

To the Town Clerk of the Town of Machias:

We hereby certify to you that the document to which we have affixed this certificate is a true copy of the office text of a TIF entitled "Town of Machias Revitalization Municipal Tax Increment Financing District and Development Program," which is to be presented to the voters for their consideration on February 7, 2019.

Pursuant to 30-A M.R.S.A § 3002(2), you will retain this copy of the complete text of the TIF as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the town meeting/polling places on the day of the vote.

Dated: 1/9/2019

William Fitch  
Paula Johnson-Golpe

Town of Machias Board of Selectpersons

**TOWN OF MACHIAS**

**MACHIAS REVITALIZATION MUNICIPAL  
TAX INCREMENT FINANCING DISTRICT AND DEVELOPMENT PROGRAM**

*Approved by the Town of Machias on February 7, 2019*

**APPLICATION COVER SHEET**

<b>MUNICIPAL TAX INCREMENT FINANCING</b>
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**A. General Information**

1. Municipality Name: Town of Machias		
2. Address: 7 Court Street, Suite #1		
3. Telephone: 207-255-6621	4. Fax: 207-255-6492	5. Email: townmanager@machiasme.org
6. Municipal Contact Person: Christina Therrien, Town Manager		
7. Business Name:		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business:		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

**B. Disclosure**

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
<input checked="" type="checkbox"/> job creation	<input checked="" type="checkbox"/> job retention	<input checked="" type="checkbox"/> capital investment
<input checked="" type="checkbox"/> training investment	<input checked="" type="checkbox"/> tax base improvement	<input checked="" type="checkbox"/> public facilities improvement
<input type="checkbox"/> other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
<input checked="" type="checkbox"/> real estate purchase	<input type="checkbox"/> machinery & equipment purchase	<input checked="" type="checkbox"/> training costs
<input type="checkbox"/> debt reduction	<input checked="" type="checkbox"/> other (list): economic development program; administrative costs	

**C. Employment Data**

List the company's goals for the number, type and wage levels of jobs to be created or retained as part of this TIF development project (please use next page).
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**STATUTORY REQUIREMENTS AND THRESHOLDS**

<b>SECTION A.   Acreage Caps</b>				
<b>1</b>	Total municipal acreage;		8,877	
<b>2</b>	Acreage of proposed Municipal TIF District		91.64	
<b>3</b>	<b>Downtown-designation<sup>1</sup></b> acres in proposed Municipal TIF District;		0	
<b>4</b>	<b>Transit-Oriented Development<sup>2</sup></b> acres in proposed Municipal TIF District;		0	
<b>5</b>	<b>Total acreage</b> [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;		91.64	
<b>6</b>	<b>Percentage</b> [=A5÷A1] of total acreage in proposed Municipal TIF District (cannot exceed 2%).		1.03%	
<b>7</b>	Total acreage of all existing/proposed Municipal TIF districts in municipality including Municipal Affordable Housing Development districts <sup>3</sup> :	Existing	1.02	
		Proposed	91.64	
		<b>Total:</b>	<b>92.66</b>	
<b>30-a § 5223(3) Exemptions<sup>4</sup></b>				
<b>8</b>	Acreage of an existing/proposed Downtown Municipal TIF district;		0	
<b>9</b>	Acreage of all existing Transit-Oriented Development Municipal TIF districts;		0	
<b>10</b>	Acreage of all existing Community Wind Power Municipal TIF districts;		0	
<b>11</b>	Acreage in all existing/proposed Municipal TIF districts common to <sup>5</sup> Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above		0	
<b>12</b>	<b>Total acreage</b> [=A7-A8-A9-A10-A11] of all existing/proposed Municipal TIF districts counted toward 5% limit;		92.66	
<b>13</b>	<b>Percentage of total acreage</b> [=A12÷A1] of all existing/proposed Municipal TIF districts (cannot exceed 5%).		1.04%	
<b>14</b>	Real property in proposed Municipal TIF District that is: a. A blighted area; b. In need of rehabilitation, redevelopment or conservation; c. Suitable for commercial or arts district uses. <b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>	ACRES	%	
			[=Acres÷A2]	
		0		
		0		
		86.72	95%	
		<b>86.72</b>		
<b>SECTION B.   Valuation Cap</b>				
<b>1</b>	Total taxable municipal valuation—use most recent April 1;		\$134,122,900	
<b>2</b>	Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31		\$4,446,500	
<b>3</b>	Taxable OAV of all existing/proposed Municipal TIF districts in municipality:	Existing	\$286,600	
		Proposed	\$4,446,500	
		<b>Total</b>	<b>\$4,733,100</b>	
<b>30-a § 5223(3) Exemptions</b>				
<b>4</b>	Taxable OAV of an existing/proposed Downtown Municipal TIF district;		\$0	
<b>5</b>	Taxable OAV of all existing Transit-Oriented Development Municipal TIF districts;		\$0	
<b>6</b>	Taxable OAV of all existing Community Wind Power Municipal TIF districts;		\$0	
<b>7</b>	Taxable OAV of all existing Single Taxpayer/High Valuation <sup>6</sup> Municipal TIF districts;		\$0	
<b>8</b>	Taxable OAV in all existing Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above:		\$0	
<b>9</b>	<b>Total taxable OAV</b> [=B3-B4-B5-B6-B7-B8] of all existing/proposed Municipal TIF districts counted toward 5% limit;		\$4,733,100	
<b>10</b>	<b>Percentage of total taxable OAV</b> [=B9÷B1] of all existing/proposed Municipal TIF districts (cannot exceed 5%).		3.53%	

