopt a resolution (and/or other applicable authorizing vote or votes) stating its desire to reduce the percentage of increased value being captured in the Business Growth TIF District for that given year. The Town will send a letter with a copy of said resolution and/or similar document(s) to DECD and any other applicable government agency in order to notify the State of the adjustment in capture for that year.

C. Description of Public Facilities, Improvements or Programs

The Municipal Investment Plan proposed for this District is stated below.

Town of Howland Business Growth TIF Municipal Investment Plan			
	Description	Statutory Citation of M.R.S. 30-A	Total Allocated
MUNICIPAL INVESTMENTS WITHIN THE DISTRICT			
1	Capital costs, including but not limited to: • acquisition or construction of land, improvements, public ways, buildings, fixtures and equipment for commercial purposes, but also for any public, arts, recreational trail (existing or new), or infrastructure improvements (e.g., purchase of real estate, purchase of equipment, sidewalks, curbing, lighting, landscaping, and associated amenities (as defined in 30-A M.R.S. § 5222(1)), construction of utilities such as sewer and water, etc.) • demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures, and fixtures • site preparation and finishing work • all eligible fees and expense associated with project costs, including but not limited licensing and permitting, planning, engineering, architectural, testing, legal and accounting expenses.	§5225(1)(A)(1)	\$150,000*
2	Financing costs for project costs including, but not limited to, closing costs, issuance costs, and interest paid to holders of evidences of indebtedness issued to pay for project costs and any premium paid over the principal amount of that indebtedness because of the redemption of the obligations before maturity.	§5225(1)(A)(2)	\$10,000*
3	Professional services costs, including, but not limited to, ongoing consulting and legal expenses for the creation and implementation of the District and the District's development plan.	§5225 (1)(A)(4)	\$2,000 annually (or approximately \$60,000 aggregate)
4	Administrative costs, including but not limited to, prorated municipal staff time spend by the Town Manager, Tax Assessor, and other designated personnel in their respective duties relative to the implementation of the Development Program.	§5225(1)(A)(5)	\$10,000 annually (or approximately \$300,000 aggregate)

5	Capital costs for construction of a public safety (fire/safety) building, including real estate acquisition, and other eligible costs of construction (cost prorated for District use). The new facility will address existing needs and accommodate increased demand resulting from the commercial investment and growth anticipated by this Development Program.	§5225(1)(A)(1)	\$250,000*
6	Capital costs for acquisition, replacement, and replacement items of fire station equipment (cost prorated for District use).	§5225(1)(A)(1)(a)	\$75,000*
MUNICIPAL INVESTMENTS OUTSIDE THE DISTRICT, BUT ARE DIRECTLY RELATED TO OR ARE MADE NECESSARY BY THE ESTABLISHMENT OR OPERATION OF THE DISTRICT			
7	Costs reasonably related to construction, alteration, or expansion of any facilities not in the District that are required due to improvements or activities within the District, including but not limited to sewage or water treatment plants, environmental protection devices, storm or sanitary sewer lines, water lines, electrical lines, improvements to fire stations, and amenities on streets (e.g., sidewalks, lighting, etc.).	§5225 (1)(B)(1)	\$50,000*
8	Costs of public safety improvements made necessary by the District, such as road, sidewalk, and traffic safety improvements.	§5225 (1)(B)(2)	\$50,000*
COMMUNITY-WIDE MUNICIPAL INVESTMENTS			
9	Funds to support the Town's economic development program, and all costs or related fees for said purposes, including but not limited to marketing to promote and expand business and tourism development (e.g., snowmobile/ATV trails).	§5225 (1)(C)(1)	\$10,000 annually (or approximately \$300,000 aggregate)
10	Costs related to environmental improvement projects developed by the Town for commercial or arts uses.	§5225 (1)(C)(2)	\$50,000*
11	Funding to establish and support existing or newly established permanent economic development grants, investments, or revolving loan funds for local businesses and matching funds for State and federal economic development grant programs, including, but not limited to, funds to support any Town Economic Development Loan Fund (or successor fund).	§5225 (1)(C)(3) §5230	\$50,000*
12	Skills development and training programs and equipment for such programs for jobs created or retained in the Town, including costs for training funds to provide skills and training to include scholarships to in-state educational programs, or to online programs when in-state options are not always available.	§5225 (1)(C)(4)	\$50,000*
13	Costs associated with new or existing multiple use recreational trails that have significant potential to promote economic development. Funds will also assist with trail maintenance of local recreational clubs.	§5225 (1)(C)(6)	\$50,000*

1.4	Costs for quality child care, including finance costs and construction, staffing, training, certification and accreditation costs related to child care.	§5225 (1)(C)(5)	\$25,000*
TOTAL			\$1,470,000

*aggregate total, with no annual limitation

D. Description of Commercial (Private) Facilities Improvements or Projects

At the time of this application, Howland anticipates two business development projects at the former tannery site involving a forest products business and restaurant/hospitality business.

In the future, Howland anticipates a mix of retail and other commercial activities on properties within the Business Growth TIF district, primarily due to improvements to previously developed properties to either (1) renovate them to continue the same or similar commercial uses; or (2) repurpose properties for commercial uses. It is also anticipated that development of currently undeveloped properties is contemplated as a component of the Business Growth TIF.

E. Plan for Relocation of Displaced Persons

No persons have been or will be displaced because of any proposed or anticipated development activities.

F. Proposed Regulations and Facilities to Improve Transportation

The existing transportation regulations and facilities of the Town are adequate to accommodate the anticipated development of the Business Growth TIF District.

G. Environmental Controls

Any improvements proposed in the Development Program will comply with all federal, state and local rules and regulations and applicable land use requirements. The owner(s), developer(s), or other appropriate person(s) or designee(s) will be solely responsible to ensure compliance with all applicable federal, state, and local laws, regulations, and rules.

H. Proposed Operation of the Development District

Improvements made on private properties will be owned and maintained by each individual owner of record or their designee. During the life of the Business Growth TIF District, the Town Manager or his/her designee will be responsible for all administrative matters concerning the implementation and operation of the Business Growth TIF.

I. District Program Duration

The duration of the Business Growth TIF will be thirty (30) years, commencing on July 1, 2019 and expiring on June 30, 2049.

III. FINANCIAL PLAN

The Development Program requires establishment of a Development Program Fund pledged to, and charged with, the payment of the project costs in the manner outlined in 30-A M.R.S. §5227 (3)(A). Over the 30-year TIF term, the Development Program provides for up to 100% of the incremental tax revenues retained from the increase in assessed real property value within the TIF District to be captured by the Town within this Development Program Fund, to the extent that the then current assessed value exceeds the OAV.

The TIF District Development Fund is established consisting of (1) a project cost account ("Project Cost Account") pledged to and charged with payment of project costs outlined in the financial plan; and (2) in the event of municipal indebtedness, a development sinking fund account(s) (the "Sinking Fund Account") pledged to and charged with the payment of debt service on any municipal debt issued to finance the Town improvements.

The Project Cost Account shall consist of one or more Town cost sub accounts (the "Town Cost Sub Account") pledged to and charged with the payment of costs of the Town's project costs.

TIF revenues allocated to the Town will be deposited into one or more Sub Accounts of the Project Cost Account to finance the costs for the infrastructure improvements or other projects outlined in Table 1 undertaken by the Town. In the event the Town issues any municipal debt, TIF revenues shall be deposited into the Sinking Fund Account.

Should the Town choose to enter into a credit enhancement agreement with a company or developer by subsequent Town Meeting vote approving such credit enhancement agreement, payments to the company or developer will be made from a Developer's Cost Sub Account. The proceeds of any approved CEAs will be utilized by the company or developer to defray the costs of the company or developer's project as described in the applicable CEA. In any fiscal year, payments made under any CEA will be made periodically following the payment of the associated property taxes on the company or developer's project to the Town.

The Town reserves the right to make transfers between development program fund accounts as required, provided that the transfers do not result in a balance in the development program sinking fund account that is insufficient to cover the annual obligations of that account, consistent with 30-A M.R.S. § 5227(3)(C).

A. Cost Estimates for the Development Program

See Exhibit C for detailed financial projections.

B. Amount of Public Indebtedness to be Incurred

No municipal borrowing is requested with respect to this Development Program. The Town reserves the right to bond for certain projects listed in the Municipal Investment Plan if it so wishes. The Town will make that determination in the future.

C. Sources of Anticipated Revenues

Anticipated TIF funds will be generated by: (1) the aforescribed business development projects on the former tannery site; (2) future increases in assessed value of properties; and (3) private investments that generate increases in assessed value.

Only incremental real property taxes generated within the Business TIF District from investments made after the original assessed value ("OAV") date of April 1, 2017 will be allocated to a developer or company as part of any CEA approved by Town Meeting.

