

Exp. 3-29-2032



Paul R. LePage
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



George C. Gervais
COMMISSIONER

May 14, 2012

Michelle H. Beal
City Manager
CITY OF ELLSWORTH
1 City Hall Plaza
Ellsworth, ME 04605

**RE: Beckwith Hill Omnibus Tax Increment Financing (TIF) District/Program; Third
Amendment (AMD-3) | FULL APPROVAL**

Dear Ms. Beal,

The City of Ellsworth's recent submission of comprehensive District map; Credit Enhancement Agreement (CEA) terms **meets remaining statutory requirements for full approval** of AMD-3 Application. The Maine Department of Economic and Community Development (Department) now finds District and Program to be in compliance with statute and Department rules. We restate/note:

- | | |
|--|---|
| a. District term is 30 years through March 29, 2032; | e. CEA terms including RATE of reimbursement (up to 100% real or personal property) to Company/Developer and SCHEDULE (limited to District term) are at Council discretion; |
| b. District Original Assessed Value is \$21,509,555 per this amendment (acreage 1,013.06); | f. Department MUST <u>receive executed copies</u> of any CEA linked to this District/Program; |
| c. Increased Assessed Value capture is 67% of real property only; reduced to 60/50/40/30/20% respectively in last five years of TIF term; | g. Non-captured incremental property values triggering General Fund revenue/deposits MUST be included/reported with City equalized assessed value; |
| d. TIF revenues to be deposited/held in dedicated accounts and applied ONLY toward approved activities/projects, | h. Any future amendment MUST comply with TIF statute and Department rules; |
| i) Project Cost Account(s) to reimburse future Company/Developer AND/OR fund public facilities/improvements/programs; | i. Department MUST be <u>notified in writing</u> when District expires or is terminated. |
| ii) Sinking Fund Account to retire any public debt, with associated real/personal improvements completed within <u>8 YEARS</u> of this approval. | |

The Department restates comprehensive (\$19,750,000) list of approved public activities/projects/costs. Please note all related funding MUST comply with established City appropriation process with activities/projects complete at end of District term:

WITHIN DISTRICT

- | | |
|---|---|
| j. Improvements to Ellsworth Commerce Park \$1,000,000; | l. Boggy Brook/Union Street Area \$1,500,000; |
| k. Bucksport Road \$2,000,000; | m. High-speed Internet \$500,000; |

- n. Public Equipment prorated to District, real property improvements \$250,000;

- o. Bucksport Road environmental permitting \$100,000;

OUTSIDE DISTRICT

- p. Upgrades to Beechland/Bayside roads and Myrick Street \$2,700,000
- q. Sewer/water/electrical lines, streetscape improvements \$4,500,000;

- r. Public equipment prorated to District \$100,000;
- s. Downtown TIF District portage \$100,000;

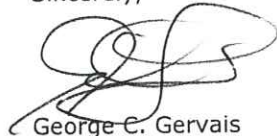
MUNICIPALITY WIDE

- t. Programs/events/marketing/staffing \$2,000,000;
- u. Grant-matching \$500,000;

- v. Environmental improvements \$100,000;
- w. Skills development/training \$100,000;
- x. Recreational trails \$100,000.

Please contact Tax Increment Program Director Laura Santini-Smith with any questions regarding this approval letter or Department review. Along with this certification, Department also extends an open-ended offer of assistance and best wishes for the ongoing success of your District.

Sincerely,



George C. Gervais
Commissioner

cc: Tammy Mote, City Finance Director; John Holden, Eaton Peabody; Jerome Gerard, MRS Executive Director; David Ledew, MRS Director Property Tax Division

John P. Holden
jholden@eatonpeabodyconsulting.com



77 Sewall Street, Suite 3000
P.O. Box 5249, Augusta, Maine 04332-5249
Telephone 207-622-9820
Fax 207-622-9732
eatonpeabodyconsulting.com

May 10, 2012

Laura Santini-Smith
Director of Tax Incentive Programs
Department of Economic & Community Development
59 State House Station
Augusta, ME 04333-0059

RE: City of Ellsworth Beckwith Hill Omnibus TIF District Amendment

Dear Smitty,

Pursuant to the conditions for approval of the above-referenced TIF, as outlined in the Department's letter of March 28, 2012, EPCG has collected the following documents from the City of Ellsworth and submits them now for your review:

- Map of TIF district, as amended
- Notices of Public Hearing (published 4/5/12 and 4/12/12)
- Attendance sheet for the 4/16/12 City Council Meeting
- Attested record of 4/16/12 City Council meeting, including Minutes

Please contact me directly if there are any further questions or items required for approval of this application. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to be "John Holden".

John Holden

Enclosure

cc: Tammy Mote, City Finance Director
Michelle Beal, City Manager

Received
MAY 10 2012
DECD



Paul R. LePage
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



George C. Gervais
COMMISSIONER

March 28, 2012

Michelle H. Beal
City Manager
CITY OF ELLSWORTH
1 City Hall Plaza
Ellsworth, ME 04605

RE: Beckwith Hill Omnibus Tax Increment Financing (TIF) District/Program; Third Amendment

Dear Ms. Beal,

The Maine Department of Economic and Community Development (Department) has reviewed the above referenced TIF District and Program amendment application. The amended District and Program have earned CONDITIONAL approval, subject to Department receipt/review of these requirements:

1. Comprehensive map of amended District inclusive of all parcel additions/subtractions to date;
2. Specific Company or Developer reimbursement "terms" (as percentage; with triggers or clawbacks or any other condition) applicable to all/any potential future agreements/contracts to be executed at Council discretion (Omnibus)
3. City does not have Department approval to execute any agreements/contracts with reimbursement components at this time.

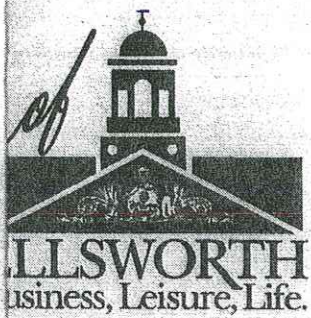
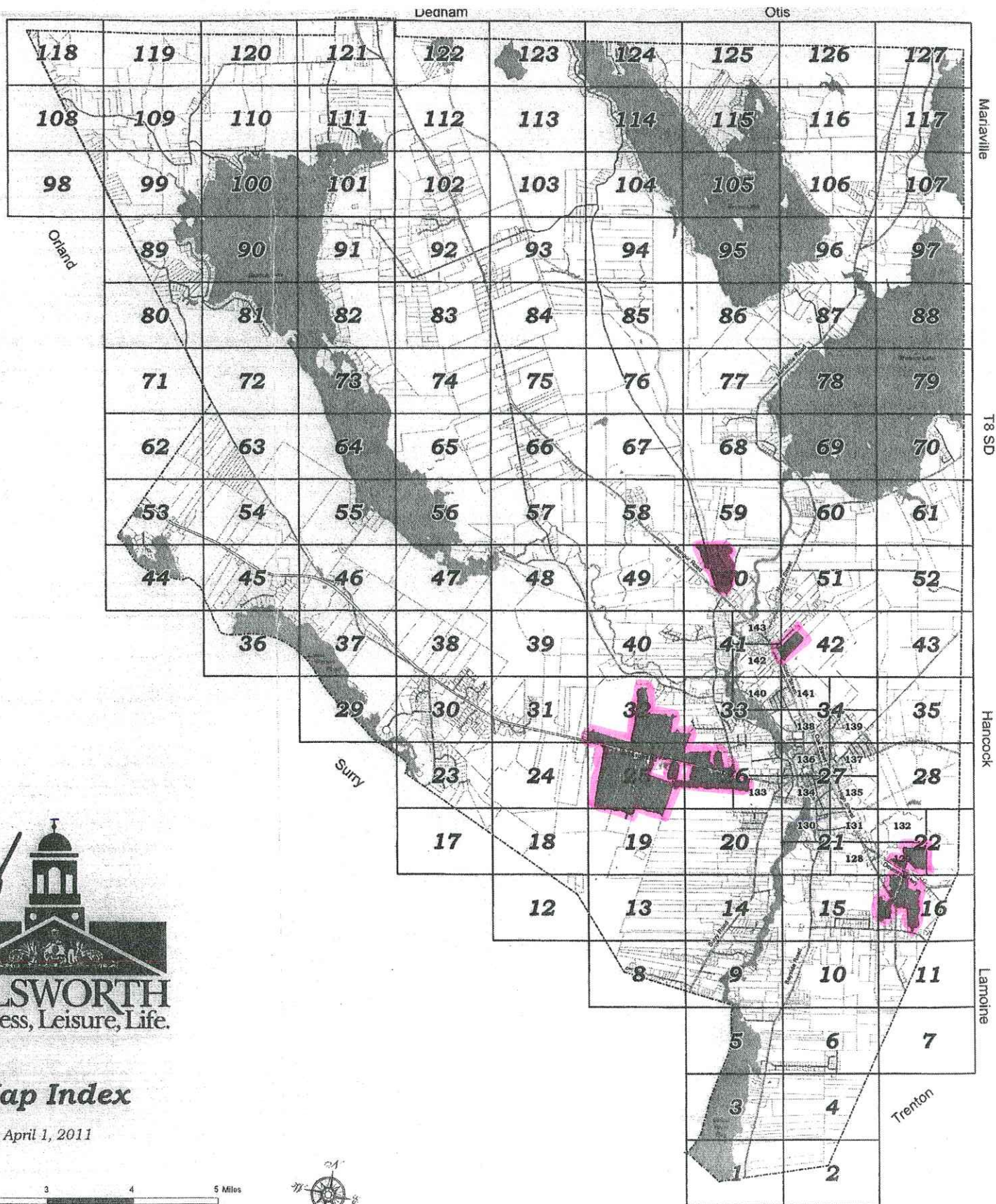
Based on Third Amendment application, Department notes/approves:

- a. District term is 30 years through March 29, 2032;
- b. District Original Assessed Value is \$21,509,555 per this amendment (acreage 1,013.06);
- c. Increased Assessed Value capture is 67% of real property only; reduced to 60/50/40/30/20% respectively in last five years of TIF term;

The Department notes/approves comprehensive list of restated/new public activities/projects/costs below, totaling \$19,750,000. Please note all related funding MUST also comply with established City appropriation process:

WITHIN DISTRICT

- d. Improvements to Ellsworth Commerce Park \$1,000,000;
- e. Bucksport Road \$2,000,000;
- f. Boggy Brook/Union Street Area \$1,500,000;
- g. High-speed Internet \$500,000;
- h. Public Equipment prorated to District, real property improvements \$250,000;
- i. Bucksport Road environmental permitting \$100,000;



Map Index

Revised April 1, 2011



Nomination papers are available at the Town Office, Monday - Friday 8:30-12, 1-4; 1st and 3rd Thursday evenings of each month 6:30 - 8:00 p.m. Completed papers must be returned to the Town Office by 4 p.m. on April 30, 2012.

The Trenton Municipal Officers will hold a public hearing at the Trenton Elementary School on April 19, 2012, at 7 p.m., to present information and hold discussions with attendees regarding two proposed Traffic Enhancement projects for Trenton. Information regarding the projects will be available at the hearing as well as at the Trenton Town Office.

The Town of Winter Harbor will hold a Public Hearing on April 23, 2012 at 7:00 p.m., at the Winter Harbor Town Office, 23 Harbor Road, Winter Harbor to discuss an application being submitted to the State of Maine CDBG program for a Housing Assistance Grant. The purpose of the grant application is to replace inadequate wells and septic systems for some commuting households in Hancock County. Public comments will be solicited at this Hearing and will be submitted as part of the application. All persons wishing to make comments or ask questions about the grant application are invited to attend this Public Hearing. Comments may be submitted in writing to Cathy J. Cummings, Town Manager, P.O. Box 98, Winter Harbor, ME 04863, at any time prior to the Public Hearing. TDD/TTY users may call 207.463.7111. If you are physically unable to attend any of the Town's programs

The Trenton Municipal Officers will hold a public hearing at the Town office on April 17, 2012, at 7:30 p.m., to hear public comments on the proposed ordinance entitled **Harbor Management Ordinance** to be voted on at the Annual Town meeting held on May 19, 2012 at 10 a.m. Copies of the proposed ordinance will be available at the hearing or at the Town Office.

All persons having an interest in these matters are invited to attend.

PUBLIC NOTICE

Please be advised that the Trenton Board of Assessors will be in the office at the Municipal Building, April 18, 2012, from 9 a.m. to 12 noon and from 5 p.m. to 8 p.m. The following forms available at the Assessors' Office:

- A) Homestead Exemption
- B) Tree Growth
- C) Fairs & Open Space
- D) Lists of Real Estate
- E) Business Personal Property
- F) Veterans Exemption

veterans who have reached the age of 62 and are eligible, including those who are receiving a form of pension or compensation for total disability, service con-

Quinn Quarry" Warning
Three vehicles - blasting lic. Fireworks/rockf.
Commercial Outdoor Pub-
Consumer Fireworks and
of Ornaments Chapter 39,
and after the "lic."

PUBLIC HEARING NOTICE
The municipal officers of the City of Ellsworth will hold a public hearing on Monday, April 16, 2012 at 7:00 p.m. in the City Hall Council Chambers to hear comment and input on the proposed amendment to the City of Ellsworth Code of Ordinances Chapter 28, Unified Development

The regular monthly meeting of the Ellsworth City council will be held on Monday, April 16, 2012 at 7:00 p.m. in the Ellsworth City Hall Council Chambers.

AGENDA

1. Call to Order.
2. Pledge of Allegiance.

3. Rules of Order.
4. Adoption of the Ellsworth City Council minutes from the following meetings:

- March 19, 2012 Regular Meeting
- 5. City Manager's Report.
- 6. Committee Reports.
- 7. Citizens' Comments

8. Presentation of Awards.

CONSENT AGENDA: All items with an asterisk (*) are considered to be routine and will be enacted by one motion. There will be no separate discussion of these

ems unless a Council member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal session on the agenda.

All persons having knowledge as to why these applications should be accepted

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, April 16, 2012 at 7:00 p.m. in the City Hall Council Chamber to hear comment and

Notice is hereby given that in accordance with an order and judgment of Foreclosure entered by the Maine District Court (at Ellsworth)

STATE OF MAINE.
Augusta, March 15, 2012.
Notice is hereby given
that a Petition for the
Pardon of Edmund Wood
who was convicted of the
crimes of breaking, en-
tering and larceny in the
first degree, was filed in
the Superior Court of the
State of Maine, at
Augusta, on the 14th day
of March, 2012, and
that the said Edmund
Wood is now residing at
1000 Main Street, Suite
100, Portland, Maine 04101.
The said Edmund Wood
is now 47 years of age, is
single, and has no other
criminal record.

9:00 a.m. at the Law Office
Michael S. Haenn, 88 Ham-
mond Street, Bangor, Maine
in the Governor's Cabinet
Room, Second Floor, Room
245, at the State House in

Property	Description
certain property situated	Augusta, on Thursday, the 26th day of April, 1912, 9:00 o'clock a.m.

Paul E. LePage, Governor
 generally at 63 LeGouen
 Avenue, Bar Harbor, Maine.
 Reference Tax Map 107, Lot
 Reference should also be

more detailed legal description of the property to be conveyed to the mortgagee.

Terms of Sale: The property will be sold subject

all outstanding municipal assessments, whether or not record in the Hancock 2010-17 brought by the January 9, 2012, in Civil Action, Docket No. RE-2012-0001.

Bank of New York Mellon Trust Company, National Association as Grantor

Removal of a City Lodging
A Petition for Guardianship of a Minor was filed on March 19, 2012. Pursuant to the terms of the Petition, the City of Lowell, Massachusetts, is to be removed as the guardian of the minor.

**PUBLIC HEARING
NOTICE**

The municipal officers of the City of Ellsworth will hold a public hearing on any and all matters that may come before the City Council on Monday, April 16, 2012 at 9:30 a.m. at the Hancock County Courthouse, Probate Court, 50 State Street, Suite 6, Ellsworth, Maine, 04803, and telephone number 207-897-9434. You are entitled to appear and be heard at the hearing for reasons set forth in the agenda.

Upon review and consideration of a Motion for Service by Publication, and affidavit of diligent search, submitted by Nancy Jean-
nina Rogers, it is hereby

The Ellsworth American, a newspaper of general circulation in the state of Maine, an area in which your last known whereabouts were known. First date of publication is to be on or before _____.

Avalil 28, 2019

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, April 12, 2010, at 7:00 p.m. at the City of Ellsworth Municipal Office, 1000 Main Street, Ellsworth, Maine. The purpose of the hearing is to receive comments from the public regarding the proposed changes to the City of Ellsworth's Comprehensive Zoning Ordinance. The proposed changes are available for review at the City of Ellsworth Municipal Office, 1000 Main Street, Ellsworth, Maine. The public is invited to attend the hearing and provide comments. The hearing is open to the public. The City of Ellsworth is a member of the Eastern Maine Planning Council. The City of Ellsworth is a member of the Eastern Maine Planning Council. The City of Ellsworth is a member of the Eastern Maine Planning Council.

PUBLIC NOTICE

held on Tuesday April 24, 2012 in the Council Chambers of Ellsworth City Hall

Held-Noel Grindle

4/16/2012
City Council Meeting

Public Hearing

Michael Savage
Richard Stupp
Lynn Beal
Tenny Weinstein
Larry Wilke
STEPHEN SALSBURY
Heidi Grindle
Michael W. Beal
Matthew Orr
Stephen B. Beal
John Moore
Michael W. Beal
Gary M. Fortner
Carmele Reel

TIF Amendment

Michael Savage
Richard Stupp
Lynn Beal

**RECORD OF REGULAR MEETING
ELLSWORTH CITY COUNCIL**

DATE: APRIL 16, 2012

TIME: 7:00 PM

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

CITY COUNCIL PRESENT: BEATHEM, MATTHEW J. BOUCHER, MICHAEL W. BOUCHER, FORTIER, MOORE, PERKINS AND PHILLIPS.

CITY COUNCIL ABSENT:

KEY SPEAKERS PRESENT: CITY MANAGER MICHELLE BEAL, TAMMY MOTE, LEANN BEAL, RICHARD TUPPER, MICHAEL HANGGE, AND PENNY WEINSTEIN.

On a motion by Phillips, seconded by Beathem, it was unanimously

RESOLVED to approve the adoption of the Ellsworth City Council minutes from the March 19, 2012 Regular Meeting as presented this evening.

Public hearing and action on a proposed clarification to the terms of any potential future Credit Enhancement Agreements that may be considered as part of the recently City Council enacted amendment to the Beckwith Hill Municipal Development Tax Increment Financing District amended and restated Development Program for said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

Finance Director Tammy Mote explained that at the March Council Meeting the Council approved the revisions and amendments to the Beckwith Hill Municipal Development and Tax Increment Financing District Development Program. The document outlining those revisions and amendments was forwarded to the State of Maine Department of Economic and Community Development (DECD) for approval by John Holden of Eaton Peabody Consulting Group. Conditional approval of the document has been received from DECD until a clarification of the City's intent and a range of terms for any future Credit Enhancement Agreement (CEA) that may be negotiated for investments in the TIF District is added to the document which was submitted. Mote further explained that it was understood, by City Staff, that the Council will vote on the terms it may consider in any future CEAs as part of this TIF, as amended. It was further understood that the City Council may consider CEAs for up to 100 percent tax reimbursement or any percentage reimbursement less for any number of years that may not exceed the term of this TIF, as amended. The final understanding of this amended TIF was that each CEA will require City Council review and vote. Chairman Fortier summarized that the amendments were based on what the Council was expecting; however DECD is requiring the intentions to be submitted in writing. Mote confirmed that was accurate and that a public hearing was required as well as a resolve stating this clarification. Mote provided the following clarification as being "The percentage of tax increment to be reimbursed to any Company or Developer and the term of the years for which it will be allocated, will be established by the City Council in the specific Credit Enhancement Agreement to be entered into between the City and that Company or Developer. The City anticipates that the percentage reimbursement, if any, may range up to 100 percent, as approved by the

Approved - Proposed clarification, as presented, (in attachment #11) to the terms of any potential future Credit Enhancement Agreements that may be considered as part of the recently City Council enacted amendment to the Beckwith Hill Municipal Development Tax Increment Financing District amended and restated Development Program for said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Mine Revised Statutes, as amended.

A TRUE COPY

ATTEST:

Heidi-Noël Grindle
HEIDI-NOËL GRINDLE

**RECORD OF REGULAR MEETING
ELLSWORTH CITY COUNCIL**

DATE: APRIL 16, 2012

TIME: 7:00 PM

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

CITY COUNCIL PRESENT: BEATHEM, MATTHEW J. BOUCHER, MICHAEL W. BOUCHER, FORTIER, MOORE, PERKINS AND PHILLIPS.

CITY COUNCIL ABSENT:

KEY SPEAKERS PRESENT: CITY MANAGER MICHELLE BEAL, TAMMY MOTE, LEANN BEAL, RICHARD TUPPER, MICHAEL HANGGE, AND PENNY WEINSTEIN.

City Council in its discretion. The balance of the tax increment will be allocated to the City and used to finance a portion of the costs of the municipal TIF projects." This wording is contained within attachment #11. A sign in sheet was circulated to attendees at this public hearing.

Public hearing opened.

There were no comments made.

Public hearing was closed.

On a motion by Phillips, seconded by Beathem, it was unanimously

RESOLVED to approve the proposed clarification, as presented, (in attachment #11) to the terms of any potential future Credit Enhancement Agreements that may be considered as part of the recently City Council enacted amendment to the Beckwith Hill Municipal Development Tax Increment Financing District amended and restated Development Program for said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Mine Revised Statutes, as amended.

Public hearing and action on Council Order #041210, Amending Order No. 03/006 to Reallocate \$334,161 of Unspent Bond Proceeds to Water Treatment Plant Improvements.

