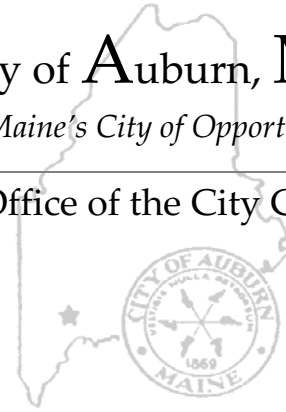


City of Auburn, Maine

"Maine's City of Opportunity"

Office of the City Clerk



Council Meeting Agenda Packet

October 15, 2007

This packet contains the City Council Agenda and supporting documents. The items in this packet are bookmarked in Adobe Acrobat .pdf format. You may need to click on the Bookmark tab on the left to open the Bookmark window. If you do not see a Bookmark tab on the left, you may need to select the Show/Hide Navigation Pane button in your icon toolbar above or update your version of the Adobe Reader. You can download the free Adobe Reader application at www.adobe.com.



City Council Meeting and Workshop October 15, 2007

Agenda

5:00 p.m. Dinner

5:30 p.m. Workshop

Discussion of TIF #9 Amendment

Discussion of TIF #15

Discussion of Junkyard/Automobile Graveyard Licenses and other agenda items

7:00 p.m. City Council Meeting

Pledge of Allegiance

* **Consent Items** – All items listed with an asterisk (*) are considered as routine and will be approved in one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests. If requested, the item will be removed from the consent agenda and considered in the order it appears on the agenda.

Minutes

*101507-00 Minutes of October 1, 2007 Council Meeting

Reports

- **Mayor**
- **City Councilors**
 - **Dick Gleason:** Water District, Consolidation, Audit Committee, Procurement Committee
 - **Bob Hayes:** Planning Board, L-A Railroad, Alternative Revenues
 - **Eric Samson:** LAEGC, MMWAC, City Manager Search
 - **Bruce Bickford:** A-L Airport, ABDC, Roads & Sidewalks
 - **Ray Berube:** School Committee, Auburn Housing, Communication
 - **Bob Mennealy:** Sewer District, University of Maine L-A, Impact Fees
 - **Ellen Peters:** 9-1-1 Center, Library Board, Comprehensive Plan

- **City Manager**

Finance Report – Month of September

Communications and Recognitions

*101507-00 Communication from Helen Ouellette Re: Temporary Signs for Jack-O-Lantern Parade

Unfinished Business

New Business

101507-01 Resolve – Amendment to TIF District #9 (Public Hearing and action thereon)

- 101507-02 Resolve – Authorize Acting City Manager to Execute Documents – Tax Increment District #15 Mall Area Hotel and Submit to the State Department of Economic and Community Development (Public Hearing and action thereon)
- 101507-03 Resolve – Authorizing Acting City Manager to Transfer Ownership of City Owned Property to Nobility, LLC
- 101507-04 Public Hearing and action on Liquor Application for MVL Inc. d/b/a Tio Juan’s Margaritas Mexican Restaurant and Watering Hole, 180 Center Street, Auburn
- 101507-05 Public Hearing – Automobile Graveyard/Junkyard applications: M&P Auto Inc.; Buck’s Auto; Morris Auto Parts, Inc.; Isadore T. Miller Co.; Maine Metal Recycling, Inc.; and Randy’s Auto Parts, Inc.
- 101507-06 Ordinance - Amendment to Chapter 26 – One Way Streets (1st Reading)
- 101507-07 Order – Acceptance of Sherwood Drive
- 101507-08 Sign Warrants for November 6th Municipal Election

Open Session - Members of the public are invited to speak to the Council about any issue directly related to City business which is *not* on this agenda

ADJOURNMENT

Executives Sessions: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda.

The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405. Those applicable to municipal government are:

1. Discussion of personnel issues
2. Discussion or consideration of the condition, acquisition, or the use of real or personal property or economic development if premature disclosure of the information would prejudice the competitive or bargaining position of the body or agency.
3. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators.
4. Consultations between a body or agency and its attorney
5. Discussion of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute.
6. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes
7. Consultations between municipal officers and a code enforcement officer relating to enforcement matter pending in District Court.

**CITY OF AUBURN
OCTOBER 1, 2007
CITY COUNCIL MEETING**

PRESENT

Mayor John T. Jenkins, Councilors Richard D. Gleason, Robert P. Hayes, Eric G. Samson, Bruce A. Bickford, Raymond C. Berube, Robert C. Mennealy, and C. Ellen Peters, Acting City Manager Laurie Smith, Finance Director Chris Trenholm, and City Clerk Mary Lou Magno. There were 42 people in the audience.

Mayor Jenkins called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn Hall with a salute to the flag. Mayor Jenkins introduced students from Walton School who sang the National Anthem.

CONSENT AGENDA

Councilor Samson moved to accept, approve and place on the file those items listed with an asterisk. Seconded by Councilor Bickford. Vote: 7 Yeas.

***MINUTES OF SEPTEMBER 17 & 25, 2007**

Approved under consent agenda.

REPORTS OF THE MAYOR

Mayor Jenkins recognized Maureen Aube, Community Business Specialist, who will be leaving the City to work for the Chamber of Commerce. He also recognized the Public Works, Police and Fire Department for all their efforts regarding the Viet Nam Wall that has been in these two communities for the last week.

REPORTS OF CITY COUNCILORS

Councilors reported on their respective Council Committee Assignments.

REPORTS OF THE CITY MANAGER

Acting City Manager, Laurie Smith, recognized Maureen Aube for all her contributions to the City over the last 18 months.

COMMUNICATIONS AND RECOGNITIONS

***COMMUNICATION FROM EDWARD LITTLE HIGH SCHOOL GRANDSTAND
CLUB RE: WAIVE FEE FOR VICTUALERS LICENSE**

Approved under consent agenda.

***COMMUNICATION FROM GREGORY NADEAU RE: RESIGNATION FROM HOUSING
AUTHORITY BOARD**

Approved under consent agenda.

***COMMUNICATION FROM CARMEN MERCIER RE: RESIGNATION FROM HOUSING AUTHORITY BOARD**

Approved under consent agenda.

UNFINISHED BUSINESS

1. ORDINANCE – AMENDMENT TO CHAPTER 25, ARTICLE 1 – ANIMAL CONTROL (2ND READING)

Councilor Samson moved for acceptance of second reading and final passage. Seconded by Councilor Bickford. Vote: 7 Yeas.

2. ORDINANCE – CHAPTER 25, ARTICLE 6 – GRAFFITI (2ND READING)

Councilor Bickford moved for acceptance of second reading and final passage. Seconded by Councilor Peters.

Police Chief Crowell explained the above ordinance and answered Councilor's questions.

Vote: 7 Yeas.

3. ORDINANCE – CHAPTER 15, ARTICLE 2 – SECURITY SYSTEMS (2ND READING)

Councilor Berube moved for acceptance of second reading and final passage. Seconded by Councilor Peters. Vote: 7 Yeas.

