



PAUL R. LEPAGE
GOVERNOR

GEORGE C. GERVAIS
COMMISSIONER

March 25, 2014

Patricia Finnigan
Town Manager
TOWN OF CAMDEN
29 Elm Street
Camden, ME 04843

**RE: Camden Downtown Omnibus Municipal Tax Increment Financing (TIF) District;
Development Program; First Amendment (AMD-1)**

Dear Ms. Finnigan,

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

- | | |
|--|--|
| <ul style="list-style-type: none"> a. District term of 30 years from original designation approval of March 26, 2010 ending March 25, 2040; b. District taxable Original Assessed Value of \$103,186,500 as of April 1, 2008/12)—acreage 45.2; c. Sole Board of Selectmen negotiation/execution of reimbursement agreements with companies/developers per Town TIF Policy for up to the lesser of 10 years or District term balance and 10% real/personal property tax increment respective of every \$500,000/\$250,000 in | <p>Increased Assessed Value (IAV) invested by new/existing businesses for up to 50%, then 80% reimbursement if IAV exceeds \$2.5 million/\$1.25 million <u>AND</u> 25 net new full-time jobs with benefits created respective of new/existing businesses; <u>OR</u> 10% of tax increment for every 5 jobs w/same parameters; minus 1% for annual Town administrative fee and any municipal legal/consulting costs—whether or not proposal approved or agreement executed. Public hearing followed by Town Meeting approval required for any other terms.</p> |
|--|--|

Town revenue allocation projected at \$5,177,695 may facilitate funding for an estimated \$5,297,300 in public costs as further described in Development Program. Funding MUST comply with already established Town appropriation process—with activities/projects COMPLETED BEFORE/BY March 25, 2040 The Department restates/approves public activities/projects costs listed below, with AMD-1 changes/additions underlined:

WITHIN DISTRICT

- | | |
|--|--|
| <ul style="list-style-type: none"> d. Boardwalk expansion including footbridge \$750,000; e. Megunticook River walk \$30,000;Φ f. Dam upgrades \$99,800; g. Sidewalk expansion/parking relocation \$200,000; h. Opera House exterior/interior improvements \$150,000/\$75,000; i. Mechanic Street movie theatre renovation \$150,000; j. Water flow infrastructure improvements \$225,000; k. Infiltration issue studies \$30,000; | <ul style="list-style-type: none"> l. Sidewalks redesign/reconstruction upgrades \$300,000; m. Parking improvements including infrastructure, spaces, redesign \$150,000; n. Lighting upgrades/new \$240,000; o. <u>Capital costs including Public Landing parking/lighting \$175,000/\$95,000;</u> p. <u>Boardwalk overlook and fishermen's hoist \$120,000;</u> q. <u>Commercial Street sidewalk upgrades \$40,000;</u> r. <u>Public restroom demolition/addition and other Chamber/Visitors Center improvements \$160,000;</u> s. <u>Public Landing utility undergrounding \$275,000;</u> |
|--|--|

- t. Building renovation including elevator installation to facilitate entrepreneurial incubator space development \$750,000;
 - u. Way finding signage \$50,000;
 - v. Parking management systems/areas \$75,000;
 - w. Roundabouts \$350,000;
 - x. Pedestrian amenities including plantings/benches and curb extensions \$100,000;
 - y. Basic Wi-Fi \$262,500;
- aa. Project tasks including Opera House financial analysis, ED marketing, TIF financing strategic planning and parking/transportation studies \$65,000;
- bb. Permanent revolving loan funds per § 5225(1)(C)(3) for costs of economic development activities authorized by 30-A M.R.S. § 5225 and Department rules as amended from time to time \$150,000;
- cc. Transit service capital costs including conveyances and related equipment plus benches/signs and related infrastructure \$150,000.
- z. Economic Development (ED) Director position, including salary/benefits \$80,000;

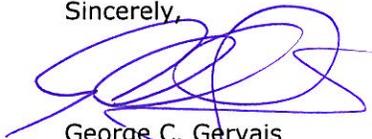
WITHIN MUNICIPALITY

Per March 26, 2010 original designation approval, Department restates:

- dd. IAV capture of up to 100% of real and personal property improvements. Please note § 5225(1)(B)(3)(b) allows portage of revenue from other Camden Municipal TIF districts into this District only while capture remains 100% and such portage is an allowable project cost in Department approved development program for other districts;
- ee. District revenues to be deposited/held in dedicated accounts and applied ONLY toward approved activities/ projects,
 - i) Project Cost accounts to reimburse companies/developers for costs of economic development activities authorized by 30-A M.R.S. § 5225 (1)(A) and Department rules as amended from time to time AND/OR fund public activities/projects,
 - ii) Sinking Fund Account to retire public debt and facilitate completion of all public activities/projects BEFORE/BY March 25, 2040;
- ff. Any non-captured incremental property values resulting in General Fund revenue/deposits MUST be included/reported with Town equalized assessed value;
- gg. Any future amendment MUST comply with 30-A M.R.S. §§ 5221-5235 and Department rules;
- hh. TOWN MUST NOTIFY DEPARTMENT IN WRITING when District expires or is otherwise terminated.

MAINE IS OPEN FOR BUSINESS. Please contact Municipal Tax Increment Financing Program Director Laura Santini-Smith with questions about this certification letter or Department review. With this approval, the Department extends an open ended offer of assistance and best wishes for the success of your District.

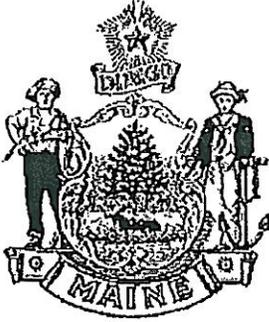
Sincerely,



George C. Gervais
Commissioner

cc: Senator Edward Mazurek (SD-22) and Representative Joan Welsh (HD-46), 126th Legislature; David Ledew, MRS Director Property Tax Division; Jamie Logan, Governor's Account Executive; Duane Scott, MDOT Director Bureau of Planning Outreach Division

Φ Exclusive of public park(s) costs.



Paul R. LePage,
Governor

**Maine Department of
Transportation**

**16 State House Station
Augusta, Maine 04333-0016**

Telephone: 207-624-3309
Fax: 207-624-3301
Email: duane.scott@maine.gov

COPY

David Bernhardt,
Commissioner

Date: March 24, 2014
To: Laura Santini-Smith, Director, Tax Incentive Programs, DECD
From: Duane Scott, Director, Outreach Division *DS*
Re: Camden Downtown Omnibus Tax Increment Financing Amendment Review

On behalf of the Maine Department of Transportation (MaineDOT), I have reviewed the Town of Camden's Downtown Omnibus Municipal Development and Tax Increment Financing (TIF) District application amendment and have comments regarding potential transportation issues.

The proposed transportation improvement amendments to the Municipal TIF Investment Plan include sidewalk upgrades, way finding signage, roundabouts, pedestrian amenities, and transit service capital costs. Much of this potential work may be associated with the State transportation system, especially any roundabouts and transit service. If there is an expectation of MaineDOT financial participation on any of these projects, or for any projects occurring within the State Right-of-Way, it will require close coordination and a formal request for funding in the Department's Work Plan.

Upon municipal request, the Department will work with the Town to properly consider these proposed transportation improvements that may require coordination with MaineDOT regarding planning, funding and/or approval.

Please feel free to contact me should you have any questions regarding this review and finding.

SPO



Maine State Planning Office

Executive Department

JOHN ELIAS BALDACCI
Governor

MARTHA E. FREEMAN
Director

9c COPY

MEMORANDUM

March 16, 2010

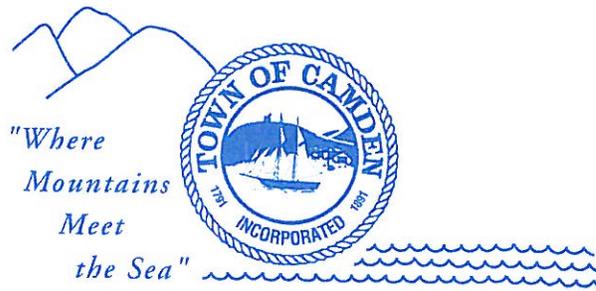
TO: Jeanne St. Pierre, Business Development Specialist, DECD
FROM: Ruta Dzenis AICP, Senior Planner 287-2851 *Ruta Dzenis*
RE: Town of Camden Downtown TIF District Application

I have reviewed the Town of Camden Downtown TIF District Application dated February 23, 2010. Camden's application clearly describes and includes a map of their Downtown TIF District. The Downtown TIF is a relatively compact and walkable area encompassing 37.81 acres. I identified no planning issues or inconsistencies with their proposal with respect to the size and scope of the proposed downtown district as described in the Development Program presented in this application.



Office of:

Town Manager
Tax Assessor
Tax Collector
Town Clerk
Treasurer
Code Officer
Finance Director
Harbor Clerk



Town Office

P.O. Box 1207
29 Elm Street
Camden, Maine 04843
Phone (207)236-3353
Fax (207)236-7956
<http://www.camdenmaine.gov>

February 27, 2014

George Gervais, Commissioner
Department of Economic and Community Development
59 State House Station
Augusta, ME 04333-0059

*Re: Town of Camden Downtown Omnibus Municipal Development
and Tax Increment Financing District*

RECEIVED
2014 FEB 28 PM 2:56
DIVISION OF
FINANCIAL & PERSONNEL
SERVICES

Dear Commissioner Gervais:

In accordance with Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, I am pleased to submit this application for an Amendment to Camden's Downtown TIF District originally approved by the department on March 26, 2010. As amended it is titled: Town of Camden Downtown Omnibus Municipal Development and Tax Increment Financing District and Development Program.

The Town engaged in a very thorough public process leading up to the Special Town Meeting when voters approved the amended TIF District. The application packet includes records that document municipal approval of the proposed Amendment. Further, by this letter I certify that all information contained in this application is true and correct to the best of my knowledge.

The Town of Camden appreciates the Department's attention to this application, and we look forward to it being approved once you have completed your review. If you have any questions or need any additional information, please don't hesitate to call my office at 236-3353.

Sincerely,

Patricia Finnigan
Town Manager

PAF/sro

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Narrative Summary of Changes

The Town of Camden created its first 2 TIFs in February 2010. They were approved by DECD accordingly. Since that time, the Town created and filled the position of Economic & Community Development Director. In conjunction with advisory groups consisting of citizens, businesses, and town officials, focused efforts were made on creating better defined designs and strategies for Camden's future. An extremely comprehensive Downtown Master Plan was created with significant input from the community. Following this, plans were also created for a 2 ¼ mile riverwalk to Camden Harbor located in the downtown as well as redesign of the Camden Public Landing, the front porch for our seaside visitors arriving in Camden.

After completion of these design plans, Camden immediately began to look for funding to implement the recommendations. Grants have already been awarded to Camden for projects supporting riverwalk construction, downtown pedestrian-focused improvements, and enhancements to the Camden Public Landing. Camden appreciates the support of its many partners at the State level.

This TIF amendment seeks to:

- Add "Omnibus" to the name
- Include properties (Knox Mill) that are clearly identified as an element of our downtown
- Extend the duration from 20 years to 30 years
- Add those projects identified in the Downtown Master Plan and Public Landing Plan reports, if not already included in Camden's Downtown TIF.
- Add the ability for the Town of Camden to enter into Credit Enhancement Agreements (CEAs) – negotiation and execution of multiple/future CEAs will be within the Camden Select Board's discretion and may include up to 80% company or developer reimbursement provided job creation and/or investment thresholds are met, and duration not to exceed 10 years.

A checklist using DECD's promulgated TIF Rules begins on the following page and includes references to specific page numbers for ease in guidance.

Appendices A and B reflect authorization to conduct a Special Town Meeting as well as the Warrant Article and Resolution.

In addition, Camden's Downtown Master Plan (parts 1 and 2) and Public Landing Design Plan have been included. Each report is very large in number of pages so for ease and environmental consideration, they are provided on the enclosed CDs.

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

19-100 DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT
Chapter 1: MUNICIPAL TAX INCREMENT FINANCING RULE

Summary: This chapter outlines the purpose, definitions, application requirements, review procedures, designation procedures, and reporting requirements governing municipal tax increment financing districts, 30-A M.R.S.A. §§ 5221 - 5235

SECTION 4. APPLICATION REQUIREMENTS – AMENDMENTS

A. GENERAL

A municipality wishing to amend an approved tax increment financing district and/or development program shall submit to the Department for an application that satisfies the requirements of this section. The municipality shall submit an original and four copies of the application in the case of downtown tax increment financing districts and an original and two copies in the case of all other tax increment financing districts. The municipality shall include with the application any additional information the Department may require.