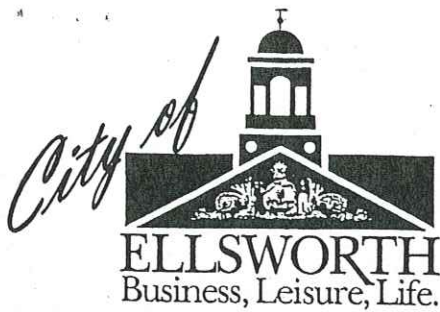
Finance Director Tammy Mote explained that in March 2010, the City Council authorized the issuance of up to 2.1 million of the City's General Obligation bonds to finance costs for the Route 1A Water Main Project. That project came in significantly under budget leaving an available balance to finance other projects. In February 2011, the City Council issued a resolve amending the Order to reallocate these unspent bond proceeds to finance additional water main improvements on Water Street. With the Water Street project now complete, there still remains \$334,161 in unspent bond proceeds. In order to spend these funds another amendment is required to reallocate those funds. Mote is seeking to have the Order which is contained in attachment #12 amended to allow the reallocation of funds to

Approved - Amending Council Order #031006 to reallocate \$334,161 of unspent bond proceeds to finance Water Treatment Plant Improvements. And also to authorize Council Order #041210 per the attached written Order contained within the minutes as attachment #12.

A TRUE COPY

ATTEST:

Heidi-Noel Grindle
HEIDI-NOEL GRINDLE



Item #24
Attachment #11

Office of the City Treasurer

1 City Hall Plaza • Ellsworth, ME 04605-1942
Phone (207) 667-2563 • Fax (207) 667-4908
www.cityofellsworthme.org

MEMO

Date: April 9, 2012
To: City Council Members
From: Tammy Mote, Finance Director
RE: Amended TIF Clarification

At the March 2012 City Council meeting, the Council approved the revisions and amendments to the Beckwith Hill Municipal Development and Tax Increment Financing District Development Program. John Holden of Eaton Peabody Consulting Group was hired to assist the City in creating the TIF amendment. He submitted the revised document on behalf of the City to the State of Maine Department of Economic and Community Development (DECD) for approval.

The Department has approved the TIF, conditionally, requesting clarification on the City's intent and range of terms for any future Credit Enhancement Agreement (CEA) that may be negotiated for investments in the TIF District. A CEA allows the City to offer a percentage of the new property taxes generated by a project to be returned to the developer (company) for a negotiated number of years.

It was understood, by City Staff, that the Council will vote on the terms it may consider in any future CEAs as part of this TIF, as amended. It was further understood that the City Council may consider CEAs for up to 100 percent tax reimbursement or any percentage reimbursement less for any number of years that may not exceed the term of this TIF, as amended. The final understanding of this amended TIF was that each CEA will require City Council review and vote.

To clarify and confirm Council's position of any potential future CEA's and to meet DECD's request, Council is to hold a public hearing and provide a resolve of this clarification.

The proposed clarification is as follows:

A TRUE COPY

(EP - 01140517 - v1)

ATTEST:

Heidi Noel Grindle
HEIDI-NOEL GRINDLE



Paul R. LePage
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



George C. Gervais
COMMISSIONER

March 28, 2012

Michelle H. Beal
City Manager
CITY OF ELLSWORTH
1 City Hall Plaza
Ellsworth, ME 04605

RE: Beckwith Hill Omnibus Tax Increment Financing (TIF) District/Program; Third Amendment

Dear Ms. Beal,

The Maine Department of Economic and Community Development (Department) has reviewed the above referenced TIF District and Program amendment application. The amended District and Program have earned CONDITIONAL approval, subject to Department receipt/review of these requirements:

1. Comprehensive map of amended District inclusive of all parcel additions/subtractions to date;
 2. Specific Company or Developer reimbursement "terms" (as percentage; with triggers or clawbacks or any other condition) applicable to all/any potential future agreements/contracts to be executed at Council discretion (Omnibus)
 3. City does not have Department approval to execute any agreements/contracts with reimbursement components at this time.
- following duly advertised public hearing; public process; with attested Minutes and supporting documentation per §5224(1-5);

Based on Third Amendment application, Department notes/approves:

- a. District term is 30 years through March 29, 2032;
- b. District Original Assessed Value is \$21,509,555 per this amendment (acreage 1,013.06);
- c. Increased Assessed Value capture is 67% of real property only; reduced to 60/50/40/30/20% respectively in last five years of TIF term;

The Department notes/approves comprehensive list of restated/new public activities/projects/costs below, totaling \$19,750,000. Please note all related funding MUST also comply with established City appropriation process:

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MUNICIPALITY WIDE

- n. Programs/events/marketing/staffing \$2,000,000;
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- p. Environmental improvements \$100,000;
- q. Skills development/training \$100,000;
- r. Recreational trails \$100,000.

As before:

- s. TIF revenues to be deposited/held in dedicated accounts and applied ONLY toward approved activities/projects,
 - i) Project Cost Account to reimburse fund public facilities/improvements/programs;
 - ii) Sinking Fund Account to retire any public debt, with associated real/personal improvements completed within 8 YEARS of this approval.
- t. Non-captured incremental property values triggering General Fund revenue/deposits MUST be included/reported with City equalized assessed value;
- u. Department MUST be notified in writing when District expires or is terminated.

Please contact Tax Increment Program Director Laura Santini-Smith with any questions regarding this approval letter or Department review. Along with this certification, Department also extends an open-ended offer of assistance and best wishes for the ongoing success of your District.

Sincerely,



George C. Gervais
Commissioner

cc: Jerome Gerard, MRS Executive Director; David Ledew, MRS Director Property Tax Division

TIF: District Synopsis for Commissioner Consideration

DISTRICT DATA per Original District

Municipality:	Ellsworth	County:	Hancock	Term:	30
District Name:	Beckwith Hill Omnibus				
Original District (OD): Y/N	N	Amended: Y/N	Y	AMD #	3
Dwntn. Exemption: Y/N	N	Paper Mill Exemption: Y/N	N	PTZ Exemption: Y/N	-
APPLICATION BASIS: AMD-3 adjusts geography; adds 10 years to TIF term; extends current 67% IAV capture to years preceding last five (60/50/40/30/20%); restates/adds City activities/costs; projects \$14MM (+/-) TIF revenue by FY31 (current actual \$580,591).					
HISTORY: [11/24/08 AMD-2] Expanded geography; added projects/activities; adjusted IAV capture to 67/60/50/40/30/20% YEARS 1-15/16/17/18/19/20; RE property only confirmed. <u>Program pg-3 narrative confirms CEA Omnibus approach, but lacks terms.</u> [5/13/02 AMD-1] Expanded geography; adjusted IAV capture RE property only; added 5-years to term (20); added projects/activities. [3/30/02 OD-CONDITIONAL] IAV capture 67% (\$2.54MM) RE property only; 20-year term. Projects/Activities included 10-lot Business Park (<u>Ellsworth Commerce Park</u>); infrastructure improvements; marketing; revolving loan fund.					

Increased Assessed Value (IAV); Captured Assessed Value (CAV); Real/Personal Property (RE/PP)

COMPANY/DEVELOPER DATA

CO/DEV and Address:	None at time of AMD-3.
---------------------	-------------------------------

Company (CO); Developer (DEV)

STATUTORY REQUIREMENTS

* Acreage Limit Met?	1,013.06	Y	* Value Limit Met?	Y
May bond.	Municipal Bonds Issued?	Y	5-Year Limit in Effect?	Y
	* Below County Debt Cap?	Y	On Suitable Property?	Y
OAV Certified?	\$21,509,555	Y	Tax Shifts Calculated?	Y
Public Notice and Hearing?	Y	(5-0)	Passed by Majority Vote?	Y

* Downtown; Wind Power; Paper Mill; Transit-Oriented exemptions if applicable

PLANNED REVENUE DISTRIBUTION

To General Fund (non-TIF)?	\$8,227,893	
For Municipal Debt?	\$750,000	§5223(3)(D) \$50MM cap in effect... 2002 10-YR note now retired; all projects complete.
For Credit Enhancement Agreement?	\$0	
<i>Reimbursement Schedule:</i>		Requires terms/public process
For Bona-Fide Economic Development?	\$14,013,802	

Santini-Smith, Laura

From: Santini-Smith, Laura
Sent: Monday, March 26, 2012 5:10 PM
To: 'Holden, John'
Subject: RE: Ellsworth req items

Hi, John... Thank you for your email and answering my questions. See notes below:

1. The new maps are already part of DECD files... What we need is one map showing the entire district as it stands today—all current parcels together in same comprehensive map. Either 8.5x11 or 11x17-inch formats will do, so long as all TIF parcels are together on same piece of paper.
2. To satisfy TIF statute requirements, a notice should run min. 10-days prior to hearing. Copy of published notice, Minutes and record of Council action can be mailed to me in Augusta... Have included sample wording_* from another current application below in case of any value. "Up to 100% reimbursement," will do as well if goal is to have terms open-ended and, "...within Council discretion."

Please forward above items at City convenience to bring closure to Third Amendment as we discussed last week. Any questions let me know. Sincerely,

Laura "sMitty" Santini-Smith
 Tax Incentives Program Director
 DECD | Business and Community Development
Burton M. Cross Office Building
 111 Sewall Street; Augusta ME 04330
 207-624-7487 DIR | 207-620-0934 CELL

*_"The percentage of tax increment to be reimbursed to any Company/Developer and the term of years for which it will be allocated, will be established by the City Council in the specific Credit Enhancement Agreement to be entered into between the City and that Company/Developer. The City anticipates that the percentage, if any, will range from 50% to 100%, as approved by the Council in its discretion. The balance of the tax increment will be allocated to the City and used to finance a portion of the costs of the municipal TIF projects."

From: Holden, John [mailto:JHolden@eatonpeabody.com]
Sent: Monday, March 26, 2012 1:50 PM
To: Santini-Smith, Laura
Cc: Costa, Veronica; 'Tammy Mote'
Subject: RE: Ellsworth req items

sMitty;

I am responding to this email on behalf of the City of Ellsworth, re their TIF Amendment. The items you required in your March 17 email (attachment) are clarified in this email. For reference, I am copying the list of requirements due as per the attached document on March 17. I am copying Tammy Mote, the City Finance Director, with whom we worked to complete the Amendment.

As always, please call or email with any questions.

From your email:

REQUIREMENTS DUE:

- 1) Tax Map (comprehensive);

In addition to the maps we have previously provided that show the parcels added to the TIF District as per this Amendment and those removed as per this Amendment (all removed parcels were from the Bucksport Road area and all added parcels in the Boggy Brook

jph
John Holden

The above communication is confidential and may be protected by the attorney-client privilege and/or the work product doctrine. If you believe you received this email by mistake, please notify the sender by return email as soon as possible.

To ensure compliance with requirements imposed by the U.S. Treasury Department and the Internal Revenue Service, we inform you that any federal tax advice contained in this communication (including attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding tax penalties that may be imposed under the Internal Revenue Code, or (ii) promoting, marketing or recommending to another person any transaction or matter addressed herein.

From: Santini-Smith, Laura [mailto:Laura.Santini-Smith@maine.gov]
Sent: Saturday, March 17, 2012 1:14 PM
To: Holden, John
Subject:

Hi, John... Would you look attached over in advance of our MON 9:00am call? Includes my remaining notes/questions... Thanks in advance and look forward to working with you,

Laura "sMitty" Santini-Smith
Tax Incentives Program Director
DECD | Business and Community Development
Burton M. Cross Office Building
111 Sewall Street; Augusta ME 04330
207-624-7487 DIR | 207-620-0934 CELL

www.businessinmaine.com | [TIF Forms](#)

3/26/2012

John P. Holden
jholden@eatonpeabodyconsulting.com



77 Sewall Street, Suite 3000
P.O. Box 5249, Augusta, Maine 04332-5249
Telephone 207-622-9820
Fax 207-622-9732
eatonpeabodyconsulting.com

February 24, 2012

Laura Santini-Smith
Director of Tax Incentive Programs
Dept. of Economic & Community Development
59 State House Station
Augusta, ME 04333-0059

RE: City of Ellsworth TIF Amendment

Dear Smitty,

Enclosed is an application for an Amendment to the Tax Increment Financing District in the City of Ellsworth. I have been working with the City to complete this *Amended, Updated, Clarified February 13, 2012 City of Ellsworth Beckwith Hill Municipal Development and Tax Increment Financing District: Municipal Development Plan* application.

Please contact me directly if there are any questions or items that need be adjusted for approval of this application.

Sincerely,

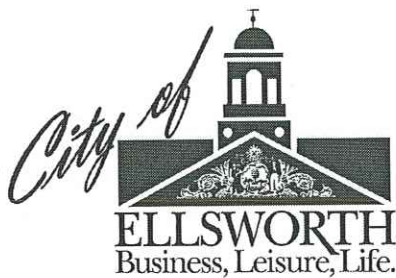
A handwritten signature in black ink, appearing to be "John Holden".

John Holden

Enclosure

cc: Tammy Mote, City Finance Director
Michelle Beal, City Manager





City Manager

1 City Hall Plaza ♦ Ellsworth, ME 04605-1942
Phone (207) 669-6616 ♦ Fax (207) 667-4908
www.ellsworthmaine.gov

February 17, 2012

Laura Santini-Smith
Director of Tax incentive Programs
Office of the Commissioner
Department of Economic & Community Development
59 State House Station
Augusta, ME 04333-0059

Re: City of Ellsworth Amended Beckwith Hill Municipal Development Tax Increment
Financing District and Development Program

Dear Ms. Santini-Smith:

In accordance with Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, I am pleased to submit the City of Ellsworth's application for approval of the Amended City of Ellsworth Beckwith Hill Municipal Development Tax Increment Financing District and Development Program. A municipal resolve designating the District and Development Program was approved by the City Council following a public hearing held on February 13, 2012. Record of municipal approval is included within the appendix of the enclosed application.

Further, this letter is to certify that all information contained in this TIF application is true and correct to the best of my knowledge.

The City of Ellsworth appreciates DECD's attention to this application, and we look forward to approval once your review has been completed. This application was prepared with the assistance of Eaton Peabody Consulting Group, and John Holden of their staff is prepared to answer any of your questions regarding this submittal. If I can be of further assistance, please don't hesitate to call my office at the number listed above.

Sincerely,

Michelle H. Beal
City Manager

cc: John Holden. Eaton Peabody Consulting Group

APPLICATION COVER SHEET

A. General Information

1. Municipality Name: City of Ellsworth, Maine
 2. Address: 1 City Hall Plaza, Ellsworth, ME 04605
 3. Telephone: 207-669-6600 Fax: (207) 667 - 4908 Email: mbeal@cityofellsworthme.org
 4. Project Contact Person: Michelle Beal, City Manager Date: February 23, 2012
-

5. Business Name: **This Amendment does not directly involve any company.**
 6. Address:
 7. Telephone: Fax: Email:
 8. Principal Place of Business:
 9. Company Structure
 10. Place of Incorporation:
 11. Name of Member:
 12. Principal Owner(s) Name and Address
 13. Project Contact Person:
-

B. Disclosure (attach separate sheets if necessary)

14. Check the public purpose (any that apply) that will be served by the business through the use of the TIF incentive:

☐ job creation	☐ job retention	☐ capital investment
☐ training investment	☐ tax base improvement	☐ public facilities improvement
☐ other _____		
15. Check the specific use (any that apply) to which the TIF revenues will be put:

☐ real estate purchase	☒ machinery & equipment purchase	☒ training costs
☒ debt reduction	☐ other	
16. List the company's goals for the number, type and wage levels of jobs to be created or retained as a result of the TIF revenues received. (see next page)

This Amendment does not directly involve any company.

City of Ellsworth, Maine

Beckwith Hill Municipal Development and Tax Increment Financing District

Municipal Development Plan

Revised 02/12/2008

Amended and Restated August 18, 2008

Amended, Updated, Clarified February 13, 2012

City of Ellsworth, Maine

Beckwith Hill Municipal Development and Tax Increment Financing District

Municipal Development Plan

As Amended, Updated, Clarified DATE, 2011

Introduction to Amendment

This is an amendment to the previously established Beckwith Hill Municipal Tax Increment Financing (Beckwith TIF) District. This amendment does the following:

1. Amends the geographic boundary of the District,
2. Amends, clarifies, and updates the Municipal Development Program (Section 2.03 of the Original and previously approved, as amended, Development Plan).
3. Amends the Municipal Development Program to allow for additional municipal projects allowable under Statute

All other Sections and documents from the previously approved, as amended, Beckwith Hill Municipal Development and Tax Increment Financing District Municipal Development Plan shall remain in effect.

Added portions of this Amendment are denoted with underlined text.

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Introduction to Amendment

Section 2.03. Revised and Updated Municipal Development Program

Section 2.10. Revised and Updated Program Duration

Section 3.05. Revised and Updated Financial and Statistical Data

Exhibit A-1. Property Description and Configuration of District

Exhibit A-2. Commerce Park Tract (no change)

Exhibit A-3. Beckwith Hill Tract (no change)

Exhibit A-4. Bucksport Road Tract (revisions)

Exhibit A-5. Business Park at Boggy Brook (addition)

Exhibit A-6. Union Street Development Area (addition)

Exhibit B. Updated Municipal Project List with Estimated Cost (replaces "Estimated Development Costs")

- Exhibit C. TIF Projections (replaces "Revised Allocation of Estimated Tax Increment Revenues")
- Exhibit D. Revised Assessor's Certificate
- Exhibit E. Statutory Thresholds and Requirements Worksheet (replaces "Physical Description")
- Exhibit F. Revised Tax Shift Calculations
- Exhibit G. Public Notice
- Exhibit H. City Council Resolution (vote)

Section 2.03. Revised and Updated Municipal Development Program

This section shall replace Section 2.03 of the City of Ellsworth, Maine, Beckwith Hill Municipal Development and Tax Increment Financing District, Municipal Development Plan, as revised 02/12/2008 and amended and restated August 18, 2008. In that document some allowable out-of-district expenses were documented under the "In-District Investments." In this Amendment we clearly delineate and define allowable uses as In-District, Out-of-District But Necessitated by the District, or Community-Wide Projects. We restate all the projects in the Municipal Development Program Projects Table (Exhibit B)

2.03: Municipal Development Program (updated and amended text as per February 13, 2012 signified in underlined text)

The City will retain a portion of the tax increment revenues from the District as described in Section 3.04 and Exhibit A-1, A-2, A-4, A-5, A-6, Exhibits B and C (as amended) to finance, in part, some or all of the costs of the following projects (referred to as the "Development Program").

In-District Investments

- | | |
|-----|--|
| (i) | <u>Ellsworth Commerce Park.</u> Under the original TIF District Municipal Program, the City invested TIF revenues to establish a 10 lot Ellsworth Commerce Park, with complete public infrastructure, for community tax base expansion and quality job creation. Additional public water utility improvements are needed to address business park tenants water pressure needs. |
|-----|--|

Updated and amended (2011). The City has updated and installed the additional public water and utility improvements in the Business Park (now referred to as Ellsworth Commerce Park). At this time the TIF is amended to include the following:

To encourage investment, the City will on a case-by-case basis consider funding either directly or via Credit Enhancement Agreements eligible capital costs for new or expanded business

activities. The City may make such investments within the District on City owned property as well. These include

- acquisition or construction of land, improvements, buildings, structures, fixtures and equipment;
- demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures;
- site preparation and finishing work; and
- fees and expenses that are eligible to be included in the capital cost of such improvements.
- Financing costs, including:
 - all interest paid to holders of evidences of indebtedness (notes, bonds, etc.) issued to pay for project costs (either municipal); and
 - any premiums paid for early redemption of obligations before maturity.
- Real property assembly costs.
- Professional services, such as licensing, architectural, planning, engineering and legal expenses.
- Reasonable administrative expenses, including those incurred by municipal employees in connection with implementation of a development program.
- Relocation costs, including relocation payments made following condemnation.
- Organizational costs relating to the establishment of the district, such as environmental impact and other studies, and costs to inform the public about the district.

- (ii) **Bucksport Road Infrastructure.** As part of this Amendment we are clarifying and noting In-District public infrastructure improvement to facilitate and encourage private investment in the already established District area along Bucksport Road. This shall include costs for public infrastructure necessary for business and commerce access for new business development on the Bucksport Road. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements. Costs may also include all other allowable "in district" costs for the establishment of new commercial spaces

The following is hereby deleted from the TIF Development Program.

~~(iii) Waterfront Improvements. For a number of years the City has realized the potential economic development value of the redevelopment of the waterfront. Close to the downtown area, it has the potential to become a significant boost for the local economy. In~~

~~2002, after many years of City effort, the Army Corps of Engineers dredged the federal channel of the Union River out to Union River Bay. In FY 2005, the City dredged the harbor perimeter. The City's goal is to connect the waterfront to the commercial downtown and increase public access. The dredging of the harbor will help marine related businesses, such as Maine Shellfish including delivery of lobster, clams, and shrimp. Harbor improvements including pump facilities and improvement of City owned dock facility are planned.~~

- (iii) **Beechland Road Reconstruction.** One of the major access routes to the Beckwith Hill Tract portion of the Municipal Development District, to include a Super Walmart and a major retail shopping center (200,000 sq. ft.) called Acadia Crossing, is Beechland Road. The road is unsuitable for the levels of traffic expected to utilize it. Planned is the reconstruction of the full one-mile length of road. The estimated cost of that road project is \$755,000. Construction of the Beechland Road improvements are required due to the improvements in the District that will result in traffic levels that could not be adequately handled on that road without the proposed road improvements. Such road improvements will mitigate the impact of the District upon the City and its citizens.

Updated and amended (2011). The City Council has approved data gathering and preliminary engineering in 2011 for an amount up to \$83,000. The total project is estimated to be \$1.6 MM. This project will continue as it includes public facilities that are Out-of-District but directly related to and made necessary by the establishment or operation of the District. Construction may not be undertaken until 2014.

This project is out-of-district but necessitated by the growth and development in the District (as approved) as under 5225(1)(B).. Thusly, as part of this Amendment and for further reference this project is categorized as such ("Out-of-District But Necessitated by the District) in the Municipal Development Projects Table (Exhibit B).

- (iv) **Public Infrastructure.** Future public infrastructure planning will determine both "In-District" and "Out-of-District, but related" municipal investments which will be required to support business investment.