4. ORDINANCE – AMENDMENT TO CHAPTER 27, SECTION 3.10 – TRAFFIC CONTROL (2ND READING)

Councilor Berube moved for acceptance of second reading and final passage. Seconded by Councilor Peters. Vote: 7 Yeas.

5. RESOLVE – RENAMING OF SOUTH BRIDGE

Councilor Gleason moved for passage of the resolve. Seconded by Councilor Peters.

The following persons made comments regarding the above resolve: Linda and Forrest Jordan, Lisbon; Allen Harvie, 37 Boulder Drive; Charles Hildreth, Milford, New Hampshire; and Sonya Samson, Mary Carroll Street.

Councilor Hayes moved to amend the motion to include that at a future Joint City Council Meeting the City Councils of Auburn and Lewiston consider the names submitted this evening and others to possibly place plaques in both cities including the Riverwalk. Seconded by Councilor Samson.

Vote: 5 Nays with Councilors Hayes and Peters voting Yea.

Vote on passage of the resolve. 7 Yeas.

Councilor Hayes moved that at a future Joint City Council Meeting the City Councils of Auburn and Lewiston consider the names submitted this evening (names submitted for re-naming the South Bridge) and others to possibly place plaques in both cities including the Riverwalk. Seconded by Councilor Samson. Vote: 7 Yeas.

NEW BUSINESS

**6. PUBLIC HEARING – LIQUOR APPLICATION FOR BOC, LLC D/B/A THATCHERS,
550 CENTER STREET, AUBURN**

Mayor Jenkins opened and closed the public hearing with no public comment.
Councilor Berube moved to approve the application contingent upon the Fire and Planning and Permitting Departments giving their approvals. Seconded by Councilor Hayes. Vote: 7 Yeas.

**7. ORDINANCE – AMENDMENT TO ZONING ORDINANCE – LAKE AUBURN
WATERSHED OVERLAY, CHAPTER 29, ARTICLE 5, SECTION 5.3
(1ST READING)**

Councilor Berube moved for acceptance of 1st reading. Seconded by Councilor Hayes.

The following persons made comments regarding the above ordinance: Dan Bilodeau, 207 North Auburn Road; Tim Goss, 175 Val View Drive; David Jones, Director of Public Services, City of Lewiston; and Bob Bernier, 17 Lamplighter Circle.

Vote: 0 Yeas, 7 Nays **NOT PASSED**

8. APPOINTMENT OF LOCAL HEALTH OFFICER

Councilor Peters moved to re-appoint Dorothy Meagher as Local Health Officer until October 2010. Seconded by Councilor Bickford. Vote: 7 Yeas.

OPEN SESSION

Tim Goss, 175 Val View Drive.

CLOSED OPEN SESSION

ADJOURNMENT – 8:30 P.M.

Councilor Bickford moved to adjourn. Seconded by Councilor Mennealy. Vote: 7 Yeas.

A TRUE RECORD

ATTEST: _____
CITY CLERK

City of Auburn, Maine

"Maine's City of Opportunity"

Financial Services

October 11, 2007

Honorable Mayor Jenkins and
Members of the City Council

Attached please find the financial report for the month of September 2007. The City has completed its third month of the current fiscal year. Since it is the third month of the year, a number of expenditures that are due will not be reoccurring. The City's major revenue sources – personal property taxes were due on August 27th and the first half of the real estate taxes were due on September 17th. As a guideline for tracking purposes, revenues and expenditures should amount to approximately 25% of the annual budget. However, not all costs and revenues are distributed evenly throughout the year; individual line items can vary based upon cyclical activity.

Revenues

Revenues collected through September 30th were \$29,915,383, or 46.08%, of the annual budget. The accounts listed below are noteworthy.

- A. Personal property taxes have traditionally been due by July 15. This year, however, due to the additional time needed to complete the property assessments and the Tax Commitment, personal property taxes were due on August 27th.
- B. Licenses and development permits reflect the active development climate that is ongoing in the community.
- C. State Revenue Sharing is typically a higher amount this time of year based on strong income and sales taxes received by the State.
- D. Rent revenue is higher due to the annual payment from Maine Intermodal Transportation, Inc. for the lease at the intermodal facility.

Expenditures

Expenditures through September 30th were \$14,409,485, or 22.2%, of the annual budget. Noteworthy variances are discussed below.

- A. *Property*: The first of two insurance premium installments was paid in July.
- B. *Community Programs*: Full payment of the appropriations for the Liberty Festival.

- C. *Intergovernmental Programs*: The City funds the intergovernmental agencies quarterly upon receipt of their invoices. The County Tax payment was due September 1 and paid on Friday, August 31st.
- D. *Information Systems*: The City pays its annual software maintenance agreements in the first quarter of each fiscal year.
- E. *Water and Sewer*: The first of four quarterly payments was made in July.
- F. *Mayor and Council*: Payments of the annual dues to AVCOG and 75% of the annual audit have been made.

Investments

This section contains an investment schedule as of September 30th, as well as a comparison of the investments between September 30th and prior month. Currently the City's funds are earning an average interest rate of 5.28%, compared to approximately 5.31% last year at this time.

Respectfully Submitted,

Laurie Smith
Acting City Manager

Chris Trenholm
Finance Director

**CITY OF AUBURN, MAINE
BALANCE SHEET - GENERAL FUND
SEPTEMBER 30, 2007**

	SEPTEMBER 30, 2007	AUGUST 31, 2007	Increase (Decrease)
<u>ASSETS</u>			
CASH	19,405,879	10,210,102	9,195,777
RECEIVABLES			
ACCOUNTS RECEIVABLES	1,062,876	1,427,546	(364,670)
TAXES RECEIVABLE-CURRENT	19,204,149	33,234,157	(14,030,008)
DELINQUENT TAXES	393,521	378,139	15,382
TAX LIENS	891,036	1,027,430	(136,394)
NET DUE TO/FROM OTHER FUNDS	4,548,551	2,549,840	1,998,711
	<hr/>	<hr/>	<hr/>
TOTAL ASSETS	45,506,012	48,827,214	(3,321,202)
<u>LIABILITIES & FUND BALANCES</u>			
ACCOUNTS PAYABLE	96,180	196,160	(99,980)
WAGES & TAXES PAYABLE	186,024	(1,937)	187,961
ACCRUED PAYROLL	-	-	-
STATE FEES PAYABLE	33,216	36,649	(3,433)
PREPAID TAXES	-	-	-
IN LIEU OF BONDS	61,205	61,205	(0)
DEFERRED REVENUE	19,978,469	34,056,994	(14,078,525)
	<hr/>	<hr/>	<hr/>
TOTAL LIABILITIES	20,355,093	34,349,071	(13,993,978)
FUND BALANCE - NOT DESIGNATED	9,124,785	9,149,184	(24,399)
FUND BALANCE - DESIGNATED FOR WORKERS COMP & UNEMPLOYMENT	639,549	711,913	(72,364)
FUND BALANCE - DESIGNATED	-	142,880	(142,880)
NET CHANGE IN FUND BALANCE	15,386,584	4,474,167	10,912,417
	<hr/>	<hr/>	<hr/>
TOTAL FUND BALANCES	25,150,919	14,478,144	10,672,775
TOTAL LIABILITIES AND FUND BALANCES	45,506,012	48,827,215	(3,321,203)

