

Town of Machias Special Town Meeting Warrant
February 12, 2020

To: Larry Armstrong a resident of the Town of Machias, County of Washington, State of
Maine

Greetings: In the name of the State of Maine, you are hereby required to warn and notify the Inhabitants of the Town of Machias, in said county and state, qualified by law to vote in town affairs, to meet at the Lee Pellon Center on Wednesday, the 12th day of February, 2020 at 7:00 P.M., then and there to act on the following articles, to wit:

ARTICLE 1: To elect a Moderator to preside at said meeting.

ARTICLE 2: To see if the Town will vote to appropriate an amount not to exceed \$25,408.00 from the Undesignated Fund Balance and to authorize the Machias Board of Selectpeople to expend the funds to conduct an Airport Environmental Analysis?

ARTICLE 3: Shall the voters of the Town of Machias adopt the Proposed Amendment to the Machias Revitalization Tax Increment Financing District and Development Program ("Machias Revitalization TIF") as described in the First Amendment of the Machias Revitalization TIF Findings (attached to and posted with Warrant)? A copy of the full TIF application is on file at the Machias Town Office. The Machias Board of Selectpeople Recommend.

ARTICLE 4: To see if the Town will vote to authorize the Machias Board of Selectpeople to waive the automatic foreclosure of 2017 Tax Foreclosure Liens on two mobile homes. The first home being listed on our Tax Accounts as Map 006 Lot 023-T14 and the second home being listed on our Tax Accounts as Map 006 Lot 023-T10. The Machias Board of Selectpeople Recommend.

ARTICLE 5: Shall an Ordinance entitled the "Machias Shoreland Zoning Ordinance" be amended to reflect the State of Maine's approved Timber Harvesting Regulations within a Shoreland Zone? A copy of the proposed amended copy of the ordinance is available at the Machias Town Office for review. The Machias Planning Board Recommends.

ARTICLE 6: Shall an Ordinance entitled the "Mobile Home Park and Trailer Park Ordinance of the Town of Machias" be amended? A copy of the proposed amendment is available at the Machias Town Office for Review. The Machias Planning Board Recommends.

The Registrar of Voters hereby gives notice that she will be in session at the Machias Town Office from 9:00 A.M. until 4:00 P.M. on the day of the Special Town Meeting, February 12, 2020, for the purpose of revising and correcting the list of registered voters.

Given under our hands this 4th, day of February, 2020.

Machias Board of Selectpeople

[Signature]

Paule Johnson-Polpe

[Signature]

MACHIAS REVITALIZATION TIF FINDINGS

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

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

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

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

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

WHEREAS, the Town desires to adopt the first Amendment of Machias Revitalization TIF; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine Department of Economic Community Development, approving the First Amendment of the Machias Revitalization TIF.

NOW THEREFORE BE IT HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby finds and determines that the proposed Amended Machias Revitalization TIF continues to meet the conditions of approval as set forth in 30-A M.R.S. § 5223(3)(A)-(D). Specifically, that

- A. At least twenty-five percent (25%) of the real property within the Machias Revitalization TIF District, as designated, is suitable for industrial/commercial sites as provided in 30-A M.R.S. § 5223; and
- B. The total area of the Machias Revitalization TIF District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town (including the TIF district of the Machias Revitalization TIF) does not exceed five percent (5%) of the total acreage of the Town; and
- C. The aggregate value of equalized taxable property of the Machias Revitalization TIF District as of April 1, 2017 and (April 1, 2018 for added properties) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 1, 2019; and

- D. The designation of the Machias Revitalization TIF District and pursuit of its Development Program will generate economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the Machias Revitalization TIF District and its Development Program.

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

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

Section 4. The Board of Selectmen or its duly authorized representative is authorized and directed to enter into any credit enhancement agreement in the name of and on behalf of the Town pursuant to the Machias Revitalization TIF, such agreements to be in such form and to contain such terms and provisions consistent with the Machias Revitalization TIF and its Development Program, as the Board of Selectmen or its duly authorized representative may approve, such approval to be conclusively evidence by execution of said credit enhancement agreement(s).

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

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

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