COMPLETED BY:

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

- <sup>1</sup> Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).
- <sup>2</sup> For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.
- <sup>3</sup> For AH-TIF acreage requirement see 30-A § 5247(3)(B) because that Program has its own/separate valuation limit.
- <sup>4</sup> Downtown/TOD overlap nets single acreage/valuation caps exemption.
- <sup>5</sup> PTDZ districts approved through December 31, 2008.
- <sup>6</sup> For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

## **I. INTRODUCTION**

The Town of Machias, incorporated in 1784, is located on the coast of Maine along the beautiful and historic Machias River. The Town has a rich history and deep connection to natural resources of the area, and has a unique blend of past and present maintaining traditional jobs with an eye to the future economy.

The Town has a population of approximately 2,221 (2010 Census), and is the commercial, social, and educational center service center for surrounding communities and the Downeast Maine region. The Town is home to the University of Maine at Machias, which offers a wide range of educational programs including, but not limited to, biology, business, education, humanities, environmental studies, and recreation and tourism. Other assets of the Town include the Machias Valley Airport (Town-owned), Route 1 corridor, Down East Community Hospital, Porter Memorial Library, various schools, and the various businesses and nonprofit organizations located in Machias.

Education, healthcare, retail, professional and business services, and financial activities are primary components of the Machias economy. The Town has been working on maintaining and revitalizing its economy through various efforts, including investment in the Machias Valley Airport, downtown revitalization planning,<sup>1</sup> and flood prevention planning.<sup>2</sup> Recently, the Town has focused on a “Join Us on Main Street” campaign, with an aim to partner with local business owners and community organizations to advance the Machias economy through private investment and community development initiatives. Shared goals of this focused initiative include: (i) job creation and building for the Town’s future; (ii) infrastructure improvements, such as sidewalks, transportation, and broadband; (iii) revitalization of its historic downtown area; (iv) promotion of the community, creation of green space, and enhancement of tourism; (v) partnering with other businesses/organizations to provide opportunities for youth to stay in Machias; and (vi) maintaining and enhancing a business friendly community.

Establishment of a new TIF district and development program is one component and available incentive to help the Town further its economic development efforts. Accordingly, Machias now seeks to establish a 20-year Revitalization Tax Increment Financing (TIF) District and Development Program (at times hereinafter referred to as the “Machias Revitalization TIF”). This will be an omnibus TIF district, authorizing the Board of Selectmen to enter into credit enhancement agreements with qualifying businesses that meet the Town’s criteria and as required in this application (further detailed below).