Examples of such amendments include but are not limited to: alteration of the district boundaries; addition or deletion of project costs to be financed from tax increment revenues; increase or decrease in the amount of indebtedness to be repaid from tax increment revenues; and municipal revaluation.

B. CONTENTS

An application for amendment of a municipal tax increment financing district and/or development program must contain:

1. A cover letter from an authorized municipal official certifying that all information contained in the amendment is true and correct to the best of his or her knowledge. – **see cover page**
2. A narrative summary of the changes included in the proposed amendment **Page 1**
3. Evidence of public hearing for the proposed amendment – **enclosed**
 - a) 10 day notice of public hearing, including proof of date of publication **Page 4**
 - b) Minutes of public hearing, attested to and signed **Pages 7-9**
 - c) Record of amended district designation by municipal legislative body **Page 10**

Further, the application must contain any of the following items which have changed from the original application, in the order listed:

4. A completed Employment Goals form provided by the Department; - **No change**
5. A completed Statutory Requirements & Thresholds form provided by the Department; - **Page 11**

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

6. A Development program which includes
 - a) Description of public facilities, improvements, or programs to be financed in whole or in part by the development program – **Page 12-18**
 - b) Description of commercial facilities, arts districts, improvements or projects to be financed in whole or in part by the development program – **No change**
 - c) Duration of the program (may not exceed 30 years) – **Page 19**
 - d) Certification of original assessed value of the taxable property in the TIF district by the municipal tax assessor, using valuation from the prior March 31st – **Page 20-22**
 - e) A physical description of the amended district including – **Enclosed**
 - i. A municipal map clearly showing the site location of the proposed district relative to the municipal boundaries and original district; and **Page 23**
 - ii. Tax maps clearly delineating the boundaries of the proposed amended district **Page 24-25**
 - f) Financial plan
 - i. Cost estimates for the development program – **Page 12-18**
 - ii. Amount of public indebtedness to be incurred – **No change**
 - iii. Sources of anticipated revenues – **No change**
 - iv. Description of the terms and conditions of any agreements, contracts or other obligations related to the development program (e.g. credit enhancement agreements CEAs) – **Page 26-28**
 - v. Estimates of increased assessed values of the district for each year of the program – **Page 29**
 - vi. Portion of the increased assessed values to be applied to the development program as captured assessed values and resulting tax increments in each year of the program – **Page 29**
 - viii. Tax shift calculations for each year of the program – **Page 30**
 - g) Plans for the relocation of persons displaced by the development activities – **No change**
 - h) Proposed regulations and facilities to improve transportation – **No change**
 - i) Environmental controls to be applied – **No change**
 - j) Proposed operation of the development district after the planned capital improvements are completed – **No change**

C. **AMENDING ORIGINAL ASSESSED VALUE**

If the amendment changes the boundaries of the tax increment financing district, the application for the amendment must contain a statement of the new original assessed value of the district certified by the municipal tax assessor. The changes in boundaries and original assessed value are effective the date the amendment is approved by the Commissioner. **Page 20-22**

SUNNY DAYS



Looking across Penobscot Bay from Lincolnville Beach on a sunny February day. PHOTO BY: SARAH E. REYNOLDS

TOWN OF CAMDEN PUBLIC HEARING NOTICE

Notice is hereby given that the Camden Select Board will hold a Public Hearing on Tuesday, February 25, 2014 at 6:30 p.m. in the Washington Street Conference Room of the Camden Town Office for the purpose of receiving public comments on two issues:

1. A proposed 1st amendment to the Camden Omnibus Downtown Tax Increment Financing (TIF) District and Development program, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. The proposed amendment will include additional properties to expand the District, extend the term of the TIF to its maximum allowable 30 years, revise the Development Program to make use of additional activities allowable under statute, and provide for Credit Enhancement Agreements to encourage additional business investment and expansion within this Downtown TIF District. A copy of the original TIF and the proposed amendment may be reviewed during normal business hours at the Camden Town Office. Please note: This public hearing and special town meeting replaces the meeting originally scheduled for February 18, 2014.

2. Acceptance of a sewer easement deed from Wayfarer Partners to upgrade the Sea Street pump station. The Sea Street Pump Station is in need of an upgrade. The pump station is located at the northern end of the Wayfarer Marine property. The right of way that was granted to the Town when this pump station was first constructed in 1969 did not encompass the entire facility. The proposed sewer easement as depicted on a Survey Sketch prepared by Wright-Pierce dated "August, 2013" and the proposed deed are available for review during normal business hours at the Camden Town Office.

Following the Public Hearing, a Special Town Meeting will be held at the Washington Street Conference Room, Camden Town Office, on February 25, 2014 to vote on the proposed amendment to the Camden Omnibus Downtown Tax Increment Financing (TIF) District and Development Program and acceptance of a sewer easement deed from Wayfarer Partners to upgrade the Sea Street pump station. All interested persons are invited to attend the February 25, 2014 Public Hearing and will be given an opportunity to be heard at that time.

Artist residency at Camden Hills

ROCKPORT — Potter/artist Tim Christensen is working with Carolyn Brown's Advanced Drawing and Painting class and the after school Art Club of Camden Hills Regional High School, scheduled for Feb. 7, 11 and 13.

Christensen is a professional potter who currently works with the sgraffito technique on porcelain. He creates thrown and handbuilt forms and uses the ancient technique of sgraffito for surface design. This technique entails coating the clay with black clay slip or underglaze, and scratching through to reveal white clay underneath.

Christensen has demonstrated his working technique and discussed his sources of inspiration. He uses the medium of clay to tell stories about the natural world and our relationship with nature. He explained that he

typically starts a piece with the beginning of an idea in mind, and draws intuitively with a freehand technique directly on the clay. During the process of drawing on the clay, the full "story" of a particular piece develops. The idea from one piece may lead into another, until the entire story emerges in a series of clay forms.

Students began their projects working with sgraffito on flat, leather-hard tiles, drawing into the underglaze with a variety of tools. Christensen is meeting with students several times and will develop the project further with handbuilt and manipulated slab forms with sgraffito.

This artist residency is sponsored by Youth Arts and the CHRHS Art Club with advisor Brown. For more information about the artists, visit timchristensenspottery.net.



Potter/artist Tim Christensen works with one of Camden High Regional High School art teacher Carolyn Brown's classes and the after-school Art Club this week. PHOTO BY: CAROLYN BROWN



Lea Smith and Maya Sosland work on their sgraffito tiles at Camden Hills Regional High School. PHOTO BY: CAROLYN BROWN



Town of Camden
Special Town Meeting & Camden Select Board Meeting
February 25, 2014 - 6:30 PM
Washington Street Conference Room

Select Board meeting and Special Town Meeting will be broadcast live on Time Warner Channel 22 and will web streamed at www.townhallstreams.com/locations/camden-me

6:30 p.m. Select Board

- a) Public Hearing regarding a proposed amendment to the Downtown Tax Increment Finance District
- b) Public Hearing regarding acceptance of a sewer easement deed from Wayfarer Marine to upgrade the Sea Street pump station adjacent to Wayfarer Marine on Sea Street.

*****IMMEDIATELY FOLLOWING PUBLIC HEARING THERE WILL BE A SPECIAL TOWN MEETING*****

ARTICLE 1

To elect a moderator to preside at said meeting.

ARTICLE 2

Shall the voters of the Town of Camden amend the "Town of Camden Downtown Tax Increment Financing (TIF) District and Development Program" in accordance with the Resolution approved by the Select Board on February 11, 2014 attached hereto, as presented

ARTICLE 3

Shall the Town vote to accept a sewer easement deed from Wayfarer Partners, LLC over and under certain property adjacent to the Sea Street right of way, substantially as described in a certain proposed draft deed dated August 15, 2013 so as to accomplish an upgrade of the Sea Street pump station Sea Street.

Adjourn the Town Meeting

*****Select Board Meeting (continues)*****

Agenda

A. Call to Order

B. Communications, Presentations, and Recognitions

C. Citizen Comments (for items not on the agenda)

This time is set aside for members of the public to comment on any town-related issue that is not on the agenda. We ask that people keep comments within 3 minutes

D. Approval of Select Board Minutes dated February 4, 2014 and February 11, 2014

E. Select Board Member Reports

F. Town Manager Report

G. New Business

1. **Public Hearing** regarding the following Liquor Licenses: Black Sea, Inc., d/b/a *Fresh Restaurant* (new owners) at 1 Bay View Landing for a Class I Restaurant Spirituous, Vinous Malt Liquor License.
2. Consideration of new application for a victualer license: Black Sea, Inc. d/b/a *Fresh Restaurant* at 1 Bay View Landing.
3. Consideration of renewal of lodging license for Maryanne Shanahan, d/b/a *Hawthorn Inn* at 9 High Street.
4. Consideration of renewal victualers license for Maryanne Shanahan, d/b/a *Hawthorn Inn* at 9 High Street.
5. Consideration of renewal victualers license for Joshua Hixson d/b/a *40 Paper* located at 40 Washington St
6. Resolution Appointing Voting Members to the Maine Service Center Coalition (Martin Cates and Pat Finnigan)

H. Select Board Closing Comments

Adjourn

Break

Workshop

1. Capital Improvement Projects Discussion

2. FY 15 Budget Discussion

Adjourn



Town of Camden
Minutes of the Select Board Meeting
February 25, 2014
6:30pm

PRESENT: Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White, Town Manager Finnigan, and Development Director Brian Hodges. Also present were members of the press and public.

A. Call to Order

The meeting was called to order at 6:30pm.

a) Public Hearing regarding a proposed amendment to the Downtown Tax Increment Finance District

b) Public Hearing regarding acceptance of a sewer easement deed from Wayfarer Marine to upgrade the Sea Street pump station adjacent to Wayfarer Marine on Sea Street.

Martin Cates opened the Public Hearing and read procedures for the hearing.

Brian Hodges spoke about the proposed amendment to the Downtown Tax Increment Finance District. He presented general information for the group on Tax Increment Finance Programs, including their purpose and how they are structured. Hodges then summarized the proposed changes and additions in detail, noting that a Credit Enhancement Agreement was part of the proposed amendment.

Hodges outlined CEA programs. He explained the performance-based nature of the CEA under consideration.

At the conclusion of Hodges' presentation, Chairperson Cates opened the floor to public comment.

The following citizens asked questions and/or commented on the proposed amendment:

John Scholz
Anita Brosius-Scott (spoke twice)
Stephen Melchiskey
Peter Gross
Ted Kanellakis

Questions from citizens revolved around structure of TIFs as related to the allocation of property tax funds and around the projects to be funded by the TIF. Several noted the potential positive

impact of TIF and CEA programs on Camden's business climate. No comments suggested an adverse impact on local businesses.

Seeing no further public comment, Chairperson Cates closed the floor to the public and opened the floor to comments from the Board.

Donald White asked Hodges to discuss past projects in Camden that had been funded by TIF funds. Hodges described the projects that had been completed and provided details on the levels of funding that had been generated by the TIF during the years 2010-2012.

Leonard Lookner asked first how re-evaluation is handled within a TIF, and secondly how the thresholds contained in the amendment had been developed. Processes and implications of re-evaluation were discussed. Regarding development of the performance-based thresholds, Hodges explained that he had researched CEAs in other Maine communities and had chosen to include thresholds as a measure of protection for the Town. He added that no tax money would be reimbursed until thresholds were met. Lookner asked why the change was being proposed in the duration of the existing TIF, and Hodges explained 30 years is the maximum allowed.

James Heard asked how the new tools would be effective in attracting economic development to Camden. Hodges explained the advantages of having the amended TIF in place along with the CEA and described how they would be used.

Martin Cates asked Hodges to detail the projects covered by the TIF that would have to come out of Camden's general fund expenditures if the TIF program was not been in place. The projects were outlined by Hodges.

At the conclusion of the section of the hearing on the TIF amendment, the group moved on to address the second item under consideration, acceptance of a sewer easement deed from Wayfarer Marine in order to upgrade the Sea Street pump station adjacent to Wayfarer Marine on Sea Street.

Ross Parker, Superintendent of Camden's Wastewater Department, explained the reasons that the easement was necessary for the upgrade of the Sea Street Pump Station.

Chairperson Cates opened the Public Hearing to comments from the floor.

See no public comment, Cates closed to the public and opened the floor to comments from the Select Board. There were no comments from the Board.

Chairperson Cates closed the Public Hearing.

