STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT

DECD
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~~ Tim:

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,

Jim

James F. Nimon
Director, Office of Business Development

cc: Michelle Bean

59 STATE HOUSE STATION • AUGUSTA • MAINE • 04333-0059
PHONE: (207) 624-9800 • FACSIMILE: (207) 287-5701
E-MAIL: james.nimon@state.me.us

FILE COPY Exp. 3-29-2032

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

ANGUS S. KING, JR.
GOVERNOR

DECD

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.

PHONE: (207) 624-9800 (VOICE) (207) 287-2656 (TTY) FAX: (207) 287-2861

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,

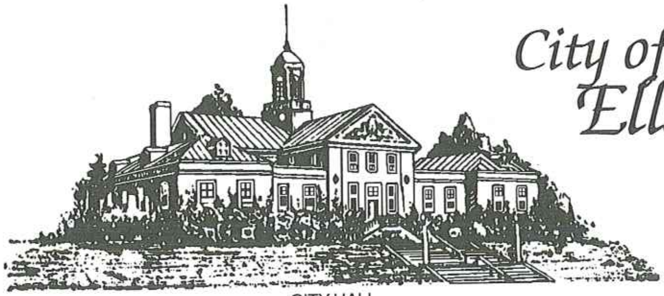
Steven H. Levesque
Commissioner

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

Tel. 667-2563
Fax 667-4908

City of Ellsworth P.O. BOX 586, ELLSWORTH, MAINE 04605

OFFICE OF THE CITY MANAGER



CITY HALL

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 Lounder 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
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

Approved auto graveyard permit for Terrance Pinkham

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

Public hearing on TIF district

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.

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.

Floor amendment to TIF accepted

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.

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

Acceptance of TIF

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

Amendment to Zoning Ordinance Accepted

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

Verizon Pole Permit Accepted

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 City Clerk
MARTHA K. BAYER, CITY CLERK
JUNE 21, 2002

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 $3 MM.

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 $1,272,951
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:

Tel. 667-2563
Fax 667-4908

City of Ellsworth P.O. BOX 586, ELLSWORTH, MAINE 04605

CITY HALL

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

Beckwith Hill Municipal Development and Tax Increment Financing District

Table of Contents

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 opportu ... the City's tax base.

AMENDED FROM $1,350,000

(ii) Economic Development Marketing Program: Key to ... llsworth area is an active business attraction and retention program. The City ... with Coastal Acadia Development Corporation to provide an active program ... ss location and to creat ... The estimated City ... ject is $600,000.

← NOT CHANGED

(iii) Beechla CHANGED FROM $600,000 of the major access routes to the Municipal Development Distric d is unsuitable for the levels of traffic expected to utilize it. Planned is the re le length of road. The estimated cost of that road project is $755,000. d Road improvements are required due to the improvements in the ic levels that could not be adequately handled on that road without the pro ich road improvements will mitigate the impact of the District upon the Ci

(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 im k facilities.

CHANGED FROM $1,200,000 (NO DREDGE) NO - REDEV. OR PUMP. FACILITIES UNLESS IN DISTRICT.

The foregoing projects a ndertaken as part of this Development Program. To the extent that av revenues remain from the District, the City will undertake the following pu gram: (a) $100,000 capitalization of a revolving loan program for smal Business District that may be adversely affected by large scale retail dev area. The City finds that each of the specific projects described herei will either directly or indirectly provide or encourage new employment opp urage and promote economic development that will broaden the City's tax eral economy of the City. The projects included in the Development Progr s" under Chapter 207 of Title 30A of the Maine Revised Statutes. To the crement revenues are not expended for such projects, such funds may t costs" as defined in 30-A M.R.S.A. § 5252(9)-(11) and authorized by time, subject to any necessary approval by the Maine Department of Econ ment 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 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 2002 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 [illegible] means the amount, expressed as a percentage or stated sum, of Increased Assessed Value [illegible] from year to year to finance the project costs described in this Development Program. Th[illegible] Assessed Value of this Development Program shall be 67% of the Increased Assessed Val[illegible]

The table attached hereto as Exhibit C reflects (i) the Original Assessed Value of al[illegible] within the District, (ii) the estimated Increased Assessed Value per year following impleme[illegible] Development Program, (iii) the estimated Tax Increment Revenues per year on the Increas[illegible] Value following implementation of the Development Program, (iv) the Captured Assessed [illegible] Percentage; (v) the estimated Tax Increment Revenues allocated to the General Fund of the [illegible] the estimated Tax Increment Revenues from the Captured Assessed Value, which is the esti[illegible] 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).