D. Terms and Conditions of Agreements/Contracts/Obligations Related to the Development Program

As previously noted above, the Business Growth TIF is an omnibus TIF district that authorizes the Town (through its Board of Selectmen) to negotiate CEAs on terms and conditions acceptable to the Town, in its sole discretion, without the need to amend this TIF district and development program. This omnibus capacity will allow the Town to negotiate acceptable terms and conditions of any CEAs on a case-by-case basis, which may include terms and conditions providing for up to 100% of these TIF revenues be reimbursed to the Company through a CEA for up to 30 years. Prior to entering into any CEAs, the Town must have a public hearing on any proposed CEA, which is noticed through publication of the notice in a newspaper in general circulation in Howland at least 10 days in advance of the public hearing. Such CEAs shall be consistent with this application, as approved by DECD, and any then current Tax Increment Financing Policy adopted by the Town for as long as such policy may exist, as amended from time to time.¹

The Town reserves the right to include, as it deems necessary and proper, provisions in any CEA to adjust allocation of TIF revenues as a result of any City revaluation that occurs and, as applicable, associated tax rate adjustments.

E. Estimates of Increased Assessed Value (IAV) and Portion of IAV to be Applied to Development Program

The estimated aggregate increased assessed value within this proposed Development District for its 30-year duration is projected to be approximately \$817,000 (i.e., the sum of each year's increased assessed value, tallying each year's increase and any stepped up increase due to new taxable value).

The Town is capturing up to 100% of the increased value for the TIF district. At a 100% capture level, the average annual retained incremental tax revenue is projected to be approximately \$27,000 per year. In the event that less than 100% of the increased assessed value is captured in a particular year, taxes from this uncaptured increased assessed value in the District will be deposited in the Town's general fund account. Further, depending upon any CEAs the Town may enter into as described above, a portion or all of retained TIF revenues attributable to a developer or company may be reimbursed. Exhibit C shows the projections of the increased assessed value, captured increased assessed value, TIF revenues, and representative allocations of TIF revenues by year.

F. Calculation of the Tax Shifts Resulting from Designation of the Tax Increment Financing District

¹ For clarity, the existence or non-existence of a tax increment financing policy is not intended to be a mandatory prerequisite or requirement for the Town to exercise its authority to negotiate and enter into CEAs.

The total overall tax shift value over the 30-year life of the Business Growth TIF District is projected to be approximately \$455,000. The tax shift summary accompanying this application details the estimated amount of county taxes that would otherwise need to be paid if 100% of the new value were not captured as part of a TIF district. It also shows the estimated amount of State Aid to Education and State Revenues Sharing retained by the Town by capturing 100% of the new value of this Business Growth TIF District. These figures are shown in Exhibit D.

G. Original Assessed Value

The OAV of the taxable real property in the TIF district as of the March 31, 2018 (April 1, 2017) valuation is \$2,591,250. The Assessor's Certificate certifying the real property value on April 1, 2017, designated by map and lot number according to the current municipal tax records of Howland, is attached as Exhibit E.

IV. PHYSICAL DESCRIPTION OF THE DISTRICT

A municipal map showing the proposed 98.9 acre Development District within the Town's boundaries is attached as Exhibit A. Site-specific tax maps delineating the boundaries of the District are attached as Exhibit B. The Development District complies with the conditions for approval for development districts in the Maine Revised Statutes Title 30-A §5223(3).

- 100%, by area of the real property within the development district is suitable for commercial uses.
- The total area of the development district does not exceed 2% of the total acreage of the municipality. The total area of all development districts does not exceed 5% of the total acreage of the municipality.
- The original assessed value of the proposed TIF district, plus the original assessed value of all applicable and existing TIF districts within the municipality, does not exceed 5% of the total value of taxable property within the municipality as of April 1st preceding the date of the Commissioner's approval of the designation of the proposed TIF district.