SPECIAL TOWN MEETING

ARTICLE 1

To elect a Moderator to preside at said meeting.

ARTICLE 2

Shall the voters of the Town of Camden amend the “Town of Camden Downtown Tax Increment Financing (TIF) District and Development Program” in accordance with the Resolution approved by the Select Board on February 11, 2014 as presented

ARTICLE 3

Shall the Town vote to accept a sewer easement deed from Wayfarer Partners, LLC over and under certain property adjacent to the Sea Street right of way, substantially as described in a certain proposed draft deed dated August 15, 2013 so as to accomplish an upgrade of the Sea Street pump station on Sea Street

Adjourn the Town Meeting

Respectfully submitted,

A handwritten signature in cursive script that reads "Karen Brace". The signature is written in black ink and is positioned above a horizontal line.

Karen Brace
Recording Secretary

RESULTS

**TOWN OF CAMDEN
WARRANT FOR SPECIAL TOWN MEETING
Tuesday, February 25, 2014**

County of Knox

To: Randy Gagne, Constable of the Town of Camden, Maine

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Camden, required by law to vote in town affairs, to meet at the Camden Town Office in the Washington Street Conference Room at 8 Washington Street in said Town on Tuesday, February 25, 2014 at 6:30 p.m. in the evening to vote on Articles 1 through 3 at which time the meeting will adjourn.

ARTICLE 1 Deborah Dodge was elected as Moderator.

To elect a moderator to preside at said meeting.

ARTICLE 2 Passed with a vote of 14 to 10.

Shall the voters of the Town of Camden amend the "Town of Camden Downtown Tax Increment Financing (TIF) District and Development Program" in accordance with the resolution approved by the Select Board on February 11, 2014 attached hereto, as presented to the Town Meeting?

Description: The proposed amendment to the Town of Camden Downtown Tax Increment Financing District ("the District") and Development Program proposes to:

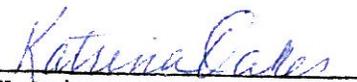
- Change the name to Town of Camden Omnibus Downtown Tax Increment Financing District and Development Program
- Include certain parcels in Knox Mill area as shown on the District map;
- Extend the TIF from 20 years to 30 years as allowed in state law (Title 30-A, Chapter 206);
- Add projects identified in the Downtown Master Plan and Public Landing plans not already included in the Development Program as allowed uses of TIF funds; and
- Add Credit Enhancement Agreements as an allowed use of TIF funds provided a project meets the criteria contained in the approved Development Program.

Note: The full text of the Downtown Tax Increment Financing District and Development Program proposed amendment to be enacted by this article has been certified by the Chairperson of the Select Board. The Downtown Tax Increment Financing District and Development Program is available in the Town Clerk's office during regular business hours.

ARTICLE 3 Passed with a vote of 25 to 0.

Shall the Town vote to accept a sewer easement deed from Wayfarer Partners, LLC over and under certain property adjacent to the Sea Street right of way, substantially as described in a certain proposed draft deed dated August 15, 2013 so as to accomplish an upgrade of the Sea Street pump station Sea Street.

Tue Copy Attest:


Katrina Oakes, Town Clerk
1

Special Town Meeting

February 25, 2014

STATUTORY REQUIREMENTS & THRESHOLDS

A. ACRE LIMITATION		
1. Total Acreage of Municipality		11,712 ac (land area)
2. Total Acreage of Proposed Municipal TIF District	37.81 ac original + 7.39 ac amendment	45.20 ac
3. Total Downtown acres contained in the Proposed Municipal TIF District		45.20 ac
4. Total Transit acres contained in the Proposed Municipal TIF District		0 ac
5. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4)		0 ac
6. Percentage of total acreage in proposed municipal TIF District (cannot exceed 2%) Divide A5 by A1		0.0 % (Exempt as DT)
7. Total acreage of all existing and proposed municipal TIF districts in the municipality. Add A2 to sum of all existing TIF district acreage.		93.27 ac
8. Total acreage of an existing or Proposed Downtown TIF District in the municipality.		45.20 ac
9. Total acreage of all <u>existing</u> Pine Tree Development Zone TIF Districts in the municipality.		0 ac
10. Total acreage of all existing or Proposed Transit TIF Districts in the municipality.		0 ac
11. Total acreage of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap. Subtract A8+A9+A10 from A7.		48.07 ac
12. Percentage of total acreage in all existing and proposed Municipal TIF Districts (cannot exceed 5%) Divide A11 by A1.		0.41%
13. Total Acreage of all real property in the Proposed Municipal TIF District that is:		
(Note: a, b, or c must be at least 25%)		
	Acres	%
a. Blighted (Divide acres by A2)		
b. In need of rehabilitation/conservation (Divide acres by		
c. Suitable for industrial/commercial site (Divide acres by	45.20 ac	100%
TOTAL		
B. VALUATION LIMITATION		
1. Total Aggregate Value of Municipality (TAV) <i>Use most recent April 1st</i>		\$1,109,725,400 (4-1-13)
2. Original Assessed Value (OAV) of Proposed Municipal TIF District. <i>Use March 31st of tax year preceding date of municipal designation</i>	\$92,717,280 original + \$10,469,220 amend	\$103,186,500 (3-31-13)
3. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality. <i>Add b2 to sum of all existing TIF district OAVs</i>		\$138,586,589
4. OAV of an existing or proposed Downtown TIF District in the municipality.		\$103,186,500 (3-31-13)
5. OAV of all <u>existing</u> Pine Tree Development Zone TIF Districts in the municipality.		\$0
6. OAV of all existing or Proposed Transit TIF Districts in the municipality.		\$0
7. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap <i>Subtract B4+B5+B6 from B3</i>		\$35,400,089
8. Percentage of total OAV to TAV in all existing and Proposed Municipal TIF Districts (cannot exceed 5%) <i>Divide B7 by B1</i>		3.19%

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

TABLE 1-Municipal TIF Investment Plan

Amend	Project	Eligibility	Estimated Project Cost
Tier I – Costs of Improvements Made Within District			
	<p>1. Expand and improve harbor boardwalk from Curtis Island bell to Bay View Landing to the alley way, and construct a footbridge over the falls to the library area. This will create a unique access point connecting downtown activities to the waterfront, a key part of the visitor attraction business. Work on the boardwalk and alley way will achieve an upgrade of aging facilities that are critical for accessing Main Street from the Harbor. Construction of the footbridge would achieve a long standing plan to connect the Library and outdoor performance area at the north end of the harbor directly to the harbor and harbor parking.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 12,17,63,98 and Public Landing Design Plan pg. 39,44,45</i></p>	30-A §5225 1.A.(1) (a-d)	\$ 750,000
	<p>2. Construction of a riverwalk along the Megunticook River running between the Tannery site and the downtown. This roughly 2 mile circle will ultimately connect to the downtown boardwalk paths, the waterfall bridge, and pathways that skirt Knox Mill and the tannery site. This will further strengthen pedestrian networks throughout the downtown, supporting both the tourist industry as well as providing a unique resident amenity.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 17,33,48,61,63,65,97</i></p>	30-A §5225 1.A.(1) (a-d)	\$30,000
	<p>3. Dam improvements to address flooding above the downtown dam that impacts downtown commercial properties during high periods. Camden proposes to lower the sluiceway, thus reducing the potential backup on upstream, commercial properties. This should be coordinated with possible bridge improvements on Route 1 by DOT.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 110</i></p>	30-A §5225 1.A.(1) (a-d)	\$99,800
	<p>4. Sidewalk expansions around Main Street, and displaced parking moved to close-by locations and other alternatives. This improvement is designed to allow more sidewalk activity, improve traffic circulation and improve access to area businesses.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 20,33,75,79,83,85,100,111</i></p>	30-A §5225 1.A.(1) (a-d)	\$200,000

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Amend	Project	Eligibility	Estimated Project Cost
	<p>5. Opera House exterior improvements are intended to improve access to the building, improve safety, and create greater visibility for the property. The improvements include:</p> <ul style="list-style-type: none"> • Loading dock (traveling musicals) • Parking • More lighting • Radiant heat in sidewalks • Architectural lighting on Route 1 side • Roof fix to address falling ice and snow <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 12, 15, 16, 23, 33, 47, 49, 50, 51, 52</i></p>	30-A §§225 1.A.(1) (a-d)	\$ 150,000
	<p>6. Opera House interior improvements are intended to improve the performance capacity of the facility, as well as expand its ability to serve as a performance center. Improvements include:</p> <ul style="list-style-type: none"> • Fly space • Restaurant or at least a kitchen that serves food and wine • Completion of 3rd floor, Incorporating kitchen, bar, air conditioning, bathrooms • Box office service including street walk up sales window' • Wooden signs • Cushioned seats in balcony • WiFi throughout building • More outlets for laptops/improve data network • Auditorium camera system • Power upgrades, including isolating sound power from lights • Steinway renovation • Heat and air conditioning tweaks with programmable system by zones <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 12, 15, 16, 23, 33, 47, 49, 50, 51, 52</i></p>	30-A §5225 1.A.(1) (a-d)	\$75,000
	<p>7. Mechanic Street movie theatre. This is a renovation project to upgrade an existing historic structure into a functioning, locally-based movie theatre. The theatre itself will be operated by a local non-profit, but the structure will be held privately. Funds will be used for rehabilitation purposes to support the work of the local non-profit. The theatre will provide an additional amenity for downtown visitors, in conjunction with other activities (Opera House, outdoor summer theatre and concerts at the library park), and further support increased business activity in the downtown.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 15, 16, 30, 33, 47, 53, 54, 55, 56</i></p>	30-A §5225 1.A.(1) (a-d)	\$150,000

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Amend	Project	Eligibility	Estimated Project Cost
	<p>8. Infrastructure improvements - Storm Drainage. Storm drainage, in conjunction with the sewer infiltration analysis, is necessary to reduce the potential flooding along sidewalks, street ways, and in adjacent commercial buildings. The downtown is a hub for water flow; hence issues with flooding arise from time to time and have a direct impact on local businesses.</p> <p>Activities will include:</p> <ul style="list-style-type: none"> • Union St. from Elm St. to Pleasant St. – drainage survey • Pleasant St. from Union St. to Wood St. -drainage survey and repair existing • Wood St. from Elm to Pleasant -repair storm drain and do drainage survey • Chestnut St. from Elm to Wood - icing issue from Village Green on sidewalk • Mechanic St. - drainage survey <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 83</i></p>	30-A §5225 1.A.(1) (a-d)	\$225,000
	<p>9. Costs associated with the study of infiltration issues in the downtown area caused by older system. The infiltration issues have a direct impact on downtown properties during high water periods and can be the source of temporary backups. This particular analysis is a precursor to identifying appropriate capital improvement strategies.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 83</i></p>	30-A §5225 1.A. (4)	\$30,000
	<p>10. Infrastructure Improvements -Sidewalks. The improvements outlined below, as well as those identified under lighting, and parking, are all designed to improve the walkability and access to the downtown. This will be true both for visitors to the community as part of the tourism program, and for Camden residents.</p> <p>Sidewalk activities will include:</p> <ul style="list-style-type: none"> • Washington St. from Elm to Mechanic - replace curb with granite and sidewalk with concrete on both sides of road • Main St. alley way from Main St. sidewalk to Public Landing - redesign and reconstruct • Elm St. from Chestnut to Union - replace curb with granite and sidewalk with concrete • Union St. from Elm St. to Pleasant St. - add new granite curb and concrete sidewalk • Pleasant St. from Union St. to Wood St. add granite curb and concrete or asphalt sidewalk in area of Elm St. School. Reconstruct existing sidewalk • Wood St. from Elm to Pleasant - Replace curb with granite and reconstruct sidewalk • Chestnut St. from Elm to Wood -Reset granite curb and replace with concrete sidewalk <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 20,33,75,79,83,85,100,111</i></p>	30-A §5225 1.A.(1) (a-d)	\$300,000

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Amend	Project	Eligibility	Estimated Project Cost
	<p>11. Infrastructure Improvements - Parking</p> <ul style="list-style-type: none"> • Washington St. from Elm to Mechanic- redesign and reconstruct parking lot • Pleasant St. from Union St. to Wood St. -Add parking spaces in front of school • Mechanic St. - reconstruct 5&10 parking lot and retaining wall <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 8, 12, 19, 20, 24, 25, 33, 48, 58, 72, 74, 76, 78, 80, 82, 83, 87, 88, 89, 92</i></p>	<p>30-A §5225 1.A.(l) (a-d)</p>	<p>\$150,000</p>
	<p>12. Infrastructure Improvements – Lighting</p> <ul style="list-style-type: none"> • Washington St. from Elm to Mechanic - add lighting where possible • Elm St. from Chestnut to Union - may want to add more lighting • Wood St. from Elm to Pleasant - add lights • Chestnut St. from Elm to Wood -add lights • Mechanic St. - add lights <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 29, 30, 73, 79, 82, 84, 112, 113, 118</i></p>	<p>30-A §5225 1.A.(1) (a-d)</p>	<p>\$240,000</p>