<u>Section 3.05</u>: <u>Financial and Statistical Data</u>.

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.

Tax Shift Item	Average Annual Amount	Total Undiscounted Amount
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.

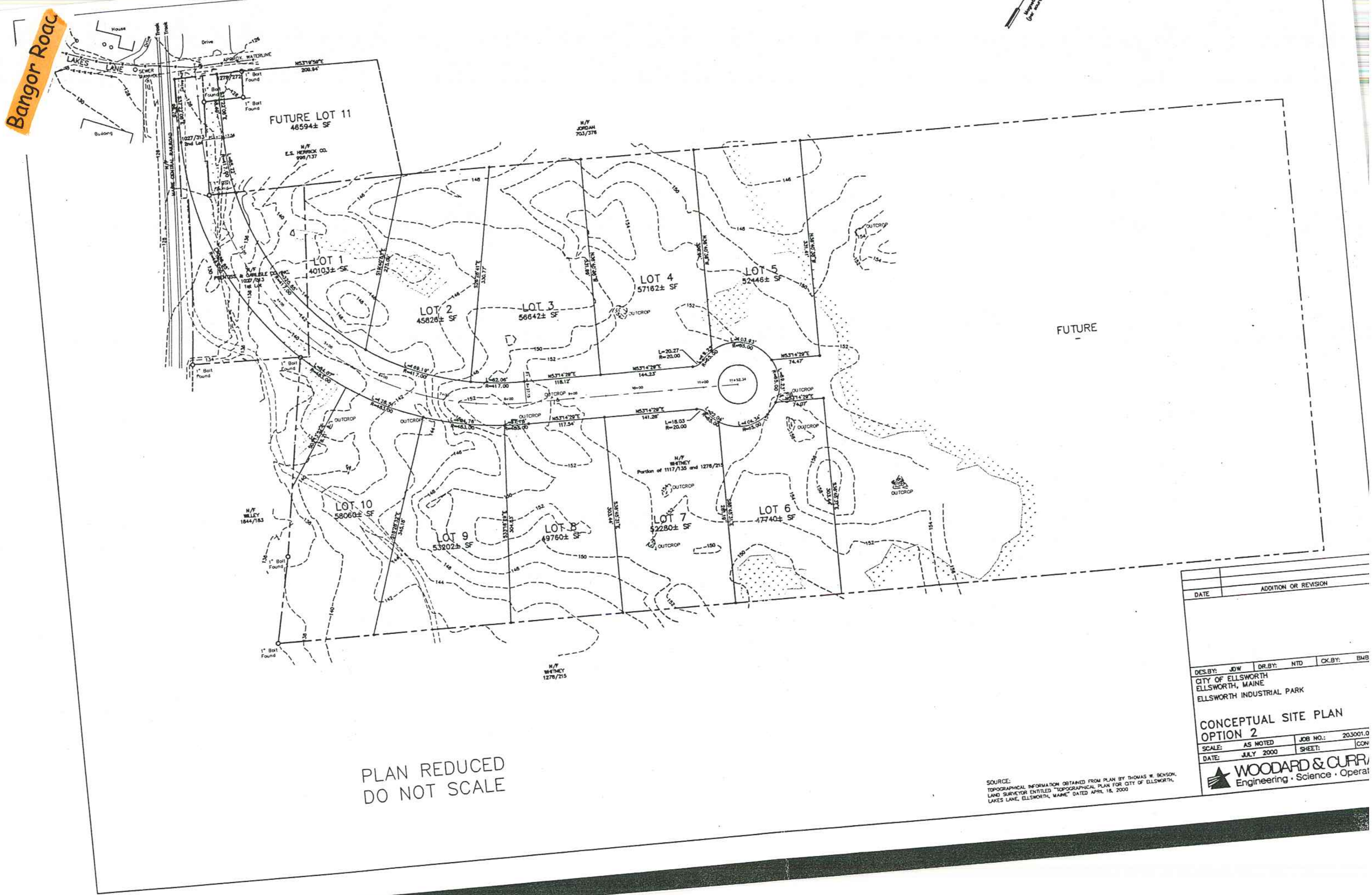
Timothy J King

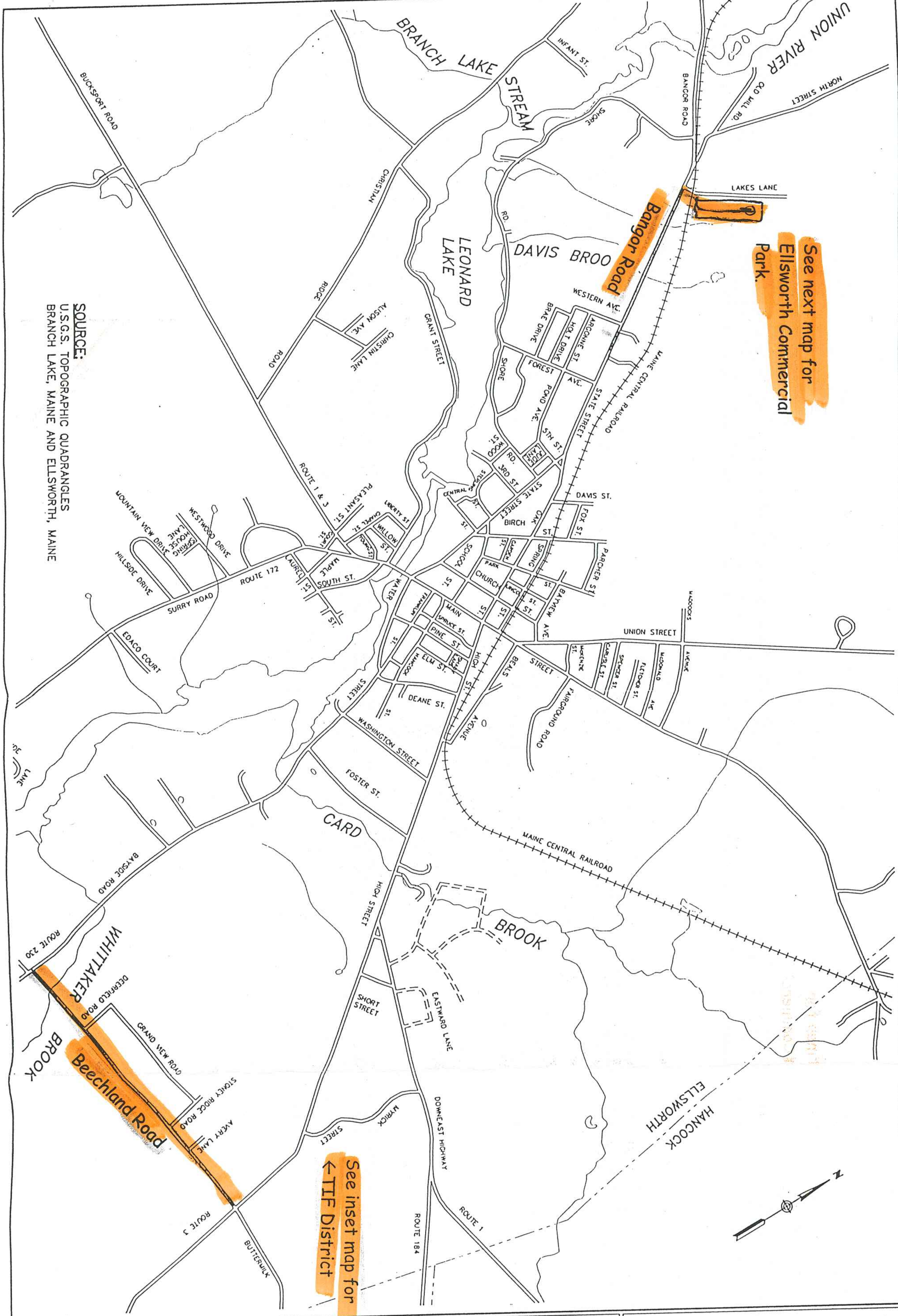
City Manager, City of Ellsworth

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.