This new district will encompass approximately 91.64 acres in the Town’s Maine Street/Downtown/Riverfront area, including area in and around the Machias Valley Airport. The omnibus capacity of the Machias Revitalization TIF will allow the Town to enter into credit enhancement agreements (CEAs) with multiple property owners within the district in the future, without needing to amend the Development Program, in an effort to attract new investment along Main Street, its Riverfront, and Airport, which represent a significant portion of the Town’s commercial core.

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<sup>1</sup> In July 2009, the Town completed a planning report entitled “Machias Downtown and Riverfront MasterPlan” as part of its ongoing efforts to revitalize the Machias economy. See <http://machiasme.org/wp-content/uploads/Machias-Downtown-Report-FINAL-1-1.pdf> (last visited December 28, 2018).

<sup>2</sup> The Town is currently pursuing flood protection efforts, such as the Machias Waterfront Resilience and Renewal Project under the Coastal Communities Grant Program.

The creation of this proposed Machias Revitalization TIF will allow the Town to continue to strengthen its economy and revitalize its economy, specifically:

- Expand and Improve Tax Base. It is anticipated that the Machias Revitalization TIF will result in an estimated \$1.54 million in new tax revenues over the 20-year TIF term.
- New Tax Revenue for TIF and General Fund. The Machias Revitalization TIF will capture up to 100% of the increased assessed value in this District (with the actual capture percentage chosen at the discretion of the Town from year to year, up to 100%, in a manner consistent with this application and any applicable CEAs), and those new taxes will be retained as TIF revenues. If less than 100% of the increased assessed value is not captured, the tax revenues attributable to the uncaptured increased assessed value will be designated in the Town's general fund.

In addition, the District's omnibus capacity will allow the Town to enter into CEAs on a case-by-case basis that meets the specific requirements of this application. These requirements include: (1) minimum "single-event" investment of \$50,000 in new real estate tax value; (2) the investment, in the judgment of the Board of Selectmen, has the potential to positively impact the economy of Machias; and (3) allocation of TIF revenues in any CEAs between the Town and qualifying businesses/developers will be 50/50 for a term no longer than 20 years, reduced each year the TIF ages (at 100% capture for purposes of determining the 50% allocation to the qualifying business/developer). In this respect, by choosing a term of 20-years, the Town desires to encourage existing and new businesses to invest early in the term of the TIF District so both the Town and businesses can fully utilize this incentive of the Machias Revitalization TIF framework.

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

Currently, within the Machias Revitalization TIF, the Town estimates businesses/developers are considering approximately \$3.55 million in new potential investment. It is specifically contemplated that the Town is authorized to enter into CEAs with these businesses/developers, and any others, that meet the criteria and requirements of this application.

As noted, the proposed Machias Revitalization TIF will be established for a term of 20

to the Town's general fund. For the purposes of revenue projections and tax shift analysis contained within this Development Plan, it is assumed Machias will capture 100% of the new value for the duration of the District.

**II. DEVELOPMENT PROGRAM**

**A. Statement of Means and Objectives**

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

**B. Financial Plan**

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

As previously noted, the Machias Revitalization TIF is an omnibus TIF authorizing the Town to enter into CEAs, on terms and conditions that the Town finds acceptable and that are consistent with this application's CEA requirements.

**C. Description of Public Facilities, Improvements or Programs**

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

<b>Machias Revitalization TIF Municipal Investment Plan</b>			
	<b>Description in Line with Statute</b>	<b>Statutory Citation of M.R.S. 30-A</b>	<b>Total Allocated</b>
<b>MUNICIPAL INVESTMENTS WITHIN THE DISTRICT</b>			
1	Capital costs associated with infrastructure including, but not limited to, sidewalks, curbing, lighting, landscaping, and eligible transportation-orientated capital costs (airport included).	§5225(1)(A)(1)	40% of Town TIF Revenues
2	Professional services costs, including, but not limited to, ongoing consulting and legal	§5225 (1)(A)(4)	2% of Town TIF Revenues