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Amend	Project	Eligibility	Estimated Project Cost
X	<p>13. Redesign parking areas at the Public Landing to align with recommendations contained in the Camden Public Landing final report.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 12, 19 and Public Landing Design Plan pg. 1, 4, 6, 7, 8, 12, 14, 15, 16, 19</i></p>	30-A §5225 (1)(A)(1)	\$175,000
X	<p>14. Construct an overlook located at the end of the boardwalk nearest the waterfalls; add fishermen's hoist.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 19 and Public Landing Design Plan pg. 1, 12, 13</i></p>	30-A §5225 (1)(A)(1)	\$120,000
X	<p>15. Additional lighting at the Public Landing to facilitate increased patronage of commercial establishments in evening.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 19 and Public Landing Design Plan pg. 5, 14, 26, 27, 30, 37</i></p>	30-A §5225 (1)(A)(1)	\$ 95,000
X	<p>16. Sidewalk construction/improvements to Commercial St; flush pavers connecting sidewalks to other pathways and boardwalk.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 19 and Public Landing Design Plan pg. 37, Appendix A Site Analysis and Concept Plans</i></p>	30-A §5225 (1)(A)(1)	\$ 40,000
X	<p>17. Demolition of existing public restrooms; make improvements to current Chamber of Office building and visitor center, including addition of public restrooms.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 19 and Public Landing Design Plan pg. 5, 14, 15, 41</i></p>	30-A §5225 (1)(A)(1)	\$160,000
X	<p>18. Undergrounding of utilities in and around the Public Landing.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 19 and Public Landing Design Plan pg. 47</i></p>	30-A §5225 (1)(A)(1)	\$275,000

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Amend	Project	Eligibility	Estimated Project Cost
X	<p>19. Facilitate creation of entrepreneurial, incubator space through redevelopment of buildings that meet needs, including installation of elevators to facilitate upper floor access for commercial activities.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 3, 13, 14, 21, 36, 37, 38, 40, 43, 45</i></p>	30-A §5225 (1)(A)(1)	\$750,000
X	<p>20. Design, create, and install signage in and around the downtown area for improved wayfinding by pedestrians and navigation to parking by vehicular traffic. Fits into the goal to make the downtown pedestrian vs. vehicular focused; supports increased commercial activity.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 12, 18, 19, 20, 24, 25, 32, 65, 70, 76</i></p>	30-A §5225 (1)(A)(1)	\$ 50,000
X	<p>21. Develop a parking overflow strategy for high traffic volumes and events/conferences. Consider incorporating smart technology to guide drivers to actual vacant spaces. Establish parking management systems along Main St. as well as the large, public parking areas in the downtown.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 8, 12, 19, 20, 24, 25, 33, 48, 58, 72, 74, 76, 78, 80, 82, 83, 87, 88, 89, 92</i></p>	30-A §5225 (1)(A)(1)	\$ 75,000
X	<p>22. Install and implement roundabouts in the key areas defined in the Downtown Master Plan; this will improve traffic flow and support enhanced commercial activity; enhance these as arrival/welcome areas to better brand the downtown.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 2 pg. 183</i></p>	30-A §5225 (1)(A)(1)	\$350,000
X	<p>23. Add pedestrian amenities (trees, benches, etc) and curb extensions to shorten crossing distances and provide safe havens for pedestrian in the downtown.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 29, 33, 74, 80, 82; Part 2 pg. 183</i></p>	30-A §5225 (1)(A)(1)	\$100,000
X	<p>24. Add free basic Wi-Fi serving the downtown district but provide the ability for customers to upgrade at their own expense.</p> <p><i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 33, 46, 60, 111</i></p>	30-A §5225 (1)(A)(1)	Year 1 \$60,000 + \$7,500/yr (27 yrs) = \$262,500

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Amend	Project	Eligibility	Estimated Project Cost
X	25. Allow for Credit Enhancement Agreements as specified in the enclosed Camden TIF CEA policy. <i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 64</i>		TBD
Tier II – Costs of Improvements Made Outside, but related to District			
	26. None.		
Tier III – Community-Wide Municipal Investments			
	27. Costs associated with the establishment of a municipal economic development director position, including salary and benefits. The position will be tasked with ongoing business retention, expansion and attraction functions, as well as the implementation and administration of existing TIF programs (please note: the 'salary/benefits' line in the 'Estimated Cost' column is a per-year number and is subject to change in annual municipal budgeting process) .This position will also be tasked with the following: <ul style="list-style-type: none"> • Opera House financial analysis - impact on the total local economy, and ways to grow Opera House conference business as a core part of the downtown economy. • Economic development marketing, including marketing for Opera House, the Camden Snow Bowl and other economic drivers in the community. • Strategic planning for TIF project financing including further looks at Knox Mill, the tannery site and others as they develop. • Parking and transportation studies for the downtown for the purposes of identifying alternative forms of parking to meet increasing needs of the downtown. A parking structure, either in the downtown or on the edge, is a possibility. 	30-A §5225 I.C.(1)	\$80,000 (salary/benefits) \$65,000 (project tasks)
	28. Costs to establish a revolving loan program to provide gap financing to support the retention and expansion of local businesses. <i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 14,40,41</i>	30-A §5225 1.C.(3)	\$150,000
X	29. Add allowable transit costs without creating a Transit Oriented District <ul style="list-style-type: none"> • 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 <i>Identified as a downtown priority in Camden Downtown Master Plan Part 1 pg. 12,90,94,100</i>	30-A §5225 (1)(C)(7a)	\$150,000
	Total Municipal TIF Investment Plan Costs		\$5,297,300

Town of Camden Omnibus Downtown TIF District & Development Program
AMENDMENT

Duration of the Program

Original: The District shall be for a term of twenty (20) years commencing tax year 2010-2011 through tax year 2029-2030, provided the amendment to the District is approved by DECD. The District shall become effective upon DECD approval.

Amended: The District shall be for a term of thirty (30) years commencing tax year 2010-2011 through tax year 2039-2040, provided this amendment to the District is approved by DECD.

EXHIBIT A

**ASSESSOR'S CERTIFICATE OF ORIGINAL
ASSESSED VALUE OF THE ADDITIONS TO THE
TOWN OF CAMDEN
DOWNTOWN OMNIBUS MUNICIPAL
TAX INCREMENT FINANCING DISTRICT AND DEVELOPMENT PROGRAM**

The undersigned Wesley Robinson, being the duly appointed Assessors' Agent for the Town of Camden, Maine, hereby certifies pursuant to 30-A M.R.S. § 5227(2) that the *additions* to the Original Assessed Value of the Town of Camden **Downtown Omnibus Municipal Tax Increment Financing District and Development Program** contained within the district boundaries to which this certificate is appended, as of **March 31, 2013**, was:

Assessed Value as of March 31, 2013				
	Acres	Real Property	Personal Property	Total
Original	37.81	\$89,534,900	\$3,182,380	\$92,717,280
Additions	7.39	\$10,152,720	\$316,500	\$10,469,220
Total	45.20	\$99,687,620	\$3,498,880	\$103,186,500

A detailed listing containing the additions has been attached to this certificate.

IN WITNESS WHEREOF, this certificate has been executed by me this 13th day of February 2014.

Wesley Robinson

Wesley Robinson, C.M.A.
Municipal Assessors' Agent for the Town of Camden

**ADDITIONS TO THE DOWNTOWN OMNIBUS MUNICIPAL TAX INCREMENT FINANCING DISTRICT
AND DEVELOPMENT PROGRAM**

TAXABLE REAL PROPERTY:

ACCT	MAP	BLOCK	LOT	UNIT	OWNER	#	STREET	UNIT #	3/31/2013 VALUATION	3/31/2013 EXEMPTIONS	NET ASSESSMENT	AREA (ACRES)
1605	120	084	000	000	THE WOOLEN BARN, LLC	49	MECHANIC ST		\$347,400	\$0	\$347,400	0.29
1606	120	085	000	000	MILLPOND, LLC.	45	MECHANIC ST		\$269,100	\$0	\$269,100	0.21
1607	120	086	000	000	AHP CAMDEN LLC	32	WASHINGTON ST		\$739,200	\$0	\$739,200	0.54
1608	120	087	000	000	AHP CAMDEN LLC	36	WASHINGTON ST		\$288,600	\$0	\$288,600	1.94
1609	120	088	000	000	KELM3, LLC.	48	WASHINGTON ST		\$594,700	\$0	\$594,700	0.61
3167	120	087	101	000	KELM ACQUISITION, LLC	40	WASHINGTON ST	101	\$190,200	\$0	\$190,200	0.06
3168	120	087	102	000	KELM ACQUISITION, LLC.	40	WASHINGTON ST	102	\$220,000	\$0	\$220,000	0.06
3169	120	087	201	000	SNYDER, KAROLYN J.	40	WASHINGTON ST	201	\$292,900	\$0	\$292,900	0.06
3170	120	087	202	000	JOHNSON, GERALD B.	40	WASHINGTON ST	202	\$276,300	\$0	\$276,300	0.06
3171	120	087	203	000	CHAPMAN, DEBORAH I.	40	WASHINGTON ST	203	\$233,100	\$9,300	\$223,800	0.06
3172	120	087	204	000	MILL POND PROPERTIES LLC	40	WASHINGTON ST	204	\$263,100	\$0	\$263,100	0.06
3173	120	087	205	000	KINCADE, JOHN R.	40	WASHINGTON ST	205	\$226,200	\$14,880	\$211,320	0.06
3174	120	087	206	000	JEX, KATHY A. TRUSTEE	40	WASHINGTON ST	206	\$236,000	\$0	\$236,000	0.06
3175	120	087	207	000	BAGHUS, NED C.	40	WASHINGTON ST	207	\$248,700	\$0	\$248,700	0.06
3176	120	087	208	000	DRAKE, RUTH M	40	WASHINGTON ST	208	\$261,400	\$0	\$261,400	0.06
3177	120	087	209	000	HUGHES, BARBARA D.	40	WASHINGTON ST	209	\$226,600	\$9,300	\$217,300	0.06
3178	120	087	210	000	SHORTALL, SEAN P.	40	WASHINGTON ST	210	\$218,000	\$0	\$218,000	0.06
3179	120	087	211	000	DAUTNER, JACK W	40	WASHINGTON ST	211	\$222,800	\$0	\$222,800	0.06
3180	120	087	212	000	MACDONALD, STEVEN G	40	WASHINGTON ST	212	\$220,000	\$9,300	\$210,700	0.06
3181	120	087	213	000	BUTLER, PETER A &	40	WASHINGTON ST	213	\$239,000	\$0	\$239,000	0.06
3182	120	087	214	000	KELM ACQUISITION, LLC.	40	WASHINGTON ST	214	\$158,100	\$0	\$158,100	0.06
3183	120	087	302	000	CANFIELD, GERTRUDE G	40	WASHINGTON ST	302	\$229,900	\$0	\$229,900	0.06
3185	120	087	303	000	KNOX MILL PROPERTY LLC	40	WASHINGTON ST	303	\$256,100	\$0	\$256,100	0.06
3186	120	087	304	000	ADELBERG, LISA S	40	WASHINGTON ST	304	\$229,100	\$0	\$229,100	0.06
3187	120	087	305	000	WAINER, LESTER W	40	WASHINGTON ST	305	\$240,700	\$0	\$240,700	0.06
3188	120	087	306	000	PETERSMEYER, SUSAN CALHOUN	40	WASHINGTON ST	306	\$519,800	\$0	\$519,800	0.13
3189	120	087	307	000	GILSON, GWEN	40	WASHINGTON ST	307	\$267,000	\$0	\$267,000	0.06
3191	120	087	309	000	WHITAKER, ARNOLD B.	40	WASHINGTON ST	309	\$252,200	\$0	\$252,200	0.06
3192	120	087	310	000	RYAN, KATHLEEN B.	40	WASHINGTON ST	310	\$213,200	\$9,300	\$203,900	0.06
3193	120	087	311	000	BECKER, CLARISSA M.	40	WASHINGTON ST	311	\$208,000	\$0	\$208,000	0.06
3194	120	087	312	000	MARXSEN, PATTI M.	40	WASHINGTON ST	312	\$211,400	\$0	\$211,400	0.06
3195	120	087	313	000	PALMER, BRIDGET V.	40	WASHINGTON ST	313	\$236,500	\$0	\$236,500	0.06
3196	120	087	314	000	ADAMS, JAMES W	40	WASHINGTON ST	314	\$283,500	\$0	\$283,500	0.06
3197	120	087	315	000	HOLMES, CLYDE B	40	WASHINGTON ST	315	\$278,700	\$0	\$278,700	0.06
3198	120	087	316	000	FRASER, CYNTHIA J.	40	WASHINGTON ST	316	\$264,700	\$0	\$264,700	0.06
3199	120	087	318	000	CASTELLANI, JOHN J.	40	WASHINGTON ST	318	\$264,700	\$0	\$264,700	0.06
3200	120	087	301	000	SNYDER, T. RICHARD AHP CAMDEN LLC TOWN OF CAMDEN	40	WASHINGTON ST MILLPOND STREETS	301	\$277,900 \$0 \$0	\$0 \$0 \$0	\$277,900 \$0 \$0	0.06 0.78 0.93