V. MUNICIPAL APPROVALS

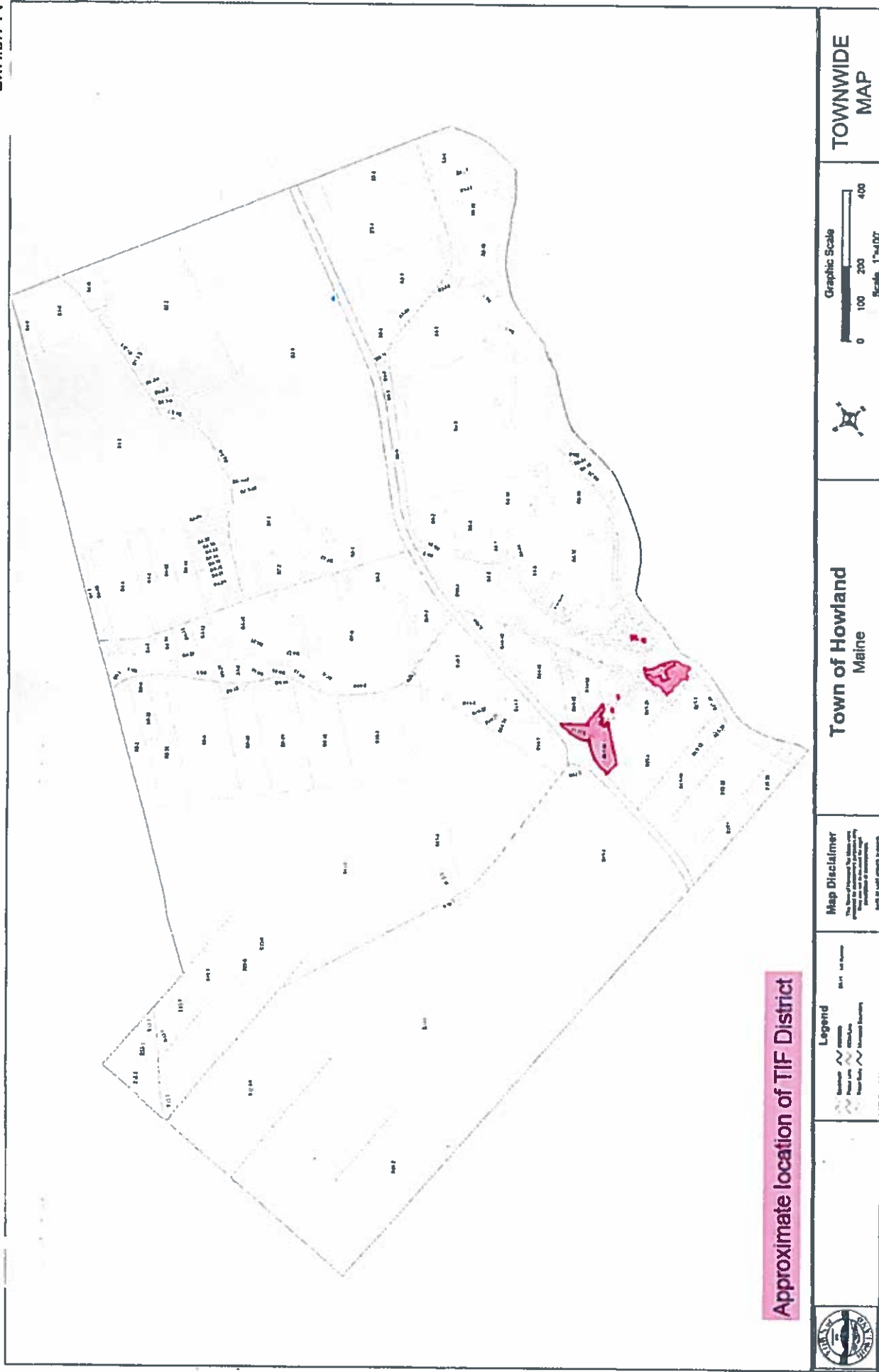
A. Public Hearing

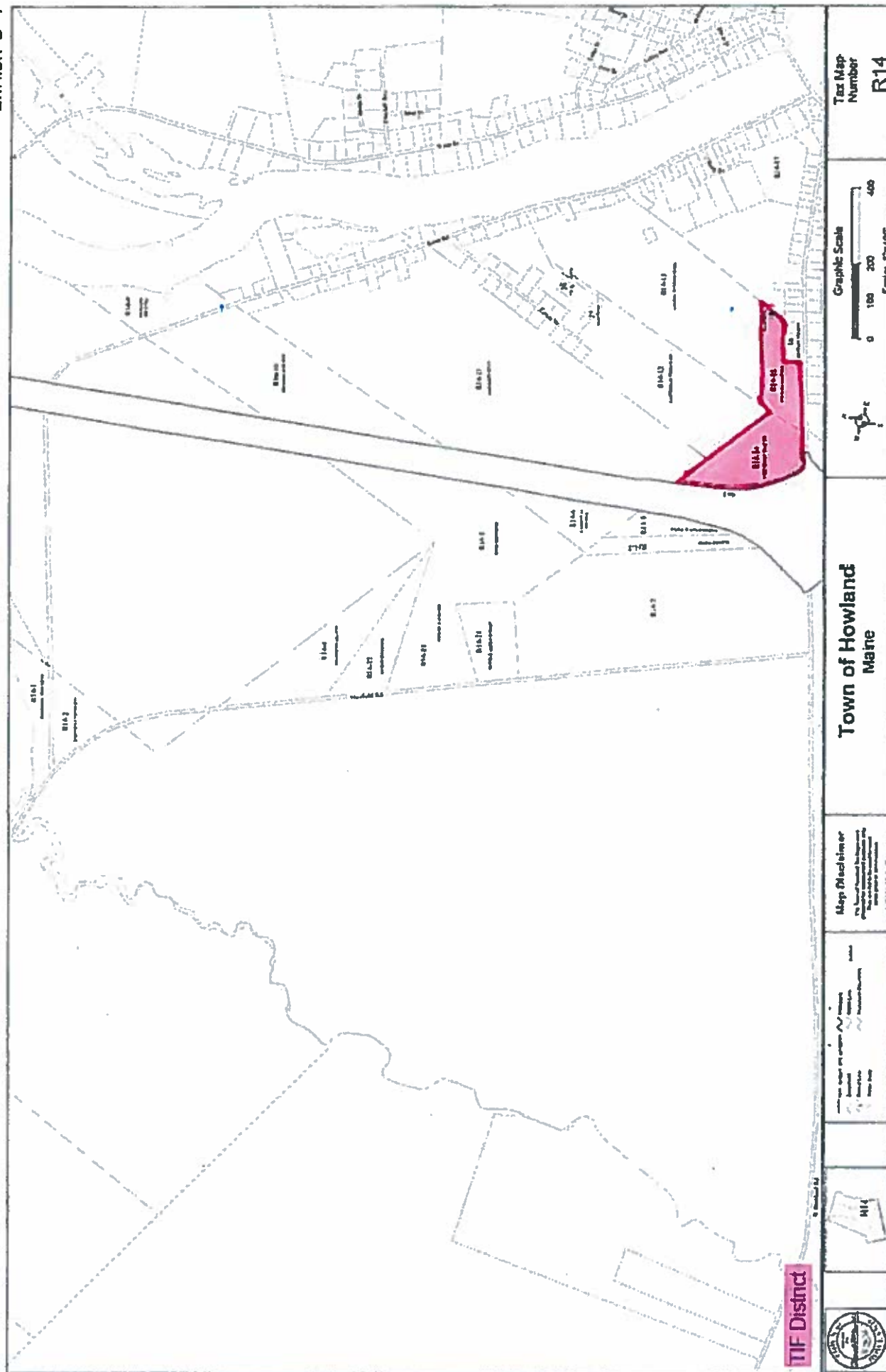
A copy of the Notice of Public Hearing is attached as Exhibit E. The Notice of Public Hearing was published in the *Lincoln News*, a newspaper of general circulation in Howland on May 3, 2018, at least ten (10) days prior to the hearing. The hearing was held on May 14, 2018, in accordance with the requirements of 30-A §5226. Attested Minutes of the Public Hearing are attached as Exhibit G.

B. District Designation by Municipal Legislative Body

A copy of the municipal vote, as approved, and certified by Howland's Clerk, showing the approval of the creation of Town of Howland Business Growth and Redevelopment Municipal Tax Increment Financing District and Development Program, designating the District, and adopting the development plan, is attached as Exhibit G. The vote occurred on June 12, 2018.

A





TIF District



Legend

- Water
- Unimproved Land
- Improved Land
- Public Road
- Private Road
- Boundary
- Water
- Public Road
- Private Road

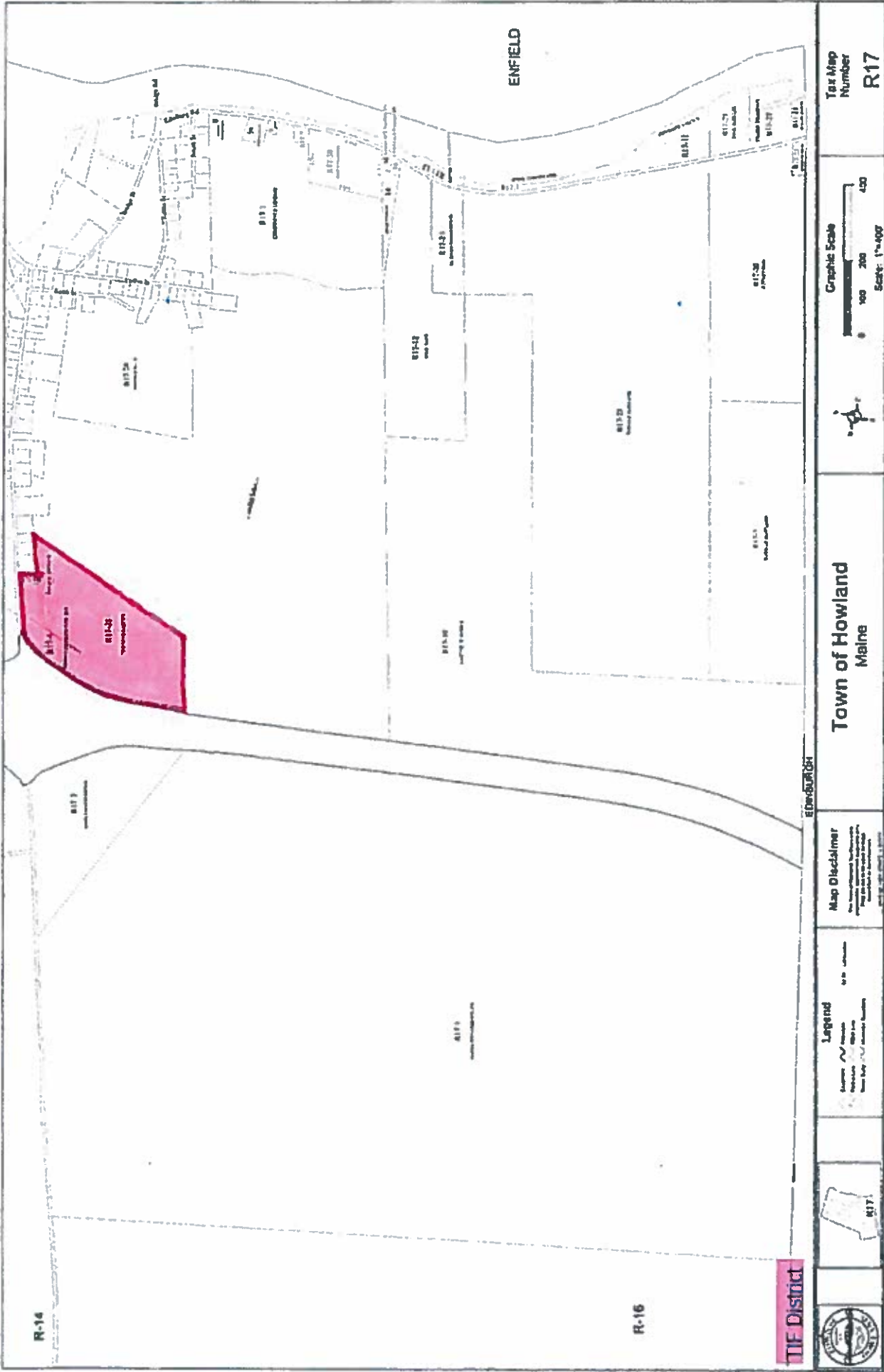
Map Disclaimer

This map is for informational purposes only and does not constitute a legal document. The Town of Howland is not responsible for any errors or omissions on this map.

Town of Howland
Maine

Graphic Scale
0 100 200 400
Scale: 1"=400'

Tax Map
Number
R14



Tax Map Number
R17

Graphic Scale
0 100 200 400
Scale: 1"=400'