Bangor Road
LAKES LANE
FUTURE LOT 11
46594± SF
N/F
E.S. HERRICK CO.
N/F
JORDAN
703/276
LOT 1
40103± SF
LOT 2
45826± SF
LOT 3
56642± SF
LOT 4
57182± SF
LOT 5
52446± SF
LOT 6
47740± SF
LOT 7
52280± SF
LOT 8
49760± SF
LOT 9
53202± SF
LOT 10
58060± SF
FUTURE
N/F
WHITNEY
Portion of 1117/135 and 1278/215
N/F
WILLEY
1644/163
N/F
WHITNEY
1278/215
OUTCROP
PLAN REDUCED
DO NOT SCALE
SOURCE:
TOPOGRAPHICAL INFORMATION OBTAINED FROM PLAN BY THOMAS W. BENSON, LAND SURVEYOR ENTITLED "TOPOGRAPHICAL PLAN FOR CITY OF ELLSWORTH, LAKES LANE, ELLSWORTH, MAINE" DATED APRIL 18, 2000
DATE
ADDITION OR REVISION
DES.BY: JDW
DR.BY: NTD
CK.BY: BMB
CITY OF ELLSWORTH
ELLSWORTH, MAINE
ELLSWORTH INDUSTRIAL PARK
CONCEPTUAL SITE PLAN
OPTION 2
SCALE: AS NOTED
JOB NO.: 203001.0
DATE: JULY 2000
SHEET:
WOODARD & CURRA
Engineering · Science · Operat



JOB NO: 20305.01 DATE: FEB. 2002 SCALE: 1"=1500' FIGURE 1	CITY OF ELLSWORTH ELLSWORTH, MAINE MAPPING	URBAN AREA DESIGNED BY: KRV · DRAWN BY: JDE CHECKED BY: JDW · FILE: 20305001-U001-RPT	WOODARD & CURRAN Engineering · Science · Operations BANGOR, MAINE · 800-564-2333

Plan Of Proposed :

Tax Increment Finance Zone

Ellsworth (Hancock County) Maine

Scale : 1" = 500' October 27, 2000

Graphic Scale in Feet

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 (33%)	Estimated Tax Increment Revenues Captured Assessed Value for Development Program (67%)	
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	
					1272951	2538629	3811630

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 ~~20~~ 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, 2002.

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 d 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: $$\frac{\text{Municipal Population X Local Property Tax Levied}}{\text{State Local Valuation}} = \text{Current Factor}$$

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

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

STEP FOUR: 1.X - 1.0 = .X

STEP FIVE: .X (Total Municipal Revenue Sharing Amount) = 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):	$237,675.00	$243,610.00
	$4,558,797.33	$4,690,908.06

Estimated Local Allocation of Costs if Valuation added without TIF:	$4,690,908.06
Current Local Allocation:	-$4,558,797.33
	$ 132,110.73
	20 years
	$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: $\dfrac{6456 \times \$8{,}025{,}340}{488{,}200{,}000} =$ 106.1278 (Current Factor)

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

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

Step Four: 1.0243 - 1.0000 = 0.0243

Step Five:

0.0243 x 446,185.75= $10,842.31/year or $216,846.20 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.

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 $1-$1,000

1985 TOYOTA Celica

417 Cars $1,001-$5,000

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, weekends., 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-Roof, 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 Malaguita 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, Niagra 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, azfinder@acadia.net

KAYAK/BIKE GEAR: Tandem fiberglass sea kayaks. Wilderness Systems Seascapes, $500. Used Mt. Bikes, over 100 to chose 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. Call Acadia Bike and 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; Alpin\e 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 Pentrum-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

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 Turriglio'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, spiritous 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, spiritous 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 Beckwith 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 Statuses, 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

590 Yard Sales

LAMOINE giant 2 family yard sale, Saturday and Sunday, May 4 and 5, 10am-2pm, Lamoine 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, Ledgelawn Ave., Bar Harbor, May 4, 9am-1pm. We will accept donations of clean clothing, books, white elephant items weekday mornings at the Parish Hall until May 3. Any questions call 288-3862 after 5pm.

SEAL COVE multi-family 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: ELLLSWORTH 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.

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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.

Approved – 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.

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

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