	expenses for the creation and implementation of the District and the District's development plan.		
3	Administrative costs, including but not limited to, prorated municipal staff time spend by the Town Manager, Tax Assessor, and other designated personnel in their respective duties relative to the implementation of the Development Program	§5225(1)(A)(5)	3% of Town TIF Revenues
<b>MUNICIPAL INVESTMENTS OUTSIDE THE DISTRICT, BUT DIRECTLY RELATED TO OR MADE NECESSARY BY THE ESTABLISHMENT OR OPERATION OF THE DISTRICT</b>			
4	Costs reasonably related to construction, alteration, or expansion of any facilities not in the District that are required due to improvements or activities within the District, including but not limited to sewage or water treatment plants, environmental protection devices, storm or sanitary sewer lines, water lines, electrical lines, improvements to fire stations, and amenities on streets (e.g., sidewalks, lighting, etc.)	§ 5225 (1)(B)(1)	5% of Town TIF Revenues
5	Costs of public safety improvements made necessary by the District, such as road, sidewalk, and traffic safety improvements	§ 5225 (1)(B)(2)	5% of Town TIF Revenues
<b>COMMUNITY-WIDE MUNICIPAL INVESTMENTS</b>			
6	Funds to support the Town's economic development program and all costs or related fees for said purposes, and funds to promote the Town as a business or arts location	§5225 (1)(C)(1)	20% of Town TIF Revenues
7	Funding to establish and support existing or newly established permanent economic development grants, investments, or revolving loan funds for local businesses and matching funds for State and federal economic development grant programs.	§5225 (1)(C)(3)	20% of Town TIF Revenues
8	Skills development and training programs and equipment for such programs for jobs created or retained in the Town, including costs for training funds to provide skills and training to include scholarships to in-state educational programs, or to online programs when in-state options are not always available.	§5225 (1)(C)(4)	5% of Town TIF Revenues
		<b>TOTAL</b>	<b>100% of Town TIF Revenues</b>

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

At the time of this application, Machias anticipates significant private investment by existing businesses, which is estimated at \$3.55 million in new potential private investment at this time through construction of new/rehabilitated buildings.

In the future, Machias anticipates a mix of retail and other commercial activities on properties within the TIF district, primarily due to improvements to previously developed properties to either (1) renovate them to continue the same or similar commercial uses; or (2) re-purpose properties for commercial uses. In this respect, it is also noted development of currently undeveloped properties is also potentially contemplated.

**E. Plan for Relocation of Displaced Persons**

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

**F. Proposed Regulations and Facilities to Improve Transportation**

The existing transportation regulations and facilities of the Town are adequate to accommodate the anticipated development of the Machias Revitalization TIF.

**G. Environmental Controls**

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

**H. Proposed Operation of the Development District**

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

**I. District Program Duration**

The duration of the Machias Revitalization TIF will be twenty (20) years, commencing on April 1, 2019, and expiring on March 31, 2049.

### **III. FINANCIAL PLAN**

The Development Program requires establishment of a Development Program Fund pledged to, and charged with, the payment of the project costs in the manner outlined in 30-A M.R.S. §5227 (3)(A). Over the 20 year TIF term, the Development Program provides for up to 100% of the incremental tax revenues retained from the increase in assessed real property value within the TIF District to be captured by the Town within this Development Program Fund, to the extent that the then current assessed value exceeds the OAV.

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

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

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

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

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

#### **A. Cost Estimates for the Development Program**

The investment by the three developments noted above is estimated to increase the taxable property value by \$3,550,000.

See Exhibit C for detailed financial projections.

### **C. Sources of Anticipated Revenues**

Anticipated TIF funds will be generated by: (1) the above anticipated development projects; (2) future increases in assessed value of properties; and (3) private investments that generate increases in assessed value.