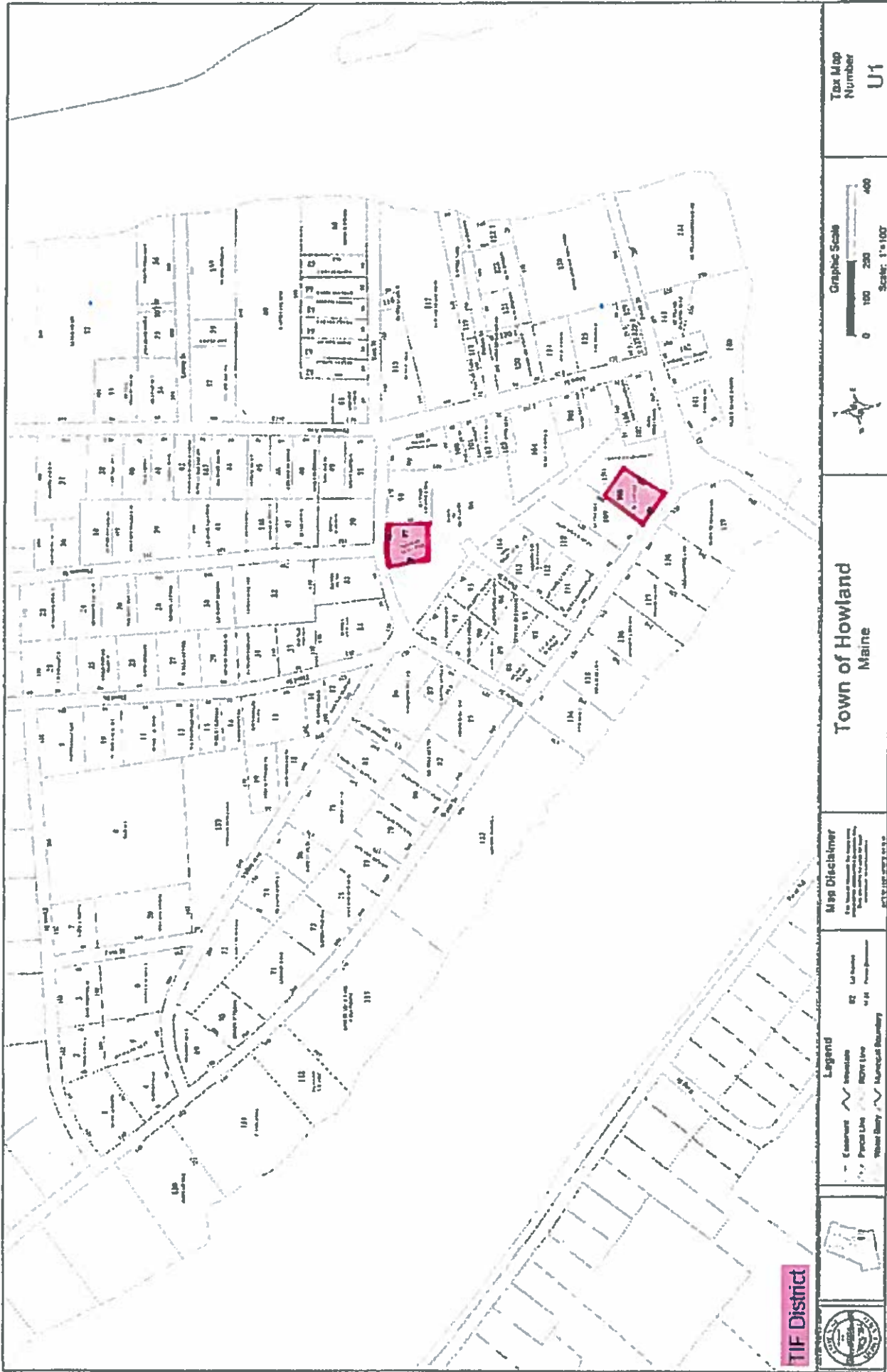


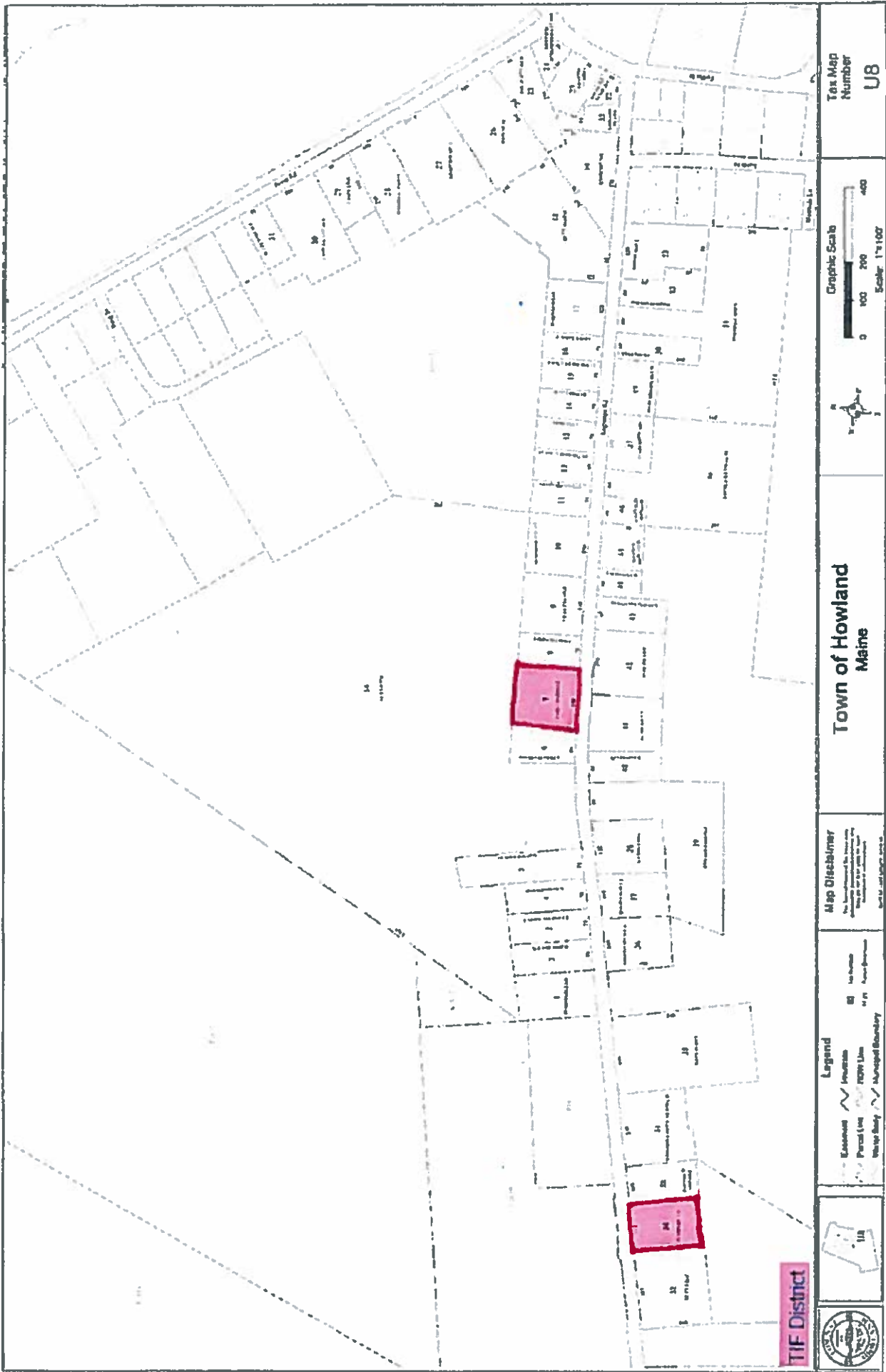
Town of Howland
Maine

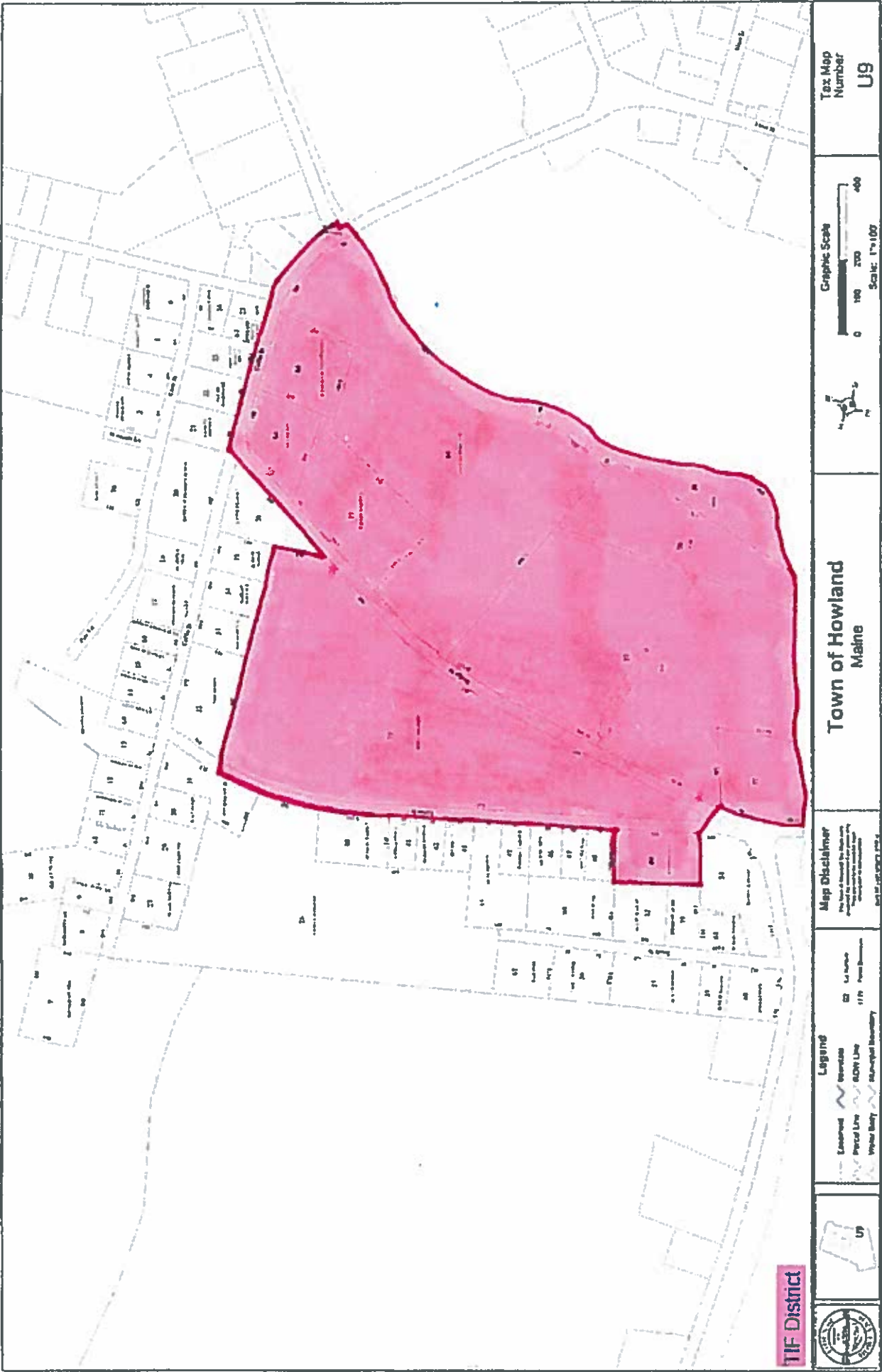
Map Disclaimer
The Town of Howland, Maine, is not responsible for any errors or omissions in this map. The map is provided for informational purposes only and should not be used for legal or financial purposes.