Updated and amended (2011). The City has made some investments outside the District that were necessitated by the development in the District. Those improvements include the engineering and improvements to the State Street water main and the wastewater treatment plant. These expenditures were directly related to and were necessary as a result of the establishment and operation (development) within the District.

This project (Public Infrastructure) as originally approved (above) may include both "In-District" and "Out-of-District, but related" costs. As part of this Amendment we are

restating and clarifying costs as "In-District" or "Out-of-District but necessitated by the growth and development in the District (as approved) as under 5225(1)(B). Thusly, as part of this Amendment and for further reference "Public Infrastructure" projects are categorized as either "In-District" or "Out-of-District But Necessitated by the District", in the Municipal Development Projects Table (Exhibit B).

Future contemplated In-District Public Infrastructure, not elsewhere stated includes, on a case-by-case basis costs associated with public infrastructure necessary to provide necessary high-speed Internet infrastructure and equipment for new investments within the TIF District, targeted within the Business Park at Boggy Brook, the Bucksport Road, and the Union Street Development Area.

- (v) **Bucksport Road TIF District Tract Environmental Planning.** The City is planning to undertake a wetland survey in order to maximize the development potential for this growth area.

Updated and amended (2011). The City is still planning to undertake this survey and pre-permitting of the properties to encourage development.

- (vi) **Bucksport Road TIF District Tract Public Infrastructure Planning .** Following completion of the above environmental planning work, the City is planning to hire consultants to prepare development concept, public infrastructure (roads, water, sewer, storm water management, three phase power, and telecommunication) plans and budgets, working in conjunction with property owners, in order to plan for public infrastructure needs to maximize the development potential of this growth area.

Updated and amended (2011). Public infrastructure development is still considered at the Bucksport Road. This amendment includes the removal of some acres previously included within the District in the Bucksport Road Tract. The acreage removed was identified as clearly undevelopable due to wetland or other factors. Public infrastructure improvements are planned and may be enacted for the development of new business within TIF District along the Bucksport Road.

- (vii) **Myrick Street Infrastructure.** Upgrade Myrick Street infrastructure to include installing traffic lights and safety islands in response to support business growth needs.

Updated and amended (2011). The improvements to Myrick Street infrastructure was completed. As part of the amendment additional infrastructure or replacements are still considered as active projects.

- (viii) **Credit Enhancement Agreements.** The City will entertain entering into specific credit enhancement agreements (CEAs) with individual businesses and developers to stimulate desired private sector investment and associated quality job creation. The specific terms related to credit enhancements agreements will be negotiated and acted upon by the Ellsworth City Council on a case-by-case basis.

Updated and amended (2011). To date no CEAs have been enacted as part of this TIF. However, with the City's newly focused business attraction program it is expected that the City will offer or entertain CEAs.

- (ix) **Addition of Ellsworth Business Park at Boggy Brook and Union Street Area.** The City is amending the TIF District to remove approximately 57.22 acres from the Bucksport Road Tract and add the same number of acres in the City's Business Park. The Business Park has not developed over time and the City is taking steps to provide additional and needed infrastructure to the Park. The addition of targeted lots in the Park is designed to encourage the owners to invest and develop their lots.

The City investments, from this TIF program or funded elsewhere as well as the re-routing of Maine Route 180 (Route 180 will now be directly adjacent and provide access to the Business Park, when completed in 2014) will have a positive impact on the market potential and development of the Business Park.

Additionally, the City is adding the Union Street Area (31.5 acres) to the District. This area has been noted by private investors as an area for potential commercial development and the City will entertain investments in this area and capture those new investments as part of this amended TIF District. In-District improvements may include but are not limited to the acquisition or construction of land, improvements site preparations, etc., for these newly added acres to the Development District (map 34 lot 9; portions of map 43 lot 8). The costs will be incurred by the City to assist in the development of a new commercial enterprise that will create jobs within the City. As a result of this addition to the District, the City has removed an equal number of acres from the Bucksport Road Tract.

To encourage investment, the City will on a case-by-case basis consider funding either directly or via Credit Enhancement Agreements eligible capital costs for new or expanded business activities. These include:

- The demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures;
- Site preparation and finishing work;
- Fees and expenses that are eligible to be included in the capital cost of such improvements, including, but not limited to, licensing and permitting expenses and planning, engineering, architectural, testing, legal and accounting expenses;
- Professional service costs, including, but not limited to, licensing, architectural, planning, engineering and legal expenses;
- Relocation costs, including, but not limited to, relocation payments made following condemnation;

(x) **In-District Capital Equipment.** The City has and may continue to purchase capital equipment required for use within the District. Such equipment and its use is limited to within the District if said equipment is purchased solely with TIF funds (e.g., not pro-rated for use outside the District as allowed and described below)..

Out-of-District, But Related Investments

(xi) **Capital Equipment.** Investment in public safety and public works vehicles and equipment are needed to address the business service needs of "In-District" business development growth. The cost of vehicles and equipment will be prorated dependent upon usage in the TIF District.

Updated and amended (2011). The City has not expended funds for such equipment but may do so in the future, using TIF funds for eligible equipment. All expenditures were and will be pro-rated.

(xii) **Infrastructure Improvements.** Additional public infrastructure improvements may be required as a result of development within the District. This may include sewage and sanitary sewer lines or other improvements allowable under §5225(1)(B).

(xiii) **Downtown TIF District.** The City may establish a Downtown Tax Increment Financing District as allowable under statute to address redevelopment of the Waterfront and Downtown. As such and if enacted, funds from this Beckwith TIF District may be directed to the Downtown TIF District as allowable for eligible projects identified in

that Downtown District. This Amendment provides for use of TIF funds from this Program to a (to be approved) Downtown TIF District, if the City so elects to create such a Downtown District as allowable under §5225 (B)(3).

- (xiv) **Beechland Reconstruction.** This project is detailed on page 3. It is being clarified here and in Exhibit B as improvements to public facilities that are Out-of-District project but directly related to and made necessary by the establishment or operation of the District.

- (xv) **Bayside Road Reconstruction-**Approximately one mile portion of this road is directly impacted by the development in-district and required due to the improvements and increased traffic within the District.

Community Wide Investments

- (xvi) **Economic Development Staff.** Costs include a full-time Economic Development Coordinator position including position overhead costs.

Updated and amended (2011). The City contracted some economic development services from the Coastal Acadia Development Corporation at the early years of the TIF. The City then hired consultants to complete a more comprehensive strategy. As a result of that strategy, the City developed and filled an ED Coordinator Position in 2009 through 2010. In 2010 when that position was vacated, the City contracted with economic development consultants on specific business attraction efforts and to redevelop and amend this TIF for those purposes. The City may consider reposting and filling a City position in the future as part of this TIF.

- (xvii) **Economic Development Consulting.** Costs include community economic development planning, business retention/expansion/attraction programs and TIF Administration.

Updated and amended (2011). See item (ii), above. The City has hired consultants to assist with their economic development program, develop a comprehensive strategy and more recently to advise staff and now has consultants under contract to assist in its economic development program and to implement and business attraction program.

- (xviii) **Business Visitation Program.** The City plans to undertake a program to survey existing businesses, City-wide, to identify and respond to business retention and expansion issues and opportunities.

Updated and amended (2011). Together with the Chamber the City has instituted and continues a business visitation program. This program will continue and change as

necessary under this amendment. This is an important component to the City's overall Economic Development Program.

- (xix) **Storm Water Management Planning.** City-wide planning will be undertaken to determine utility design improvements to maximize the commercial development and redevelopment potential of growth areas.

Updated and amended (2011). Storm water planning has been undertaken as a result of the increased traffic and new street development within the District.

- (xx) **Business Attraction Marketing and Business Recruitment Materials.** Costs include updating community business attraction marketing and business recruitment materials.

Updated and amended (2011). See item (ii) and (iii) above. Business attraction marketing materials will be prepared as part of the contracted business attraction effort. Additionally, the City has contracted and improved portions of the City website dedicated to business attraction marketing. The City, under this amendment, will continue to market the City as a place to do business.

- (xxi) **Local Match for Economic Development Grants.** TIF revenue will be used to cover the costs of federal and state economic development grant local match requirements.

In addition to the above referenced updates and amendments to the TIF Program as adopted (and approved by State of Maine), as part of this current amendment the following development projects are added to the City's Development Program.

The following added projects are Community Wide Investments and as such are numbered sequentially from above projects.

- (xxii) **Resident Skill (Training) Program.** The City will develop a program and provide for the costs of services to provide skills development and training for residents of the municipality. This program will focus on skills development as identified in the City's economic development strategy and targeted towards the skill needs for the City's existing and targeted new enterprises. The total costs of this project shall not exceed 20% of the total TIF Development Program;

- (xxiii) **Recreation Trails.** Costs relating to planning, design, construction, maintenance, grooming and improvements to new or existing recreational trails determined by the department to have significant potential to promote economic development, including bridges that are part of the trail corridor, used all or in part for all-terrain vehicles, snowmobiles, hiking, bicycling, cross-country skiing or other related multiple uses.

The City is organizing a network of walking, biking trails that will encourage additional summer and visitor traffic to and from its public parks, Branch Lake, and its downtown and other commercial districts. This network will clearly promote additional economic development in the commercial district. Further, the City will continue to improve its local snowmobile and other motorized networks, as the City is a hub of lodging, dining and other services for the snowmobile participants.

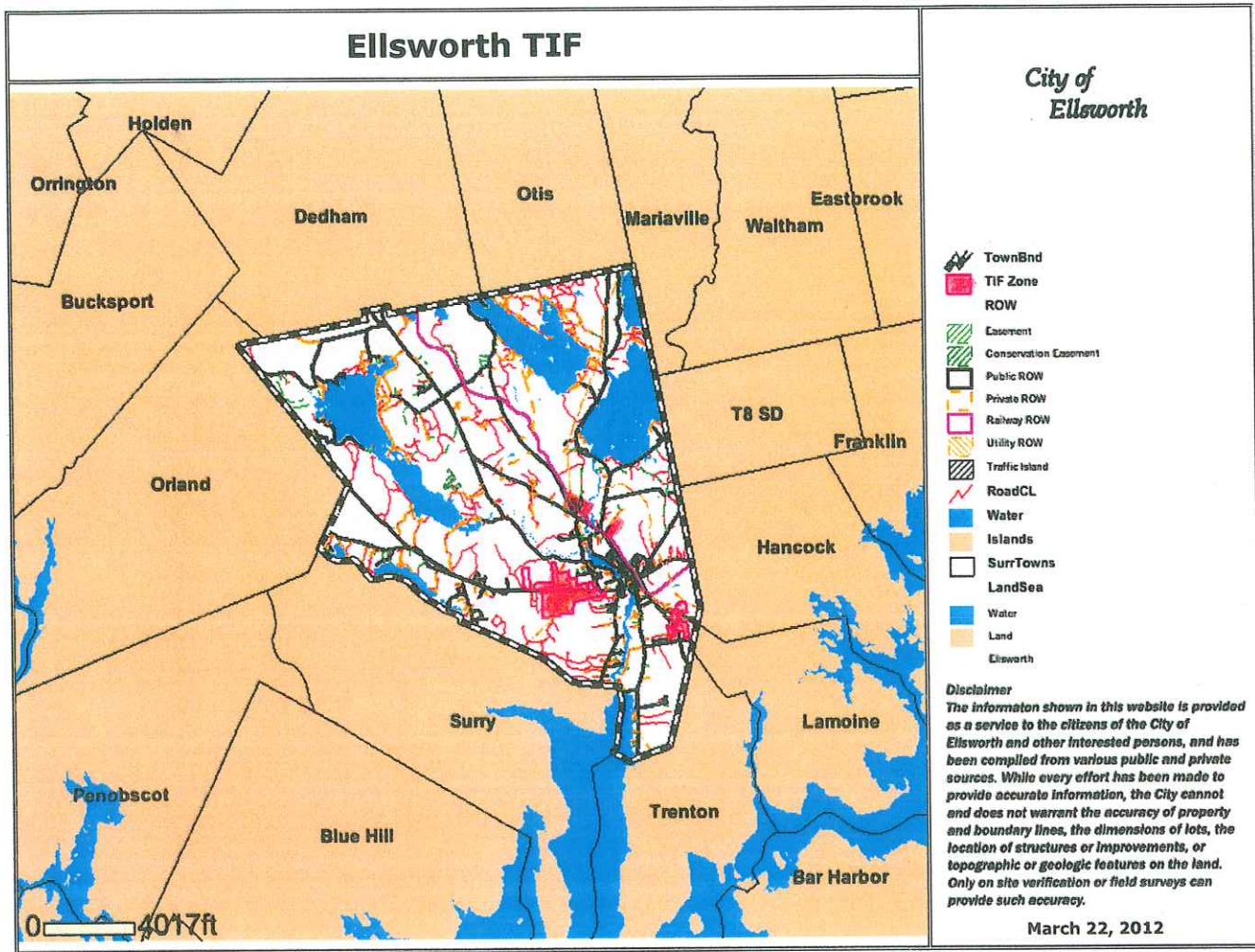
Section 2.10. Revised and Updated Program Duration

This section shall replace sub- Section 2.10 of the City of Ellsworth, Maine, Beckwith Hill Municipal Development and Tax Increment Financing District, Municipal Development Plan, as revised 02/12/2008 and amended and restated August 18, 2008. The duration of the District is 30 years from the date of establishment.

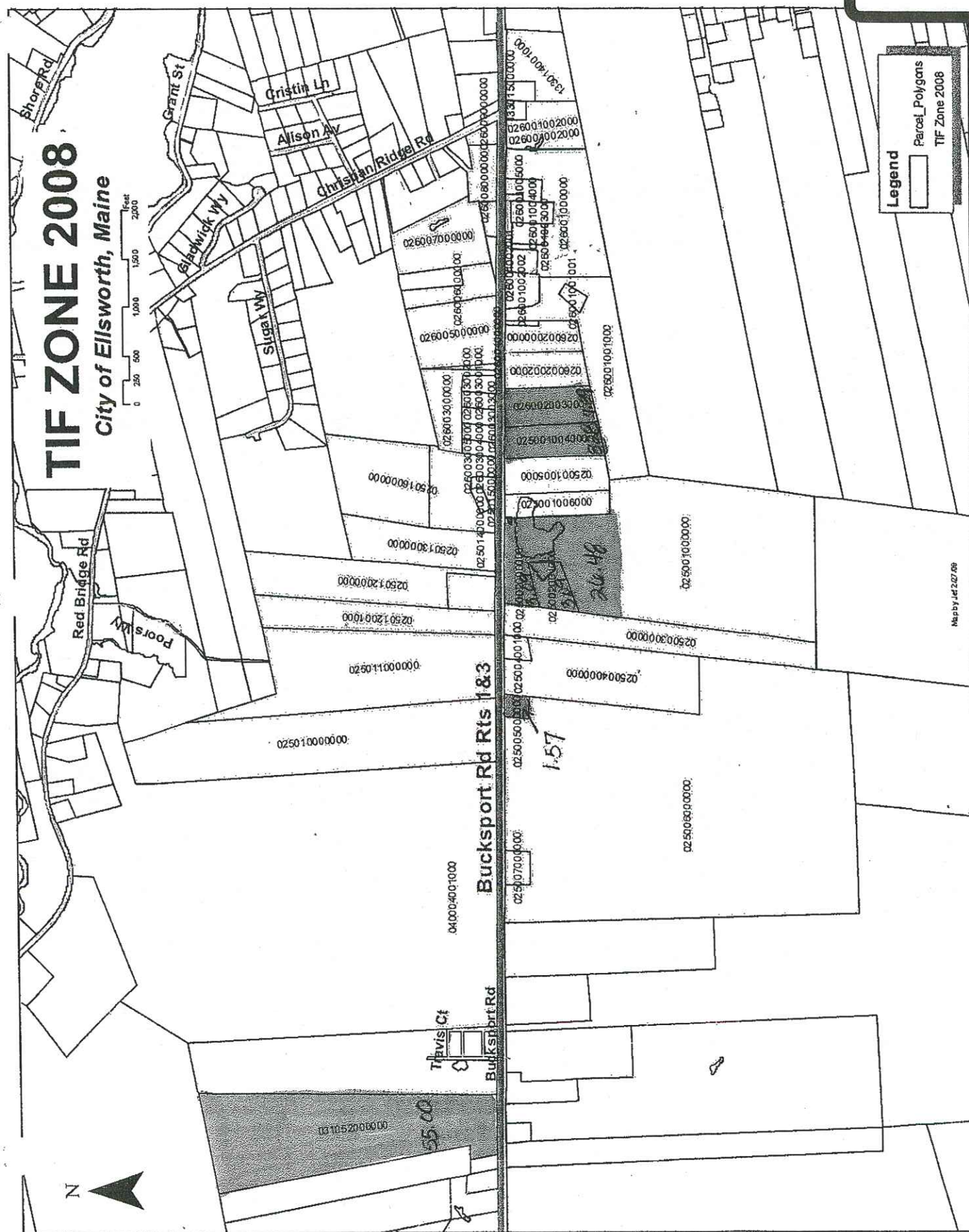
Section 3.05. Revised and Updated Financial and Statistical Data

This section shall replace sub-section (b) of Section 3.05 of the City of Ellsworth, Maine, Beckwith Hill Municipal Development and Tax Increment Financing District, Municipal Development Plan, as revised 02/12/2008 and amended and restated August 18, 2008.

- (b) Aggregate value of equalizes taxable property in all existing and proposed tax increment financing districts as of April 1 preceeding each such District's designation is \$22,109,555 and includes a value of \$4,137,900 as of March 31, 2001 associated with the original Beckwith Hill TIF Program, and \$13,773,955 as of March 31, 2008 associated with the Program as amended August 18, 2008.



tabbies®



Removal of 10540 Acres.



City of Ellsworth Industrial Park Acreages in Red

Map by Jef B-16-09

0 75 150 300 450 600 750 Feet

EXHIBIT

A-5

tabbles

Boggy Brook Rd

24

50-13

2.05
50-30

2.33
50-29

2.12 50-31

3 59-14-1

1.55
50-30-1

2.15 50-32

50-14
2.21

2.14 50-33

2.24 50-28

2.1 50-34

2 50-15

2.12 50-27

2.09 50-35

0.5
50-16

2.14 50-26

1 50-36

Industrial Rd

2 50-17

2.39 50-22

2.17 50-25

2.05 50-37

2.13 50-24

2.86 50-18

2.24 50-23

2.02 50-40

50-19

2.12

2.5 50-21

5.34 50-41

2.21 50-20

4.18 50-42

7.36 50-44

0.11
50-43

Bangor Rd

Legend

Industrial Park Parcels

Proposed TIF parcels

other Industrial Park parcels

Addition of 57.22 Acres

Union Street Development

City of
Ellsworth

- TownBnd
- ROW
- Easement
- Conservation Easement
- Public ROW
- Private ROW
- Railway ROW
- Utility ROW
- Traffic Island
- Selected Parcels
- Parcels Dark
- Water
- Islands
- SurfTowns
- LandSea
- Water
- Land
- Ellsworth

Disclaimer

The information shown in this website is provided as a service to the citizens of the City of Ellsworth and other interested persons, and has been compiled from various public and private sources. While every effort has been made to provide accurate information, the City cannot and does not warrant the accuracy of property and boundary lines, the dimensions of lots, the location of structures or improvements, or topographic or geologic features on the land. Only on site verification or field surveys can provide such accuracy.