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

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

As previously noted above, the Machias Revitalization TIF is an omnibus TIF district that authorizes the Town to negotiate CEAs on terms and conditions acceptable to the Town and consistent with the criteria and requirements of this application. These criteria and requirements are repeated below for clarity:

- (1) A minimum "single event" investment of \$50,000 in new real estate tax value;
- (2) An investment that, in the judgment of the Board of Selectmen, has the potential to positively impact the economy of Machias; and
- (3) 50/50 allocation of TIF revenues between the Town and business/developer (at 100% capture for purposes of determining the 50% allocation to the qualifying business/developer) for a maximum term of 20 years, reduced each year the TIF ages (at 100% capture for purposes of determining the 50% allocation to the qualifying business/developer).

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

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

The estimated aggregate increased assessed value within this proposed Development District for its 20-year duration is projected to be \$3.55 million per year.

The Town is capturing up to 100% of the increased value for the TIF district. At a 100% capture level, the average annual retained incremental tax revenue is projected to be approximately \$77,000 per year. In the event that less than 100% of the increased assessed value is captured in a particular year, taxes from this uncaptured increased assessed value in the District will be deposited in the Town's general fund account. Further, depending upon any CEAs the Town may enter into as described above, a portion or all of retained TIF revenues attributable to a developer or company may be reimbursed. **Exhibit C** shows the projections of the increased assessed value, captured increased assessed value, TIF revenues, and representative allocations of TIF revenues by year.

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

The total overall tax shift value over the 20-year life of the Machias Revitalization TIF is approximately \$795,000. The tax shift summary accompanying this application details the estimated amount of county taxes that would otherwise need to be paid if 100% of the new value were not captured as part of a TIF district. It also shows the estimated amount of State Aid to Education and State Revenues Sharing retained by the Town by capturing 100% of the new value of the Machias Revitalization TIF District. These figures are shown in **Exhibit D**.

**G. Original Assessed Value**

The OAV of the taxable real property in the TIF district as of the March 31, 2018 (April 1, 2017) valuation is \$4,446,500. The Assessor's Certificate certifying the real property value on April 1, 2017, designated by map and lot number according to the current municipal tax records of Machias, is attached as **Exhibit E**.

**IV. PHYSICAL DESCRIPTION OF THE DISTRICT**

A municipal map showing the proposed 91.64 acre Development District within the Town's boundaries is attached as **Exhibit A**. Site-specific tax maps delineating the boundaries of the District are attached as **Exhibit B**. The Development District complies with the conditions for approval for development districts in the Maine Revised Statutes Title 30-A §5223(3):

- Over 25% by area of the real property within the development district is suitable for commercial uses.
- The total area of the development district does not exceed 2% of the total acreage of the municipality. The total area of all development districts does not exceed 5% of the total acreage of the municipality.
- The original assessed value of the proposed TIF district, plus the original assessed value of all applicable and existing TIF districts within the municipality, does not exceed 5% of the total value of taxable property within the municipality as of April 1<sup>st</sup> preceding the date of the Commissioner's approval of the designation of the proposed TIF district.

**V. MUNICIPAL APPROVALS**

**A. Public Hearing**

A copy of the Notice of Public Hearing is attached as **Exhibit F**. The Notice of Public Hearing was published in the *Machias Valley News Observer*, a newspaper of general circulation in Machias on January 9, 2019, at least ten (10) days prior to the hearing. The hearing was held on January 31, 2019, in accordance with the requirements of 30-A §5226. Attested Minutes of the Public Hearing are attached as **Exhibit G**.

**B. District Designation by Municipal Legislative Body**

A copy of the Recorded Vote, as approved, and certified by the Machias Town Clerk, showing the approval of the creation of the Machias Revitalization TIF, designating the District, and adopting the development plan, is attached as **Exhibit G**. The vote occurred on February 7, 2019.