Legend
 - Boundary
 - Water
 - Road
 - Lot
 - Tax Map Number









c

**TOWN OF HOWLAND
BUSINESS GROWTH AND TOWN REDEVELOPMENT TIF DISTRICT
ESTIMATED REVENUE SUMMARY**

TIF YR.	FISCAL YEAR	DISTRICT INCREASED ASSESSED VALUE			DISTRICT REVENUES		CAPTURE		COMMUNITY ALLOCATION		COMPANY ALLOCATION (provided as an example, there is no CEA at this time)		GENERAL FUND	
		Real	Personal	Total	Projected Mil Rate	Total NEW Tax Revenue Generated Within District	% of Increased Assessed Value Captured	TIF Revenues	% of TIF Revenues	Amount of TIF Revenues	% of TIF Revenues	Amount of TIF Revenues	% of Revenue from District not Captured	Amount of Revenue from District not Captured
Base	2018													
1	2019	\$935,000	\$0	\$935,000	\$23.00	\$21,505	100%	\$21,505	65%	\$13,978	35%	\$7,527	0%	\$0
2	2020	\$935,000	\$0	\$935,000	\$23.00	\$21,505	100%	\$21,505	65%	\$13,978	35%	\$7,527	0%	\$0
3	2021	\$935,000	\$0	\$935,000	\$23.00	\$21,505	100%	\$21,505	65%	\$13,978	35%	\$7,527	0%	\$0
4	2022	\$935,000	\$0	\$935,000	\$23.00	\$21,505	100%	\$21,505	65%	\$13,978	35%	\$7,527	0%	\$0
5	2023	\$935,000	\$0	\$935,000	\$23.00	\$21,505	100%	\$21,505	65%	\$13,978	35%	\$7,527	0%	\$0
6	2024	\$1,035,000	\$0	\$1,035,000	\$23.00	\$23,805	100%	\$23,805	65%	\$15,473	35%	\$8,332	0%	\$0
7	2025	\$1,035,000	\$0	\$1,035,000	\$23.00	\$23,805	100%	\$23,805	65%	\$15,473	35%	\$8,332	0%	\$0
8	2026	\$1,035,000	\$0	\$1,035,000	\$23.00	\$23,805	100%	\$23,805	65%	\$15,473	35%	\$8,332	0%	\$0
9	2027	\$1,035,000	\$0	\$1,035,000	\$23.00	\$23,805	100%	\$23,805	65%	\$15,473	35%	\$8,332	0%	\$0
10	2028	\$1,035,000	\$0	\$1,035,000	\$23.00	\$23,805	100%	\$23,805	65%	\$15,473	35%	\$8,332	0%	\$0
11	2029	\$1,135,000	\$0	\$1,135,000	\$23.00	\$26,105	100%	\$26,105	65%	\$16,968	35%	\$9,137	0%	\$0
12	2030	\$1,135,000	\$0	\$1,135,000	\$23.00	\$26,105	100%	\$26,105	65%	\$16,968	35%	\$9,137	0%	\$0
13	2031	\$1,135,000	\$0	\$1,135,000	\$23.00	\$26,105	100%	\$26,105	65%	\$16,968	35%	\$9,137	0%	\$0
14	2032	\$1,135,000	\$0	\$1,135,000	\$23.00	\$26,105	100%	\$26,105	65%	\$16,968	35%	\$9,137	0%	\$0
15	2033	\$1,135,000	\$0	\$1,135,000	\$23.00	\$26,105	100%	\$26,105	65%	\$16,968	35%	\$9,137	0%	\$0
16	2034	\$1,235,000	\$0	\$1,235,000	\$23.00	\$28,405	100%	\$28,405	65%	\$18,463	35%	\$9,942	0%	\$0
17	2035	\$1,235,000	\$0	\$1,235,000	\$23.00	\$28,405	100%	\$28,405	65%	\$18,463	35%	\$9,942	0%	\$0
18	2036	\$1,235,000	\$0	\$1,235,000	\$23.00	\$28,405	100%	\$28,405	65%	\$18,463	35%	\$9,942	0%	\$0
19	2037	\$1,235,000	\$0	\$1,235,000	\$23.00	\$28,405	100%	\$28,405	65%	\$18,463	35%	\$9,942	0%	\$0
20	2038	\$1,235,000	\$0	\$1,235,000	\$23.00	\$28,405	100%	\$28,405	65%	\$18,463	35%	\$9,942	0%	\$0
21	2039	\$1,335,000	\$0	\$1,335,000	\$23.00	\$30,705	100%	\$30,705	65%	\$19,958	35%	\$10,747	0%	\$0
22	2040	\$1,335,000	\$0	\$1,335,000	\$23.00	\$30,705	100%	\$30,705	65%	\$19,958	35%	\$10,747	0%	\$0
23	2041	\$1,335,000	\$0	\$1,335,000	\$23.00	\$30,705	100%	\$30,705	65%	\$19,958	35%	\$10,747	0%	\$0
24	2042	\$1,335,000	\$0	\$1,335,000	\$23.00	\$30,705	100%	\$30,705	65%	\$19,958	35%	\$10,747	0%	\$0
25	2043	\$1,335,000	\$0	\$1,335,000	\$23.00	\$30,705	100%	\$30,705	65%	\$19,958	35%	\$10,747	0%	\$0
26	2044	\$1,435,000	\$0	\$1,435,000	\$23.00	\$33,005	100%	\$33,005	65%	\$21,453	35%	\$11,552	0%	\$0
27	2045	\$1,435,000	\$0	\$1,435,000	\$23.00	\$33,005	100%	\$33,005	65%	\$21,453	35%	\$11,552	0%	\$0
28	2046	\$1,435,000	\$0	\$1,435,000	\$23.00	\$33,005	100%	\$33,005	65%	\$21,453	35%	\$11,552	0%	\$0
29	2047	\$1,435,000	\$0	\$1,435,000	\$23.00	\$33,005	100%	\$33,005	65%	\$21,453	35%	\$11,552	0%	\$0
30	2048	\$1,435,000	\$0	\$1,435,000	\$23.00	\$33,005	100%	\$33,005	65%	\$21,453	35%	\$11,552	0%	\$0
					Totals			\$817,650		\$531,473		\$286,178		\$0
					Annual Avg.			\$27,255		\$17,716		\$9,539		\$0

Assumptions

- 30 year term
- no appreciation
- a constant mil rate of \$23
- additional investment of \$100,000 every five years for the term of the TIF