CITY OF AUBURN, MAINE
REVENUES - GENERAL FUND COMPARATIVE
AS OF SEPTEMBER 30, 2007 vs. SEPTEMBER 30, 2006

REVENUE SOURCE	FY 2008	ACTUAL	% OF	FY 2007	ACTUAL	% OF
	BUDGET	REVENUES	TOTAL	BUDGET	REVENUES	TOTAL
		THROUGH SEPT. 30	BUDGET	THROUGH SEPT. 30	THROUGH SEPT. 30	BUDGET
TAXES						
PROPERTY TAX REVENUE-	\$ 40,283,147	\$ 20,824,936	51.70%	\$ 39,500,803	\$ 9,463,854	23.96%
PRIOR YEAR REVENUE	-	593,196		-	614,652	
HOMESTEAD EXEMPTION REIMBURSEMENT	-	528,557		-	590,004	
ALLOWANCE FOR ABATEMENT	-	-		-	-	
ALLOWANCE FOR UNCOLLECTIBLE TAXES	-	-		(15,000)	-	0.00%
EXCISE	3,200,000	872,101	27.25%	3,200,000	878,216	27.44%
PENALTIES & INTEREST	90,000	48,580	53.98%	90,000	12,073	13.41%
TOTAL TAXES	\$ 43,573,147	\$ 22,867,371	52.48%	\$ 42,775,803	\$ 11,558,800	27.02%
LICENSES AND PERMITS						
BUSINESS	49,600	13,260	26.73%	46,800	13,500	28.85%
NON-BUSINESS	325,700	109,381	33.58%	307,775	118,290	38.43%
TOTAL LICENSES	\$ 375,300	\$ 122,641	32.68%	\$ 354,575	\$ 131,790	37.17%
INTERGOVERNMENTAL ASSISTANCE						
STATE-LOCAL ROAD ASSISTANCE	460,000	123,628	26.88%	356,000	122,185	34.32%
STATE REVENUE SHARING	3,775,000	1,262,334	33.44%	2,900,000	1,046,083	36.07%
WELFARE REIMBURSEMENT	22,500	3,117	13.85%	22,500	4,914	21.84%
OTHER STATE AID	25,000	10,180	40.72%	25,000	10,277	41.11%
FEMA REIMBURSEMENT	-	32,824		-	-	
CITY OF LEWISTON	150,000	13,063	8.71%	175,000	-	0.00%
EDUCATION SUBSIDY	16,118,582	4,045,891	25.10%	14,620,168	4,836,874	33.08%
TOTAL INTERGOVERNMENTAL ASSISTANCE	\$ 20,551,082	\$ 5,491,038	26.72%	\$ 18,098,668	\$ 6,020,333	33.26%
CHARGE FOR SERVICES						
GENERAL GOVERNMENT	163,950	57,080	34.82%	166,100	56,662	34.11%
PUBLIC SAFETY	71,000	13,103	18.46%	101,800	10,857	10.67%
EMS TRANSPORT	20,000	4,770	23.85%	25,000	3,420	13.68%
EDUCATION	2,132,980	1,019,419	47.79%	2,368,950	849,827	35.87%
TOTAL CHARGE FOR SERVICES	\$ 2,387,930	\$ 1,094,372	45.83%	\$ 2,661,850	\$ 920,767	34.59%
FINES						
PARKING TICKETS & MISC FINES	50,000	8,559	17.12%	52,500	3,895	7.42%
MISCELLANEOUS						
INVESTMENT INCOME	385,000	107,499	27.92%	340,000	53,281	15.67%
INTEREST-BOND PROCEEDS	125,000	-	0.00%	125,000	-	0.00%
RENTS	132,500	123,052	92.87%	132,500	124,277	93.79%
UNCLASSIFIED	75,000	3,239	4.32%	75,000	31,083	41.44%
SALE OF RECYCLABLES	60,000	19,977	33.29%	50,000	13,385	26.77%
COMMERCIAL SOLID WASTE FEES	56,000	31,077	55.49%	56,000	39,612	70.74%
SALE OF PROPERTY	30,000	-	0.00%	150,000	244	0.16%
RECREATION PROGRAMS	20,000	46,560	232.30%	50,000	-	0.00%
MMWAC HOST FEES	190,400	-	0.00%	178,000	46,125	25.91%
9-1-1 DEBT SERVICE REIMBURSEMENT	-	-	0.00%	-	-	0.00%
TRANSFER IN: TIF	60,000	-	0.00%	60,000	-	0.00%
TRANSFER OUT: TIF	(3,149,839)	-	0.00%	(1,960,000)	-	0.00%
TOTAL MISCELLANEOUS	\$ (2,015,939)	\$ 331,404	-16.44%	\$ (743,500)	\$ 308,007	-41.43%
TOTAL GENERAL FUND REVENUES	\$ 64,921,520	\$ 29,915,383	46.08%	\$ 63,199,896	\$ 18,943,591	29.97%