TAXABLE REAL PROPERTY: \$10,152,720 7.39 ACRES

ADDITIONS TO THE DOWNTOWN OMNIBUS MUNICIPAL TAX INCREMENT FINANCING DISTRICT
AND DEVELOPMENT PROGRAM

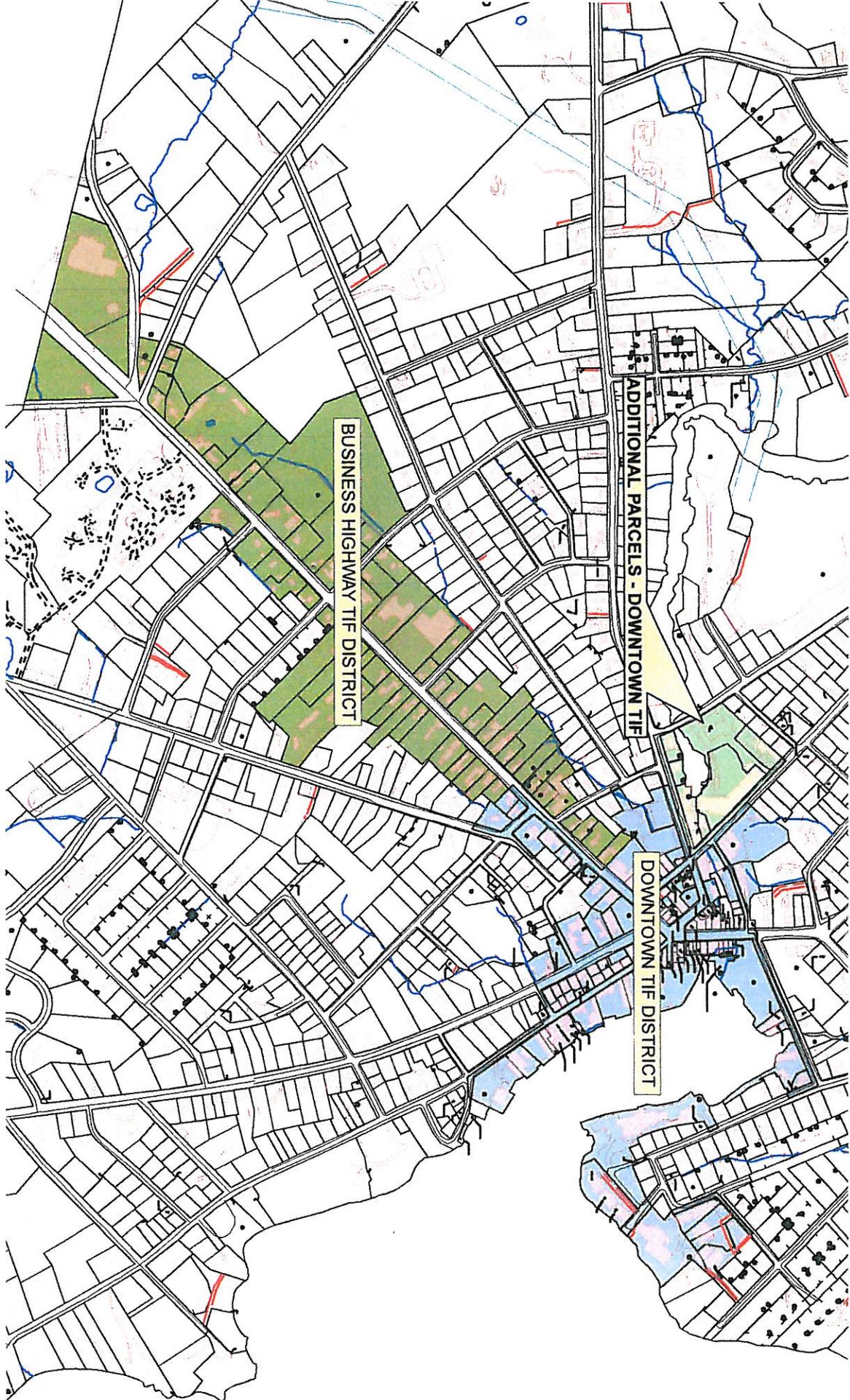
TAXABLE BUSINESS PERSONAL PROPERTY:

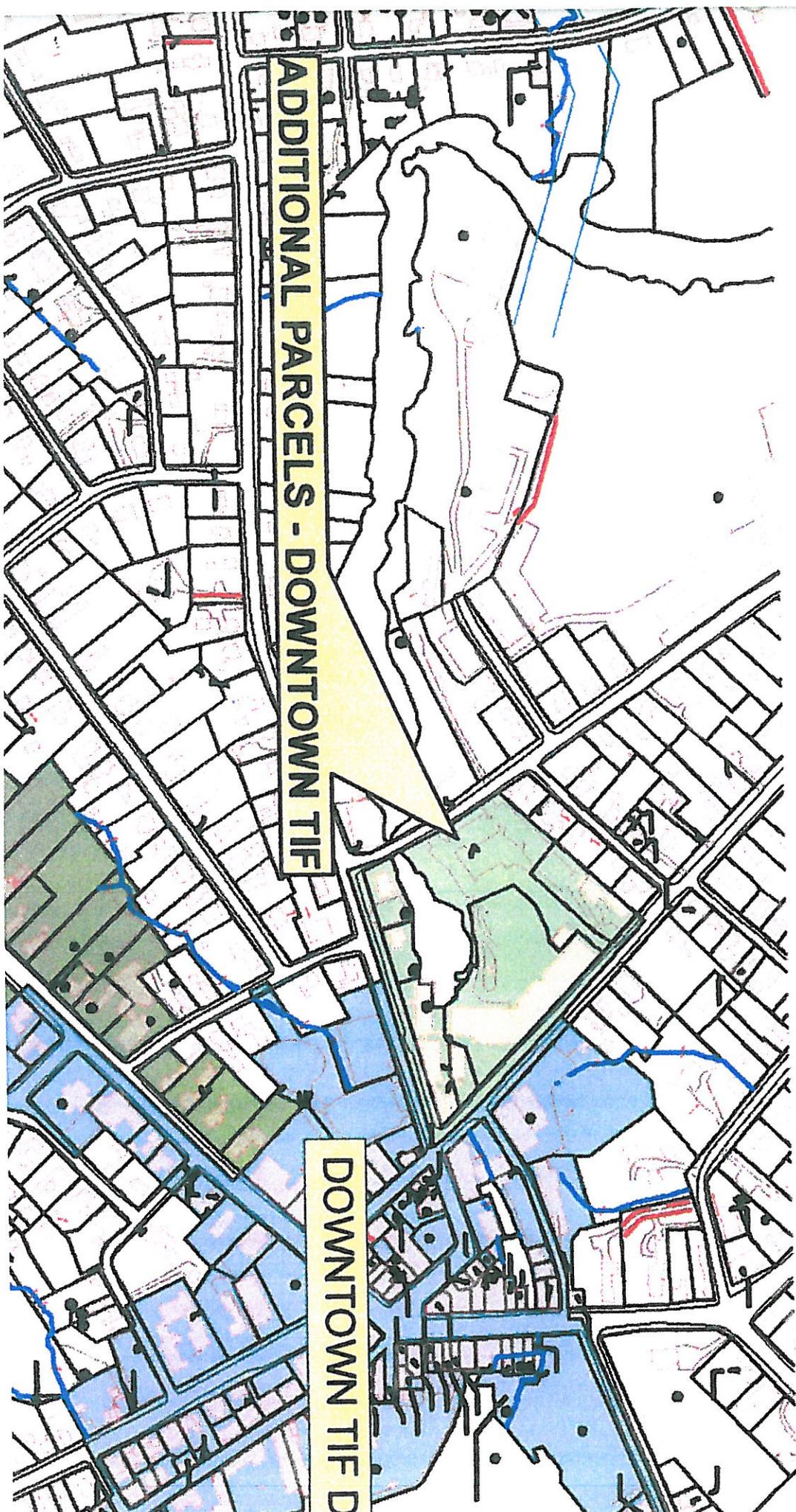
ACCT	BUSINESS NAME	OWNER	#	ADDRESS	3/31/2013 VALUATION	3/31/2013 EXEMPTIONS	NET ASSESSMENT
31	BALDWIN & LLOYD ASSOCIATES	LLOYD, MARTIN E.	41	MECHANIC ST SUITE #209	\$4,800	\$0	\$4,800
62	CHI-CHI CHEF	LAIDLAW, SUSIE	45	MECHANIC ST	\$900	\$0	\$900
179	INMAPS	INMAPS	41	MECHANIC ST SUITE 219	\$34,373	\$0	\$34,400
275	US BANK NATIONAL ASSOC	US BANK, NA	0	VARIOUS	\$20,489	-\$20,489	\$0
286	MAINECOM SERVICES	MAINECOM SERVICES	0	MECHANIC ST	\$0	\$0	\$7,800
310	JOHN MORRIS ARCHITECT	MORRIS JOHN D II	49	MECHANIC ST	\$34,142	\$0	\$35,800
374	ROCKETT JOLINDA	ROCKETT JOLINDA	41	MECHANIC ST STE 218	\$9,079	\$0	\$9,200
375	ROCKPORT BLUEPRINT INC	ROCKPORT BLUEPRINT INC	39	MECHANIC ST STE 11	\$6,150	\$0	\$6,200
397	GRAYHAWK LEASING, LLC	GRAYHAWK LEASING, LLC	0	VARIOUS	\$1,933	\$0	\$1,900
580	WILSON KATHY CPT LMT	WILSON KATHY CPT LMT	41	MECHANIC ST SUITE 320	\$7,047	\$0	\$7,600
594	JOHNSON & WEBBERT LLP	JOHNSON & WEBBERT LLP	39	MECHANIC ST SUITE 320	\$0	\$0	\$2,100
608	CIT GROUP, INC. & SUBSIDIARIES	CIT GROUP, INC & SUBSIDIARIES	0	VARIOUS	\$16,764	-\$16,764	\$0
634	DELL FINANCIAL SERVICES LP	DELL FINANCIAL SERVICES LP	43	MECHANIC ST	\$1,900	\$0	\$1,900
659	WABASHA LEASING LLC	WABASHA LEASING LLC	0	VARIOUS	\$1,964	\$0	\$2,000
664	BREVETTO	BREVETTO LLC	40	WASHINGTON ST SUITE 102	\$14,770	\$0	\$15,800
674	AHP CAMDEN, LLC.	AHP CAMDEN, LLC	43	MECHANIC ST STE 11	\$18,924	\$0	\$17,300
688	ELAVON, INC	ELAVON, INC	0	VARIOUS	\$1,992	\$0	\$2,000
689	NEOPOST USA INC	NEOPOST USA INC	0	VARIOUS	\$222	-\$222	\$0
708	TOOLEY, TERESA M.	TOOLEY, TERESA M.	48	WASHINGTON ST STE 107	\$469	\$0	\$600
719	LOYAL BISCUIT CO.	LOYAL BISCUIT CO.	39	MECHANIC ST, SUITE 12	\$3,580	\$0	\$4,200
722	BALLOU & ASSOCIATES	SWASEY-BALLOU, TAMARA	48	WASHINGTON ST	\$2,148	\$0	\$3,200
730	HURLEY, ROGER L., ATTORNEY	HURLEY, ROGER L., ATTORNEY	48	WASHINGTON ST	\$1,220	\$0	\$1,200
732	KELM ACQUISITIONS, LLC.	KELM ACQUISITIONS, LLC.	48	WASHINGTON ST	\$57,100	\$0	\$57,100
734	AGING EXCELLENCE	SWEATT INVESTMENTS, KATE ADAMS	45	MECHANIC STREET	\$960	\$0	\$1,100
755	SMOKESTACK GRILL	COHN, ZACHARY	43	MECHANIC ST SUITE 11	\$97,082	\$0	\$99,400

TOTAL TAXABLE BUSINESS PERSONAL PROPERTY: **\$316,500**

TOTAL TAXABLE PROPERTY: **\$10,469,220**







ADDITIONAL PARCELS - DOWNTOWN TIF

DOWNTOWN TIF D

TAX INCREMENT FINANCING (TIF) CREDIT ENHANCEMENT AGREEMENTS (CEAs)

Developers/Businesses are eligible for CEAs when they meet the following standards:

Development would not occur otherwise;
Create or retain employment opportunities;
Expand significantly the Town's tax base; and
Conform to the quality and types of development sought by the Town as outlined in the Zoning Ordinance, Comprehensive Plan, and other policies.