February 08, 2012

Addition of 31.50 Acres

Ref# refers to the small roman numeral reference in text, page #

Eligibility Under

Title 30-A

Amended Budget

Ref#	Project	Eligibility Under Title 30-A	Amended Budget
MUNICIPAL INVESTMENTS WITHIN THE PROPOSED TIF DISTRICT			
i p2	Ellsworth Commerce Park. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements. Costs may also include all other allowable "in district" costs for the establishment of new commercial spaces in the Park.	§5225(1)(A)(1)-(7)	
ii p3; vi p5	Bucksport Road Infrastructure. Costs for planning and installation of public infrastructure necessary for business and commerce access for new business development on the Bucksport Road. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements. Costs may also include all other allowable "in district" costs for the establishment of new commercial spaces.	§5225(1)(A)(1)-(7)	
iv p4	Costs for public infrastructure necessary for business and commerce access to high-speed internet including conduit installation or other capital costs for installation of such infrastructure.	§5225(1)(A)(1)-(7)	
viii p5	Costs for capital acquisition, development, financing and other allowable in-district costs associated with Credit Enhancement Agreements that may be negotiated between the City and a developer (company). Such CEA's will require additional City approval.	§5225(1)(A)(1)-(7)	
x p7	Purchase and replace public works equipment necessary for site improvements, capital improvements, and maintenance. Any equipment that is not exclusively for use in-district, costs will be pro-rated by 50%.	§5225(1)(A)(1)(a)-(c)	\$ 250,000
v p4	Bucksport Road environmental planning including mapping and identifying vernal pools, wetland, etc. for the purpose of pre-permitting sites within the District.	§5225(1)(A)(1)(d)	\$ 100,000
ix p5	Ellsworth Business Park at Boggy Brook and Union Street Development Area. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements.	§5225(1)(A)(1)-(7)	\$ 1,500,000
MUNICIPAL INVESTMENTS OUTSIDE THE PROPOSED TIF DISTRICT, BUT NECESSITATED BY THE DISTRICT			
iii p3; xiv p7	Beechland Road Reconstruction - This road is directly impacted by the development in-district and required due to the improvements and increased traffic within the District.	§5225(1)(B)(1)-(2)	\$ 1,600,000
xv p8	Bayside Road - Approximately one mile portion of this road is directly impacted by the development in-district and required due to the improvements and increased traffic within the District.	§5225(1)(B)(1)-(2)	\$ 1,000,000
vii p5	Myrick Street Improvements including costs related to the construction, alteration or expansion of facilities not located within the district required due to increased traffic and other impacts on public infrastructure within the District.	§5225(1)(B)(2)	\$ 100,000
xi p7	Costs for public safety and public works vehicles and equipment made necessary due to increased activities in the District or other infrastructure improvements made as a result of the District (e.g. Myrick Street). Any equipment purchases will be prorated based on their use in-district or as a result of the use on infrastructure improvements made as a result of the impact from the District.	§5225(1)(B)	\$ 100,000
xii p7	Additional costs for improvements to other public infrastructure directly related to the increased traffic and other activities in the District. Costs may include that portion of the costs related to the construction, alteration or expansion of facilities or infrastructure including but not limited to improvements to the sewage treatment plant, water treatment plant or other environmental protection devices; storm and sanitary sewer lines; water lines; electrical lines; improvements other amenities and streets impacted by the development and activities in the District.	§5225(1)(B)(1)-(2)	\$ 4,500,000
xiii p7	Costs associated with infrastructure improvements in the Downtown, as per future approved Downtown TIF District.	§5225(1)(B)(3))	\$ 100,000

Ref# refers to the small roman numeral reference in text, page #		Eligibility Under	
Ref#	Project	Title 30-A	Amended Budget
	COMMUNITY-WIDE MUNICIPAL INVESTMENTS		
xvi p8; xvii p8	Costs of funding economic development programs, staff, consultants, or events developed by the municipality in order to assist the marketing of the municipality as a place for business.	§5225(1)(C)(1)	\$ 2,000,000
xviii p8	Costs to develop and fund a business visitation program (as part of the City's economic development program).	§5225(1)(C)(1)	\$ 100,000
xx p9	Planning and execution of a business attraction program or other marketing activities to market the community as a place to do business.	§5225(1)(C)(1)	\$ 100,000
xxii p9	Cost of services to provide skills development, training and college scholarships for residents of the municipality. These costs may not exceed 20% of the total project costs and must be designated as training funds in the Development Program.	§5225(1)(C)(4)	\$ 100,000
xix p8	Storm Water Mgt. Planning. City-wide planning will be undertaken to determine utility design improvements to maximize the commercial development and redevelopment potential of growth areas	§5225(1)(C)(2)	\$ 100,000
xxi p9	Costs of matching funds for federal or state economic development grant requirements.	§5225(1)(C)(1)	\$ 500,000
xxiii p9	Costs relating to planning, design, construction, maintenance, grooming and improvements to new or existing recreational trails determined by the department to have significant potential to promote economic development, including bridges that are part of the trail corridor, used all or in part for all-terrain vehicles, snowmobiles, hiking, bicycling, cross-country skiing or other related multiple uses. These may include but not limited to installation of bridge across East Branch, trail development on the Branch Lake Public Forrest Trails and the Ellsworth Falls Bicycle-Pedestrian Rail Trail, or others identified to improve recreation access in the community.	§5225(1)(C)(6)	\$ 100,000
	Total		\$ 19,750,000.00

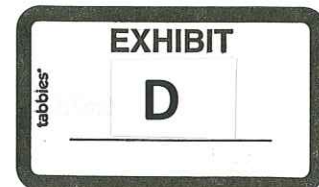
Ellsworth Beckwith, ED TIF Amendment Projections

TIF Year	Tax Year	New Taxable \$	Cumulative Total	Mil Rate	New Taxes	% Captured	TIF Revenue	General Fund	% Town	% Company	\$ Town	\$ Company
Base												
1	2001-2002	\$ 7,719,500	\$ 7,719,500	16.00	\$ 123,512	0%	\$ -	\$ 40,759	100%	0%	\$ -	\$ -
2	2002-2003	\$ 214,300	\$ 7,933,800	16.88	\$ 133,923	67%	\$ 82,753	\$ 44,194	100%	0%	\$ 82,753	\$ -
3	2003-2004	\$ 111,600	\$ 8,045,400	17.27	\$ 138,944	67%	\$ 89,728	\$ 45,852	100%	0%	\$ 89,728	\$ -
4	2004-2005	\$ 364,600	\$ 8,410,000	17.84	\$ 150,034	67%	\$ 93,093	\$ 49,511	100%	0%	\$ 93,093	\$ -
5	2005-2006	\$ -	\$ 8,410,000	17.78	\$ 149,530	67%	\$ 100,523	\$ 49,345	100%	0%	\$ 100,523	\$ -
6	2006-2007	\$ 2,781,400	\$ 11,191,400	17.55	\$ 196,409	67%	\$ 100,185	\$ 64,815	100%	0%	\$ 100,185	\$ -
7	2007-2008	\$ 14,540,600	\$ 25,732,000	13.15	\$ 338,376	67%	\$ 131,594	\$ 111,664	100%	0%	\$ 131,594	\$ -
8	2008-2009	\$ 13,692,815	\$ 39,424,815	13.35	\$ 526,321	67%	\$ 226,712	\$ 173,686	100%	0%	\$ 226,712	\$ -
9	2009-2010	\$ 8,585,100	\$ 48,009,915	13.35	\$ 640,932	67%	\$ 352,635	\$ 211,508	100%	0%	\$ 352,635	\$ -
10	2010-2011	\$ 14,557,100	\$ 62,567,015	13.85	\$ 866,553	67%	\$ 429,425	\$ 285,963	100%	0%	\$ 429,425	\$ -
11	2011-2012	\$ (542,200)	\$ 62,024,815	14.56	\$ 903,081	67%	\$ 580,591	\$ 298,017	100%	0%	\$ 580,591	\$ -
12	2012-2013	\$ -	\$ 62,024,815	14.56	\$ 903,081	67%	\$ 605,064	\$ 298,017	100%	0%	\$ 605,064	\$ -
13	2013-2014	\$ 500,000	\$ 62,524,815	14.56	\$ 910,361	67%	\$ 605,064	\$ 300,419	100%	0%	\$ 605,064	\$ -
14	2014-2015	\$ 500,000	\$ 63,024,815	14.56	\$ 917,641	67%	\$ 609,942	\$ 302,822	100%	0%	\$ 609,942	\$ -
15	2015-2016	\$ 500,000	\$ 63,524,815	14.56	\$ 924,921	67%	\$ 614,820	\$ 305,224	100%	0%	\$ 614,820	\$ -
16	2016-2017	\$ 500,000	\$ 64,024,815	14.56	\$ 932,201	67%	\$ 619,697	\$ 307,626	100%	0%	\$ 619,697	\$ -
17	2017-2018	\$ 500,000	\$ 64,524,815	14.56	\$ 939,481	67%	\$ 624,575	\$ 310,029	100%	0%	\$ 624,575	\$ -
18	2018-2019	\$ 500,000	\$ 65,024,815	14.56	\$ 946,761	67%	\$ 629,452	\$ 312,431	100%	0%	\$ 629,452	\$ -
19	2019-2020	\$ 1,000,000	\$ 66,024,815	14.56	\$ 961,321	67%	\$ 634,330	\$ 317,236	100%	0%	\$ 634,330	\$ -
20	2020-2021	\$ 1,000,000	\$ 67,024,815	14.56	\$ 975,881	67%	\$ 644,085	\$ 322,041	100%	0%	\$ 644,085	\$ -
21	2021-2022	\$ 1,000,000	\$ 68,024,815	14.56	\$ 990,441	67%	\$ 653,840	\$ 326,846	100%	0%	\$ 653,840	\$ -
22	2022-2023	\$ 1,000,000	\$ 69,024,815	14.56	\$ 1,005,001	67%	\$ 663,596	\$ 331,650	100%	0%	\$ 663,596	\$ -
23	2023-2024	\$ 1,000,000	\$ 70,024,815	14.56	\$ 1,019,561	67%	\$ 673,351	\$ 336,455	100%	0%	\$ 673,351	\$ -
24	2024-2025	\$ 1,000,000	\$ 71,024,815	14.56	\$ 1,034,121	67%	\$ 683,106	\$ 341,260	100%	0%	\$ 683,106	\$ -
25	2025-2026	\$ 1,000,000	\$ 72,024,815	14.56	\$ 1,048,681	67%	\$ 692,861	\$ 346,065	100%	0%	\$ 692,861	\$ -
26	2026-2027	\$ 1,000,000	\$ 73,024,815	14.56	\$ 1,063,241	60%	\$ 702,616	\$ 425,297	100%	0%	\$ 702,616	\$ -
27	2027-2028	\$ 1,000,000	\$ 74,024,815	14.56	\$ 1,077,801	50%	\$ 637,945	\$ 538,901	100%	0%	\$ 637,945	\$ -
28	2028-2029	\$ 1,000,000	\$ 75,024,815	14.56	\$ 1,092,361	40%	\$ 538,901	\$ 655,417	100%	0%	\$ 538,901	\$ -
29	2029-2030	\$ 1,000,000	\$ 76,024,815	14.56	\$ 1,106,921	30%	\$ 436,945	\$ 774,845	100%	0%	\$ 436,945	\$ -
30	2030-2031	\$ 1,000,000	\$ 77,024,815	14.56	\$ 1,121,481	20%	\$ 332,076	\$ 897,185	100%	0%	\$ 332,076	\$ -
Yearly Total		\$ 77,024,815	\$ 1,592,440,145		\$ 23,138,881		\$ 14,013,802	\$ 8,227,893			\$ 14,013,802	\$ -
Annually			\$ 53,081,338		\$ 771,296		\$ 467,127				\$ 467,127	\$ -

tabbles

EXHIBIT

C



**Amended Certificate of Assessors
City of Ellsworth
Revised**

The undersigned Assessor for the City of Ellsworth, Maine, do hereby certify pursuant to the provisions of 30-A M.R.S.A. Section 5227(2) that the assessed value of the District described in the Amendment to the City of Ellsworth Beckwith Hill Municipal Development and Tax Increment Financing District Municipal Development Program to which this Certificate is included is as follows:

Amended District Original Assessed Value:

City of Ellsworth Amended Beckwith Hill TIF District	Assessed Value as of 3/31/2011 (4/1/2010)
Amended District	\$ <u>3,597,700</u>

Total Original Assessed Value of the District: \$ 21,509,555

IN WITNESS WHEREOF, this Certificate has been executed as of the ____ day of February 2012.

CITY OF ELLSWORTH ASSESSOR


Larry Gardner

**TAX INCREMENT FINANCING
FY 2013 ESTIMATES**

Owner	Map	Lot	Sub	Type	OAV	Estimated Assessed Value (04/01/12)
Lowe's Home Center	016	007	000	000	\$99,500	\$16,038,300
AT&T Network	016	007	00N	000	\$261,900	\$304,100
Beechland Corporation	016	007	003	000		\$254,900
Beechland Corporation	016	007	004	000		\$54,600
Beechland Corporation	016	008	000	000	\$31,500	\$302,600
Darling's	016	018	000	000	\$198,600	\$3,720,200
Lima Realty	016	020	000	000	\$136,900	\$330,700
W/S Association	016	047	001	000	\$514,400	\$2,028,500
Home Depot	016	047	002	000	\$222,100	\$11,191,200
W/S Acadia Crossing	016	047	004	000	\$304,500	\$2,575,100
Original 2001 TIF	016	047	005	000	\$180,200	\$0
Original 2001 TIF	016	047	006	000	\$151,600	
Vernon Shapazian	016	047	007	000	\$194,700	\$1,556,800
Original 2001 TIF	016	047	008	000	\$221,900	\$0
Original 2001 TIF	016	047	009	000	\$252,000	\$0
HW Dunn	016	053	000	000	\$316,300	\$0
Wal-Mart	016	053	000	000	\$1,665,615	\$20,437,300
W/S Acadia Crossing	016	062	000	000		\$177,730
W/S Association	022	001	000	000	\$352,200	\$200,100
W/S Association	022	003	000	000	\$139,000	\$583,800
Ellsworth Holdings	022	005	000	000	\$499,400	\$430,600
C&C Rents	022	005	001	000	\$295,800	\$1,515,500
Nakhon Luangphabang	022	005	001	001	\$296,100	\$750,600
Advanced Auto	022	005	002	000	\$906,500	\$923,100
Boles Fay	022	005	003	000	\$719,900	\$2,010,300
Brown App & Mattresss	022	005	004	001	\$689,000	\$186,700
Linnehan John D Trustee	022	005	005	000		\$1,070,200
Beechland Corporation	041	058	000	000	\$1,700	\$34,200
Beechland Corporation	041	059	000	000	\$0	\$2,000
City of Ellsworth (Exempt)	042	008	001	000	\$94,700	\$0
Shapazian Inc	042	008	001	001	\$42,800	\$57,700
Beth Wright Cancer	042	008	001	002	\$45,000	\$244,500
Shapazian Inc	042	008	001	003	\$43,500	\$62,700
City of Ellsworth (Exempt)	042	008	001	004	\$44,500	\$0
City of Ellsworth (Exempt)	042	008	001	005	\$44,900	\$0
MLH LLC	042	008	001	006	\$43,600	\$526,700
Spencer Properties	042	008	001	007	\$45,000	\$796,700
S Nightingale LLC	042	008	001	008	\$43,900	\$548,200
City of Ellsworth (Exempt)	042	008	001	009	\$44,400	\$0
City of Ellsworth (Exempt)	042	008	001	010	\$43,800	\$0
City of Ellsworth (Exempt)	142	033	000	000	\$22,800	\$0
Bridgetwin, LLC	025	001	000	000	\$260,500	\$125,800
Crawford, Glen	025	003	000	000	\$807,500	\$605,200
Potter, Kenneth & Sylvia	025	004	000	000	\$164,200	\$161,200
Brien, Robert	025	005	000	000	\$103,400	\$101,900
Haynes, HC	025	006	000	000	\$157,300	\$157,300
Maine State of	025	007	000	000	\$0	\$0
Doug & Kristel Springer	025	001	005	000	\$471,300	\$455,100
James Rowley	025	001	006	000	\$192,600	\$192,600
Kermit Theall	025	016	000	000	\$87,000	\$226,400
Denis Desrosier	025	015	000	000	\$166,800	\$169,800
Peter & Kathryn Meyer	025	014	000	000	\$116,300	\$102,200
David Kane; Scott Haslam	025	013	000	000	\$192,700	\$201,400
David Conary	025	012	000	000	\$408,500	\$299,900
Glenn Gilley	025	012	002	000		\$201,500

**TAX INCREMENT FINANCING
FY 2013 ESTIMATES**

Glenn Gilley	025	012	001	000	\$51,300	\$85,700
Alfred & Pam Mosca	025	011	000	000	\$89,000	\$89,000
John & Marie Centonze	025	010	000	000	\$90,200	\$90,200
Douglas Kiehm	026	009	000	000	\$380,300	\$321,300
Marc Blanchette	026	001	002	000	\$43,100	\$43,100
AR-CH LLC	026	008	000	000	\$554,500	\$494,100
TISA LLC	026	007	000	000	\$585,200	\$585,200
Shapazian	026	006	000	000	\$281,500	\$688,100
Wendall Jones	026	005	000	000	\$215,800	\$231,000
Baxter Jones	026	004	000	000	\$35,900	\$35,900
Thurston Haslam	026	003	000	000	\$41,800	\$41,800
Jerri Holt Trustee	026	003	001	000	\$106,500	\$106,500
Thurston Haslam	026	003	002	000	\$36,300	\$33,600
Charles Holt	026	003	003	000	\$33,600	\$33,600
Birdsall, Nicholas	026	003	004	000	\$128,100	\$128,100
EZ Self Storage	026	003	005	000	\$331,600	\$331,600
Steve & Athanasia Joy	026	001	000	000	\$118,400	\$4,900
Steve & Athanasia Joy	026	001	005	000	\$126,400	\$406,300
Masonic Temple (Exempt)	026	001	004	000	\$0	\$0
Steve & Athanasia Joy	026	001	003	000	\$190	\$190
Steve & Athanasia Joy	026	001	002	001	\$150	\$133,650
Aaron Corro	026	001	001	001	\$145,800	\$145,800
Steve & Athanasia Joy	026	001	002	002	\$300	\$300
D McClellan/L Coburn	026	001	001	000	\$173,300	\$180,700
D McClellan	026	002	000	000	\$653,100	\$636,100
Chase Leavitt & Co.	026	002	002	000	\$219,300	\$217,700
Thomas & Carol Lajoie	040	004	001	000	\$7,300	\$71,600
Mattson Property Investments	133	015	000	000	\$280,400	\$284,300
Coastal Medical Realty	133	014	001	000	\$244,200	\$2,117,700
Total District FY 2012					\$17,311,855	
Dead River Corporation	050	020	000	000	\$110,500	\$110,500
Dead River Corporation	050	044	000	000	\$252,900	\$252,900
Ellscott	050	021	000	000	\$333,400	\$333,400
Bridgetwin, LLC	050	042	000	000	\$51,900	\$51,900
ME Propane	050	041	000	000	\$24,800	\$24,800
Coffey Hill LLC	050	019	000	000	\$324,700	\$324,700
Coastal Equities	050	018	000	000	\$684,800	\$684,800
Hancock County Extension	050	017	000	000	\$0	\$0
Hancock Refrigeration	050	015	000	000	\$70,500	\$70,500
Sinclair Lawrence Sr.	050	014	000	000	\$38,800	\$38,800
Clarke Construction LLC	050	040	000	000	\$143,200	\$143,200
Maine Shellfish Co Inc	050	023	000	000	\$39,300	\$39,300
Maine Shellfish Co Inc	050	024	000	000	\$47,100	\$47,100
RF Jordan & Son Construction	050	025	000	000	\$60,000	\$60,000
Shea Leasing Company	050	026	000	000	\$215,200	\$215,200
Shea Leasing Company	050	027	000	000	\$47,000	\$47,000
Harris John E Jr	050	028	000	000	\$75,000	\$75,000
Joseph Holdings LLC	050	033	000	000	\$211,500	\$211,500
Vivier Russell K	050	034	000	000	\$398,200	\$398,200
Vivier Russell K	050	035	000	000	\$304,100	\$304,100
Wallace Kevin Et Al	050	036	000	000	\$466,800	\$466,800
Grant Ross E	050	037	000	000	\$46,700	\$46,700
Ellsworth Marguarite	034	009	000	000	\$197,400	\$197,400
Grant Robert C	043	008	000	000	\$53,900	\$53,900
TOTAL AMENDED FY 2012					\$4,197,700	
TOTAL TIF					\$21,509,555	\$83,651,670

STATUTORY REQUIREMENTS & THRESHOLDS

A. ACRE LIMITATION

1. Total Acreage of Municipality	54,000	
2. Total Acreage of Proposed [amended and restated] Municipal TIF District	1,013.06	
3. Total Downtown acres contained in the Proposed Municipal TIF District	0	
4. Total Transit acres contained in the Proposed Municipal TIF District	0	
5. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4)	1,013.06	
6. Percentage of total acreage in proposed municipal TIF District (cannot exceed 2%) Divide A5 by A1	1.88%	
7. Total acreage of all existing and proposed municipal TIF districts in the municipality. Add A2 to sum of all existing TIF district acreage.	1,013.06	
8. Total acreage of an existing or Proposed Downtown TIF District in the municipality.	0	
9. Total acreage of all <u>existing</u> Pine Tree Development Zone TIF Districts in the municipality.	0	
10. Total acreage of all existing or Proposed Transit TIF Districts in the municipality.	0	
11. Total acreage of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap. Subtract A8+A9+A10 from A7.	1,013.06	
12. Percentage of total acreage in all existing and proposed Municipal TIF Districts (cannot exceed 5%) Divide A11 by A1.	1.88%	
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		
b. In need of rehabilitation/conservation (Divide acres by		
c. Suitable for industrial/commercial site (Divide acres by	1,013.06	100%
TOTAL	1,013.06	100%

B. VALUATION LIMITATION

1. Total Aggregate Value of Municipality (TAV) <i>Use most recent April 1st</i>	\$1,071,274,810
2. Original Assessed Value (OAV) of Municipal TIF District. <i>Use March 31st of tax year preceding date of municipal designation</i>	\$21,509,555
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>	\$21,509,555
4. OAV of an existing or proposed Downtown TIF District in the municipality.	0
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>	\$21,509,555
8. Percentage of total OAV to TAV in all existing and Proposed Municipal TIF Districts (cannot exceed 5%) <i>Divide B7 by B1</i>	2.01%

		EPS	Revenue Sharing Shift	County Tax Shift	Total Tax Shift Benefit
Base	TIF Year				
1	2001				
2	2002				
3	2003				
4	2004	\$53,265	\$159	\$78	\$53,501
5	2005	\$1,479	\$0	\$41	\$1,520
6	2006	\$770	\$1,207	\$136	\$2,113
7	2007	\$2,516	\$6,242	\$0	\$8,757
8	2008	\$0	\$5,882	\$1,064	\$6,946
9	2009	\$19,192	\$3,705	\$5,630	\$28,527
10	2010	\$100,330	\$6,249	\$5,371	\$111,950
11	2011	\$94,480	-\$236	\$3,412	\$97,657
12	2012	\$59,237	\$0	\$5,858	\$65,095
13	2013	\$100,444	\$217	(\$221)	\$100,440
14	2014	-\$3,741	\$217	\$0	-\$3,524
15	2015	\$0	\$217	\$209	\$427
16	2016	\$3,450	\$217	\$212	\$3,879
17	2017	\$3,450	\$217	\$215	\$3,882
18	2018	\$3,450	\$217	\$218	\$3,885
19	2019	\$3,450	\$435	\$220	\$4,105
20	2020	\$3,450	\$435	\$223	\$4,108
21	2021	\$3,450	\$435	\$452	\$4,337
22	2022	\$6,900	\$435	\$458	\$7,793
23	2023	\$6,900	\$435	\$464	\$7,798
24	2024	\$6,900	\$435	\$470	\$7,804
25	2025	\$6,900	\$435	\$476	\$7,811
26	2026	\$6,900	\$435	\$482	\$7,817
27	2027	\$6,900	\$435	\$488	\$7,823
28	2028	\$6,900	\$435	\$495	\$7,829
29	2029	\$6,900	\$435	\$501	\$7,836
30	2030	\$6,900	\$435	\$508	\$7,842
		EPS	Revenue Sharing Shift	County Tax Shift	Total Tax Shift Benefit
Total		\$510,771	\$29,725	\$27,460	\$567,957
Annually		\$17,026	\$991	\$915	\$18,932

PUBLIC HEARING NOTICE

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, February 13, 2012 at 7:00 PM in the City Hall Council Chambers to hear comment on the application of

Sisouk Souththivong d/b/a Bangkok Restaurant, Inc.
78 Downeast Highway

For renewal of a City Class C License (Victualer/Liquor) and renewal of a State Restaurant Liquor License (Malt/Spirituuous/Vinous)

All persons may appear to show cause, if any, why the above application should not be approved.