CITY OF AUBURN, MAINE EXPENDITURES - GENERAL FUND COMPARATIVE AS OF SEPTEMBER 30, 2007 vs. SEPTEMBER 30, 2006						
DEPARTMENT	FY 2008 BUDGET	ACTUAL EXPENDITURES THROUGH SEPT. 30	% OF TOTAL BUDGET	FY 2007 BUDGET	ACTUAL EXPENDITURES THROUGH SEPT. 30	% OF TOTAL BUDGET
ADMINISTRATION						
MAYOR AND COUNCIL	\$ 102,275	\$ 54,466	53.25%	\$ 98,610	\$ 27,998	28.39%
LEGAL SERVICES	\$ 55,000	\$ 7,215	13.12%	\$ 12,933	\$ 13,122	23.51%
CITY CLERK	\$ 133,399	\$ 31,561	23.66%	\$ 118,544	\$ 29,180	24.62%
CITY MANAGER	\$ 214,776	\$ 36,855	17.16%	\$ 205,656	\$ 50,675	24.64%
HUMAN RESOURCES	\$ 110,878	\$ 22,609	20.39%	\$ 100,279	\$ 25,868	25.80%
INFORMATION SYSTEMS	\$ 196,562	\$ 117,393	59.72%	\$ 216,245	\$ 26,445	12.23%
ASSESSING SERVICES	\$ 267,575	\$ 71,622	26.77%	\$ 246,071	\$ 67,595	27.47%
FINANCIAL SERVICES	\$ 364,296	\$ 96,991	26.62%	\$ 353,591	\$ 100,569	28.44%
CUSTOMER SERVICE	\$ 16,000	\$ 1,244	7.77%	\$ 16,000	\$ 1,118	6.99%
TOTAL ADMINISTRATION	\$ 1,460,761	\$ 439,956	30.12%	\$ 1,409,996	\$ 342,382	24.28%
COMMUNITY SERVICES						
HEALTH & SOCIAL SERVICES						
ADMINISTRATION	\$ 47,798	\$ 10,404	21.77%	\$ 45,532	\$ 11,774	25.86%
ASSISTANCE	\$ 48,750	\$ 2,247	4.61%	\$ 51,618	\$ 8,259	16.00%
PLANNING & PERMITTING	\$ 768,591	\$ 184,842	24.05%	\$ 665,825	\$ 188,894	28.37%
PARKS AND RECREATION	\$ 552,261	\$ 107,858	19.53%	\$ 531,559	\$ 217,527	40.92%
PUBLIC LIBRARY	\$ 919,407	\$ 229,852	25.00%	\$ 885,623	\$ 221,406	25.00%
COMMUNITY PROGRAMS	\$ 13,550	\$ 9,800	72.32%	\$ 13,050	\$ 10,300	78.93%
TOTAL COMMUNITY SERVICES	\$ 2,350,357	\$ 545,002	23.19%	\$ 2,193,207	\$ 658,160	30.01%
FISCAL SERVICES						
DEBT SERVICE	\$ 7,176,622	\$ 1,621,939	22.60%	\$ 7,394,394	\$ 1,160,968	15.70%
PROPERTY	\$ 543,614	\$ 200,896	36.96%	\$ 548,578	\$ 172,746	31.49%
WORKERS COMPENSATION	\$ 200,000	\$ -	0.00%	\$ 200,000	\$ -	0.00%
WAGES & BENEFITS	\$ 4,130,343	\$ 972,481	23.54%	\$ 4,043,422	\$ 1,073,295	26.55%
EMERGENCY RESERVE	\$ 326,900	\$ -	0.00%	\$ 620,000	\$ -	0.00%
TOTAL FISCAL SERVICES	\$ 12,377,479	\$ 2,795,315	22.58%	\$ 12,806,014	\$ 2,407,009	18.80%
PUBLIC SAFETY						
EMERGENCY MGMT AGENCY	\$ 6,678	\$ 7,298	109.28%	\$ 6,468	\$ 4,817	74.47%
FIRE DEPARTMENT	\$ 3,643,879	\$ 866,399	23.78%	\$ 3,266,602	\$ 844,404	25.85%
POLICE DEPARTMENT	\$ 2,712,013	\$ 671,360	24.76%	\$ 2,616,186	\$ 702,041	26.83%
TOTAL PUBLIC SAFETY	\$ 6,362,570	\$ 1,545,057	24.28%	\$ 5,889,256	\$ 1,551,262	26.34%
PUBLIC WORKS						
PUBLIC WORKS DEPARTMENT	\$ 4,667,059	\$ 853,083	18.28%	\$ 4,490,429	\$ 820,418	18.27%
WATER AND SEWER	\$ 472,500	\$ 112,860	23.89%	\$ 467,500	\$ 112,860	24.14%
TOTAL PUBLIC WORKS	\$ 5,139,559	\$ 965,943	18.79%	\$ 4,957,929	\$ 933,278	18.82%
INTERGOVERNMENTAL PROGRAMS						
AUBURN-LEWISTON AIRPORT	\$ 98,000	\$ 49,000	50.00%	\$ 136,269	\$ 68,135	50.00%
E911 COMMUNICATION CENTER	\$ 930,934	\$ 232,823	25.01%	\$ 867,500	\$ 216,904	25.00%
LATC-PUBLIC TRANSIT	\$ 117,994	\$ -	0.00%	\$ 117,994	\$ -	0.00%
LAEGC-ECONOMIC COUNCIL	\$ 106,429	\$ 26,607	25.00%	\$ 106,429	\$ 26,607	25.00%
L-A ARTS	\$ 22,680	\$ 5,670	25.00%	\$ 21,000	\$ 5,250	25.00%
COUNTY TAX	\$ 1,877,972	\$ 1,877,972	100.00%	\$ 1,699,945	\$ 1,699,945	100.00%
TAX SHARING	\$ 350,000	\$ -	0.00%	\$ 345,000	\$ -	0.00%
TOTAL INTERGOVERNMENTAL	\$ 3,504,009	\$ 2,192,072	62.56%	\$ 3,294,137	\$ 2,016,840	61.23%
EDUCATION DEPARTMENT						
	\$ 33,726,785	\$ 5,926,140	17.57%	\$ 32,649,357	\$ 6,298,209	19.29%
TOTAL GENERAL FUND EXPENDITURES	\$ 64,921,520	\$ 14,409,485	22.20%	\$ 63,199,896	\$ 14,207,139	22.48%

**CITY OF AUBURN, MAINE
INVESTMENT SCHEDULE
AS OF SEPTEMBER 30, 2007**

INVESTMENT	FUND	ACCOUNT BALANCE	INTEREST RATE	VALUE		WEIGHTED AVG YIELD
				BOOK	MARKET	
BANKNORTH MNY MKT	GENERAL FUND	6,294,183.03	4.94%	6,294,183.03	6,294,183.03	
BANKNORTH MNY MKT	GF-WORKERS COMP	48,355.68	1.45%	48,355.68	48,355.68	
BANKNORTH MNY MKT	GF-UNEMPLOYMENT	64,117.63	4.94%	64,117.63	64,117.63	
BANKNORTH CD	GF-UNEMPLOYMENT	94,847.54	4.97%	94,847.54	94,847.54	
BANKNORTH MNY MKT	SPECIAL REVENUE	1,853,659.21	4.94%	1,853,659.21	1,853,659.21	
BANKNORTH MNY MKT	SR-PERMIT PARKING	189,753.95	4.94%	189,753.95	189,753.95	
BANKNORTH MNY MKT	SR-TIF	2,635,664.20	4.94%	2,635,664.20	2,635,664.20	
BANKNORTH MNY MKT	CAPITAL PROJECTS	14,703,558.08	4.94%	14,703,558.08	14,703,558.08	
BANKNORTH MNY MKT	CAPITAL PROJECTS	262,947.18	4.94%	262,947.18	262,947.18	
BANK OF AMERICA	CAPITAL PROJECTS	30,700.86	4.97%	30,700.86	30,700.86	
BANKNORTH MNY MKT	ICE ARENA	46,307.74	1.45%	46,307.74	46,307.74	
BANKNORTH SWEEP	GENERAL FUND	13,853,000.00	5.96%	13,853,000.00	13,853,000.00	
GRAND TOTAL		40,077,095.10		40,077,095.10	40,077,095.10	5.28%