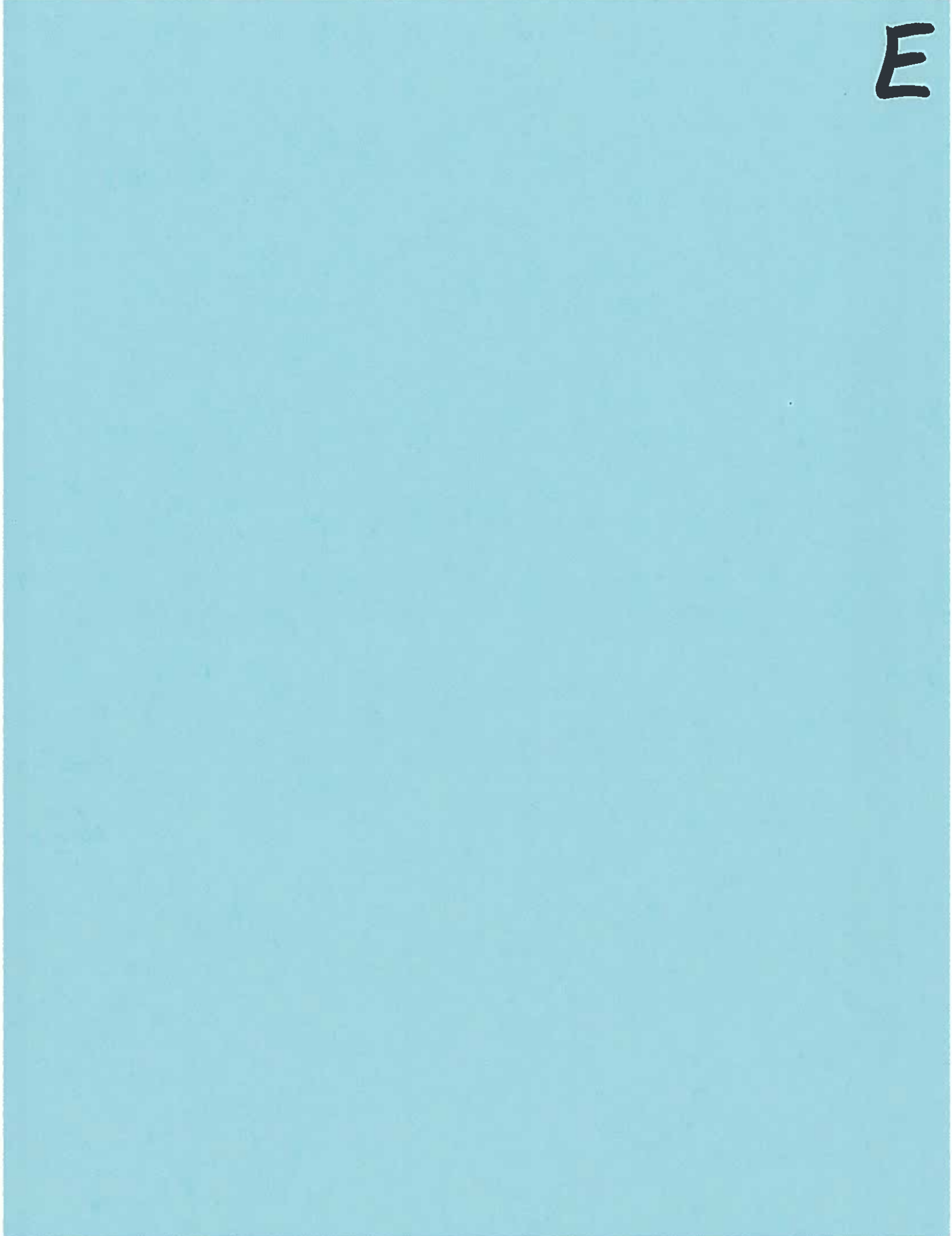
D

**TOWN OF HOWLAND
BUSINESS GROWTH AND TOWN REDEVELOPMENT TIF DISTRICT
ESTIMATED TAX SHIFT SUMMARY**

TIF YR.	FISCAL YEAR		EPS Education Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift
Base	2018	19				
1	2019	20	\$0.00	\$0.00	\$0.00	\$0.00
2	2020	21	\$0.00	\$0.00	\$0.00	\$0.00
3	2021	22	\$7,957	\$1,958	\$1,288	\$11,203
4	2022	23	\$7,957	\$1,958	\$1,326	\$11,240
5	2023	24	\$7,957	\$1,958	\$1,364	\$11,279
6	2024	25	\$7,957	\$1,958	\$1,403	\$11,318
7	2025	26	\$7,957	\$1,958	\$1,443	\$11,358
8	2026	27	\$8,808	\$2,164	\$1,643	\$12,615
9	2027	28	\$8,808	\$2,164	\$1,691	\$12,662
10	2028	29	\$8,808	\$2,164	\$1,739	\$12,711
11	2029	30	\$8,808	\$2,164	\$1,789	\$12,761
12	2030	31	\$8,808	\$2,164	\$1,841	\$12,812
13	2031	32	\$9,659	\$2,369	\$2,077	\$14,104
14	2032	33	\$9,659	\$2,369	\$2,136	\$14,164
15	2033	34	\$9,659	\$2,369	\$2,198	\$14,225
16	2034	35	\$9,659	\$2,369	\$2,261	\$14,289
17	2035	36	\$9,659	\$2,369	\$2,326	\$14,354
18	2036	37	\$10,510	\$2,573	\$2,604	\$15,687
19	2037	38	\$10,510	\$2,573	\$2,678	\$15,762
20	2038	39	\$10,510	\$2,573	\$2,755	\$15,839
21	2039	40	\$10,510	\$2,573	\$2,835	\$15,918
22	2040	41	\$10,510	\$2,573	\$2,916	\$15,999
23	2041	42	\$11,361	\$2,777	\$3,243	\$17,381
24	2042	43	\$11,361	\$2,777	\$3,243	\$17,381
25	2043	44	\$11,361	\$2,777	\$3,336	\$17,474
26	2044	45	\$11,361	\$2,777	\$3,432	\$17,570
27	2045	46	\$11,361	\$2,777	\$3,632	\$17,770
28	2046	47	\$12,212	\$2,980	\$4,017	\$19,208
29	2047	48	\$12,212	\$2,980	\$4,132	\$19,324
30	2048	49	\$12,212	\$2,980	\$4,251	\$19,443
31	2049	50	\$12,212	\$2,980	\$4,373	\$19,565
32	2050	51	\$12,212	\$2,980	\$4,499	\$19,690
Cumulative			\$302,531	\$74,104	\$78,470	\$455,104
Avg. Annual			\$10,084	\$2,470	\$2,616	\$15,170

Assumptions

- 30 year term
- no appreciation
- a constant mil rate of \$23
- additional investment of \$100,000 every five years for the term of the TIF



**HOWLAND, MAINE
ASSESSORS CERTIFICATE**

The Board of Assessors of Howland, Maine, do hereby certify pursuant to the provisions of 30-A M.R.S.A. §5227(2) that the original assessed value (OAV) of taxable real property in the District described in the *Business Growth and Town Redevelopment Municipal Tax Increment Financing District and Development Program*, consisting of 98.9 acres, is \$2,591,250 as of March 31, 2018 (April 1, 2017), as detailed below.

Map	Lot	Acres	Land Value	Bldg Value	Total
R14	14	13	\$63,870	\$268,540	\$332,410
R14	15	8.71	\$20,170	\$0	\$20,170
R14	18	3.08	\$62,260	\$37,670	\$99,930
R17	4	1.06	\$49,140	\$214,870	\$264,010
R17	5	1.24	\$46,150	\$110,490	\$156,640
R17	28	0	\$0	\$129,640	\$129,640
R17	28	29.3	\$48,130	\$142,190	\$190,320
U1	97	0.23	\$0	\$0	\$0
U1	108	0.20	\$26,570	\$125,400	\$151,970
U8	7	0.52	\$33,170	\$73,460	\$106,630
U8	54	0.48	\$38,120	\$345,280	\$383,400
U9	37	6	\$0	\$0	\$0
U9	49	0.65	\$37,090	\$65,350	\$102,440
U9	64	1	\$48,720	\$150,430	\$199,150
U9	65	0.96	\$52,570	\$169,850	\$222,420
U9	73	1.4	\$56,240	\$175,880	\$232,120
U9	74	2.24	\$0	\$0	\$0
U9	75	11.2	\$0	\$0	\$0
U9	37	12	\$0	\$0	\$0
U9	39	1.5	\$0	\$0	\$0
U9	66	4.08	\$0	\$0	\$0
TOTAL		98.9	\$582,200	\$2,009,050	\$2,591,250

IN WITNESS WHEREOF, this Certificate has been executed as of the 13th day of ^{August}~~March~~, 2019.


Glenn Brawn


Michael Sereyko


Gary Clark


Dwight Dawson


Tami Colbath

Public Notice deadline is Tuesday at 5 p.m.

PUBLIC NOTICE TOWN OF LINCOLN

There will be a public hearing at the May 14, 2018 regular Town Council Meeting at 7:00 PM in the Council Chambers for the purpose of hearing oral and written comments on the proposed changes to the Municipal Code:

1801: Public Parks and Beaches

Changes are available for review at the Town Office during regular business hours.

PUBLIC NOTICE TOWN OF LINCOLN

Notice is hereby given that the Lincoln Town Council will hold a public hearing at its regular meeting on Monday May 14, 2018 at 7:00 PM in the Council Chambers for the purpose of hearing oral and written comments on the following:

New State Liquor License: The Forester Pub, LLC

If you are unable to attend the public hearing, please forward written comments to the Town Clerk at Town of Lincoln, 63 Main St., Lincoln, Maine 04457 or town.clerk@lincolnmaine.org.