The creation of a CEA is a decision made on a case-by-case basis by the Town of Camden and a developer/business. The Maine Department of Economic & Community Development must ensure the contents of the CEA are in alignment with the TIF District. TIFs/CEAs are not a right under Maine law and meeting these guidelines should not be interpreted as creating any rights or entitlements in any application.

II. BASIC PROVISIONS

Application for a CEA will be considered by the Camden Development Office, the Town's Community and Economic Development Advisory Committee (CEDAC), and the Camden Select Board. The terms of each agreement are negotiated between the Select Board and the applicant. The Camden Development Office and the Town's CEDAC will negotiate for the Select Board based on the merits of the project and these guidelines. The Select Board will make the final decision on whether to approve the structure of a CEA, provided it conforms to the guidelines below.

The CEA funds returned to the developer/business will not exceed 50% (80% is premium) of incremental taxes paid over the life of the particular TIF District. The applicant is required to submit all documentation that will serve to protect the Town's economic and financial position.

III. MANDATORY GUIDELINES

In all instances, applicants for CEAs must demonstrate that it is economically necessary and that participation is needed to undertake the project. Such justification is demonstrated by:

A need to offset infrastructure costs unique to the site; or
A need to offset economic advantages available to a corporate entity if it should develop a project (or expand operations) outside of Camden; or
A lack of sufficient private or other public funding sources to meet the full capital investments needed to undertake a project.
The project creates significant economic impact throughout the Town
The developer is financially capable to undertake the project.
The developer is compliant with all statutory and regulatory guidelines of the Town of Camden and the State of Maine.

IV. GUIDELINES THAT DETERMINE THE LEVEL OF MUNICIPAL PARTICIPATION

Although an applicant need not meet each of the following criteria, the following will be used to determine the level of participation by the Town:

The project assists an established business in the Town of Camden, thus retaining existing employment opportunities;

The project creates long-term, permanent and quality employment opportunities;

The project contributes to areas in need of redevelopment;

The project improves a blighted building site in need of rehabilitation;

The project creates public infrastructure facilities that have application beyond the particular development such as improvements to traffic patterns, parking facilities, green space, etc.;

The project supports or will support community projects, provides job training, provides student internships, supports local contractors and suppliers; and

The project supports or will support local efforts and programs that assist those who are under-employed or who are making the transition from welfare to work, etc.

V. STANDARD OPERATING PROCEDURES

The Camden Development Office will coordinate all activities regarding applications for CEAs. Working with applicants, the Office will undertake the following preliminary steps:

Provide information on TIFs and CEAs;

Discuss project proposals and accept applications;

Review applications based on policy guidelines with the Town Manager and other Department heads

Advise applicants on the findings of town staff.

Following this preliminary review process, the Town's Development Director will bring completed applications to the Town's CEDAC for review, negotiation, and recommendation to the Select Board. The Select Board will consider CEAs during regularly scheduled Select Board meetings, allowing the opportunity for public comment. If a CEA proposal is presented but does not conform to these guidelines, a public hearing can be scheduled followed by a Town vote.

Applications for CEAs will be available through the Camden Development Office, Town of Camden, 29 Elm Street, Camden, ME 04843.

If a CEA is approved, an annual administrative fee equal to 1% of the incremental tax reallocated back to the developer/business will be assessed. All applicants are required to reimburse the Town of Camden for all legal and consulting costs incurred as a result of the CEA proposal.

Finally, whether or not an application is approved, the applicant will reimburse any additional expenses incurred by the Town of Camden in connection with the CEA proposal.

PROPOSED CREDIT ENHANCEMENT

in the Town of Camden Downtown TIF District



It's About Jobs and Capital Investment in the Downtown

The new property taxes resulting from increased assessed value in a designated Tax Increment Financing (TIF) district can be captured by a municipality to fund economic development projects and programs that encourage private sector job creation, retention and capital investment.

For a defined period of time up to 30 years, these new taxes - or 'TIF revenues' - can be used to fund municipally-adopted economic development programs, and may include the costs of public infrastructure investments, workforce training programs, commercial loan funds, ED staff, and more.

TIF revenues can also be used by municipalities to directly encourage and support private sector capital investment and job generation, through Credit Enhancement Agreements (CEA) with businesses and/or developers that undertake significant commercial projects within the designated district.

CEAs return all or a portion of the new taxes resulting from these projects to those businesses/developers to help defray debt service and other costs related to the new development, and the jobs associated with them.

The Town of Camden is proposing to amend its February, 2010 Downtown TIF District and Development Program. As part of this amendment, the Town proposes to allow the use of CEAs as a means of attracting new businesses to the district, and encouraging existing businesses to significantly expand within the district.

The Town is also recommending a set of jobs and investment criteria that would determine the structure of CEAs in the district. The proposed criteria are described briefly below.

CEA Criteria For New and Existing Businesses in the TIF District

- ⇒ For new businesses, 10% of new property taxes reimbursed for every \$500,000 in real and/or personal property investment (capped at 50%)
- ⇒ For existing businesses, 10% of new property taxes reimbursed for every \$250,000 in real and/or personal property investment (capped at 50%)
- ⇒ 10% of new property taxes reimbursed for every 5 net new full-time jobs with benefits created (capped at 50%)
- ⇒ Premium reimbursement of 80% available for projects that meet or exceed jobs and investment caps (caps are \$2.5MM and 25 jobs for new businesses; \$1.25MM and 25 jobs for existing businesses)
- ⇒ Annual reimbursements for up to 10 years

TOWN OF CAMDEN DOWNTOWN OMNIBUS TAX INCREMENT FINANCING DISTRICT
REVISED 30 YEAR PROJECTION
(100% CAPTURE)

TIF YR.	TAX YEAR	Projected Annual Assessed Value	Projected Mill Rate	Gross New Taxes	%	TIF		General Fund	COMMUNITY		TIF %	COMPANY	
						Total Revenues	Fund		TIF Revenues	Total Revenues		TIF %	TIF Revenues
4	base	2009-2010											
5	1	2010-2011	\$13.46	\$36,745	100%	\$36,745	\$0	100.0%	\$36,745	\$0	0.0%	\$0	\$0
6	2	2011-2012	\$13.46	\$36,745	100%	\$36,745	\$0	100.0%	\$36,745	\$0	0.0%	\$0	\$0
7	3	2012-2013	\$13.86	\$38,669	100%	\$38,669	\$0	100.0%	\$38,669	\$0	0.0%	\$0	\$0
8	4	2013-2014	\$14.04	\$42,120	100%	\$42,120	\$0	100.0%	\$42,120	\$0	0.0%	\$0	\$0
9	5	2014-2015	\$14.04	\$98,280	100%	\$98,280	\$0	100.0%	\$98,280	\$0	0.0%	\$0	\$0
10	6	2015-2016	\$14.04	\$103,194	100%	\$103,194	\$0	100.0%	\$103,194	\$0	0.0%	\$0	\$0
11	7	2016-2017	\$14.04	\$108,353	100%	\$108,353	\$0	100.0%	\$108,353	\$0	0.0%	\$0	\$0
12	8	2017-2018	\$14.04	\$113,771	100%	\$113,771	\$0	100.0%	\$113,771	\$0	0.0%	\$0	\$0
13	9	2018-2019	\$14.04	\$119,459	100%	\$119,459	\$0	100.0%	\$119,459	\$0	0.0%	\$0	\$0
14	10	2019-2020	\$14.04	\$125,432	100%	\$125,432	\$0	100.0%	\$125,432	\$0	0.0%	\$0	\$0
15	11	2020-2021	\$14.04	\$131,704	100%	\$131,704	\$0	100.0%	\$131,704	\$0	0.0%	\$0	\$0
16	12	2021-2022	\$14.04	\$138,289	100%	\$138,289	\$0	100.0%	\$138,289	\$0	0.0%	\$0	\$0
17	13	2022-2023	\$14.04	\$145,204	100%	\$145,204	\$0	100.0%	\$145,204	\$0	0.0%	\$0	\$0
18	14	2023-2024	\$14.04	\$152,464	100%	\$152,464	\$0	100.0%	\$152,464	\$0	0.0%	\$0	\$0
19	15	2024-2025	\$14.04	\$160,087	100%	\$160,087	\$0	100.0%	\$160,087	\$0	0.0%	\$0	\$0
20	16	2025-2026	\$14.04	\$168,092	100%	\$168,092	\$0	100.0%	\$168,092	\$0	0.0%	\$0	\$0
21	17	2026-2027	\$14.04	\$176,496	100%	\$176,496	\$0	100.0%	\$176,496	\$0	0.0%	\$0	\$0
22	18	2027-2028	\$14.04	\$185,321	100%	\$185,321	\$0	100.0%	\$185,321	\$0	0.0%	\$0	\$0
23	19	2028-2029	\$14.04	\$194,587	100%	\$194,587	\$0	100.0%	\$194,587	\$0	0.0%	\$0	\$0
24	20	2029-2030	\$14.04	\$204,317	100%	\$204,317	\$0	100.0%	\$204,317	\$0	0.0%	\$0	\$0
25	21	2030-2031	\$14.04	\$214,532	100%	\$214,532	\$0	100.0%	\$214,532	\$0	0.0%	\$0	\$0
26	22	2031-2032	\$14.04	\$225,259	100%	\$225,259	\$0	100.0%	\$225,259	\$0	0.0%	\$0	\$0
27	23	2032-2033	\$14.04	\$236,522	100%	\$236,522	\$0	100.0%	\$236,522	\$0	0.0%	\$0	\$0
28	24	2033-2034	\$14.04	\$248,348	100%	\$248,348	\$0	100.0%	\$248,348	\$0	0.0%	\$0	\$0
29	25	2034-2035	\$14.04	\$260,766	100%	\$260,766	\$0	100.0%	\$260,766	\$0	0.0%	\$0	\$0
30	26	2035-2036	\$14.04	\$273,804	100%	\$273,804	\$0	100.0%	\$273,804	\$0	0.0%	\$0	\$0
31	27	2036-2037	\$14.04	\$287,494	100%	\$287,494	\$0	100.0%	\$287,494	\$0	0.0%	\$0	\$0
32	28	2037-2038	\$14.04	\$301,869	100%	\$301,869	\$0	100.0%	\$301,869	\$0	0.0%	\$0	\$0
33	29	2038-2039	\$14.04	\$316,962	100%	\$316,962	\$0	100.0%	\$316,962	\$0	0.0%	\$0	\$0
34	30	2039-2040	\$14.04	\$332,810	100%	\$332,810	\$0	100.0%	\$332,810	\$0	0.0%	\$0	\$0
35	Cumulative			\$5,177,695		\$5,177,695	\$0		\$5,177,695	\$0		\$0	\$0
36	Avg. Annual			\$172,590		\$172,590	\$0		\$172,590	\$0		\$0	\$0
37	Notes:												
38	Revised Projections for Amended 30 Year Term												
39	Projected Increased Assessed Value - \$7MM in Years 1-5; 5% Annual Increase in Years 6-30												
40	Actual Mill Rates & Certified Assessment Ratios in Years 1-4: 2014 Mill Rate (\$14.04 @ 100% Certified Assessment Ratio) Held Constant for Remainder of Term												

**TOWN OF CAMDEN DOWNTOWN OMNIBUS TAX INCREMENT FINANCING DISTRICT
TAX SHIFT CALCULATIONS
AMENDED 30 YEAR PROJECTION
(100% CAPTURE)**