CITY OF AUBURN, MAINE
INVESTMENT SCHEDULE
COMPARISON OF SEPTEMBER 30, 2007
AND AUGUST 31, 2007

INVESTMENT	FUND	AUGUST 31, 2007		SEPTEMBER 30, 2007		INCREASE (DECREASE)	
		VALUE		VALUE		VALUE	
		BOOK	MARKET	BOOK	MARKET	BOOK	MARKET
BANKNORTH MNY MARKET	GENERAL FUND	6,269,294.79	6,269,294.79	6,294,183.03	6,294,183.03	24,888.24	24,888.24
BANKNORTH MNY MARKET	WORKERS COMP	48,298.52	48,298.52	48,355.68	48,355.68	57.16	57.16
BANKNORTH MNY MARKET	UNEMPLOYMENT	63,864.10	63,864.10	64,117.63	64,117.63	253.53	253.53
MBIA CLASS ACCOUNT (note)	UNEMPLOYMENT	94,847.54	94,847.54	94,847.54	94,847.54	0.00	0.00
BANKNORTH MNY MARKET	SPECIAL REVENUE	1,846,329.53	1,846,329.53	1,853,659.21	1,853,659.21	7,329.68	7,329.68
BANKNORTH MNY MARKET	PERMIT PARKING	189,003.63	189,003.63	189,753.95	189,753.95	750.32	750.32
BANKNORTH MNY MARKET	TIF	2,625,242.35	2,625,242.35	2,635,664.20	2,635,664.20	10,421.85	10,421.85
BANKNORTH MNY MARKET	CAPITAL PROJECTS	14,645,417.78	14,645,417.78	14,703,558.08	14,703,558.08	58,140.30	58,140.30
BANKNORTH MNY MARKET	CAPITAL PROJECTS	261,907.44	261,907.44	262,947.18	262,947.18	1,039.74	1,039.74
BANK OF AMERICA (note)	CAPITAL PROJECTS	30,700.86	30,700.86	30,700.86	30,700.86	0.00	0.00
BANKNORTH MNY MARKET	ICE ARENA	46,253.00	46,253.00	46,307.74	46,307.74	54.74	54.74
BANKNORTH SWEEP	GENERAL FUND	4,354,000.00	4,354,000.00	13,853,000.00	13,853,000.00	9,499,000.00	9,499,000.00
GRAND TOTAL		30,475,159.54	30,475,159.54	40,077,095.10	40,077,095.10	9,601,935.56	9,601,935.56

Note: September statements were not yet available for these accounts.

Helen Ouellette
25 Shank Street
Lewiston, Maine 04240

October 1, 2007

To the Mayor of Auburn and the Auburn City Council

I am requesting to place signs for the Parade of Jack-O-Lanterns October 1st thru 27th.

8 Signs will be placed along the highway leading to the Parade of Jack-O-Lanterns site.

This event will be a fundraiser for the Maine Children's Cancer Society.

I am also requesting the authorization for 2 banners for the Maine Children's Cancer Society to be placed, one at the entrance and one at the exit of the Parade of Jack-O-Lanterns site.

Due to the overwhelming response, viewing will be 3 nights, October 26th, 27th, and 28th from 6:00pm to 9:00pm.

Sincerely,



Helen Ouellette

City Council

Agenda Information Sheet

Council Meeting Date Oct. 15, 2007 **Agenda Item No.** 1

SUBJECT:

RESOLVE – AMENDMENT TO TIF DISTRICT #9

INFORMATION:

The City of Auburn purchased from Lowe's a portion of their access road and a wetland area immediately to the north of the access road. The purpose for that purchase was to accommodate public improvements to Turner Street including a round-about. All of Lowe's property was included in TIF #9. This resolve is to remove that portion of the former Lowe's property (now owned by the City of Auburn) from TIF District #9. The purpose of this amendment is to free up this portion of land for the creation of TIF District #15. This is being done in order to accommodate the development of a hotel.

STAFF COMMENTS/RECOMMENDATION:

Staff recommends approval of this resolve.

REQUESTED ACTION:

Motion for approval of the resolve.

CITY OF AUBURN

CITY COUNCIL, AUBURN, MAINE

DATE: October 15, 2007

TITLE: RESOLVE – AMENDMENT TO TIF DISTRICT #9

Be It Resolved by the Auburn City Council, That the land shown on the attached map is hereby removed from TIF District #9.

Motion for acceptance:

Seconded by:

Vote:

Action by Council:

Date:

ATTEST:

CITY CLERK

CITY OF AUBURN

PUBLIC NOTICE

Notice is hereby given that the City of Auburn, Maine, will hold a public hearing on Monday, October 15, 2007, at 7 PM at the City Council Chambers in the Auburn Hall for purposes of receiving public comments on the designation of its proposed Mall Area Hotel Tax Increment Financing District #15 and the adoption of a development program for said Municipal Development and Tax Increment Finance District, pursuant to the provisions of Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed Municipal Development and Tax Increment Financing District consists of certain property, approximately 1.5 acres, located along the east side of Turner Street in the vicinity of the intersection of Turner Street and Mount Auburn Avenue. This acreage is being taken out of TIF #9 and comprises all the land for TIF District #15.

A copy of the proposed development program for the district is on file with the City Clerk and may be reviewed at the offices of the city clerk during normal business hours. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Please publish Friday, October 5th

Land Removed TIF #9



City Council

Agenda Information Sheet

Council Meeting Date October 15, 2007 **Agenda Item No.** 2

SUBJECT:

RESOLVE – AUTHORIZE ACTING CITY MANAGER TO EXECUTE DOCUMENTS – TAX INCREMENT DISTRICT #15 – MALL AREA HOTEL AND SUBMIT TO THE STATE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT (PUBLIC HEARING AND ACTION THEREON)

INFORMATION:

The City of Auburn through the creation of TIF District #14 created an incentive for new investment in the Mall Area. Within the financial plan of that TIF District the development of a hotel was contemplated. The creation of TIF District #15 will make that project a reality. The credit enhancement relationship with the developer will be subject to the same upset limits established in TIF #14.

STAFF COMMENTS/RECOMMENDATION:

Staff recommends approval of this resolve.

REQUESTED ACTION:

Motion for passage of the resolve.

CITY OF AUBURN

Date: October 15, 2007

TITLE: RESOLVE - AUTHORIZE THE ACTING CITY MANAGER TO EXECUTE DOCUMENTS – TAX INCREMENT FINANCE DISTRICT #15– MALL AREA HOTEL AND SUBMIT TO THE STATE DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

WHEREAS, the City of Auburn, Maine ("City") is considering whether to designate the Auburn Mall Revitalization and Tax Increment Financing District #15 Development Program and adopt the Development Program for the District presented to the City Council, designation and adoption to be pursuant to the following terms and provisions; and

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

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

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

WHEREAS, the expansion will help to provide continued employment for the citizens of Auburn and the surrounding region, improve and broaden the tax base in the City, and improve the economy of the City and the State of Maine; and

WHEREAS, the Public Improvements contemplated by the Development Program will enable the City to expand its tax base, and to improve the economic environment within the City in order to attract additional businesses to the City; and

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

WHEREAS, on October 15, 2007 the City will hold a public hearing on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. § 5253, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City; and

WHEREAS, the City desires to designate the Mall Area Hotel and Tax Increment Financing District #15 Development Program for such District; and

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

NOW, THEREFORE, BE IT HEREBY ORDERED BY THE CITY COUNCIL OF THE CITY OF AUBURN:

Section 1. The City hereby finds and determines that:

a. At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is suitable for industrial sites as defined in 30-A M.R.S.A. 5253; and

b. The total area of the District does not exceed two percent (2%) of the total acreage of the City, and the total area of all development district within the City (including the District) does not exceed five percent (5%) of the total acreage of the City; and

c. The total equalized value of taxable property within the District as of April 1, 2006 together with the equalized value of taxable property in other existing districts measured as of the April 1 preceding the designation of each such district, does not exceed five percent (5 %) of the total equalized value of taxable property within the City as of the date hereof, and

d. The aggregate value of municipal indebtedness financed by the proceeds from tax increment financing districts within Androscoggin County, including the proposed District, does not exceed \$50 million: and

e. The designation of the District and pursuit of the Development Program will generate substantial economic benefits for the City and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

f. The proposed District and Development Program will make a contribution to the economic growth or well-being of the City. The Public Improvements contemplated by the Development Program will enable the City to improve its economic climate and construct improvements and other collateral economic inducements to attract new businesses to the City.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City hereby designates the Mall Area Hotel and Tax Increment Financing District #15 Development Program, designated and described as more particularly set forth in the "Mall Area Hotel and Tax Increment Financing District #15 Development

Program" presented to the City Council in the form attached hereto and such Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

Section 3. Pursuant to the provisions of 30-A M.R.S.A. § 5254, the percentage of captured assessed value for the real estate to be retained in accordance with the Development Program is hereby established as set forth in the Development Program.

Section 4. The Acting City Manager be, and hereby is, authorized, empowered and directed to submit the proposed designation of the District and the proposed Development Program for the District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5253(1)(F).

Section 5. The Acting City Manager be and hereby is authorized and empowered, at her discretion, from time to time, to make such technical revisions to the Development Program for the District as may be reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

Section 6. The foregoing designation of the District and the adoption of the Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the City of approval of the designation of the District in adoption of the Development Program by the Department of Economic and Community Development, without requirements of further action by the City, the City Council, or any other party.

Section 7. The Acting City Manager be and hereby is authorized and directed to enter into the Mall Area Hotel Agreement and the Credit Enhancement Agreement contemplated by the Development Program, and in the name of and on behalf of the City, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the Acting City Manager may approve, such approval to be conclusively evidenced by such execution thereof.

Motion for acceptance:

Seconded by:

Vote:

Action by the City Council:

Date:

ATTESTED:

City Clerk

TIF #15



EXHIBIT B

PROJECT COSTS-DEVELOPER

Improvements to Public Infrastructure

\$ 500,000	Access Road (Androscoggin Plaza)
\$ 100,000	Dedication of Right Way
\$ 110,000	New Mall Entrance
\$ 300,000	Sewer Extension

\$1,010,000	Sub-Total
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Private Costs

<u>\$2,319,000</u>	Mall revitalization
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\$3,329,000	Total
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PROJECT COSTS-CITY

\$ <u>670,000</u>	Administrative Cost (\$40,000 x 15 years) & Quality Retail Marketing Study
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\$ 670,000	Total
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EXHIBIT C
Public District Improvements

Item #		
1	\$ 4,800,000	Roadway improvements (Phase 1)
2	\$ 310,000	Right-of-way purchase
3	\$ 30,000	Relocation of existing signs
4	\$ 200,000	Street lighting
5	\$ 100,000	Landscaping
6	\$ 500,000	New Sidewalks (Turner St., Mount Auburn Ave)
7	\$ 150,000	Wetland mitigation
8	\$ 1,400,000	Roadway improvements (Phase 2)
9	\$ 100,000	Right of Way purchase
10	\$ 600,000	Connector roads
11	\$ 250,000	Sidewalk extensions (Turner St., Mount Auburn Ave)
12	\$ 220,000	Storm water management
13	\$ 500,000	Sidewalks, Landscaping and Decorative Lights
14	\$ 50,000	Intersection---Turner and Dennison Streets
15	\$ <u>200,000</u>	Intersection---Turner and Union Streets

\$9,410,000

Sub-Total

\$ 3,632,075

Interest on Bond(s)

\$13,042,075

Grand Total

TIF #15 plus TIF #14

Exhibit D

Inputs	
FY 05 Valuation (TIF #14)	\$ 14,872,100.00
FY 06 Valuation (TIF #15)	\$ 4,900.00
Total OAV	\$ 14,877,000.00
FY07 Valuation	\$ 18,468,400.00
Yearly Escalator	.5 mils/ FY 08-17
Term	20 years
Assessed Value/ s.f.	\$80.00

Year	Projected Mill Rate	Retail/Hotel Development Area Valuation	Assessed Value	Projected Tax Revenue	Credit Enhancement	Projected Credit	Residual Revenue (City)	Sheltered Value (City-75%)
FY07	0.02435	\$ 14,877,000.00	\$ 18,468,400.00	\$ 87,450.59	40%	\$ -	\$ 87,450.59	\$ 65,587.94
FY08	0.02150	\$ 14,877,000.00	\$ 23,057,400.00	\$ 175,878.60	40%	\$ 70,351.44	\$ 105,527.16	\$ 79,145.37
FY09	0.02200	\$ 14,877,000.00	\$ 36,057,400.00	\$ 465,968.80	40%	\$ 186,387.52	\$ 279,581.28	\$ 209,685.96
FY10	0.02250	\$ 14,877,000.00	\$ 40,057,400.00	\$ 566,559.00	40%	\$ 226,623.60	\$ 339,935.40	\$ 254,951.55
FY11	0.02300	\$ 14,877,000.00	\$ 40,057,400.00	\$ 579,149.20	40%	\$ 231,659.68	\$ 347,489.52	\$ 260,617.14
FY12	0.02350	\$ 14,877,000.00	\$ 45,057,400.00	\$ 709,239.40	40%	\$ 283,695.76	\$ 425,543.64	\$ 319,157.73
FY13	0.02400	\$ 14,877,000.00	\$ 45,057,400.00	\$ 724,329.60	40%	\$ 289,731.84	\$ 434,597.76	\$ 325,948.32
FY14	0.02450	\$ 14,877,000.00	\$ 45,057,400.00	\$ 739,419.80	40%	\$ 295,767.92	\$ 443,651.88	\$ 332,738.91
FY15	0.02500	\$ 14,877,000.00	\$ 47,057,400.00	\$ 804,510.00	40%	\$ 321,804.00	\$ 482,706.00	\$ 362,029.50
FY16	0.02550	\$ 14,877,000.00	\$ 47,057,400.00	\$ 820,600.20	40%	\$ 328,240.08	\$ 492,360.12	\$ 369,270.09
FY17	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40	40%	\$ 334,676.16	\$ 502,014.24	\$ 376,510.68
FY18	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40	40%	\$ 334,676.16	\$ 502,014.24	\$ 376,510.68
FY19	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40	40%	\$ 334,676.16	\$ 502,014.24	\$ 376,510.68
FY20	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40	balance	\$ 90,142.26	\$ 746,548.14	\$ 559,911.11
FY21	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40			\$ 836,690.40	\$ 627,517.80
FY22	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40			\$ 836,690.40	\$ 627,517.80
FY23	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40			\$ 836,690.40	\$ 627,517.80
FY24	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40			\$ 836,690.40	\$ 627,517.80
FY25	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40			\$ 836,690.40	\$ 627,517.80
FY26	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40			\$ 836,690.40	\$ 627,517.80
FY27	0.02600	\$ 14,877,000.00	\$ 47,057,400.00	\$ 836,690.40			\$ 836,690.40	\$ 627,517.80
				\$ 14,876,699.59		\$ 3,328,432.58	\$ 11,548,267.01	\$ 8,661,200.26