**VI. EXHIBITS**

- A. Area-wide Location of Proposed TIF District within Municipal Borders
- B. Site-Specific Location of Proposed TIF District
- C. Revenue Projections
- D. Tax Shift Projections
- E. Assessor's Certificate
- F. Notice of Public Hearing (to be added when available)
- G. Attested Minutes of Public Hearing (to be added when available)
- H. Record of District Designation (to be added when available)

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## EXHIBIT E1: ATTACHMENT TO ASSESSOR'S CERTIFICATE: OAV AS OF APRIL 1, 2017

Area No.	Name	Map	Lot	Street	Acreage	Value
AREA 1	SUSAN CORBETT	11	73	6 COLONIAL WAY - AXIOM	0.24	243,100
AREA 1	KING ASSOCIATES LLC	11	75	10 COLONIAL WAY	0.09	54,900
AREA 1	MRRE HOLDINGS LLC	11	74	4 COLONIAL WAY - FRENCH CELLAR	0.39	295,200
AREA 1	DEBRA AND WILLIAM ECKART JR	11	072B	5 WATER STREET	0.03	36,400
AREA 1	SETH KILTON	11	72	7 WATER STREET	0.09	56,500
AREA 1	WEST FALLS HOLDINGS LLC	11	114	108 COURT STREET	0.4	32,600
AREA 1	SYLVIA/ROLAND POULIOT	11	156	28 MAIN STREET (GARAGE)	0.18	80,600
AREA1	R.H. FORSTER ENERGY LLC	11	160	7 MAIN ST - SHELL STATION	0.23	583,900
AREA 1	R.H. FORSTER ENERGY LLC	11	159	PARKING - MAIN STREET	0.31	48,500
AREA 1	R.H. FORSTER ENERGY LLC	11	158A	11 MAIN STREET - EXPRESSIONS	0.02	152,100
AREA 1	R.H. FORSTER ENERGY LLC	11	158	13 MAIN STREET - STATIONERY	0.1	52,800
AREA 1	SANDRA BRYAND	11	157	15 MAIN STREET - BAGS OF RAGS	0.15	80,200
AREA 1	MSB LEASING - NASH BUILDING	12	28	19 MAIN STREET - NASH BUILDING	0.13	76,200
AREA 1	SANDRA BRYAND	12	25	23 MAIN STREET - GALLERY	0.08	35,600
AREA 1	SANDRA BRYAND	12	26	EMPTY LOT	0.14	19,800
AREA 1	MACHIAS BUILDING CORPORATION (HARDWARE STORE)	12	24	25 MAIN STREET - HARDWARD STRORE	0.21	165,300
AREA 1	MSB LEASING (OLD FORD BUILDING - EMPTY LOT)	12	23	31 MAIN STREET	0.76	67,500
AREA 1	BAR HARBOR BANKING & TRUST	12	22A	41 MAIN STREET	0.59	287,700
AREA 1	MARY JANE GOOD	14	84	33 BROADWAY	0.49	134,100
AREA 1	MSB (OLD MAIN ST BUILDING)	15	6	32 MAIN STREET	1.09	28,100
AREA 1	THIRSTY MOOSE/SYLVIA & ROLAND POULIOT	15	6	36 MAIN STREET- BUILDING	0	138,500
AREA 1	SYLVIA/ROLAND POULIOT	15	23	EMPTY LOT	1.09	89,200
AREA 1	HOSPICE CARE CONNECTION	15	7	44 MAIN STREET	0.11	0
AREA1	HING GARDEN	15	8	46 MAIN STREET	0.22	108,100
AREA 1	JOEY/SHANNON DENNISON (LIVING WATERS)	15	2	89 MAIN STREET	0.81	240,200
AREA 1	OLLIE PARK	11	34	MAIN STREET	0.31	0
AREA 1	BAD LITTLE FALLS PARK	12	15	7 STILLMAN STREET	3.22	0
AREA 1	NELSON PARK	12	22	MAIN STREET	0.3	0
AREA 1	MIDDLE ISLAND - BRIDGE (BAD LITTLE FALLS)	11	162	MAIN STREET	0.14	0
AREA 1	N SIDE BAD LITTLE FALLS	11	183	MAIN STREET	0.95	0
AREA 1	KIMBERLY GRIER (GRANGE)	11	167	1 ELM STREET	0.26	83,700
AREA 1	EDWARD PELLON	15	92	90 MAIN STREET	1.74	269,400
AREA 1	MARY ANGAROLA	11	125	1 FREE STREET	0.15	69,700
AREA 2	H E MEADER	9	18	114 DUBLIN STREET - BUILDING	0	11,500
AREA 2	H E MEADER	9	18	114 DUBLIN STREET - LAND	0.54	42,500
AREA 2	MAYHEM LLC/CES/KING	11	2	57 DUBLIN STREET	0.24	80,200
AREA 2	MUTTY MEMORIAL	11	1	61 DUBLIN STREET	0.31	164,900
AREA 2	MACHIAS VALLEY AIRPORT	5	46	52 AIRPORT ROAD	52	0
AREA 2	RHONDA REYNOLDS (PARLINS)	9	22	125 DUBLIN STREET	0.31	182,100
AREA 2	RIER REALTY LLC (NAPA)	8	3	187 DUBLIN STREET	1.02	210,200
AREA 2	JOSH POND FARM HOLDINGS LLC	5	52-B	12 PRESCOTT DR EXT	19.8	212,300
AREA 2	SUSAN/GREGORY BURR (LAND ONLY)	5	44	DUBLIN STREET	2.4	12,900
<b>TOTAL</b>					<b>91.64</b>	<b>4,446,500</b>