TOWN OF MILLINOCKET

REQUEST FOR BUILDING DEMOLITION BIDS

The Town of Millinocket is currently accepting bids for the demolition of buildings on Town owned property located at 75 York Street and 81 York Street in Millinocket.

The successful bidder must remove all building contents, if any, and all improvements from within the lot and appropriately dispose of or donation debris and other material removed from the lots, level the foundation, and backfill the foundation hole with clean gravel such that the surface of each lot is level with the adjacent street and is free from safety hazards. The successful bidder is entitled to all salvage value of the material removed from the lots. The foundation hole may not be filled with debris or material from the buildings to be removed or any other source.

All work must be performed between the hours of 7am and 6pm and all work must be completed by May 21, 2018, at 5pm. All work must be done on the lots owned by the Town and the successful bidder may not encroach onto adjacent property without the permission of the landowner. All work must be done in accordance with all applicable state, federal and/or town laws, regulations, and ordinances. Each work site must be secured to prevent injury to members of the public, including passerby and individuals on the work site without permission, when workers are not on site.

The successful bidder must indemnify the Town against all loss as a result of the work and must provide proof of liability (\$1,000,000) insurance and workers compensation insurance at the time the bid is awarded. The Town must be added as an additional insured to the contractor's liability policy for the term of the work and a certificate of such insurance must be provided to the Town before work starts.

The successful bidder must obtain a demolition permit from the Millinocket Code Enforcement Officer prior to commencing work.

Bids are to be placed in a sealed envelope and marked "Bids for demolition of York Street Properties" and mailed or delivered to the Millinocket Town Office, 187 Penobscot Avenue, Millinocket, Maine 04462, on or before Wednesday, May 23, 2018 at 3:00 p.m.

Appointments to inspect the buildings may be made by calling Ralph Soucier, Public Works Director, at 723-7030, or John Davis, Town Manager, at 723-7030. Mr. Soucier will monitor the work on behalf of the Town. Payment for work will be made upon completion of the work and inspection by Mr. Soucier.

Bids will be opened by the Town Manager on May 23, 2018 at 3pm. Bidders may attend. The successful bid will be awarded by the Millinocket Town Council on the May 24, 2018 Town Council meeting. The Town reserves the right, in its sole discretion, to reject any and all bids, to determine whether bidders are qualified and to award the bid on a basis other than the lowest price. In the event the successful bidder withdraws, the Town may award the bid to another bidder or solicit new bids for the work.

PUBLIC NOTICE TOWN OF CHESTER Spring Cleanup

Spring Cleanup will be on Tuesday, May 8, 2018. Please separate all metal, wood, tires from rims, white goods, etc.

PUBLIC NOTICE TOWN OF MATTAWAMKEAG Special Town Meeting concerning sale of Recreation Hall May 7, 2018 at 6:30pm

PUBLIC NOTICE TOWN OF LINCOLN

Notice is hereby given that the Lincoln Town Council will hold a public hearing at its regular meeting on Monday, May 14, 2018 at 7:00 PM for the purpose of hearing oral and written comments on the issuance of renewal District Letters of Approval for Games of Chance - Bingo/Bingo to the following businesses:

Carl Burff American Legion
Post #77

Columbian Knights Association
#5029

Golden Key Senior Center

PUBLIC NOTICE TOWN OF SPRINGFIELD CEMETERIES

Time for personal spring cleaning. Please remove last year's decorations, wreaths and temporary plants and pots from your loved one's graves by May 6th. After that date, we will use our discretion to remove and discard those items.

NEW DAYS AND HOURS FOR THE TRANSFER STATION

The transfer station will only be open on the 3rd WEDNESDAY of the month, May through October, but will be open both days of the weekend, Saturday from 8am-4pm and Sunday from 8am-2pm. This is a change. Please mark your calendars.

PUBLIC NOTICE - ATTENTION!! Madagascar Lake Road is closed to the public until further notice!!

Compensation only. Road is open to 4-wheeler traffic only due to harsh winter & spring conditions. Violators will be prosecuted!! This means all automobile traffic, public and campers. Please respect our property!! Thank you, MPMO

PUBLIC NOTICE TOWN OF LINCOLN

Notice is hereby given that the Lincoln Town Council will hold a public hearing at its regular meeting on Monday, May 14, 2018, at 7:00 PM for the purpose of hearing oral and written comments on the issuance of renewal Pawn Broker License to the following businesses:

Lincoln Trading & Pawn
Matt St. Pawn, LLC
Penobscot Pawn & Loan

PUBLIC NOTICE TOWN OF WINN

The Town of Winn is looking for anyone interested in the moving and "spinning" of the town cupolas, boat landing, Veterans' Memorial and Town Office lot for 2018. Anyone interested should contact Gordon Pratt at 738-4500. All bids are due into the Town Office by 5:00 p.m. on May 4, 2018.

PUBLIC NOTICE TOWN OF MATTAWAMKEAG

Cemetery Clean-up

Cemetery clean-up is scheduled for May 4th - May 11th. All old or wilted flowers and arrangements will be removed during this time frame. Please wait to place new arrangements after May 11, 2018. If you have any questions, please feel free to contact the town office at 738-2444.

PUBLIC HEARING TOWN OF HOWLAND

Notice is hereby given that the Board of Selectmen of the Town of Howland will hold a public hearing on May 14, 2018 at 6pm at the American Legion Hall at 4 Front Street in Howland for the purpose of receiving public comment on the proposed Business Growth and Town Redevelopment Tax Incremental Financing (TIF) Development Program pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

A copy of the proposed TIF will be on file at the Howland Town Office as of May 3, 2018, and may be reviewed during normal business hours. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Kimberly A. Soucier
Town Clerk

PUBLIC NOTICE TOWN OF LINCOLN

Notice is hereby given that the Lincoln Town Council will hold a public hearing at its regular meeting on Monday, May 14, 2018, at 7:00 PM for the purpose of hearing oral and written comments on the issuance of renewal Special Amusement Permits to the following businesses:

Columbian Knights Association
#5029
Glimmer's Restaurant
Golden Key Senior Center
Lincoln Snowshoes Club
The Waterfront Special Events Center

PUBLIC NOTICE

Millinocket Memorial Library

The Millinocket Memorial Library intends to file an application for federal funding from the United States Department of Agriculture Rural Development for the purpose of financing building renovations at the library at 5 Maine Ave, Millinocket, ME 04462.

Any interested party may attend an informational meeting at the Millinocket Memorial Library at 5 Maine Ave, Millinocket, ME 04462 at the next meeting of the Board of Directors on Thursday, May 17th at 4:00pm.

PUBLIC NOTICE TOWN OF LINCOLN

Notice is hereby given that the Lincoln Town Council will hold a public hearing at its regular meeting on Monday May 14, 2018, at 7:00 PM, for the purpose of hearing oral and written comments on the issuance of renewal Vacation Licenses to the following businesses:

Big Apple
Charlie's Seafood
Crazy Moose
Dishwater's Variety
Dundin Donuts
Carl Burff American Legion
Post #77
Circle K #7948
Dysart's Travel Stop
Eagle Lodge and Campa
Glimmer's Restaurant
H&K Stevens donut Subway of Lincoln
Hannaford Supermarket & Pharmacy #8140
High Street Market
JATO Highlands Golf Course
JJ's Pizza and Sub
Columbian Knights Association
#5029
Lincoln House of Pies
Lincoln Snowshoes Club
Lincoln Way Hot Shop
McDonald's of Lincoln
Papa's Pizzeria
Penobscot Valley Hospital Café
Steaks N' Stuff Inc.
Penobscot Inn LLC-7th
Horsens
Timberhouse Restaurant
The Waterfront Event Center
Wing Won Penobscot
Dodge Old Worcester Brothers

Laminating service available at Lincoln News

G

Town of Howland

May 14, 2018

Selectmen Present: Michael Harris, John Neel, Tami Colbath, Michael Sereyko

Others Present: Town Manager David Wilson, Jonathan Pottle from Eaton Peabody, Audience members.

PUBLIC HEARING

The Public Hearing was opened at approximately 6:30 p.m. following a public dinner.

The town manager provided an introduction, a brief history of the TIF development for Howland and an overview of the general proposed TIF district.

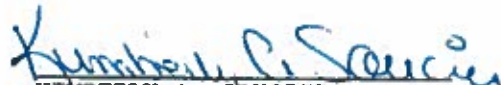
Jonathan Pottle of Eaton Peabody explained how a tax increment financing (TIF) program works and how Howland has structured its proposed TIF to include the fact that Howland's proposed TIF would be an 'Omnibus' TIF which means that the Board of Selectmen would have the authority to act on TIF contract negotiation however not without a Public Hearing on each request for a TIF from a developer.

Jonathan Pottle conducted a question and answer period with the audience specific to the Howland proposed TIF and tax increment finance programs in general.

The Public Hearing was closed at 7:15 p.m.

David Wilson, Recorder
Town Manager

ATTEST: THIS IS A TRUE COPY OF THE ORIGINAL DOCUMENT.