Assumptions

Credit enhancement captured first
City's portion 75% capture

Investment Assumptions

FY 07		
FY 08	appreciation mail	\$ 4,589,000.00
FY 09		\$ 13,000,000.00
FY 10		\$ 4,000,000.00
FY 11		\$ -
FY 12		\$ 5,000,000.00
FY 13		\$ -
Fy 14		\$ -
FY 15		\$ 2,000,000.00
	190,000 s.f.	\$ 28,589,000.00

EXHIBIT E

Summary of Statistical Information

1. Total acreage of municipality	41,430 Acres
2. Total acreage of proposed Municipal Tax Increment Finance District	1.5 Acres
3. Percentage of Total Acreage in TIF District #15	0.0001
4. Total Acreage in All of Auburn's TIF Districts	598.94 Acres
5. Percentage of Total Acreage in all TIF Districts Including Proposed	0.0145
6. Total Acreage of All Real Property in the Proposed Tax Increment Finance District Is:	
(a) Blighted	0 Acres
Percentage	0%
(b) In need of rehabilitation or conversion	0 Acres
Percentage	0%
(c) Suitable for commercial sites	1.5 acres
Percentage	100%

The percentage must be equal to or exceed 25% .

**MALL AREA HOTEL TAX INCREMENT FINANCING DISTRICT #15
DEVELOPMENT PROGRAM**

EXHIBIT F

**CERTIFICATE OF
CITY ASSESSOR
CITY OF AUBURN, MAINE**

The undersigned City Assessor for the City of Auburn, Maine does hereby certify pursuant to the provisions of 30-A M.R.S.A. §5254 that the assessed value of the Mall Area Hotel Tax Increment Financing District TIF District #15 as described in the Development Program to which this Certificate is attached was \$4,900 as of April 1, 2006

IN WITNESS WHEREOF, this Certificate has been executed as of this 2th day of October 2007.

CITY ASSESSOR

Print Name: _____

TAX SHIFT FORMULAS

Creation of tax increment financing development district affects a municipality's state education subsidies, state revenue sharing, and county taxes, each of which uses municipal valuation as a basis for calculation. The statute allowing the creation of affordable housing development districts refers to this effect as "tax shifts." Presented below are the formulas used in the calculation of each of these tax shifts resulting from the creation of the **Mall Area Hotel Tax Increment Financing District #15 and Auburn Mall Revitalization Municipal Tax Increment Financing District #14.**

STATE EDUCATION SUBSIDY TAX SHIFT

The current state education subsidy formula based on the Essential Programs and Services approach is adjusted each year that the district is in effect to include the increased valuation within the municipality based on the annual Captured Assessed Value (CAV). All other factors affecting the subsidy calculation are held constant. The difference in the actual education subsidy and the adjusted education subsidy represents the projected state education subsidy tax shift for that year.

STATE REVENUE SHARING TAX SHIFT

To determine the state revenue sharing tax *shift*, we collected the following information (available from the office of the Maine State Treasurer and at <http://www.maine.gov/treasurer/revenue.htm>):

1. Projected total municipal revenue sharing pool for the current fiscal year;
2. The City of Auburn's "current factor;"
3. The City of Auburn's "computed number," and the three figures used to calculate the current computed number: The City of Auburn's population, local assessment, and State valuation;

With this information in hand, we proceeded through the steps outlined below:

- **STEP ONE**
Calculate the *Aggregate Computed Number*:

$$\frac{\text{Computed Number}}{\text{Current Factor}}$$

- **STEP TWO**
Calculate the *Adjusted Local Computed Number*: (CAV=Captured Assessed Value)
Municipal Population x Local Assessment
State Local Valuation + Projected Annual CAV

- **STEP THREE**

Calculate the *Adjusted Aggregate Computed Number*:

Aggregate Computed Number — Computed Number + Adjusted Local
Computed Number

- **STEP FOUR**

Calculate the *State's Adjusted Current Factor*:

$$\frac{\text{Adjusted Local Computed Number}}{\text{Adjusted Aggregate Computed Number}}$$

- **STEP FIVE**

Calculate *Municipality's Current Projected Revenue Sharing*:

Projected Total Municipal Revenue Sharing Pool
x Municipality's Adjusted Current Factor

- **STEP SIX**

Calculate the Projected Municipal Revenue Sharing for each year:

Step 5 in given TIF District year — Step 5 in the Base Year

This process was repeated for each year's Projected Annual CAV.

Note that the Projected Municipal Revenue Sharing calculation for the base year should be the same as the Municipality's Current Projected Revenue Sharing.

COUNTY TAX SHIFT

We determined the county tax shift by obtaining information from Maine Revenue Services and from the Androscoggin County offices.

From Maine Revenue Services, we obtained the most recent State County Valuation and the State Local Valuation. From the Androscoggin County offices, we obtained the County Tax Levy and the County budget for the current year and five or more years past.

- **STEP ONE**

Calculate the Current Municipal Percent of County Value:

$$\frac{\text{Current State Local Valuation}}{\text{Current State County Valuation}}$$

- **STEP TWO**

Calculate the Projected County Budget:

Using the current County budget and historic County budgets, calculate the average annual increase in the county budget. Using the average annual increase, project the annual budget for each year of the TIF District.

- **STEP THREE**

Calculate the Municipal Share of County Tax without CAV (Captured Assessed Value):

Current Percent of County Value x Projected County Budget

- **STEP FOUR**

Adjust the projected State County Valuation and the State Municipal Valuation to include the projected CAV.

- **STEP FIVE**

Using values from Step Four, calculate the Adjusted Municipal Percent of County Value.

- **STEP SIX**

Calculate the average Municipality Share of County Tax with the CAV:

Adjusted Municipal Percent of County Value x Projected County Budget

- **STEP SEVEN**

Calculate the County Tax Shift:

Municipal Share of County Tax with CAV — Municipal Share of County Tax without CAV

This process was repeated for each year's Projected Annual CAV.