## **EXHIBIT E**

### **CERTIFICATE OF ASSESSOR TOWN OF MACHIAS, MAINE**

The undersigned Assessor for the Town of Machias, Maine, hereby certifies pursuant to the provisions of 30-A M.R.S.A. § 5227 (2) that the taxable assessed value of real property in the District described in the *Machias Revitalization Municipal Tax Increment Financing District and Development Program* to which this Certificate is included, as of March 31, 2018 (April 1, 2017), is \$4,446,500. Attached as **Exhibit E1**, and hereby incorporated into this Certificate, is a detailed breakdown of the original assessed value by tax parcel according to the current municipal tax records of the Town of Machias.

IN WITNESS WHEREOF, this Certificate has been executed as of the \_\_\_ day of \_\_\_\_\_, 2019.

**MACHIAS, MAINE**

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J. Douglas Guy III, Assessor

**EXHIBIT C: FINANCIAL PROJECTIONS**

**(\$3,550,000 IN NEW TAXABLE VALUE)**

			DISTRICT INCREASED ASSESSED VALUE			DISTRICT REVENUES		CAPTURE		COMMUNITY ALLOCATION		COMPANY ALLOCATION	
TIF YR.	FISCAL YEAR		Real	Personal	Total	Projected Mil Rate	Total NEW Tax Revenue Generated Within District	% of Increased Assessed Value Captured	TIF Revenues	% of TIF Revenues	Amount of TIF Revenues	% of TIF Revenues	Amount of TIF Revenues
Base	2018	2019											
1	2019	2020	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
2	2020	2021	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
3	2021	2022	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
4	2022	2023	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
5	2023	2024	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
6	2024	2025	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
7	2025	2026	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
8	2026	2027	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
9	2027	2028	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
10	2028	2029	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
11	2029	2030	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
12	2030	2031	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
13	2031	2032	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
14	2032	2033	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
15	2033	2034	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
16	2034	2035	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
17	2035	2036	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
18	2036	2037	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
19	2037	2038	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
20	2038	2039	\$3,550,000	\$0	\$3,550,000	\$21.70	\$77,035	100%	\$77,035	50%	\$38,518	50%	\$38,518
<b>Totals</b>									<b>\$1,540,700</b>		<b>\$770,350</b>		<b>\$770,350</b>
<b>Annual Avg.</b>									<b>\$77,035</b>		<b>\$38,518</b>		<b>\$38,518</b>