Heidi-Noël Grindle, City Clerk

Please run as a legal on 02/02/2012 and 02/09/2012

Bill To: Bangkok Restaurant, Inc.
78 Downeast Highway
Ellsworth, Maine 04605
667-1324

PUBLIC HEARING NOTICE

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, February 13, 2012 at 7:00 PM in the City Hall Council Chambers to hear comment on the application of

Phanthavong, Inc d/b/a Siam Orchid
321 High Street

For renewal of a City Class C License (victualer and liquor) and renewal of a State Restaurant License (Class I, II, III, IV) Malt, Spirituous, and Vinous Liquor License.

All persons may appear to show cause, if any, why the above application should not be approved.

Heidi-Noel Grindle, City Clerk

Please run as a legal on 02/02/2012 and 02/09/2012

Bill to: Phanthavong, Inc.
d/b/a Siam Orchid
PO Box 964
Bar Harbor, ME 04609
615-7087

PUBLIC HEARING NOTICE

Notice is hereby given that the City Council of the City of Ellsworth will hold a public hearing on February 13, 2012 at 7:00 PM at the City Council Chamber, 1 City Hall Plaza, Ellsworth, Maine. The purpose of this hearing will be to receive public comment on a proposed amendment to the Beckwith Hill Municipal Development Tax Increment Financing District and the adoption of an amended and restated Development Program for said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

Heidi-Noel Grindle, City Clerk

Please run as a legal on 02/02/2012 and 02/09/2012

Bill to: City of Ellsworth
1 City Hall Plaza
Ellsworth, Maine 04605
207-667-2563

Thursday, February 2, 2011

The Ellsworth A

Committee will meet on Monday, February 6, 2012 at 6:00 p.m. in the Auditorium at City Hall to review design plans and project information on FY 2012 proposed road and sidewalk upgrade and improvement projects. Public Hearings will be held on proposed Nicolin Road and Happytown Road improvement projects as well as a proposed Church Street Sidewalk Replacement Project. The public is encouraged to attend.

PUBLIC HEARING

Notice is hereby given that the City Council of the City of Ellsworth will hold a public hearing on February 13, 2012 at 7:00 p.m. at the City Council Chamber, 1 City Hall Plaza, Ellsworth, Maine. The purpose of this hearing will be to receive public comment on a proposed amendment to the Beekwith Hill Municipal Development Tax Increment Financing District and the adoption of an amended and restated Development Program for said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

Heidi-Noel Grindle
City Clerk

CITY OF ELLSWORTH 2012 NOTICE HEAVY LOADS LIMITED

Effective February 3, 2012, the following public ways in Ellsworth are closed to heavy loads except when solidly frozen:

Addie's Road
Alton Avenue
American Avenue
Atlantic Highway
Autumn Road
Beechland Road

will be holding in our Hancock Quarry on the Henderson Road for the month of February, 2012, Monday through Friday between the hours of 9 a.m. and 4 p.m.

Access: the "Henderson Road" is gated at Route 1 and before and after the "MacQuinn Quarry"

Warning:

Three whistles - blasting in five minutes

Two whistles - blasting in one minute

One whistle - blasting is complete - all clear

No home(s) within one-half mile.

Any questions can be directed to the office of Harold MacQuinn, Inc. at 667-4653.

PUBLIC NOTICE NOTICE OF INTENT TO FILE

Please take notice that Hancock County - Bar Harbor Airport, Airport Manager's Office, 115 Caruso Drive, Trenton, ME 04605 (207) 667-7329, is intending to file a Site Location of Development Act permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. §§ 481 thru 490 on or about February 15, 2012.

The application is for the construction of new partial parallel Taxiway D at the Hancock County - Bar Harbor Airport.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no

later than 10 days prior to the public hearing. The City of Ellsworth will hold a public hearing on Monday, February 13, 2012 at 7:00 p.m. in the City Hall Council Chambers to hear comment on the application of

Phanthavong, Inc.
d/b/a Siam Orchid
321 High Street

for renewal of a City Class C License (victualer and liquor) and renewal of a State Restaurant License (Class I, II, III, IV) Malt, Spirituous, and Vinous Liquor License.

All persons may appear to show cause, if any, why the above application should not be approved.

Heidi-Noel Grindle
City Clerk

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered November 23, 2010 in the action entitled Wells Fargo Bank, N.A. v. Edward L. Higgins, et al., by the Ellsworth District Court, Docket No. RE-10-105, wherein the Court adjudged the foreclosure of a mortgage granted by Edward L. Higgins to Wells Fargo Home Mortgage, Inc. dated February 23, 2001 and recorded in the Hancock County Registry of Deeds in Book 3031, Page 295, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on February 20, 2012 commencing at 11:00 a.m. at Bendett & McHugh, P.C., 41 Bates Street, Portland,

the City of Ellsworth will hold a public hearing on Monday, February 13, 2012 at 7:00 p.m. in the City Hall Council Chambers to hear comment on the application of

Sisouk Souththivong
d/b/a Bangkok
Restaurant, Inc.

78 Downeast Highway
for renewal of a City Class C License (Victualer/Liquor) and renewal of a State Restaurant/Liquor License (Malt/Spirituous/Vinous)

All persons may appear to show cause, if any, why the above application should not be approved.

Heidi-Noel Grindle
City Clerk

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered October 18, 2010 in the action entitled Wells Fargo Bank, N.A. v. Peter R. Prescott and Colleen Ann Prescott, by the Ellsworth District Court, Docket No. RE-10-50, wherein the Court adjudged the foreclosure of a mortgage granted by Peter R. Prescott and Colleen Ann Prescott to Wells Fargo Bank, N.A. dated August 3, 2007 and recorded in the Hancock County Registry of Deeds in Book 4823, Page 185, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on February 27, 2012 commencing at 11:00 a.m. at Bendett & McHugh, P.C., 41 Bates

NOTICE TO CREDITORS 18-A MRSA 3-8

The following Personal Representative in the estates noted. The first date listed below, you must present months of the first publication date or be forever barred.

You may present your claim by filing of your claim on a proper form with this Court by delivering or mailing a written statement of the claim indicating, the name and address of the claimant, or in such other manner as may be approved by the Court.

See 18-A MRSA 3-804.

2012-008 DEBRA E. LLOYD of Bel Murray E. Lloyd, 3A Rich Brothers Way, appointed Personal Representative.

2012-013 HERMAN OSCAR WINER deceased. Joshua Winer, 40 Glen Mar, ME 04609, appointed Personal Representative.

2012-014 EVERETT H. PARSONS of ceased. Janice Goodwin, 28 West Street, ME 04609, appointed Personal Representative.

2012-015 ALICE CLAIRE NEVILLE deceased. Rebecca H. McCall, P.O. Box 04614, and Roberta H. McNamara, P.O. ME 04614, appointed Co-Personal Representative.

2012-016 DWIGHT W. COLLINS of ceased. Marla J. Collins, P.O. Box 1643, Br, appointed Personal Representative.

2012-018 NANCY J. SCOTTHORNE of ceased. Donna S. Bottari, P.O. Box 493, D, appointed Personal Representative.

2012-019 GRAEME C. BAKER of Hancock, ME 04609, appointed Personal Representative.

2012-021 ROBERT A. NEWMAN of Br, appointed Personal Representative.

2012-023 MAYNARD CURRIER BLANCHET, deceased. Lance Cody Black, 61 Gothic Northampton, MA 01060-3017, appointed Personal Representative.

2012-026 FRANKLIN L. ROBERTS of ME 04660, appointed Personal Representative.

Dated:

Thursday, February 9, 2012

PUBLIC NOTICE TOWN OF SULLIVAN

A special town meeting will be held February 13, 2012 at 6:30 p.m. at the Sullivan Town Office (meeting room) to vote on the Town's share of replacement cost of the Bean Bridge over Flander's Stream on Thorne Road.

PUBLIC HEARING NOTICE

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, February 13, 2012 at 7:00 p.m. in the City Hall Council Chambers to hear comment on the application of

Sisouk Souththivong
d/b/a Bangkok
Restaurant, Inc.
78 Downeast Highway
for renewal of a City
Class C License (Victualer/
Liquor) and renewal of a
State Restaurant Liquor
License (Malt/Spirituos/
Vinous)

All persons may appear to show cause, if any, why the above application should not be approved.

Heidi-Noel Grindle
City Clerk

NOTICE OF PUBLIC SALE
Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered October 18, 2010 in the action entitled

PUBLIC HEARING

Notice is hereby given that the City Council of the City of Ellsworth will hold a public hearing on February 13, 2012 at 7:00 p.m. at the City Council Chamber, 1 City Hall Plaza, Ellsworth, Maine. The purpose of this hearing will be to receive public comment on a proposed amendment to the Beckwith Hill Municipal Development Tax Increment Financing District and the adoption of an amended and restated Development Program for said District, pursuant to the provisions of Chapter 208 of Title 30-A of the Maine Revised Statutes, as amended.

Heidi-Noel Grindle
City Clerk

SPECIAL MEETING OF THE ELLSWORTH CITY COUNCIL

A special meeting of the Ellsworth City Council will be held on Monday, February 13, 2012 at 6:30 PM. The meeting will be held in the Ellsworth City Hall Council Chambers.

AGENDA

1. Call to Order.
2. Executive Session to discuss abatement of taxes, per 36 MRSA ss841.
3. Council Order #021200, Action on the item from Executive Session.
4. Adjournment.

NOTICE

Harold MacQuinn, Inc. will be blasting in our Hancock Quarry on the Henderson Road for the month of February, 2012, Monday through Friday between the hours of 9 a.m. and 4 p.m.

Access: the "Henderson Road" is gated at Route 1 and before and after the "MacQuinn Quarry."

Warning:

Three whistles - blasting in five minutes
Two whistles - blasting in one minute
One whistle - blasting is complete - all clear
No homes within one-half mile.

Any questions can be directed to the office of Harold MacQuinn, Inc. at 667-4653.

NOTICE OF SHERIFF'S SALE

Notice is hereby given that, in accordance with that, in accordance with the Judgment entered August 12, 2011 in the action entitled Thomas H. Oehmke v. Wilmar USA, Inc. & Philippe J. Guillemin, et al., by the Maine District Court, Division of Ellsworth, Docket No. CV-11-212, wherein the Court found judgment against Defendant and issued a Writ of Execution on property of Defendant described in a deed dated May 5, 1991 found in the Hancock

STATE OF MAINE PROBATE COURT 50 STATE STREET HANCOCK COUNTY ELLSWORTH, ME 04605 NOTICE TO CREDITORS 18-A MRSA 3-801

The following Personal Representatives have been appointed in the estates noted. The first publication date of this Notice is February 2, 2012. If you are a creditor of an estate listed below, you must present your claim within four months of the first publication date of this Notice to Creditors or be forever barred.

You may present your claim by filing a written statement of your claim on a proper form with the Register of Probate of this Court by delivering or mailing to the Personal Representative listed below at the address published by his name, a written statement of the claim indicating the basis therefore, the name and address of the claimant and the amount claimed, or in such other manner as the law may provide. See 18-A MRSA 3-804.

2012-008 DEBRA E.

LLOYD of Bernard, ME, deceased. Murray E. Lloyd, 3A Rich Brothers Way, Bernard, ME 04612, appointed Personal Representative.

2012-013 HERMAN OSCAR WINER of Bar Harbor, ME, deceased. Joshua Winer, 40 Glen Mary Road, Bar Harbor, ME 04612, appointed Personal Representative.

MEETING NOTICE

The regular monthly meeting of the Ellsworth City Council will be held on Monday, February 13, 2012 at 7:00 PM in the Ellsworth City Hall Council Chambers.

AGENDA

1. Call to Order.
2. Pledge of Allegiance.
3. Rules of Order.
4. Adoption of Ellsworth City Council minutes:
 - 01/09/2012 Regular meeting
 - 01/09/2012 Special meeting
5. City Manager's Report.
6. Committee Reports.
7. Citizens' Comments.
8. Presentation of Awards.

UNFINISHED BUSINESS

CONSENT AGENDA: All items with an asterisk (*) are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

9. Council Order #021201, Recognition of abandonment of Recreation Commission appointment in accordance of Chapter 40, Code of Ethics provision Section 4 B.

Ellsworth City Council Order

Business Licenses
• Sisouk Souththivong d/b/a Bangkok Restaurant, Inc., 78 Downeast Highway for renewal of Class C License (Victualer/Liquor) and State Restaurant License (Malt/Spirituos/Vinous).
• Phanthan Siam High Street of a City Class C License (Victualer/Liquor) for renewal of License (Victualer/Liquor) Malt, Vinous Liquor.
#021204, Re Manager to representative the Maine Coalition.
#021205, R nance Dir nce the Infirm Abatement plication.
#021206, Fire Chief S.A.F.E.R. fighting p
#021207, Finance bds for erty.
#021208, Finance
for for

Public Hearing - PROPOSED TIF Amendment
City of Ellsworth

02/13/2012

Attendance

NAME

DARYL T. CLARK
Milton Hultman III

Jim Saabon III

Jim Saabon Jr

Kenneth Hultman

Donald M. Ahern DDS

Matthew Ahern

Alec Toothaker

Lukas Firestone

George Firestone

Kevin DePrender

Richard Tupper

Kim Kone

Gary Johnson

Philip Frederick Jr.

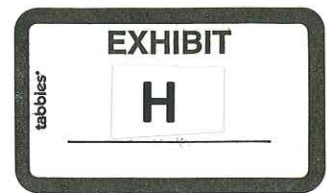
Kevin Miller

Michael A. Bangs

Tenny Weinstein

Cyndi Wood

**RECORD OF REGULAR MEETING
ELLSWORTH CITY COUNCIL**



DATE: FEBRUARY 13, 2012

TIME: 7:00 PM

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

CITY COUNCIL PRESENT: BEATHAM, FORTIER, MOORE, PERKINS AND PHILLIPS.

CITY COUNCIL ABSENT: MATTHEW J. BOUCHER AND MICHAEL W. BOUCHER.

KEY SPEAKERS PRESENT: CITY MANAGER MICHELLE BEAL, TAMMY MOTE, TERI DANE, PENNY WEINSTEIN, MICHAEL HANGGE, KEVIN DEPRENGER, DARYL CLARK, RICHARD TUPPER, GARY SAUNDERS, AMANDA TUPPER, KEVIN KANE, JODY FREDERICKS, AND MANY MEMBERS FROM THE ON CALL/FULL TIME FIRE DEPARTMENT.

unit and authorize advertising within papers of general circulation according to the Finance Director.

Councilor Perkins inquired whether Mote had a sense of where most of the inquiries came from, particularly if the Portland Press was a successful outlet or not. Mote was unsure; however would check with Deputy Treasurer/Tax Collector Leann Beal when she returned to work from vacation. Councilor Phillips inquired how many timeshare units the City still has for sale including the ones remaining from last year. Mote predicted approximately 34 from last year on top of the 34 remaining this year.

A final vote was taken on the above motion with all members voting unanimously in favor.

Chairman Fortier recognized the members of Boy Scout Troop #86, who have been in the audience working on their communications badge. He welcomed them to the meeting and thanked them for staying through to the end of the meeting.

Public hearing and action on a proposed amendment to the Beckwith Hill Municipal Development Tax Increment Financing District and the adoption of an amended and restated Development Program for said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

Tammy Mote, Finance Director stated she had presented the Council with an abundance of material as part of attachment #4, which was contained within Council Packets prior to the meeting. Mote explained that in 2008 the City amended the T.I.F plan which addressed the Bucksport Road tract and the additional acreage on Beckwith Hill. The City did this to assist in funding additional eligible economic development activities. In the meantime the City has been attempting to fill the Business Park at Boggy Brook and an area on the outer Union Street area. The City believes these two areas have potential for further growth and development. It was determined by staff that these two areas should be included in this district to make them more attractive to businesses as well as to further promote economic development and the ability to capture the future revenues in order for the City to fund eligible projects. The City was close to the

**Approved - Revised
and amended
Beckwith Hill
Municipal
Development and
Tax Increment
Financing District
Development
Program as
presented in
attachment #4.**

**RECORD OF REGULAR MEETING
ELLSWORTH CITY COUNCIL**

DATE: FEBRUARY 13, 2012

TIME: 7:00 PM

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

CITY COUNCIL PRESENT: BEATHEM, FORTIER, MOORE, PERKINS AND PHILLIPS.

CITY COUNCIL ABSENT: MATTHEW J. BOUCHER AND MICHAEL W. BOUCHER.

KEY SPEAKERS PRESENT: CITY MANAGER MICHELLE BEAL, TAMMY MOTE, TERI DANE, PENNY WEINSTEIN, MICHAEL HANGGE, KEVIN DEPRENGER, DARYL CLARK, RICHARD TUPPER, GARY SAUNDERS, AMANDA TUPPER, KEVIN KANE, JODY FREDERICKS, AND MANY MEMBERS FROM THE ON CALL/FULL TIME FIRE DEPARTMENT.

2% maximum allowable in a T.I.F area, therefore the City had to look at removing some acreage. The acreage that was considered for removal was some areas on the Bucksport Road which are classified wetlands or residential or not a good fit for development. This resulted in removing 105.4 acres from the Bucksport Road tract and adding 57.22 acres to the Business Park at Boggy Brook, and an additional 31.5 acres onto the Union Street area. John Holden was hired from Eaton and Peabody Consulting Group to assist the City in preparing this document for the Department of Economic and Community Development (DECD) and he was present to answer any technical questions this evening. Mote explained as part of this project the revenues need to be considered as well as the estimates on the proposed projects. There are nearly \$20 million in projects with only approximately \$14 million in revenues. Every project must be stated as well as the estimates to cover those projects; it would be up to the Council to determine which projects get completed. If the project is not listed when it is submitted to the DECD then it would not be an eligible or allowable project. Maps have been included as part of attachment #4 to show which areas have been removed and which areas have been added. Mote stated the term was also looked at and it was extended to thirty years. In 2008 the City anticipated much higher revenues but due to the downturn in the economic times the City was not able to capture those revenues. In anticipation of Beckwith Hill growing which did not grow as fast as expected, so in order to continue with the projects, it was decided to extend the T.I.F for another ten years, so it would go for the full thirty years. Mote pointed out the page within attachment #4 that contained all the eligible projects. Some of those projects include public infrastructure in the Commerce Park, Bucksport Road infrastructure, internet coming into the City, and credit enhancement agreements. Another reason for reevaluating this T.I.F is some of the projects listed in the current document probably could have been moved around, so the document is basically being cleaned up at the same time. The only portion that was removed from the prior T.I.F document was any projects pertaining to the waterfront. Chairman Fortier asked if it were still realistic to add the acreage to Union Street. City Manager Beal stated it was still necessary to add that acreage. Mote further stated it would help the City with their stormwater project and the costs associated with that project.

John Holden briefly stated since the adoption of the T.I.F the statute has changed in

**RECORD OF REGULAR MEETING
ELLSWORTH CITY COUNCIL**

DATE: FEBRUARY 13, 2012

TIME: 7:00 PM

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

CITY COUNCIL PRESENT: BEATHEM, FORTIER, MOORE, PERKINS AND PHILLIPS.

CITY COUNCIL ABSENT: MATTHEW J. BOUCHER AND MICHAEL W. BOUCHER.

KEY SPEAKERS PRESENT: CITY MANAGER MICHELLE BEAL, TAMMY MOTE, TERI DANE, PENNY WEINSTEIN, MICHAEL HANGGE, KEVIN DEPRENGER, DARYL CLARK, RICHARD TUPPER, GARY SAUNDERS, AMANDA TUPPER, KEVIN KANE, JODY FREDERICKS, AND MANY MEMBERS FROM THE ON CALL/FULL TIME FIRE DEPARTMENT.

regards to activities which T.I.F funds can used for. One of the goals with the amendments was to update the T.I.F documents with this new language and activities. This would add the possibility of using T.I.F funds for recreational trails, development and management anywhere in the City. This program has been added and can be utilized at the City's discretion on an annual basis. The other program that has been added is a residents training program. This program is also an encouragement and enticement for new businesses because this program can be designed with local schools or the Hancock County Technical Center to offer classes directly linked to the type of business the City is trying to attract.

Public hearing opened.

There were no comments made by the public.

Public hearing closed.

On a motion by Beathem, seconded by Phillips, it was unanimously

RESOLVED to approve the revised and amended Beckwith Hill Municipal Development and Tax Increment Financing District Development Program as presented in attachment #4.

Adjournment.

On a motion by Phillips, seconded by Moore, it was unanimously

RESOLVED to approve adjournment at 7:56 PM.

A TRUE COPY

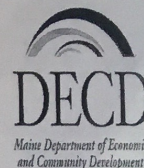
ATTEST:


HEIDI-NOËL GRINDLE

**Approved -
Adjournment at 7:56
PM.**



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



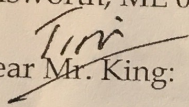
ANGUS S. KING, JR.
GOVERNOR

STEVEN H. LEVESQUE
COMMISSIONER

JAMES F. NIMON
DIRECTOR
BUSINESS DEVELOPMENT

July 22, 2002

Timothy J. King
City Manager
City of Ellsworth
PO Box 586
Ellsworth, ME 04605


Dear Mr. King:

I am writing to follow-up on a phone conversation I just had with your Finance Director, Michelle Bean. She was seeking clarification on the first year of the Beckwith Hill TIF development program.

Because our commitment letter designating the district uses March 31, 2001, as the date for determining original assessed value, the City of Ellsworth must use April 1, 2001, as the first tax year to be included within the district's development program, i.e. you can capture incremental value from then through the end of the district's term.