TIF YR.	TAX YEAR	Estimated Shelter Benefit of Captured Value (100%) on State Subsidies and County Taxes					Estimated Impact of Uncaptured Value (0%) on State Subsidies and County Taxes					
		State Education Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift Benefit	Lost State Education	Lost Revenue Sharing	Increased County Tax	Net Loss			
1	2010-2011											
2	2011-2012											
3	2012-2013	\$3,053	\$763	\$2,317	\$6,133	\$0	\$0	\$0	\$0	\$0		
4	2013-2014	\$3,053	\$763	\$2,317	\$6,133	\$0	\$0	\$0	\$0	\$0		
5	2014-2015	\$3,053	\$763	\$2,317	\$6,133	\$0	\$0	\$0	\$0	\$0		
6	2015-2016	\$3,053	\$763	\$2,317	\$6,133	\$0	\$0	\$0	\$0	\$0		
7	2016-2017	\$7,097	\$1,774	\$5,404	\$14,275	\$0	\$0	\$0	\$0	\$0		
8	2017-2018	\$7,450	\$1,862	\$5,674	\$14,985	\$0	\$0	\$0	\$0	\$0		
9	2018-2019	\$7,819	\$1,964	\$5,957	\$15,731	\$0	\$0	\$0	\$0	\$0		
10	2019-2020	\$8,207	\$2,052	\$6,255	\$16,513	\$0	\$0	\$0	\$0	\$0		
11	2020-2021	\$8,614	\$2,153	\$6,567	\$17,335	\$0	\$0	\$0	\$0	\$0		
12	2021-2022	\$9,041	\$2,260	\$6,895	\$18,196	\$0	\$0	\$0	\$0	\$0		
13	2022-2023	\$9,489	\$2,372	\$7,239	\$19,101	\$0	\$0	\$0	\$0	\$0		
14	2023-2024	\$9,959	\$2,490	\$7,601	\$20,050	\$0	\$0	\$0	\$0	\$0		
15	2024-2025	\$10,452	\$2,613	\$7,980	\$21,046	\$0	\$0	\$0	\$0	\$0		
16	2025-2026	\$10,969	\$2,743	\$8,379	\$22,091	\$0	\$0	\$0	\$0	\$0		
17	2026-2027	\$11,512	\$2,879	\$8,797	\$23,188	\$0	\$0	\$0	\$0	\$0		
18	2027-2028	\$12,081	\$3,021	\$9,236	\$24,338	\$0	\$0	\$0	\$0	\$0		
19	2028-2029	\$12,678	\$3,171	\$9,697	\$25,546	\$0	\$0	\$0	\$0	\$0		
20	2029-2030	\$13,304	\$3,328	\$10,181	\$26,812	\$0	\$0	\$0	\$0	\$0		
21	2030-2031	\$13,960	\$3,492	\$10,689	\$28,141	\$0	\$0	\$0	\$0	\$0		
22	2031-2032	\$14,648	\$3,665	\$11,222	\$29,535	\$0	\$0	\$0	\$0	\$0		
23	2032-2033	\$15,370	\$3,846	\$11,782	\$30,998	\$0	\$0	\$0	\$0	\$0		
24	2033-2034	\$16,127	\$4,035	\$12,370	\$32,532	\$0	\$0	\$0	\$0	\$0		
25	2034-2035	\$16,920	\$4,234	\$12,987	\$34,142	\$0	\$0	\$0	\$0	\$0		
26	2035-2036	\$17,752	\$4,443	\$13,635	\$35,830	\$0	\$0	\$0	\$0	\$0		
27	2036-2037	\$18,624	\$4,662	\$14,315	\$37,601	\$0	\$0	\$0	\$0	\$0		
28	2037-2038	\$19,538	\$4,891	\$15,029	\$39,458	\$0	\$0	\$0	\$0	\$0		
29	2038-2039	\$20,496	\$5,131	\$15,778	\$41,406	\$0	\$0	\$0	\$0	\$0		
30	2039-2040	\$21,500	\$5,384	\$16,565	\$43,448	\$0	\$0	\$0	\$0	\$0		
31	2040-2041	\$22,552	\$5,648	\$17,390	\$45,590	\$0	\$0	\$0	\$0	\$0		
32	2041-2042	\$23,654	\$5,925	\$18,257	\$47,836	\$0	\$0	\$0	\$0	\$0		
33	Cumulative	\$372,029	\$93,079	\$285,148	\$750,256	\$0	\$0	\$0	\$0	\$0		
34	Avg. Annual	\$12,401	\$3,103	\$9,505	\$37,513	\$0	\$0	\$0	\$0	\$0		



APPENDIX A

**Authorization by Camden Select Board to set a public hearing
and call a Special Town Meeting**



**Town of Camden
Select Board Meeting
February 11 – 6:30 PM
Washington Street Conference Room**

Select Board meetings are broadcast live on Time Warner Channel 22
Select Board meetings are web streamed at www.townhallstreams.com/locations/camden-me

Agenda

A. Call to Order

B. Communications, Presentations, and Recognitions

1. Presentation and Update re: Mountain Bike Trails – Morgan Laidlaw
2. CEDAC Update for the Select Board
3. Presentation by Brian Hodges re: Downtown Tax Increment Finance (TIF) District
4. Resignation of Kim Tuttle from the Planning Board

C. Citizen Comments (for items *not* on the agenda)

This time is set aside for members of the public to comment on any town-related issue that is not on the agenda. We ask that people keep comments within 3 minutes

D. Approval of Select Board Minutes dated January 21, 2014

E. Select Board Member Reports

F. Town Manager Report

G. New Business

1. Schedule a public hearing and Special Town Meeting on Tuesday February 25 for the following:
 - a) Amendment to the Downtown Tax Increment Finance District
 - b) Acquisition of an easement to construct a new pump station adjacent to Wayfarer Marine on Sea Street

H. Select Board Closing Comments

Adjourn

Convene as the Wastewater Commissioners

1. Certificate of Commitment of Sewer User Rates October 22, 2013 to January 21, 2014

Break

Workshop

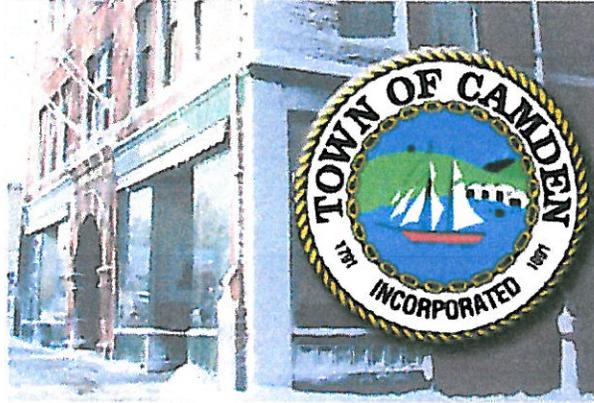
- Preliminary Budget Review Discussion of upcoming meetings and schedule
- Discussion of upcoming meetings and schedule

TIF changes, easement

Special town meeting set for Feb. 25

By Stephanie Grinnell | Feb 19, 2014

10



CAMDEN — Voters will decide on expanding the town's Downtown Tax Increment Financing District during a special town meeting Tuesday, Feb. 25, as well as consider adding a credit enhancement option.

Development Director Brian Hodges presented the suggested changes to the select board last week and said the 2010 creation of the TIF intentionally left out parcels of land considered part of Knox Mill due to unsurity regarding its future development.

"[A TIF] can be a really powerful tool for a municipality," he said.

Hodges proposed the properties bordered by Mechanic, Knowlton, Alden and Washington streets around Knox Mill be added and the life of the TIF — currently 20 years — be extended to 30 years. Per the state Economic Development Office, the name "Omnibus" must be added to the title, he said. Other proposed changes include adding project costs from the Downtown Master Plan and Public Landing Redesign Plan that are not already addressed in the TIF as well as a credit enhancement option.

Hodges spent a fair amount of time explaining in further detail how a TIF district is funded and how creating one can benefit a municipality. The base value within the Downtown TIF District was set in 2010 by the town assessor; in the years since, the corresponding tax due to increase in property values has been added to the TIF account while taxes paid on the base value continues to go to the town's general fund.

Having the increased property value taxes placed aside in the TIF account shelters the town from some increases in county tax, Hodges noted, and allows pre-approved projects to be funded with TIF money. Many municipalities choose to extend or renew TIFs at the end of their term to avoid a dramatic increase in county taxes on the municipality, he said.

Selectman Leonard Lookner took issue with adding "Omnibus" to the title of the Downtown TIF, reading definitions of the word. Definitions he cited included the adjective definition of "of, relating to, or including many things" as well as omnibus bill, defined as a bill containing diverse or unrelated topics.

"It essentially implies part of this is not kosher," Lookner said. "I'm on board with

[the proposed changes] but it makes it sound unpalatable."

Hodges said state officials hoped use of the word would draw more attention to the TIF and noted all downtown TIFs will be required to use "Omnibus" in the title.

"We are not alone," he said. "This is an administrative rule from the current TIF director."

While many TIF districts have caps on the value of properties that can be included, those that are "certified downtown TIF districts" — including Camden — do not have a cap, Hodges said. There are two TIF districts in Camden, the downtown TIF and another along the Route 1 business corridor; both already are close to the capped amount but the certification of downtown allows its expansion. Hodges stressed that the business district TIF is not being changed at this time.

Additions to the Downtown TIF include costs for public landing parking, a public landing overlook, fisherman's hoist, lighting and pathway improvements as well as demolition of the existing public restrooms as suggested by the recently approved public landing redesign plan. Other items from the Downtown Master Plan could be added as well, including creation of business incubator space, adding signs, developing a parking overview plan, installing WiFi throughout downtown and looking at transit options. By adding items, the town can use TIF money to pay for those infrastructure improvements, Hodges said.

Selectmen John French suggested a low-cost loan option for businesses to take advantage of rather than using TIF funds for certain projects. Lookner agreed.

"An improvement to somebody's building ... more directly benefits the owner, not the town," French said.

"I have trouble using public money for private space," Lookner added.

Hodges said there already is a low-cost loan option included in the TIF available for business owners wishing to take that route. All projects being funded by the TIF are required to go before the select board for final approval as well, he said.

"In the end, it's going to be your discretion based on what voters approved. ... Nothing obligates us to do any of these things," Hodges said.

Several projects suggested for inclusion already have funding in place, such as the fisherman's hoist and boardwalk at the public landing, he said.

Credit enhancement agreements, or CEAs, return a portion of the incremental tax increase set aside in the TIF fund to the business. Hodges said the agreements are common and the town can set parameters through a policy. If the parameters are not met, the money is placed in the town TIF fund rather than returned to the business. He said there also can be caps on percentages returned for existing and new businesses in addition to job creation requirements.

"I didn't pull this out of my head, I did a lot of research," Hodges said.

Town Manager Patricia Finnigan said the town would be protected from revenue loss.

"You don't just say 'yeah, yeah, you look like a nice person,'" she said. "The policy is going to have those kinds of safeguards."

The 13-page special town meeting warrant is available online at camdenmaine.gov.

APPENDIX B

Warrant and Resolution for Special Town Meeting

TOWN OF CAMDEN
WARRANT FOR SPECIAL TOWN MEETING
Tuesday, February 25, 2014

County of Knox

To: Randy Gagne, Constable of the Town of Camden, Maine

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Camden, required by law to vote in town affairs, to meet at the Camden Town Office in the Washington Street Conference Room at 8 Washington Street in said Town on Tuesday, February 25, 2014 at 6:30 p.m. in the evening to vote on Articles 1 through 3 at which time the meeting will adjourn.

ARTICLE 1

To elect a moderator to preside at said meeting.

ARTICLE 2

Shall the voters of the Town of Camden amend the "Town of Camden Downtown Tax Increment Financing (TIF) District and Development Program" in accordance with the resolution approved by the Select Board on February 11, 2014 attached hereto, as presented to the Town Meeting?

Description: The proposed amendment to the Town of Camden Downtown Tax Increment Financing District ("the District") and Development Program proposes to:

- Change the name to Town of Camden Omnibus Downtown Tax Increment Financing District and Development Program
- Include certain parcels in Knox Mill area as shown on the District map;
- Extend the TIF from 20 years to 30 years as allowed in state law (Title 30-A, Chapter 206);
- Add projects identified in the Downtown Master Plan and Public Landing plans not already included in the Development Program as allowed uses of TIF funds; and
- Add Credit Enhancement Agreements as an allowed use of TIF funds provided a project meets the criteria contained in the approved Development Program.