Home - Machias Planning Map

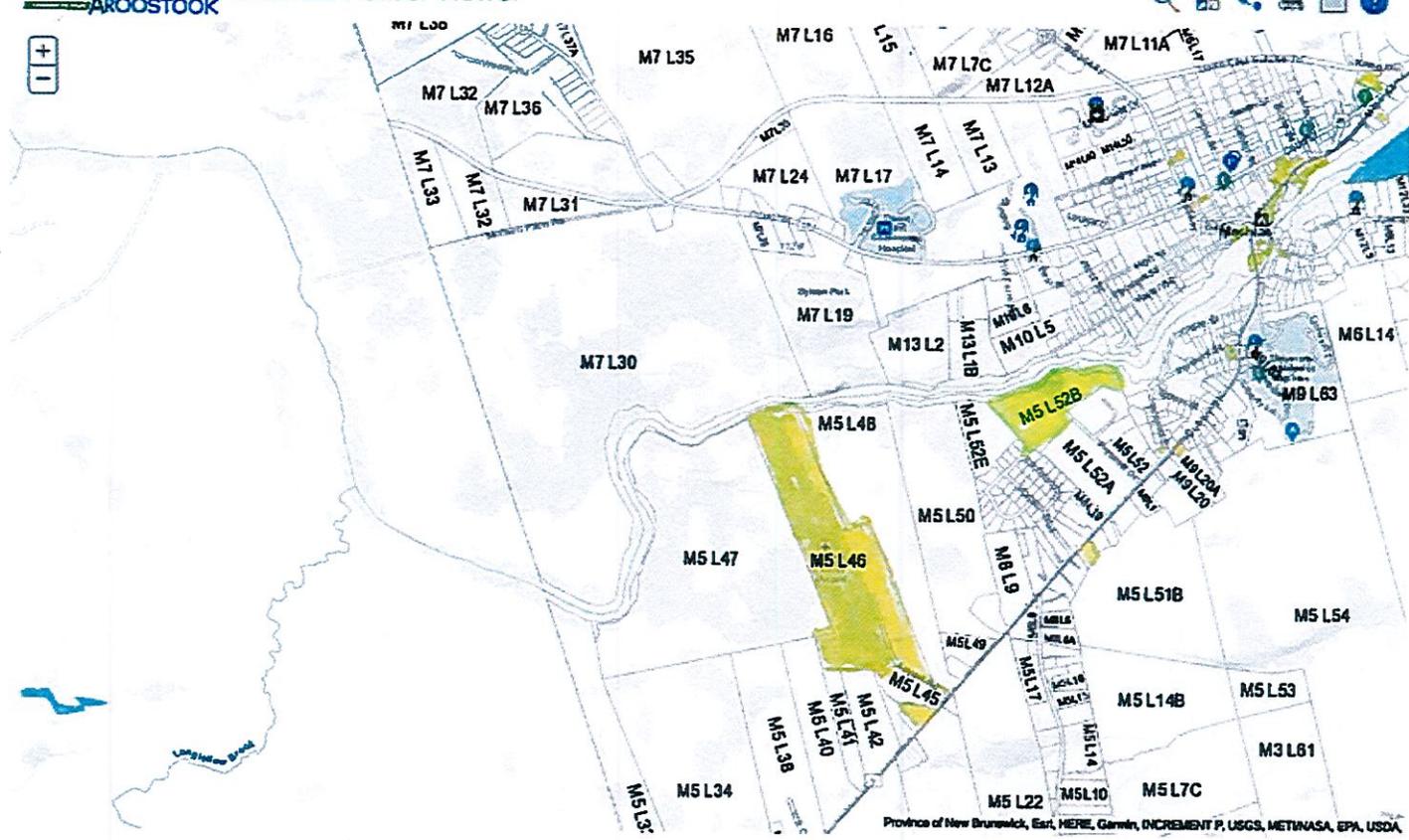
Details | Basemap



Area 1

# Area-Wide Map (Areas 1 & 2)

GROW WASHINGTON MACHIAS PARCEL VIEWER  
AROOSTOOK



Province of New Brunswick, Esri, HERE, Garmin, INCREMENT P, USGS, METNUSA, EPA, USDA