I hope this provides the clarity Michelle is looking for. Feel free to contact me should you have additional questions.

Sincerely,

James F. Nimon
Director, Office of Business Development

cc: Michelle Bean



ANGUS S. KING, JR.
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT
59 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0059

EXP. 3-29-2032
FILE COPY



STEVEN H. LEVESQUE
COMMISSIONER

June 26, 2002

Timothy J. King, City Manager
City of Ellsworth
P. O. Box 586
Ellsworth, ME 04605

Dear Mr. King,

The Department of Economic and Community Development has reviewed the City of Ellsworth's application to establish the Beckwith Hill Municipal Development Tax Increment Financing District, and grants limited approval effective March 30, 2002. This approval is based upon the September 10, 2001 vote of the City Council and the department's knowledge of the City having fulfilled the statutory requirements for designation and application on or before March 31, 2002, and is subject to the following limitations:

1. Project costs pertaining to the Ellsworth Business Park, as described in section 2.01, subsection (i) of the City's application, are neither in the district nor directly related to it, and thus are not approved. Should the City, within thirty days, demonstrate that this business park property and related project costs were included in the City Council's September 10, 2001 designation of the district, this limitation will be removed;
2. The project costs included in Waterfront Improvements, as described in section 2.01, subsection (iv) of the City's application, are neither in the district nor directly related to it, and thus approval is limited to the dredging and land acquisition elements; and
3. Project costs presented as contingent in the final paragraph of section 2.01 of the City's application, are neither in the district nor directly related to it, and thus are not approved. Should the City, within thirty days, demonstrate that any or all of these project costs are in fact directly related to the district, and were considered as such in the City Council's September 10, 2001 designation of the district, this limitation will be removed.

The City of Ellsworth is authorized to capture increased assessed value as set forth in its application to the department, with the tax increment resulting there from to be used expressly for the activities described within the Development Program and approved herein. Any changes to the Development Program will require an amendment to be adopted and approved in the same manner as the original designation of the district.

To the extent that any tax increment revenues derived from the district are deposited in the City's General Fund or expended on project costs not approved herein, the incremental assessed property value generating those revenues must be included in the City's state valuation.



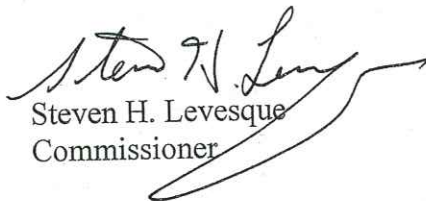
PRINTED ON RECYCLED PAPER

Timothy J. King
June 26, 2002
Page 2

The district designation remains in effect for fifteen years. If for any reason the City determines to terminate the designation of the district prior to its approved term, the City must so notify the department.

If you have questions regarding this approval or the administration of the Beckwith Hill Municipal Development Tax Increment Financing District, please do not hesitate to contact Jim Nimon at 624-9804.

Sincerely,


Steven H. Levesque
Commissioner

cc: Anthony Neves, State Tax Assessor
Lawrence Record, Director of Property Tax



CITY HALL

City of Ellsworth

P.O. BOX 586, ELLSWORTH, MAINE 04605

Tel. 667-2563
Fax 667-4908

OFFICE OF THE CITY MANAGER

June 21, 2002

James Nimon
Dept. of Economic and Community
Development
59 State House Station
Augusta, ME 04333-0059

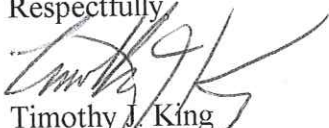
RE: City of Ellsworth

Dear Mr. Nimon,

Please find enclosed the documents for the City of Ellsworth's Tax Increment Financing Program as enumerated in your FAX to me dated June 20, 02.

I want to thank you and Alan Brigham for your assistance on this project. It is sincerely appreciated.

Respectfully,



Timothy J. King
City Manager

Enc.

At the September 10, 2001 regular monthly meeting of the Ellsworth City Council, it was passed by a vote of 4-2, to approve Exhibit H of the Beckwith Hill Municipal Development and Tax Increment Financing District Development Program. Councilors Crosthwaite, Buckminster, Fortier and Louder in favor; Councilors Clarke and Phillips opposed; Councilor King absent.

EXHIBIT H
ELLSWORTH CITY COUNCIL

VOTED THAT: The City of Ellsworth, Maine (the "City") hereby designates the Route One Municipal Development and Tax Increment Financing District and adopts the Development Program for the District presented at this City Council Meeting, such designation and adoption to be pursuant to the following terms and provisions:

1. That, under and pursuant to the provisions of Title 30-A, Chapter 207 of the Maine Revised Statutes, as amended, the development program and financial plan entitled "Route One Municipal Development and Tax Increment Financing District Development Program" as presented to this meeting and a copy of which is hereby incorporated herein by reference and as part of the minutes to this meeting, is hereby approved as the Development Program for the District and for the reasons set forth therein, the City finds and determines that: designation of the District and pursuit of the Development Program will make a contribution of the economic growth or well-being of the City and to the betterment of the health, welfare or safety of its inhabitants, including employment opportunities, broadened and improved tax base and economic stimulus, constituting good and valid public purposes and any adverse economic effect on any existing business is outweighed by the contribution made by the District and the Development Program to the economic growth or well-being of the City and the betterment of the health, welfare and safety of its inhabitants and the City further makes the other findings and determinations as set forth in said Development Program and the Exhibits thereto; and

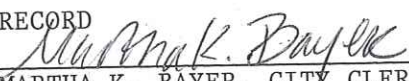
2. That the area of the City of Ellsworth entitled "Route One Municipal Development and Tax Increment Financing District" as more particularly described in said approved development program is hereby designated as a Municipal Development District and Tax Increment Financing District and such designation shall automatically become final and shall take full force and effect upon receipt by the City of approval of the District by the Maine Department of Economic & Community Development, without the requirement of any further action by the City, the City Council or any party; and

3. That the portion or percentage of increased assessed value of said District to be retained, as captured assessed value, in accordance with the development program is hereby established as set forth in the Development Program and Financial Plan; and

4. That the City Manager is hereby authorized and directed, on behalf of the City of Ellsworth, Maine to execute and submit to the Commissioner of Economic and Community Development for approval such applications and further documentation as may be necessary or appropriate for final approval and establishment of the Route One Municipal Development and Tax Increment Financing District and its development program and financial plan and pursuant to 30-A MRSA §5253; and the City Manager be, and hereby is, authorized and empowered, at his discretion, from time to time, to make such technical revisions to the Development Program for the District as DECD or the City Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the Commissioner of the Department of Economic and Community Development, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

A TRUE RECORD

ATTEST:


MARTHA K. BAYER, CITY CLERK

JUNE 21, 2002

**RECORD OF MEETING
ELLSWORTH CITY COUNCIL**

DATE: September 10, 2001

TIME: 7:00p.m.

PLACE: Ellsworth City Hall Council Chambers

**CITY COUNCIL PRESENT: Chairman Crosthwaite,
Buckminster, Clarke, Fortier, Lounder and Phillips; King absent.**

A public hearing was held to hear comment on the request of Terrance Pinkham for renewal of an auto graveyard permit.

On a motion by Phillips, seconded by Buckminster, it was unanimously

RESOLVED to approve the renewal of an auto graveyard permit for Terrance Pinkham.

A public hearing was held to hear comment on the designation of the City of Ellsworth's proposed Beckwith Hill Municipal Development District and Tax Increment Financing District and the adoption of a Development Program for the said District, pursuant to the provision of Chapter 201 of Title 30-A, MRSA.

Manager King opened the discussion with a brief explanation of Tax Increment Financing (TIF). Briefly, it is a special tax district set up in a commercial area, in which derived revenue is sheltered in a way that does not affect the City of Ellsworth's total valuation, thus the state aid to education is not affected.

Further the expenditure of TIF revenues must be planned, prioritized and included in the proposal submitted to the State of Maine for approval. This plan must be rigidly followed with no exceptions.

Nancy Alexander expressed concerns regarding the planning and use of revenues collected by the TIF.

Edward Povich, Ellsworth citizen and State Representative voiced concern over the spending that would occur as a result of the TIF. While he acknowledged the Council's claim that this is not new additional spending, but rather spending for already planned essential projects.

Pat Felton of the Planning Board was concerned because she perceived that the district was set up to benefit one area of the City alone.

**Approved auto graveyard permit
for Terrance Pinkham**

Public hearing on TIF district

**RECORD OF MEETING
ELLSWORTH CITY COUNCIL**

DATE: September 10 2001

TIME: 7:00p.m.

PLACE: Ellsworth City Hall Council Chambers

**CITY COUNCIL PRESENT: Chairman Crosthwaite,
Buckminster, Clarke, Fortier, Lounder and Phillips; King absent.**

Chairman Crosthwaite stated that the City Council had been working on the TIF project for close to three years. During that period they had training, spoke with the Department of Economic and Community Development and held workshops. The TIF program has gone way past what originally was intended, and some real creative things have come of the process to develop this plan.

Further Crosthwaite stated that the City of Ellsworth was in the planning stages of a TIF long before there was any talk of major development in Ellsworth. The projects that are planned with the TIF revenue would be done with or without the TIF revenue.

Councilor Clarke stated that what really changed his thoughts on the TIF was going through the FY2002 budget process. Ellsworth last year had the largest tax base growth in all the years Clarke has served on Council. Yet still the City did not have enough revenue to completely fund the School Budget, and had to raise the tax rate by one mil.

Councilor Lounder introduced a floor amendment to Section 2.01; Statement of Means and Objectives.

Councilor Clarke stated, that while he did agree with the amendment proposal, the language was vague; he would favor the amendment after it had been rewritten, as opposed to passing it now and possibly handcuffing the City to an uncertain amendment.

Councilor Buckminster stated that any sentence in the document could be argued and he did not think that this one sentence unduly handcuffed the City.

On a motion by Fortier, seconded by Buckminster, it was

RESOLVED to accept the suggested floor amendment to the Beckwith Hill Municipal Development and Tax Increment Financing District Development Program. Crosthwaite, Buckminster, Fortier and Lounder in favor; Clarke and Phillips opposed.

Floor amendment to TIF accepted

**RECORD OF MEETING
ELLSWORTH CITY COUNCIL**

DATE: September 10, 2001

TIME: 7:00p.m.

PLACE: Ellsworth City Hall Council Chambers

**CITY COUNCIL PRESENT: Chairman Crosthwaite,
Buckminster, Clarke, Fortier, Lounder and Phillips; King absent.**

On a motion by Fortier, seconded by Buckminster, it was

RESOLVED, to approve of Exhibit H of the Beckwith Hill Municipal Development and Tax Increment Financing District Development Program. Crosthwaite, Buckminster, Fortier and Lounder in favor; Clarke and Phillips opposed.

A public hearing was held to receive comments on the proposed amendment to the Zoning Ordinance.

The Planning Board has proposed an amendment to the Zoning Ordinance that would change the parking restriction with respect to handicap spaces. The amendment would reduce the spaces required in a lot designated for handicap parking. It would bring the local ordinance into compliance, with A.D.A regulations.

Pat Felton, a member of the Ellsworth Planning Board, stated that actually the Ellsworth Zoning Ordinance overcompensated for handicap parking spaces.

Both Councilors Fortier and Lounder question the method in which this proposal was presented to the Council, coming from a private engineer, rather than the Planning Board.

On a motion by Phillips, seconded by Clarke, it was unanimously

RESOLVED, to approve the proposed amendment to the Zoning Ordinance, contingent upon proof of Planning Board approval. (Refer to minutes of Planning Board, August 1, 2001, pg. 9, Item 11.)

On a motion by Fortier, seconded by Buckminster, it was unanimously

RESOLVED to approve the request of Verizon for pole location permits on Bohn Road, approximately 2247 feet northerly of U.S. Route 1A; 1 pole and 1 stud pole.

A TRUE RECORD

ATTEST:

MARtha K. BAYER
MARSHA K. BAYER, CITY CLERK

JUNE 21, 2002

Acceptance of TIF

**Amendment to Zoning Ordinance
Accepted**

Verizon Pole Permit Accepted

TIF: DISTRICT SYNOPSIS FOR COMMISSIONER'S CONSIDERATION

District Data

Municipality: Ellsworth County: Hancock Term: 20

District Name: Beckwith Hill

Company Name and Address: N/A

Original District: ☒ Yes ☐ No

Amended: ☐ Yes ☒ No #: _____

Paper Mill Exclusion: ☐ Yes ☒ No

Downtown District: ☐ Yes ☒ No

Project Description: City will capitalize economic development fund for projects including: business park, marketing, road reconstruction, waterfront improvements and revolving loan fund, using taxes from new development - Fund may total \$3mm.

Job Goals

N/A

Full-Time Jobs Created: _____

Average Annual Wage: \$ _____

Full-Time Jobs Retained: _____

Average Annual Wage: \$ _____

Statutory Requirements

Acreage Limit Met: ☒ Yes ☐ No

Value Limit Met: ☐ Yes ☐ No

Municipal Bonds Issued: ☐ Yes ☐ No maybe

Five Year Limit: ☐ Yes ☐ No if bonds

Below Debt Cap: ☒ Yes ☐ No

Suitable Property: ☒ Yes ☐ No

OAV Certified: ☐ Yes ☐ No

Tax Shifts: ☒ Yes ☐ No

Public Hearing: 5/13/02 ☒ Yes ☐ No

Majority Vote: ☒ Yes ☐ No

TIF Revenue Distribution

General Fund: ☒ Yes ☐ No \$ 1,222,951

Credit Enhancement: ☐ Yes ☒ No \$ _____

Reimbursement Schedule:

Economic Development: ☒ Yes ☐ No \$ 2,538,679

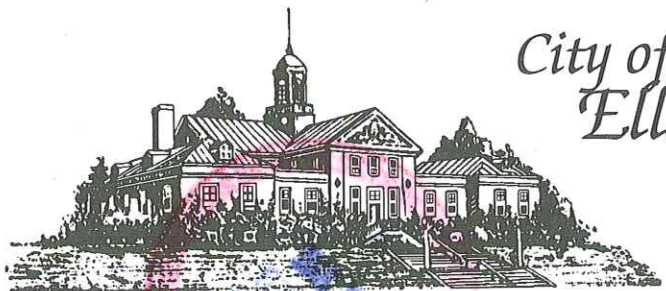
Brief description of municipal activities/projects planned and associated costs:

See above. City to return 33% of new taxes to GF; 67% to municipal projects.

The Program Manager has reviewed the municipal TIF application and provides this advice to assist the Commissioner:

Commissioner Approval Recommended: ☐ Yes ☐ No Initials: _____

Date Received: 5/20/02 Date Approval Letter Prepared: _____



CITY HALL

City of Ellsworth

P.O. BOX 586, ELLSWORTH, MAINE 04605

Tel. 667-2563

Fax 667-4908

OFFICE OF THE CITY MANAGER

May 17, 2002

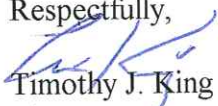
James Nimon
DECD
59 State House Station
Augusta, ME 04333-0059

RE: City of Ellsworth TIF

Dear Jim,

Please find enclosed the revised Tax Increment Finance Program for the Beckwith Hill Tax Increment Finance Program as recently approved by the Ellsworth City Council. Please review it at your earliest convenience.

Respectfully,


Timothy J. King
City Manager

Enc.

CITY OF ELLSWORTH, MAINE

Beckwith Hill MUNICIPAL DEVELOPMENT AND

TAX INCREMENT FINANCING DISTRICT

DEVELOPMENT PROGRAM

REVISED 5/13/02

A TRUE COPY

ATTEST:


MARTHA K. BAYER, CITY CLERK, ELLSWORTH, MAINE
MAY 17, 2002

Beckwith Hill Municipal Development and Tax Increment Financing District

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Exhibits

Exhibit A	Plan and Description of District
Exhibit B	Development Costs
Exhibit C	Estimated Allocation of Tax Increment
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Exhibit E	Physical Description and Findings
Exhibit F	Tax Shifts Computation Methodology
Exhibit G	Notice of Public Hearing
Exhibit H	Proposed Authorizing Votes

**Beckwith Hill Development Program
Municipal Development and Tax Increment Financing District**

Article I. Introduction and Summary of Benefits:

This Development Program and Financial Plan provides for the creation of a Municipal Development and Tax Increment Financing District in order to pay costs of certain economic development projects. These projects will significantly expand the City's tax base, create certain important new employment opportunities, and generally improve the economy of the City of Ellsworth. By facilitating new commercial development, the City will create important public benefits for its citizens. For the purpose of this section, quality jobs means jobs with wage and benefit levels targeted at or above the Hancock County median. Any value to city assets directly resulting from the Development Program will not be passed through to entities not meeting the quality jobs objective.

Article II. Development Program Narrative

Section 2.01: Statement of Means and Objectives

The City of Ellsworth (the "City") desires to **facilitate the economic development projects** described herein in order to expand and diversify the tax base of the City in a significant way, to create new employment opportunities and to improve its economy. By attracting quality jobs and creating a healthy tax base, the City will promote the community well being.

In order to fulfill these goals, the property described in Exhibit A is hereby designated as the Beckwith Hill Municipal Development and Tax Increment Financing District (the "District"). The District consists of all real property now or hereafter located in the District. The Development Program described herein will serve the purpose of administering the District as a Municipal Tax Increment Financing District pursuant to Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended (the "Development Program"). Upon approval by the City of Ellsworth designating the District and adoption of this Development Program by the City at a City Council Meeting, the designation of the District and adoption of the Development Program will become final immediately, subject only to approval by the Maine Department of Economic and Community Development. The Development Program provides for economic development incentives called municipal tax increment financing (TIF) similar to that previously adopted by numerous other Maine municipalities. A TIF involves creation of a geographically defined district in the City and the "capture" or reinvestment of some of the new or "incremental" tax revenues generated by new development and business expansion in the District to pay certain costs described in this Development Program.

The Development Program, as described herein, consists of projects described in Section 2.03 hereof (the "Development Program"). The District is designed to stimulate new investment in the City by allocating a portion of the new or incremental tax revenues generated by new development in the District to the Development Program. Sixty Seven percent (67%) of the municipal tax increment revenues on the new or increased assessed value from the District will be retained by the City under the Development Program to pay costs of the Development Program described herein. The remaining new taxes from the District will be transferred to the general fund of the City.

The existing property in the District currently produces over \$50,000 in real estate taxes for the City. The anticipated new development in the District is expected to generate on average over the term of the District of approximately an additional \$150,000 annually in additional tax revenues, a portion of which will be captured or retained pursuant to this Development Program by the City to pay for costs of the Development Program described herein. The means and objectives of the Development Program thus are to provide significant economic benefit to the City by using a portion of the new taxes from the District to pay the costs of this Development Program in order to expand and diversify the tax base and creating new employment opportunities. By creating the District and paying the costs of the Development Program, thereby expanding and diversifying the tax base and creating new jobs, a public benefit results.

Section 2.02: Brief Discussion of Financial Plan:

The following is a brief summary of the Financial Plan. The Financial Plan of the District is set forth in greater detail in Article III below. A portion of the incremental tax revenues resulting from the District will be captured by the City under the Development Program to pay costs of the Development Program as set forth in Section 3.04 hereof and Exhibits B and C hereof. The development costs and sources and uses of funds associated with the Development Program are further described in Sections 2.01, 2.03 and 3.01 hereof and in Exhibits B and C hereto. All tax revenues generated on the original assessed value of existing property in the District will continue to be paid to the General Fund of the City. The costs of this Development Program will be paid from 67% of the tax increment produced by new development in the District.

Section 2.03: Development Program.

The City will retain a portion of the tax increment revenues from the District as described in Section 3.04 and Exhibit C to finance, in part, some or all of the costs of the following projects (the "Development Program"):

(i) Ellsworth Business Park: The City of Ellsworth has been dependent on a narrow group of business segments for much of the local economy. The community has recognized the need to broaden the industry base. One of the City's major priorities is to provide prepared sites for new or expanding businesses. The City has acquired a 25-acre piece of land adjacent to Route 1A on the north edge of the Commercial Business District proximate to municipal services. The City has completed and received approval by the local planning board for a 10-lot business park on this parcel. The City anticipates that this development will provide a substantial direct impact on job creation. The projected development will include the construction of roads, electric, water, sewer, and storm water utilities to serve the new business park. Also included is the potential to construct one or more buildings in the park to attract businesses that need available buildings to relocate. The estimated cost for this project is \$937,390. The Ellsworth Business Park will create substantial new employment opportunities for the City's tax base.

(ii) Economic Development Marketing Program: Key to the Ellsworth area is an active business attraction and retention program. The City, with Coastal Acadia Development Corporation to provide an active program, is a business location project is and to create The estimated City \$600,000.

(iii) Beechland Development District. Planned is the reconstruction of the major access routes to the Municipal District. The existing road is unsuitable for the levels of traffic expected to utilize the length of road. The estimated cost of that road and Road improvements are required due to the traffic levels that could not be adequately handled on that road. Such road improvements will mitigate the impact of the

(iv) Waterfront Improvements: For a number of years the City has realized the potential economic development value of the redevelopment of the waterfront. Close to the downtown area it has the potential to become a significant boost for the local economy. In 2001, after many years of City effort, the Army Corps of Engineers dredged the federal channel of the Union River out to Union River Bay. In FY 2002 the City will dredge the harbor perimeter. The Ellsworth Harbor Committee and the Executive Committee for Waterfront Development is preparing a strategic plan to upgrade the harbor facilities, construct facilities to connect the waterfront to the commercial downtown, and increase public access. A number of the existing uses including an auto dealership, motor vehicle repair, used car sales and fuel oil business should be replaced by new economic development projects. The dredging of the harbor will help marine related businesses, such as Maine Shellfish including delivery of lobsters, clams, and shrimp. The estimate cost of this project is \$590,000 for land acquisition and redevelopment and for Harbor improvements including pump facilities and improved facilities.