Note: The full text of the Downtown Tax Increment Financing District and Development Program proposed amendment to be enacted by this article has been certified by the Chairperson of the Select Board. The Downtown Tax Increment Financing District and Development Program is available in the Town Clerk's office during regular business hours.

ARTICLE 3

Shall the Town vote to accept a sewer easement deed from Wayfarer Partners, LLC over and under certain property adjacent to the Sea Street right of way, substantially as described in a certain proposed draft deed dated August 15, 2013 so as to accomplish an upgrade of the Sea Street pump station Sea Street.

Description: Note: The Sea Street Pump Station is in need of an upgrade. The pump station is located at the northern end of the Wayfarer Marine property. The right of way that was granted to the Town when this pump station was first constructed in 1969 did not encompass the entire facility. The acquisition of this additional easement would rectify that.

Note: The proposed sewer easement as depicted on a Survey Sketch prepared by Wright-Pierce dated August, 2013 and the proposed deed are available for review in the Town Office during regular business hours.

The Select Board gives notice that the Registrar of Voters will be in session at the Camden Town Office during regular business hours, 8:00 a.m. – 3:30 p.m., Monday through Friday, to correct any error or change a name or address on the voting list; to accept the registration of any person eligible to vote and accept new enrollments.

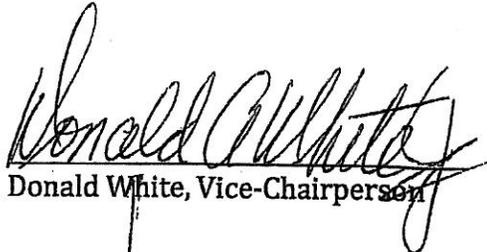
You must be registered to vote in Camden to vote in any election.

Given under our hands this 11th day of February 2014.

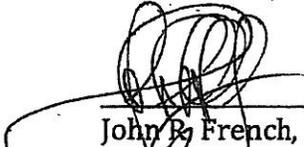
CAMDEN SELECT BOARD



Martin Cates, Chairperson



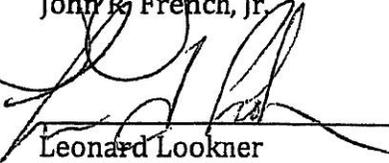
Donald White, Vice-Chairperson



John R. French, Jr.



James Heard



Leonard Lookner

A true attest: _____
Katrina Oakes, Town Clerk

RETURN

I certify that I have notified the Voters of Camden of the time and place of the Town of Camden Special Town Meeting to be held Tuesday, February 25, 2014 by posting an attested copy of the Warrant at the Camden Public Safety Building, Camden Town Office, Camden Public Library, and the Camden Post Office on Feb. 18, 2014.

Randy Gagne, Constable

Article 2

February 25, 2014 Special Town Meeting

I, Martin Cates, Chairperson of the Camden Select Board, do hereby certify this copy of the Downtown Tax Increment Financing District and proposed amendment to the Development Program for enactment at the February 25, 2014 Special Town Meeting..



2-13-14

Martin Cates, Chairperson
Camden Select Board

Date

A true copy, attest: Katrina Oakes
Katrina Oakes, Camden Town Clerk

Downtown Tax Increment Financing (TIF) Amendment – Summary

What is a TIF?

TIF stands for Tax Increment Financing. It is one of few local tools municipalities have to support economic development. TIF is administered by the Maine Dept of Economic & Community Development (DECD) from a statutory perspective. This agency ensures statute is followed but allows municipalities to design their own TIFs to meet their local needs.

TIFs are funded by local property taxes (real and personal) and are composed of 2 elements: a District and a Development Program.

- *District* – this is the “where” element. Municipalities draw boundaries around parcels to form a TIF District. A snapshot of the original assessed value of these parcels is determined. This determines the baseline for increased activity. If there is positive economic growth within the District, the incremental property taxes referred to as TIF revenues can be used towards economic development activities. In addition, these TIF revenues become “sheltered” from offsets by county taxes, State aid for education, and municipal revenue sharing.
- *Development Program* – this is the “what” element. Municipalities create a list of projects they would like to use TIF revenues towards. These projects must conform to State statute, as administered by DECD. In addition, the municipality determines what percentage of incremental taxes are used as TIF revenues. This can be any amount up to 100%.

History

In February 2010, Camden created and submitted 2 TIFs approved by the voters. One was the Business Highway TIF and other was the Downtown TIF. The Downtown TIF uses 100% of incremental taxes as TIF revenues. DECD approved both TIFs.

This amendment process only modifies the Downtown TIF. The changes are listed below. In the end, we hope to obtain voter approval of these additional items and submit the required materials on or before February 28th. CEDAC has provided considerable guidance and input on these proposed amendments.

Proposed Amendment to the Downtown Tax Increment Financing (TIF) District

District modifications

- A. Add Knox Mill parcels (see attached map); 7.39 acres
- B. Extend to 30 year duration; current duration is 20 years

Development Program modifications

(important: the projects/expenses listed below do not mandate the town to complete them. By including these as options in Camden's Downtown TIF, it gives us the greatest flexibility to determine what gets implemented.)

C. Add recommendations from Public Landing redesign plan (only those items not already included in the Downtown TIF)

- Redesign parking areas at the Public Landing to align with recommendations contained in the Camden Public Landing final report.
- Construct an overlook located at the end of the boardwalk nearest the waterfalls; add fishermen's hoist
- Additional lighting at the Public Landing
- Sidewalk construction/improvements to Commercial St; flush pavers connecting sidewalks to other pathways and boardwalk
- Demolition of existing restrooms; make improvements to current Chamber of Office building and visitor center
- Undergrounding of utilities in and around the Public Landing

D. Add recommendations from Downtown Master Plan (not already included in the Downtown TIF)

- Facilitate creation of entrepreneurial, incubator space through redevelopment of buildings that meet such needs, including installation of elevators to facilitate upper floor access for commercial activities
- Design, create, and install signage in and around the downtown area for improved wayfinding by pedestrians and navigation to parking by vehicular traffic. Make related capital improvements as needed.
- Develop a parking overflow strategy for high traffic volumes and events/conferences. Consider incorporating smart technology to guide drivers to actual vacant spaces. Establish parking management systems along Main St as well as the large, public parking areas in and around the downtown.
- Add pedestrian amenities (trees, benches, etc) and curb extensions to shorten crossing distances and provide safe havens for pedestrian in the downtown, as recommended in the Downtown Master Plan
- Add allowable transit capital costs
 - 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
- Add downtown Wi-Fi

E. Add Credit Enhancement Agreements (CEAs) – CEAs are funded through property taxes generated in the TIF district. They become one of the many project costs listed in a Development Program. CEAs use TIF funds to reimburse property taxes to a developer and are designed to help municipalities attract new jobs and investment. They also encourage existing businesses and developers to make improvements.

- A CEA will refund a portion of the property taxes paid on *increased assessed value*. For example, if a commercial property owner builds new or expands/improves an existing building, the *increased value* from when the parcel first became part of the TIF is reviewed. If proper thresholds are met per the Camden CEA policy, a portion of the increased property tax is returned to the property owner.
- Negotiation and execution of multiple/future CEAs will be within the Camden Select Board's discretion and may include up to 80% company or developer reimbursement provided job creation and/or investment thresholds are met, and duration not to exceed 10 years.
- The following structure tiers the level of reimbursement based on jobs created and/or investment made
 - In summary, for every 5 jobs created or additional investment made (\$500,000 new business, \$250,000 existing business), a 10% reimbursement of incremental property taxes related to the District.
 - 50% max reimbursement of incremental property taxes
 - 80% max reimbursement if jobs and investment threshold met
 - 10 yr max duration, or remaining life of TIF, whichever is less
 - See next page for examples

RESOLUTION

TOWN OF CAMDEN OMNIBUS DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND DEVELOPMENT PROGRAM

WHEREAS, The Town of Camden (the "Town") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend and designate specified areas within the Town as municipal development districts and tax increment financing district and to approve an amended development program for such districts;

WHEREAS, There is a need to provide new long-term sustainable employment opportunities for residents of the Town of Camden and the surrounding area;

WHEREAS, There is a need for commercial development in the Town of Camden;

WHEREAS, There is a need to improve and broaden the tax base of the Town of Camden; and to improve the general economy of the Town of Camden, the surrounding region and the State of Maine;

WHEREAS, Implementation of the amended Development Program will help to provide opportunities for economic development in the Town of Camden and the surrounding region; improve and broaden the tax base in the Town of Camden and improve the economy of the Town of Camden and the State of Maine;

WHEREAS, Implementation of the Development Program is consistent with the goals and objectives of the Town's Comprehensive Plan, approved in November, 2004; the Town's Downtown Master Plan, Public Landing Design Plan;

WHEREAS, Implementation of the amended Development Program will help advance the Town's existing community development goals, including:

- To maintain and enhance the downtown so that it remains the core location of community life and augments the year-round economic and cultural health of the village, and;
- To encourage traditional forms of livelihood, including the full range of economic opportunity: from manufacturing and resource production to professional occupations, from self-employment in the home to corporate offices, and;
- To maintain a quality of environment that is the keystone of an economy dependent on visitors and on persons who choose to move to Camden for their retirement.

WHEREAS, The Town will hold a public hearing on the 2/25/14 on the question of amending the Downtown 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;

WHEREAS, The Town desires to amend a municipal development district and tax increment financing district to be known as “Town of Camden Omnibus Downtown Tax Increment Financing District” (“the District”), and to adopt an amended development program for the District (“the “Development Program”);

WHEREAS, It is expected that approval will be sought and obtained from the Maine Department of Economic and Community Development, approving the amendment of the Downtown District, and the adoption of the amended Development Program for the Downtown District; and

WHEREAS, The designation of the amended District will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and will contribute to the economic growth and well-being of the municipality, all of which the Town Meeting finds and declares to be valid public purposes of the Town.

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

Section 1. The Town hereby finds and determines that:

The designation of the amended District and the pursuit of the amended Development Program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore the Downtown District will contribute to the economic growth and well-being of the municipality.

Section 2. Designation of District.

Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates an amended municipal development district and tax increment financing district to be known as the “Town of Camden Omnibus Downtown Tax Increment Financing District” as more particularly described and set forth in the "Development Program" for such District presented to Town Meeting in the form attached hereto and such Development Program is hereby incorporated by reference into this vote as the Development Program for the District. The District herein established is expressly designated as a “downtown tax increment financing district” as defined in 30-A MRSA § 5221(9).

Section 3. Captured Assessed Value.

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

Section 4. DECD Approval.

The Select Board or their duly-appointed representative(s), be and hereby are authorized, empowered and directed to submit the proposed designation of the amended Downtown

District and the proposed amended Development Program for the Downtown District to the State of Maine Department of Economic and Community Development (DECD) for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226.

Section 5. Minor Amendments.

The Select Board or their duly-appointed representative, be and hereby are authorized and empowered, at their/his/her discretion, from time to time, to make such revisions to the amended Development Program for the Downtown District as the Select Board, or their duly-appointed representative(s), deem reasonably necessary or convenient in order to facilitate the process of review and approval of the Downtown District by DECD, or for any other reason, so long as such revisions are not inconsistent with these findings and the basic structure and intent of the amended Development Program.

Section 6. Effective Date.

The foregoing designation of the District and the adoption of the amended Development Plan for the District shall automatically become final and shall take full force and effect upon approval of the designation of the District and approval of the amended Development Program by the Department of Economic and Community Development, without the requirement of further action by the Town, the Select Board, or any other party.

Section 7. Duration of District.

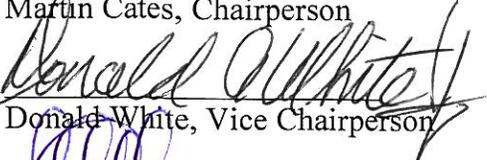
The District shall remain in effect for a period of thirty (30) years following the effective date, through and including the Town's municipal fiscal year 2029-2030.

Approved for submission to the voters of the Town of Camden, this 11th day of February, A.D. 2014.

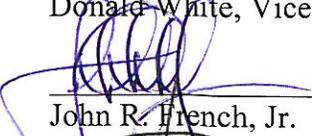
CAMDEN SELECT BOARD:



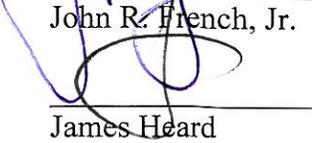
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A true copy, attest:



Katrina Oakes
Town Clerk
Town of Camden