KIMBERLY A. SOUCIER
TOWN CLERK

AUG 22 2019

H

Referendum Article 46:

Shall the town vote to approve funding \$25,000.00 for a new Howland Veteran's Memorial Monument from the town's Comprehensive Capital Account?

The Howland American Legion has for the past several years been fundraising for this project however has not been able to meet the anticipated goal of \$30,000.00. Any future monies from fundraising for the Monument shall be repaid directly to the town's Comprehensive Capital Account.

Referendum Article 47:

Shall the town vote to repeal the Howland Timber Harvesting Ordinance and adopt the Statewide Standards for Timber Harvesting?

This is a recommendation of the State as allowed under a 2012 Maine Legislature L.D. 1739. Adopting the state standards would place the policing and enforcement of timber harvesting activities solely on the State of Maine rather than local control.

Referendum Article 48:

Shall the voters of the Town of Howland authorize the Board of Selectmen to negotiate the terms of a sale of the Tannery Property and to sell the Tannery Property, Map U9, Lot 37, under the terms and conditions of a Purchase and Sale Agreement to be negotiated by the Select Board and signed by the Town Manager?

The proposed developer has a proposal to bring two businesses to the site that would provide tax revenue and employment opportunities as well as a service to the community.

Referendum Article 49:

Shall the voters of the Town of Howland establish and adopt a Tax Increment Financing ("TIF") District as described in the Howland TIF Findings and Howland TIF Application on file at the Town Office?

9/19/19

ATTEST: THIS IS A TRUE PHOTO COPY OF THE ORIGINAL DOCUMENT, PAGES 1 - 5


KIMBERLY A. SOUCIER
TOWN CLERK

**OFFICIAL "HOWLAND TIF FINDINGS" ON FILE AT THE TOWN OFFICE
AS REFERENCED IN BALLOT QUESTION ARTICLE 1**

**TOWN OF HOWLAND
ARTICLE 1 HOWLAND TIF FINDINGS**

Question on Ballot, Article 1: Shall the voters of the Town of Howland establish and adopt a Tax Increment Financing ("TIF") District as described in the Howland TIF Findings and Howland TIF Application on file at the Town Office?

HOWLAND TIF FINDINGS

WHEREAS, the Town is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate a specified area within the Town as a Municipal Development and Tax Increment Financing District and to adopt a Development Program for such District; and

WHEREAS, there is a need for commercial development in the Town; and

WHEREAS, there is a need to provide employment opportunities for the citizens of the Town and surrounding region, to improve and broaden the tax base of the Town, and to improve the general economy of the Town, the surrounding region and the State of Maine; and

WHEREAS, there is a need to encourage the expansion, improvement, and continuation of commercial and other facilities through the establishment of Municipal Development and Tax Increment Financing Districts in accordance with the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes; and

WHEREAS, The Town has held a public hearing on the question of adopting the "Town of Howland Business Growth and Town Redevelopment Municipal Tax Increment Financing District and Development Program", an omnibus tax increment financing "TIF" district (the "Howland Business Growth TIF") in accordance with the requirements of 30-A M.R.S. § 5226, which require at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town desires to adopt the Howland Business Growth TIF; and

WHEREAS, It is expected that approval will be sought and obtained from the Maine Department of Economic Community Development, approving the Howland Business Growth TIF.

NOW THEREFORE BE IT HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby finds and determines that the proposed Howland Business Growth TIF meets the conditions of approval as set forth in 30-A M.R.S. § 5223(3)(A)-(D). Specifically, that

OFFICIAL "HOWLAND TIF FINDINGS" ON FILE AT THE TOWN OFFICE
AS REFERENCED IN BALLOT QUESTION ARTICLE 1

- A. At least twenty-five percent (25%) of the real property within the Howland Business Growth TIF District, as designated, is suitable for industrial/commercial sites as provided in 30-A M.R.S. § 5223; and
- B. The total area of the Howland Business Growth TIF District 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 TIF district of the Howland Business Growth TIF) does not exceed five percent (5%) of the total acreage of the Town; and
- C. The aggregate value of equalized taxable property of the Howland Business Growth TIF District as of April 1, 2017 does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 1, 2018; and
- D. The designation of the Howland Business Growth TIF District and pursuit of its Development Program will generate economic benefits for the Town and its residents, including employment opportunities, 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 at the required public hearing 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 Howland Business Growth TIF District and its Development Program.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts the Howland Business Growth TIF designated and described as more particularly set forth in the Howland Business Growth TIF presented to the Town Meeting in the form attached hereto and incorporated herein by reference.

Section 3. Pursuant to the provisions of 30-A M.R.S. § 5227, the percentage of captured assessed value to be retained in accordance with the Howland Business Growth TIF Development Program is to be established as set forth in said development program described in the Howland Business Growth TIF.

Section 4. Before any credit enhancement agreement(s) are entered into on behalf of the Town as authorized in the Howland Business Growth TIF (an omnibus TIF district), the Board of Selectmen must hold a public hearing on any proposed credit enhancement agreement. Notice of this public hearing must be published at least ten (10) days in advance of the public hearing in a newspaper of general circulation in the Town of Howland. After a duly noticed public hearing is held and closed, the Board of Selectmen or its duly authorized representative is authorized and directed to enter into any credit enhancement agreement in the name of and on behalf of the Town pursuant to the Howland Business Growth TIF, such agreements to be in such form and to contain such terms and provisions consistent with the Howland Business Growth TIF and Its Development Program, as the Board of Selectmen or its duly authorized representative may approve, such approval to be conclusively evidence by execution of said credit enhancement agreement(s).

OFFICIAL "HOWLAND TIF FINDINGS" ON FILE AT THE TOWN OFFICE
AS REFERENCED IN BALLOT QUESTION ARTICLE 1

Section 5. The Board of Selectmen or its designee is hereby authorized, empowered, and directed to submit the Howland Business Growth TIF to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S. § 5226.

Section 6. The Board of Selectmen or its designee is hereby authorized and empowered to make such revisions to the Howland Business Growth TIF as the Board of Selectmen or its designee deem reasonably necessary or convenient in order to facilitate the process for review and approval by the Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this Article and the basic structure and intent of said amendment; and

Section 7. The foregoing adoption of the Howland Business Growth TIF shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the Howland Business Growth TIF by the Department of Economic and Community Development, without requirements of further action by the Town, the Board of Selectmen, or any other party.

MUNICIPAL REFERENDUM

TOWN OF HOWLAND
TALLY SHEET STATEMENT
(with instructions)

ELECTION CLERKS COUNTING BALLOTS: Please separate ballots into lots of 50, except one lot which may be less. Use a separate tally sheet for each lot of ballots. On each sheet, record the count, sign your names and wrap each sheet around each lot.

WE _____ and _____
(NAME) (NAME)
election officials duly sworn, do declare that, in accordance with 21-A M.R.S.A. §695, we
have sorted and counted _____ ballots in open meeting in
(Number in this lot)
Howland _____ Ward _____ Precinct _____
(Town, City or Plantation)

COUNT IN LOTS OF 50 - (USE SQUARES BELOW TO TALLY COUNT. MARK BY FIVES AS FOLLOWS: +++)

"YES" Ballots

11	10			
166				

TOTAL Number of "YES" Ballots 187

ARTICLE 46

"NO" Ballots

4	3			
46				

TOTAL Number of "NO" Ballots 53

"YES" Ballots

13	12			
170				

TOTAL Number of "YES" Ballots 195

ARTICLE 47

"NO" Ballots

2	3			
43				

TOTAL Number of "NO" Ballots 48

"YES" Ballots

12	12			
163				

TOTAL Number of "YES" Ballots 187

ARTICLE 48

"NO" Ballots

3	3			
53				

TOTAL Number of "NO" Ballots 59

"YES" Ballots

9	10			
140				

TOTAL Number of "YES" Ballots 159

ARTICLE 49

"NO" Ballots

4	2			
66				

TOTAL Number of "NO" Ballots 74

"YES" Ballots

TOTAL Number of "YES" Ballots _____

ARTICLE

"NO" Ballots

TOTAL Number of "NO" Ballots _____

Election Clerk Counting Ballots _____

Election Clerk Counting Ballots _____

(THIS STATEMENT TO BE WRAPPED AROUND THE OUTSIDE OF THIS LOT OF BALLOTS)

Table 1. The mean (SD) age, height, weight, and body mass index (BMI) of the 100 children in the study

Measure	Mean (SD)
Age (years)	10.1 (0.5)
Height (cm)	145.2 (10.1)
Weight (kg)	40.1 (10.2)
BMI (kg m ⁻²)	19.3 (3.2)

children were asked to perform a series of 10 trials of the task. The first trial was a practice trial and the remaining nine trials were recorded. The mean of the last nine trials was used for analysis.

Children were then asked to perform the task again, but this time they were asked to perform the task as fast as they could. The mean of the last nine trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.

The mean of the two trials was used for analysis. The mean of the two trials was used for analysis. The mean of the two trials was used for analysis.