The foregoing projects are part of the Development Program. To the extent that available funds will undertake the following purposes: (a) revolving loan program for small businesses affected by large scale retail development.

specific projects described herein, to provide or encourage new employment opportunities, development that will broaden the City's tax base. Projects included in the Development Program are subject to 30A of the Maine Revised Statutes. To the extent expended for such projects, such funds may be used pursuant to M.R.S.A. § 5252(9)-(11) and authorized by the City Council.

approval by the Maine Department of Economic and Community Development pursuant to such law. The specific public improvement projects to be financed with the captured tax revenues on the captured portion of the increased tax revenues will be approved through subsequent action of the City, and nothing in this Development Program shall be interpreted to authorize, without further City Council authorization, expenditure for any of the projects described herein.

↑
CHANGED FROM
\$1,200,000 (NO DREDGE)
NO - REDGE. OR AMP.
FACILITIES WILDS
IN DISTRICT.

CHANGED FROM ↑
INFRASTRUCTURE
PROJECTS.

Section 2.04: Public Facilities Descriptions.

Except to the extent funded by the Development Program and by private investment anticipated as a result of this Development Program, existing public facilities are adequate to serve the District and the new projects anticipated therein.

Section 2.05: Current and Proposed Uses of Private Property

The project will be developed on property within the District that is currently vacant land or under utilized land. The property in the District will be developed as a Home Depot and other commercial development.

Section 2.06: Relocation Plan.

The City will use reasonable efforts to assist businesses or persons who will be displaced or relocated as a result of the development activities proposed in the District in finding suitable new locations.

Section 2.07: Transportation Improvements.

The existing transportation facilities of the City combined with the improvements that will be made as part of the Development Program are adequate to accommodate the anticipated development of the District.

Section 2.08: Environmental Controls.

All environmental controls required by law shall be adhered to, including any applicable requirements of the City of Ellsworth Zoning Ordinance. Appropriate steps will be taken to ensure that the construction and operation of the improvements in the District comply with all State and federal environmental laws and regulations.

Section 2.09: District Operation.

Except to the extent provided for in the Development Program, the day-to-day operations of the District will require no substantial efforts by the City.

Section 2.10: Program Duration.

The duration of the District will be twenty years.

Article III. Financial Plan

Section 3.01: Costs Estimates for the Development Program.

The estimated cost of the Development Program is approximately \$3,000,000. Such costs are set forth in greater detail in Exhibit B hereto.

Section 3.02: Amount of Indebtedness to be Incurred.

The City may incur any indebtedness in connection with the Development Program. It is currently anticipated that the City will issue its general obligation bonds to fund most of the costs of the Ellsworth Business Park. The City may also issue general obligation bonds to pay other project costs of the Development Program. To the extent that indebtedness is incurred, the City will deposit a portion of the tax increment revenues necessary to pay principal and interest on such bonds into the development sinking fund account. If any part of this program is financed through bonded indebtedness of the City, such portion of the Development Program must be completed within five (5) years of the designation of the District by the Commissioner of Economic Development described in Section 3.04 hereof.

Section 3.03: Sources and Uses of Anticipated Revenues.

The City will deposit 67% of the Tax Increment Revenues as described in Section 3.04 (which amounts are estimated in Exhibit C) into the Development Program Fund created hereby. The sources of anticipated revenues generated by the District to be used to make the payments under are (i) municipal tax increment revenues on retained captured assessed value, a portion of which tax increment will be deposited as received into the Development Program Fund as described in Sections 3.04 hereof, and (ii) earnings on amounts in the Development Program Fund. The City will use the Tax Increment Revenues deposited in the Development Program Fund as described in Section 3.04 herein for costs of the Development Program.

Section 3.04: Estimates of Captured Assessed Values and Portion of CAV to be Applied to Development Program.

The Tax Increment Revenues of the District are that portion of the real property taxes assessed by the City, in excess of any State, county or special district tax, upon the Increased Assessed Value of property in the District. Increased Assessed Value means the valuation amount by which the assessed value of the District in any year exceeds the Original Assessed Value of the District. The Original Assessed Value of the District means the assessed value of property in the District as of March 31, 2001 as described in Exhibit D hereof. If the current assessed value at the time is equal to or less than the Original Assessed Value there is no Increased Assessed Value for that year. The Captured Assessed Value means the amount, expressed as a percentage or stated sum, of Increased Assessed Value from year to year to finance the project costs described in this Development Program. The Assessed Value of this Development Program shall be 67% of the Increased Assessed Value.

The table attached hereto as Exhibit C reflects (i) the Original Assessed Value of all property within the District, (ii) the estimated Increased Assessed Value per year following implementation of the Development Program, (iii) the estimated Tax Increment Revenues per year on the Increased Assessed Value following implementation of the Development Program, (iv) the Captured Assessed Value Percentage; (v) the estimated Tax Increment Revenues allocated to the General Fund of the City; (vi) the estimated Tax Increment Revenues from the Captured Assessed Value, which is the estimated percentage of the property taxes on the Increased Assessed Value of the District that will be used to finance the costs of this Development Program. The percentage of the Increased Assessed Value of the

District to be retained as Captured Assessed Value in each year is 67%. Such Captured Tax Increment Revenues will be used by the City each year in the manner described herein.

A Development Program Fund shall be established by the City consisting of the (a) a Project Cost Account pledged to and charged with the payment of project costs that are to be paid other than from proceeds of Bonds issued by the City and (b) a Development Sinking Fund Account that is pledged to and charged with payment of principal and interest, when due, on any notes, bonds or other evidence of indebtedness issued by the City to pay, refund or reimburse the costs of this Development Program. Upon receipt of each payment of real property tax, for each year during the term of the Development Program as described in Section 2.10 hereof, the City shall deposit that payment constituting the Tax Increment Revenues from the Captured Assessed Value into the Development Program Fund. The City shall annually set aside all Tax Increment Revenues on Captured Assessed Values and deposit such revenues to the appropriate Development Program Fund Account in the following priority:

- (1) To the Development Sinking Fund Account, an amount sufficient, together with estimated future revenues to be deposited to the account and earnings on the amount, to satisfy all annual debt service on bonds and notes issued pursuant to this Development Project and the financial plan;
- (2) To the Project Cost Account, an amount sufficient, together with estimated future revenues to be deposited to the account and earnings on the amount, to satisfy all annual project costs to be paid from the account;

The City may make transfers between the Development Program Fund accounts as required, provided that the transfers do not result in a balance in the Development Sinking Fund Account that is insufficient to cover the annual obligations of the account.

The Tax Increment Revenues captured and retained and deposited into the Development Program Fund will be used to pay costs of the Development Program described in Section 2.03 hereof or will be deposited into the reserve fund(s) hereafter described. The City will establish the Development Program Fund or a series of Development Programs Funds for the City, as one or more permanent municipal reserve funds created and administered pursuant to the provisions of Title 30-A Section 5801 of the Maine Revised Statutes, as amended, which funds shall be dedicated to the payment of costs of the Development Program. Upon each payment of real property tax with respect to property in the District, the City shall deposit to the Development Program Fund the Tax Increment Revenues on the Captured Assessed Value. As the deposit and investment of funds in the Development Program Fund accrue and increase to a level which permits funding of the Development Program or as bonds or notes are issued to fund such costs, the Development Program will be undertaken and funded from such reserve fund(s). Accordingly, all Tax Increment Revenues deposited into the Development Program Fund reserve fund(s) shall be deemed to have been expended and used to satisfy the obligations of the City with respect to the Development Program described in the Development Program when deposited into such reserve fund(s).

Section 3.05: Financial and Statistical Data.

A summary of physical description of the District and financial and statistical information relating to the District's satisfaction of certain conditions imposed under Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended, as a prerequisite to designation of the District is set forth in Exhibit E hereto. Additional information is set forth below:

- April 1,
2002
- (a) Total value of equalized taxable property in Ellsworth as of March 31, 2001: \$488,200,000.
 - (b) Aggregate value of equalized taxable property in all existing and proposed tax increment financing district as of April 1st preceding each such District's designation: \$3,577,300.
 - (c) Percentage of total value of equalized taxable property represented by aggregate value of all equalized taxable property in all existing and proposed tax increment financing districts (i.e., item (b) divided by item (a) expressed a percentage): 0.73%
 - (d) Aggregate original principal amount of principal indebtedness financed by the proceeds from tax increment financing districts within Hancock County, including the District, does not exceed \$50,000,000.

Attached hereto as Exhibit D is the anticipated form of certification of original assessed value by the Assessor of the City of Ellsworth in accordance with the requirements of 30-A M.R.S.A. § 5254(2).

Section 3.06: Estimated Impact of Financing Upon Taxing Jurisdiction.

In accordance with Maine statutes governing the establishment of tax increment financing districts, the table set forth below identifies the estimated tax shifts which will result during the term of the District, using formulas approved by the Department of Economic and Community Development.

<u>Tax Shift Item</u>	<u>Average Annual Amount</u>	<u>Total Undiscounted Amount</u>
Educational Aid	\$132,110.73	\$2,642,214.60
County Tax	\$25,513.25	\$510,265.00
State Revenue Sharing	\$10,842.31	\$216,846.20

Attached hereto as Exhibit F is a summary of the methodology and calculations utilized in calculating tax shifts.

Article IV. Physical Description.

Section 4.01: Physical Description of the District.

Set forth in Exhibit A is a plan depicting the District and a property description of the District.

Article V. Municipal Approvals.

Section 5.01: Public Hearing.

Attached hereto as Exhibit G is a copy of the Notice of Public Hearing held in accordance with the requirements of 30-A M.R.S.A. § 5253. The Notice was published in the Ellsworth Weekly, a newspaper of general circulation in Ellsworth, on May 2, 2002, a date at least 10 days prior to the public hearing. The public hearing was held on May 13, 2002. At the public hearing, interested parties were given a

reasonable opportunity to present testimony concerning the District and this Development Program. The City considered any evidence presented at the hearing regarding any detriment to existing business in the City and made the findings set forth herein and in Exhibit H hereto.

Section 5.02: Authorizing Votes.

Attached as Exhibit H is a copy of the City Council authorizing votes and municipal tax increment financing resolution proposed for adoption at a City Council meeting of the City of Ellsworth at a meeting thereof duly called and held on May 13, 2002 designating the District and adopting the Development Plan.

The undersigned, being the City Manager of the City of Ellsworth, certifies that all of the information contained herein is true and correct to the best of his knowledge.

Dated: May 13, 2002.

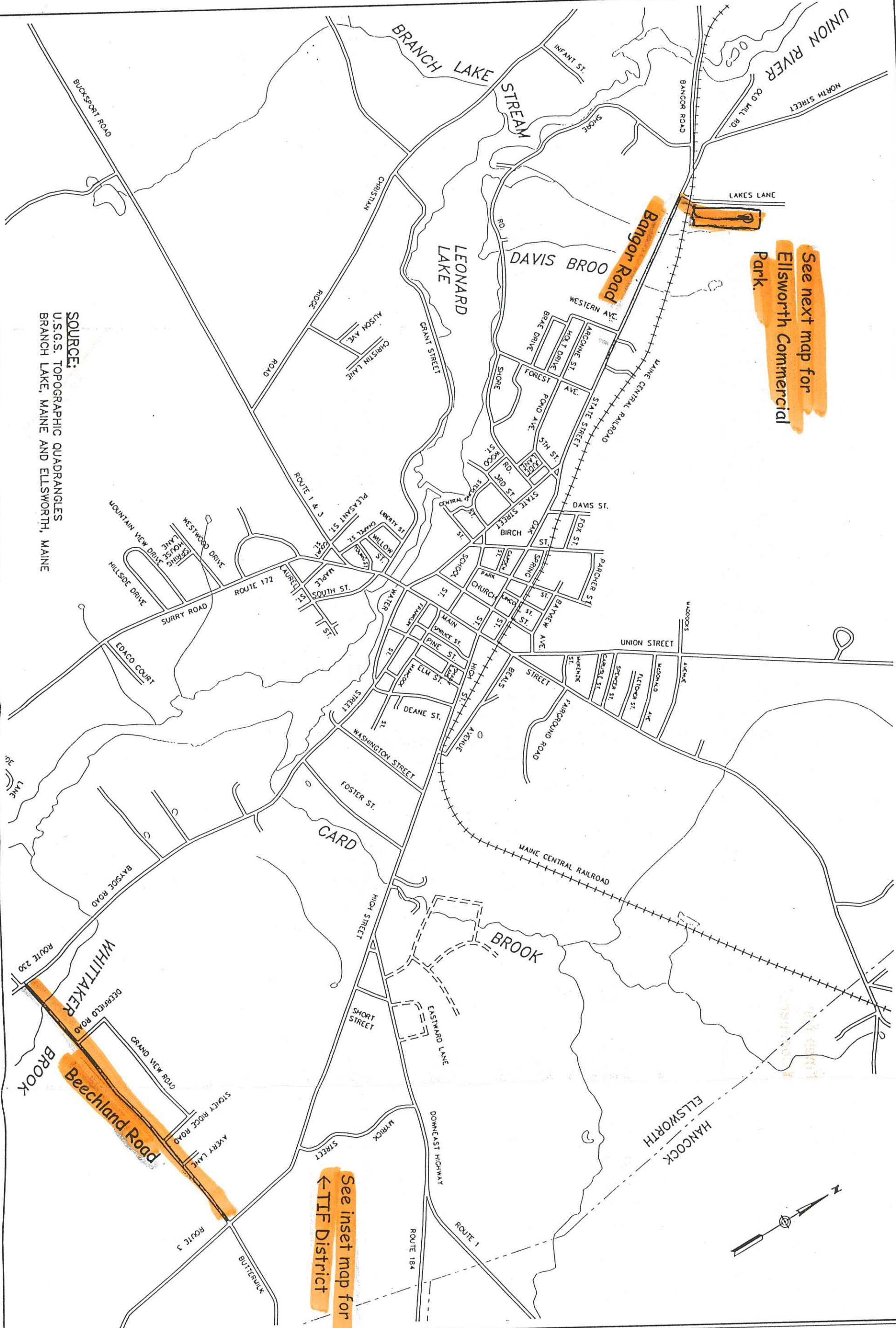


City Manager, City of Ellsworth

EXHIBIT A
PROPERTY DESCRIPTION AND CONFIGURATION OF DISTRICT

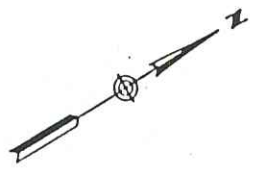
The Beckwith Hill Municipal Development and Tax Increment Financing District is located in the City of Ellsworth, Hancock County, Maine and consists of the real estate shown on the City's Tax Map 16 as Lots 7, 8, 18, 20, 47-1, 47-2, 47-4, 47-5, 47-6, 47-7, 47-8, 47-9, 53, and on the City's Tax Map 22 shown as Lots 1, 3, and the portion of Route One between such lots, all as shown on the Map or Plan of the District attached hereto.

The district also includes Beechland Road and the Bangor Road (Rte 1A) from Ellsworth High School to Lakes Lane.

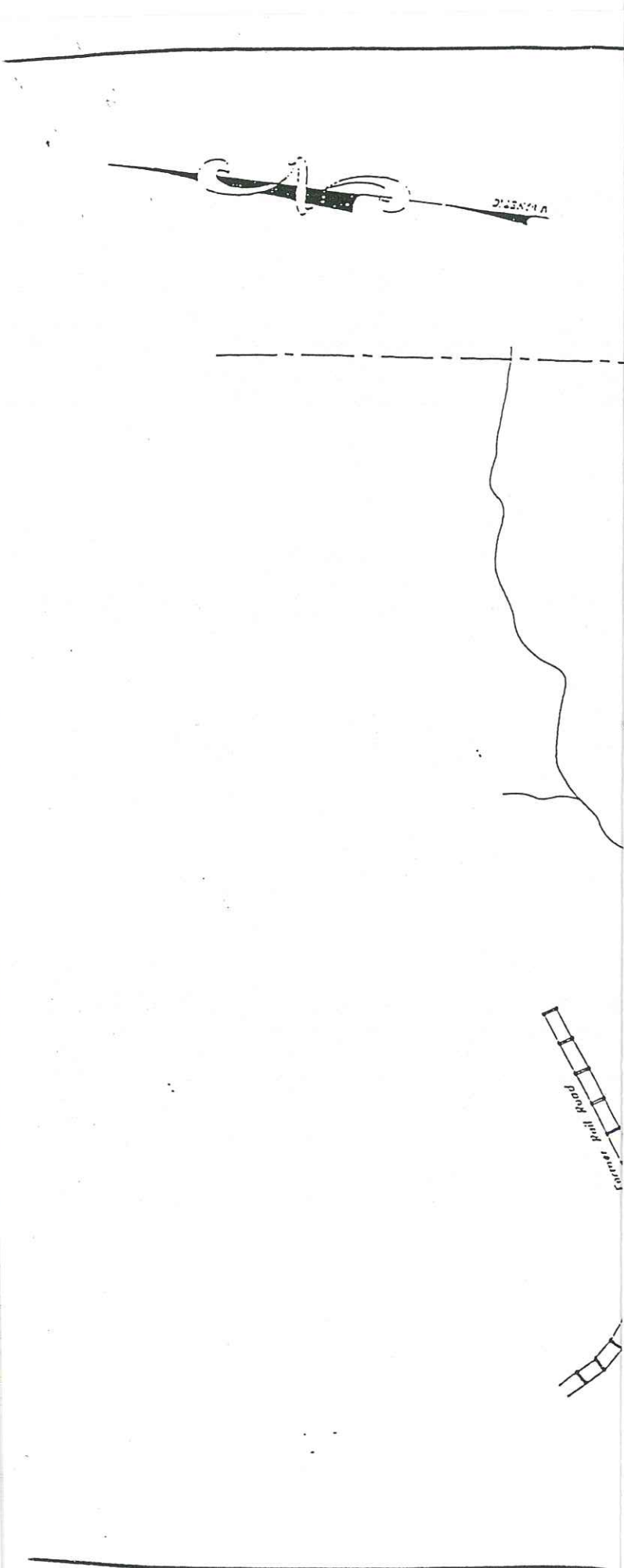


See next map for
Ellsworth Commercial
Park.

See inset map for
← TIF District



CITY OF ELLSWORTH ELLSWORTH, MAINE		URBAN AREA		 WOODARD & CURRAN Engineering · Science · Operations BANGOR, MAINE 800-564-2333	
MAPPING		DESIGNED BY: KRV	CHECKED BY: JOW	JOB NO: 20305001	
		DRAWN BY: JOE	FILE: 20305001-U001-RPT	DATE: FEB. 2002	
				SCALE: 1"=1500'	
				FIGURE 1	



Plan Of Proposed :
Tax Increment Finance Zone
Ellsworth (Hancock County) Maine
Scale : 1" = 500' October 27, 2000



EXHIBIT B
ESTIMATED DEVELOPMENT COSTS

Activity	Municipal TIF Proceeds
1. Land Acquisition	\$250,000
2. Building Acquisition	
3. Relocation of Persons and Businesses	
4. Clearance & Demolition	
5. Street & Site Improvements (on site and off site	\$2,032,390
6. Water & Sewer Improvements	
7. Building Construction	
8. Parking Facilities	
9. Capital Equipment	
10. Preferred Fees	
11. Administrative Costs	\$700,000
12. Discretionary Payments	
13. Training Costs	
14. Other Costs	

WHAT?!
ADMIN = 23% of TOTAL
(30% of DEV COSTS)
Too HIGH!
\$35,000/year

Exhibit C						
Allocation of Estimated Tax Increment Revenues						
Year	Original Assessed Value	Estimated Increased Assessed Value	Estimated Tax Increment Revenues on Estimated Increased Assessed Value	Captured Assessed Value Percentage	Estimated Tax Increment Revenues for General Fund	Estimated Tax Increment Revenues Captured Assessed Value for Development Program
1	3,483,600	8,132,500	136,883	67%	49,693	87,180
2	3,483,600	8,132,500	136,883	67%	49,693	87,180
3	3,483,600	8,132,500	136,883	67%	49,693	87,180
4	3,483,600	8,882,500	148,883	67%	49,628	99,255
5	3,483,600	9,882,500	154,883	67%	51,628	103,255
6	3,483,600	9,882,500	154,883	67%	51,628	103,255
7	3,483,600	10,382,500	162,883	67%	53,752	109,131
8	3,483,600	12,382,500	192,883	67%	63,652	129,231
9	3,483,600	12,382,500	192,883	67%	63,652	129,231
10	3,483,600	12,882,500	200,883	67%	66,292	134,591
11	3,483,600	12,882,500	200,883	67%	66,292	134,591
12	3,483,600	12,882,500	200,883	67%	66,292	134,591
13	3,483,600	13,382,500	216,883	67%	71,572	145,311
14	3,483,600	13,382,500	216,883	67%	71,572	145,311
15	3,483,600	13,382,500	216,883	67%	71,572	145,311
16	3,483,600	13,882,500	224,883	67%	74,212	150,671
17	3,483,600	13,882,500	224,883	67%	74,212	150,671
18	3,483,600	13,882,500	224,883	67%	74,212	150,671
19	3,483,600	14,382,500	232,883	67%	76,852	156,031
20	3,483,600	14,382,500	232,883	67%	76,852	156,031

NOTES:

1. Assumes a level tax rate of 16 mils as effective July 1, 2001;
2. Assumes no appreciation or depreciation;
3. Estimated Tax Increment Revenues on Captured Assessed Value are the estimated amounts to be applied to pay costs of this Development Program.

INCREASED
from \$0
15 years

EXHIBIT D
CERTIFICATE OF ASSESSOR

The undersigned assessor of the City of Ellsworth, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S.A. Section 5254 that the assessed value of the Beckwith Hill Municipal Development and Tax Increment Financing District, as described in the Development Program for the District, was \$3,577,300 as of March 31, 2001.

In Witness Whereof this Certificate has been executed as of this 13th day of May 2002.



Municipal Assessor

Whose
blue ink
changes
on p. 12?

EXHIBIT E
PHYSICAL DESCRIPTION

1. Total Acreage of Municipality: 54,000 acres.
2. Total Acreage of proposed Municipal TIF District: 95.73 acres.
3. Percentage of total acreage in proposed Municipal TIF Districts (line 2 divided by line 1 cannot exceed 2%): 0.18%.
4. Total acreage of all existing and proposed Municipal TIF Districts in the Municipality: 95.73 acres
5. Percentage of total acreage in all existing and proposed municipal TIF Districts (line 4 divided by line 1 cannot exceed 5%): 0.18%
6. Total acreage of all real property in proposed Municipal TIF District, that is:
 - a. blighted: 0 acres (line 6(a) divided by line 2 = 0%).
 - b. acreage in need of rehabilitation, redevelopment or conservation: 95.73 acres (line 6(b) divided by line 2 = 100%).
 - c. area suitable for industrial or commercial sites = 95.73 acres (line 6(c) divided by line 2 = 100%).

The percentage resulting from either 6(a), 6(b) or 6(c) must equal or exceed 25%.

*SAME AREA
AS ORIGINAL
- DIDN'T THEY
ADD*

EXHIBIT F
TAX INCREMENT FINANCING TAX SHIFT FORMULAS

A tax increment financing district will result in certain tax shifts which result because the retained captured assessed value of the District will be excluded from the State Valuation of the property in the City. These tax shifts are noted in three basis formulae which use local property tax valuation as a basis for calculation. These three formulas are: (1) State Aid to Education; (2) Municipal Share of County Taxes; and (3) Revenue Sharing to the extent applicable.

"Tax Shifts" means the sum of the following amounts as calculated under the Tax Shift Formulas (a) the difference between the county tax payable by the City if the Captured Assessed Value that under the then existing Tax Shift Formulas is not included in the actual calculation of County Tax were included in the City's valuation in calculating the county tax, and the county tax payable by the City to the extent that the Captured Assessed Value is excluded from the City's valuation in calculating the county tax; plus (b) the difference between the State aid to education that would be received by the City if the Captured Assessed Value that under the then existing Tax Shift Formulas is not included in the actual calculation of State aid to education were included in the City's valuation in calculating State aid to education, and the State aid to education that received by the City to the extent that the Captured Assessed Value is excluded from the City's valuation in calculating such amounts of State aid to education; plus (c) the difference between the State revenue sharing that would be received by the City if the Captured Assessed Value that under the then existing Tax Shift Formulas is not included in the actual calculation of State revenue sharing were included in the City's valuation in calculating the amount of State revenue sharing, and the State revenue sharing received each year to the extent that the Captured Assessed Value is excluded in the City's valuation in calculating such amounts of revenue sharing. Examples of the calculation of the estimated Tax Shifts based on the current Tax Shift Formulas are attached as Exhibit F to the Development Program.

"Tax Shift Formulas" mean the formulas utilized by the State of Maine in calculating (a) the county tax payable in accordance with 30-A M.R.S.A. § 706 and 36 M.R.S.A. §§ 305(1), 381, as amended, and any successor provisions; (b) the municipal revenue sharing distribution of the Local Government Fund in accordance with 30-A M.R.S.A. §5681, as amended, and any successor provision, provided, however, that distribution of the Disproportionate Tax Burden Fund (the Revenue II fund) shall not be taken into consideration in such calculation since taxes assessed on captured value within a tax increment financing district are included in the amounts of the property assessed in determining allocations of such Disproportionate Tax Burden Fund; and (c) State aid to education, including aid for total operating costs, total program cost allocation (taking into account the maximum local share or circuit breaker) and total debt service cost allocation (taking into account the maximum local share or circuit breaker), but not taking into account the hold harmless or hardship cushion that results in additional State aid to education to the prior years level even through the calculation would have resulted in a reduction, all as computed in accordance with Maine Department of Education Form ED 261 or any successor form.

The following is the process used to derive each of these tax shifts.

EDUCATION TAX SHIFT: Computed by comparing State Department of Education Form ED 261 for the City with and without retained CAV, but not taking into account the hold harmless or hardship cushion that results in additional State aid to education to the prior years level even through the calculation would have resulted in a reduction.

COUNTY TAX SHIFT: In order to compute this shift, we first obtained the most recent County State Valuation from the State Bureau of Taxation. We then determined the average Captured Assessed Value for the District over the life of the District. We then determined the City's current share of the County Tax by dividing the current City Valuation by the Current County Valuation. We then determined what the City's Share of the County Tax would be if the new value from the District were added by the City's Valuation without the creation of the District by dividing the sum of the current City Valuation plus the average new value by the sum of the current County Valuation plus the average new value. The difference is the factor representing the percentage of the County Tax Shift.

Next, we determined the estimated average annual county tax over the life of the District. To arrive at this number, the average change in County Tax for the last five years was determined and the percentage increase projected to the middle of the district's life. This projected tax was then multiplied by the factor developed above to determine the County Tax Shift.

REVENUE SHARING SHIFTS: The first step in determining the Revenue Sharing Tax Shifts was to obtain the total Municipal Revenue Sharing Amount from the State Treasurer. The five steps outlined in the following formula were then applied:

STEP ONE:
$$\frac{\text{Municipal Population} \times \text{Local Property Tax Levied}}{\text{State Local Valuation}} = \text{Current Factor}$$

STEP TWO:
$$\frac{\text{Municipal Population} \times \text{Local Property Tax Levied}}{\text{State Local Valuation} + \text{Captured Assessed Value}} = \text{Adjusted Factor}$$

STEP THREE:
$$\frac{\text{Current Factor}}{\text{Adjusted Factor}} = 1.X$$

STEP FOUR:
$$1.X - 1.0 = .X$$

STEP FIVE:
$$.X (\text{Total Municipal Revenue Sharing Amount}) = \text{Revenue Sharing Shift}$$

The relevant computations are attached.

EXHIBIT F
COUNTY TAX SHIFT

\$5,569,600,000	County Valuation	
\$11,870,000	Average Retained CAV	
County Tax 2001	\$3,787,324.80	30.72%
2000	\$2,897,376.30	17.15%
1999	\$2,473,240	6.07%
1998	\$2,331,724.45	1.14%
1997	\$2,305,354.70	
	Average Increase	13.77%

Midpoint Increase - 8 years \$10,630,522.62
City Valuation = \$488,200,000
Average CAV = \$11,870,000
Projected County Tax = \$10,630,522.62
Projected City Share (w/o CAV) = 8.76%
Projected City Share (w/CAV) = 9.00%
Difference (w/CAV) = 0.24% x 10,630,522 = 25,513.25
Average Annual County Tax Shift = \$25,513.25/year
x 20 years
\$510,265.00

EDUCATIONAL AID TAX SHIFT

From ED261	Current Local Allocation	Revised ED261 if \$11,870,000 in unsheltered valuation were added

Operating Costs (Line 30):	\$3,641,371.83	\$3,722,839.56
Program Costs (Line 39):	\$679,750.50	\$724,458.40
Debt Service (Line 47):	<u>\$237,675.00</u>	<u>\$243,610.00</u>
	\$4,558,797.33	\$4,690,908.06

Estimated Local Allocation of Costs	\$4,690,908.06
if Valuation added without TIF:	<u>-4,558,797.33</u>
Current Local Allocation:	\$ 132,110.73
	<u>20 years</u>
	\$2,642,214.60

EXHIBIT F
REVENUE SHARING TAX SHIFTS

Population = 6456
Total local tax levied = \$8,025,340
State Valuation = \$488,200,000
Average CAV = \$11,870,000
Revenue Sharing Amount = \$446,185.75

Step One:
$$\frac{6456 \times \$8,025,340}{488,200,000} = 106.1278 \text{ (Current Factor)}$$

Step Two:
$$\frac{6456 \times 8,025,340}{488,200,000 + 11,870,000} = 103.609 \text{ (Adjusted Factor)}$$

Step Three:
$$\frac{106.1278}{103.609} = 1.0243$$

Step Four:
$$1.0243 - 1.0000 = 0.0243$$

Step Five:

$$0.0243 \times 446,185.75 = \$10,842.31/\text{year or } \$216,846.20 \text{ over 20 years}$$

EXHIBIT G
LEGAL ADVERTISEMENT
CITY OF ELLSWORTH
PUBLIC NOTICE

Notice is hereby given that the City of Ellsworth will hold a public hearing on May 13, 2002 at 7:00 p.m. at City Hall in Ellsworth for purposes of receiving public comments on the designation of its proposed Beckwith Hill Municipal Development District and Tax Increment Financing District and the adoption of a Development Program for the said District, pursuant to the provisions of Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended.

A copy of the proposed Development Program for the new District is on file with the City Clerk of the City of Ellsworth and may be obtained from and reviewed at the offices of the City Clerk of the City of Ellsworth during normal business hours. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at the hearing.

415 Cars

1989 CHEVY Corvette, convertible, red with white top, auto, 33K miles, excellent condition. Call 667-9185.

1995 FORD TAURUS WAGON V-6 Auto 67K. One owner many extras, excellent condition. \$4,500. 338-8448 Belfast.

1997 SATURN SW WAGON: auto transmission, air conditioning, power steering, power brakes, stereo, Trac-Loc, very low miles, \$8250. 594-8122

2000 SATURN: 4-DR, 5 Speed, cassette & CD player, air conditioning, tilt wheel, \$7450. 594-8122.

BUYING A CLASSIFIED LINE AD?

For only \$1.00 more per week, you can place your ad on our website at www.courierpub.com

For more info. call 594-4407
Laurie
Ext. 269

or email
cglclass@courierpub.com

I WILL BUY your 1991 to 2000 car or truck. No hassle, no wait for your money. Call Gary, MAINE MOTORS at 667-2287.

416 Cars

1985 TOYOTA Celica

417 Cars

1989 SAAB 900S. 4-dr, auto, 189K. Good shape, very clean. \$2000/BO. 273-3081.

1991 HONDA ACCORD Wagon 195K, airbag, A/C, new muffler, alternator, good tires, tan. Extras. \$1750. 529-5884.

1991 Toyota Camray, 98K engine auto trns., good, needs rack pinions, \$500. nice car 785-6671.

1991 TOYOTA Corolla Wagon, AWD, silver, runs and looks great. \$1500. 244-0059.

1993 FORD Taurus, runs excellent, 4-dr., V6, new water pump, tires, windshield, springs and front brakes. \$1700. 276-9398 nights, weekdays, days 288-5885.

FOR SALE: 1989 FORD Tempo, 4-cylinder automatic with on demand 4 wheel drive, 108,000 miles. Body in excellent shape, no rust. Vehicle is inspected, was used daily, Asking \$1200. Call evenings or leave a message 342-5651.

418 Cars

\$5,000 and up

1958 BLACK Fleetwood Cadillac. Restored. Beautiful condition. Garaged. Asking, \$12,000. Call 288-3942. Leave message.

1993 NISSAN NX2000, 5-spd, 58K miles, t-Top, AM/FM/CD, FM/PW/PL, recent state inspection. \$5000. 594-5536.

1996 CHRYSLER Town and Country LXI,

420 Motorcycles

Mopeds-ATV

1978 SUZUKI GS750. Excellent condition. 16K miles, plus two 1977 Malaguti mopeds, pedal start. Need repair. \$1200 firm. 785-2107.

2000 SUZUKI MARAUDER 800 Black and chrome cruiser. Drag pipes. 900 miles. Perfect condition. \$5800. 372-8427.

429 Trucks

1986 CHEVY van series 20, 3/4 ton towing package, 1-ton rear end, extra heavy springs, 10,000lb. hitch, 7 way electric, brakes, transmission cooler, 145K. Runs great \$1500/BO. Call 236-4722.

1997 F350 Ford pickup, 7.3 power stroke diesel, cabin half, flat bed, with dualies. 255-6733.

93 TOYOTA 4-runner SR5, V6, 106K. Sunroof, AC, standard transmission, \$8500. 596-7060 days, 230-0579 evenings.

432 Truck

\$1,001-\$5,000

1956 DODGE 300 great style, companion vehicle to your 50's car. \$2500/BO. 374-5710, Blue Hill.

1983 TOYOTA truck 4x4. New engine. Little rust. New inspection and new tires. \$2300/BO. Call 832-

465 Entertainment**ALEX & ZIG**

Children's Fiction, **2nd Place Award** Maine Media Women

Aired on
Maine Public Radio.

SPECIAL: was \$10.95 now \$9

(207) 767-3432

www.alexzig.com

470 For Sale

2 "MAINE BABY BAGS" snowsuits \$15 each. Excellent condition. Size 6mo.-2 yrs. 667-4787.

2 TV's, 19", color, works good, \$25/each. 13" B&W TV, \$15. Quick sale. 667-4787.

3 SETS of binoculars. Must see to appreciate. 667-4417.

4 BURNER General Electric stove, electric, gold colored, clean. \$65. 667-7245.

50,000 BTU Sears Torpedo kerosene heater with thermostat. Excellent. \$75. Call 667-9667.

AB/DOER II, 7 months old. \$60. 664-2588.

AIR COMPRESSORS

5-7 1/2- 10-30 and 50HP, HYD, presses 50 and 100 ton, 1 %30 KVA Spot welders, pierce all punch with dro, Niagara shear and pressbrake, 42" power roll. (603) 382-5671 (9-5PM)

B&D 12" Electric yard saw \$18.; 4" 2.0 electric chain saw \$40.

470 For Sale

JFK, collection headline news, memorial issues, MIS special issues, 30+ items. \$50. 288-3580. azlinder@acadia.net

KAYAK/BIKE GEAR: Tandem fiberglass sea kayaks. Wilderness Systems Seascapes. \$500. Used Mt. Bikes, over 100 to choose from at or below wholesale! Car racks, Yakima inventory sell off. All in stock Yakima is 50% off! Electric bikes \$300 each or all 6 for \$1500. Coastal Kayaking Tours in Bar Harbor for details, 288-9605.

LITTLE TYKES Game Table, Play basketball, hockey, football, soccer or plain table top. \$35. 667-8250.

LOBSTER holding equipment complete system. Tanks, pumps and titanium water chiller bio-filter, carbon filter, holds up to 1000 pounds. 596-7398, \$2800.

O'BRIEN Windsurfer \$75/BO. Good condition Nordic Trak NT Challenger cross country ski machine \$65/BO includes performance computer. 862-4434.

OLYMPUS Infinity superzoom 300, 38-105mm, \$50. Eyeglass frames, black, Toscani, flex hinge, T1016, \$50. 667-1881.

ONLY \$30 for both; Alpine tracker exercise machine and weight bench. Weights not included. 667-0083.

ORIGINAL Scott Moore landscape. 24"

471 Appliances

GE ELECTRIC stove, self cleaning. Almond color, excellent condition. \$95. 244-3156.

GE refrigerator 17.2 cu. ft. frostless, good condition. Asking \$100. 288-4398.

472 Furniture

FURNITURE \$25.-\$75. Upholstered chairs, dresser, dressing table, curio cabinet, queen mattress/box springs. Call Kelly 288-8086.

500 Health & Fitness

OAKWORKS massage chair, hunter green, never used. \$300. 338-0678.

550 Computers

FOR SALE: Epson printer, 24-pin dot matrix 17" wide carriage, excellent condition. \$100. 664-0680.

GATEWAY Pentium-2 350 MBH, 256 MBRAM/6MB Video, Quickbook, Photo Shop 6.0, 17" monitor, keyboard, mouse, \$400. 244-5335.

580 Campers

Travel Trailers

AIRSTREAM: 1973, 31' International Sovereign. All systems operating. In good condition inside and out. Great for summer camp or hook on and go anywhere. \$7500. 244-5785.

586 Legal Ads**PUBLIC HEARING NOTICE**

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, May 13, 2002 at 7:00pm in the City Hall Council Chambers to hear comment on the application of: Matthew J. Parker d/b/a Turriglo's 59 Franklin Street for a City Class B License (food, liquor and amusement) and a state restaurant liquor license. All persons may appear to show cause, if any, why the above application should not be approved.

Martha K. Bayer,
City Clerk

PUBLIC HEARING NOTICE

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, May 13, 2002 at 7:00pm in the City Hall Council Chambers to hear comment on the application of: Erin Company, d/b/a the Holiday Inn, Union River Yacht Club 215 High Street for a city Class A License (food, liquor, amusement and lodging) and a state malt, spirituous and vinous liquor license.

All persons may appear to show cause, if any, why the above applications should not be approved.

Martha K. Bayer,
City Clerk

PUBLIC HEARING NOTICE

The municipal officers of the City of Ellsworth will hold a public hearing on Monday, May 13, 2002 at 7:00pm in the City Hall Council Chambers to hear comment on the application of: Bruce Wardwell d/b/a The Max, Inc. 191 Main Street for a City C License (food and liquor) and a state malt, spirituous and vinous liquor restaurant license. All persons may appear to show cause, if any, why the above application should not be approved.

Martha K. Bayer,
City Clerk

LEGAL**ADVERTISEMENT****CITY OF ELLSWORTH**

PUBLIC NOTICE
Notice is hereby given that the City of Ellsworth will hold a public hearing on May 13, 2002 at 7:00pm at City Hall in Ellsworth for the purpose of receiving public comments on a major amendment to the Backwith Hill Municipal Tax Increment Finance Development Program adopted by the Ellsworth City Council on September 10, 2001, pursuant to the provisions of Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended. A copy of the proposed revision in the Development Program for the District is on file with the City Clerk of the City of Ellsworth during normal business hours. All interested persons are invited to attend

586 Legal Ads

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590 Yard Sales

LA MOINE giant 2 family yard sale, Saturday and Sunday, May 4 and 5, 10am-2pm, La Moine Beach Rd., Linden Lane. Children's and adults clothing, toys, furniture, kitchen supplies, bikes, books, etc.

NORTHEAST HARBOR tag sale, 125 Main St., Saturday, May 4, 9am-2pm. Partial contents 2 houses and restaurant. kitchen items, small appliances, computer equipment, paint, furniture, linens, lighting, cash registers, time clock, collectibles. Great supplies for outfitting a camp.

OLD TOOLS and antiques for sale. Liberty Tool Co. open every day Thurs.-Sun. 9am-5pm; Captain Tinkhams (Searsport) and Hulls Cove Tool Barn. Open Sat. 9am-5pm. Sun. 11am-5pm. Tools wanted: 888-405-2007.

PRECEPTOR PSI Sorority's 6th annual rummage, baked goods and plants sale at Holy Redeemer Parish Hall, Ledgeland Ave., Bar Harbor, May 4, 9am-1pm. We will accept donations of clean clothing, books, white elephant items week-day mornings at the Parish Hall until May 3. Any questions call 288-3862 after 5pm.

SEAL COVE multifamily yard sale, Saturday May 4 and Sunday, May 5, 8am-4pm, rain or shine; Kelleytown Rd. Kid's clothes,

**RECORD OF MEETING
ELLSWORTH CITY COUNCIL**

DATE: MAY 13, 2002

TIME: 7:00 P.M.

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

**CITY COUNCIL PRESENT: BEAL, BUCKMINSTER,
CICIOTTE, CROSTHWAITE, KING, LOUNDER AND REEVE**

Councilor Buckminster questioned if the downstairs portion would be opened and if smoking would be allowed.

Mr. Parker responded that the downstairs would open in a few months and that smoking would not be permitted.

On a motion by Buckminster, seconded by Reeve it was unanimously

RESOLVED to approve the request of Matthew J. Parker d/b/a Turriglio's, 59 Franklin Street, Ellsworth, Maine, for issuance of a City Class B license (food, liquor and amusement) and a State restaurant liquor license.

**Approved – Turrigilio's City
and State liquor license**

A public hearing was held for the purpose of receiving public comments on a major amendment to the Beckwith Hill Municipal Tax Increment Finance Development District and Development Program.

The City Manager provided an overview of the proposal. He explained that the City adopted the initial proposal in September 2001. Shortly thereafter changes were made in the expected development plans for the Beckwith Hill area, sharply decreasing the revenue stream to be generated by the TIF. The amendment reflects a more realistic revenue stream and program. The program itself is increased in term from ten to twenty years.

Councilor King questioned if the listing of the TIF projects suggested their priority.

The City Manager responded that the listing did not suggest priority.

The public hearing was opened.

Citizen, Gary Fortier questioned if the zone of the TIF area had been increased.

The City Manager replied that it had been increased only to include the physical boundaries of Beechland Road, the public way and Route 1A, near the Business Park.

There were no further public comments.

The public hearing was closed.

**RECORD OF MEETING
ELLSWORTH CITY COUNCIL**

DATE: MAY 13, 2002

TIME: 7:00 P.M.

PLACE: ELLSWORTH CITY HALL COUNCIL CHAMBERS

**CITY COUNCIL PRESENT: BEAL, BUCKMINSTER,
CICIOTTE, CROSTHWAITE, KING, LOUNDER AND REEVE**

Councilor Buckminster question the requirements for the small business loan program.

The City Manager replied those criteria would be set by the City Council.

Chairman Lounder reviewed the changes in the development program funding. Lounder stated that it was his understanding that as conditions changed over time the City could respond to those changes with relative ease.

The City Manager concurred.

On a motion by King, seconded by Buckminster, it was unanimously

RESOLVED to approve the Beckwith Hill Municipal Tax Increment Finance Development District and Development Program as revised, dated 5/13/02.

On a motion by Beal, seconded by Ciciotte, it was unanimously

RESOLVED to approve Council Order #050200, request of the City Clerk for approval of Wardens and Ward Clerks for the June 11, 2002 Primary and Referendum Election.

Title: Appointment of Warden and Ward Clerks for the four voting districts

WHEREAS, Title 21A provides that the City Clerk shall appoint Wardens and Ward Clerks with the approval of the municipal officers; and

WHEREAS, these appointments are made in each general election year; it is hereby

RESOLVED, to appoint the following persons to their respective Wards:

A TRUE RECORD

ATTEST:

Martha K. Bayer
MARTHA K. BAYER, CITY CLERK

ELLSWORTH, MAINE

MAY 17, 2002

**Approved – Beckwith Hill
Municipal Tax Increment
Finance Development District
and Development Program as
revised, dated 5/13/02**

**Approved – CO#050200-
appointment of Wardens &
Ward Clerks for June 11, 2002
Primary**