City of Auburn
TIF Districts #15 and #14 Tax Shift Projections

TIF Year	Projected Tax Shelter				Total Tax Shelter
	EPS Education Shelter	Revenue Sharing Shelter	County Tax Shelter		
1	\$0	\$0	\$0	\$0	\$0
2	\$0	\$0	\$0	\$0	\$0
3	\$33,355	\$12,951	\$4,783		\$51,089
4	\$47,966	\$18,601	\$7,221		\$73,788
5	\$71,156	\$27,541	\$11,246		\$109,942
6	\$129,131	\$49,739	\$21,405		\$200,276
7	\$129,131	\$49,739	\$22,483		\$201,354
8	\$158,118	\$60,759	\$28,896		\$247,774
9	\$158,118	\$60,759	\$30,352		\$249,229
10	\$158,118	\$60,759	\$31,881		\$250,758
11	\$169,713	\$65,152	\$35,931		\$270,797
12	\$169,713	\$65,152	\$37,741		\$272,607
13	\$169,713	\$65,152	\$39,642		\$274,508
14	\$169,713	\$65,152	\$41,639		\$276,504
15	\$169,713	\$65,152	\$43,736		\$278,602
16	\$169,713	\$65,152	\$45,939		\$280,804
17	\$169,713	\$65,152	\$48,253		\$283,118
18	\$149,747	\$57,582	\$44,742		\$252,072
19	\$149,747	\$57,582	\$46,996		\$254,325
20	\$149,747	\$57,582	\$49,363		\$256,692
21	\$149,747	\$57,582	\$51,849		\$259,179
22	\$149,747	\$57,582	\$51,849		\$259,179
Cumulative	\$ 2,073,088	\$ 796,913	\$ 451,148		\$3,321,149
Avg. Annual	\$ 121,946	\$ 46,877	\$ 26,538	\$	\$ 195,361.72

Years 21 and 22 shown for tax shift projection purposes only.

CITY OF AUBURN

PUBLIC NOTICE

Notice is hereby given that the City of Auburn, Maine, will hold a public hearing on Monday, October 15, 2007, at 7 PM at the City Council Chambers in the Auburn Hall for purposes of receiving public comments on the designation of its proposed Mall Area Hotel Tax Increment Financing District #15 and the adoption of a development program for said Municipal Development and Tax Increment Finance District, pursuant to the provisions of Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed Municipal Development and Tax Increment Financing District consists of certain property, approximately 1.5 acres, located along the east side of Turner Street in the vicinity of the intersection of Turner Street and Mount Auburn Avenue. This acreage is being taken out of TIF #9 and comprises all the land for TIF District #15.

A copy of the proposed development program for the district is on file with the City Clerk and may be reviewed at the offices of the city clerk during normal business hours. All interested parties are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Please publish Friday, October 5th

City Council

Agenda Information Sheet

Council Meeting Date October 15, 2007 **Agenda Item No.** 3

SUBJECT:

RESOLVE – AUTHORIZE THE ACTING CITY MANAGER TO TRANSFER OWNERSHIP OF CITY-OWNED PROPERTY

INFORMATION:

When the City of Auburn secured land necessary to accommodate the Turner Street – Mt. Auburn Avenue public improvements, it was necessary to include a wetland area to the north of the Lowe’s access road, a small portion of the Willow Run development and a triangular small parcel from Wal-Mart. The aggregate of these three parcels is 1.5 acres. Due to wetlands, environmental constraints, a drainage creek, and a public sewer line bisecting the property the land was determined to have virtually no value. In order to accommodate the hotel project it is necessary to add the above referenced 1.5 acres to the adjacent property owned by the developer. This transfer will make it possible for the developer to construct an access road that connects Willow Run and the hotel site to the new public road entrance to the Lowe’s and Wal-Mart property. In that the developer is incurring extraordinary costs to fill, mitigate wetland impacts, construct a retaining wall, construct an access road and bring the property into full compliance with Chapter 500 rules pertaining to storm water management, it is recommended that this transfer be made to Nobility, LLC for \$1 and other good and valuable considerations.

STAFF COMMENTS/RECOMMENDATION:

Staff recommends approval of the resolve.

REQUESTED ACTION:

Motion for approval of the resolve.

CITY OF AUBURN

CITY COUNCIL, AUBURN, MAINE

DATE: October 15, 2007

**TITLE: RESOLVE – AUTHORIZING THE ACTING CITY MANAGER TO
TRANSFER OWNERSHIP OF CITY-OWNED PROPERTY**

Be It Resolved by the Auburn City Council, That the Acting City Manager is hereby authorized to transfer approximately 1.5 acres of city owned property, as shown on the attached map, to Nobility, LLC.

Motion for acceptance:

Seconded by:

Vote:

Action by Council:

Date:

ATTEST:

CITY CLERK

City Council

Agenda Information Sheet

Council Meeting Date 10/15/2007

Agenda Item No. 4

SUBJECT:

**PUBLIC HEARING – LIQUOR APPLICATION FOR MVL INC D/B/A TIO
JUAN’S MARGARITAS MEXICAN RESTAURANT
AND WATERING HOLE, 180 CENTER STREET**

INFORMATION:

Margarita’s is relocating from Lewiston to Auburn at the former Ground Round location at 180 Center Street. Because construction is taking place at this location, the Fire and Planning & Permitting Departments are still completing inspections. Police and Tax Collector have given approvals to this application.

STAFF COMMENTS/RECOMMENDATION:

Staff recommends that the Council approve this application contingent upon the Fire and Planning & Permitting Departments giving their approvals.

REQUESTED ACTION:

Motion for approval of the application contingent upon the Fire and Planning & Permitting Departments giving their approvals.

VOTE:

City Council

Agenda Information Sheet

Council Meeting Date Oct. 15, 2007 **Agenda Item No.** 5

SUBJECT:

Public Hearing and action on Automobile Graveyard/Junkyard applications: M&P Auto Inc.; Buck's Auto; Morris Auto Parts, Inc.; Isadore T. Miller Co. (a division of Schnitzer Steel Industries, Inc.); Maine Metal Recycling, Inc. (a division of Schnitzer Steel Industries, Inc.); and Randy's Auto Parts, Inc.

INFORMATION:

The above named businesses have all received approval of the appropriate departments (Treasurer, Fire, Police, Planning & Permitting) for renewal of their Automobile Graveyard/Junkyard License.

STAFF COMMENTS/RECOMMENDATION:

Staff recommends approval and issuance of the licenses for the above-named businesses.

REQUESTED ACTION:

Motion to approve licenses.

City Council

Agenda Information Sheet

Council Meeting Date: October 15, 2007

Agenda Item No. 6

SUBJECT:

ORDINANCE – AMENDMENT TO CHAPTER 26 – ONE WAY STREETS

INFORMATION:

Maple Street is currently under reconstruction as part of the City's Capital Improvement Program. The street has a right of way width of only 25-feet with buildings on or near the right of way. Due to those limitations the street is being constructed 21-feet wide with granite curb. This width is too narrow to provide for on street parking and maintain two way traffic on the street safely. At a neighborhood meeting held onsite, residents of the street supported making the street one way from High Street westerly to Pleasant Street.

Pleasant Street between Court Street and Hampshire Street has always had a high demand for street parking. Preliminary plans have been developed to improve the parking along this portion of Pleasant Street, as well as, improve safety by eliminating illegal traffic movements crossing Court Street from Pleasant Street southbound. These plans require making Pleasant Street one way from Court Street northerly to Hampshire Street. The Auburn Police Department, together with the Androscoggin County Jail and the YMCA, has indicated support of this proposal.

STAFF COMMENTS/RECOMMENDATION:

Recommend the ordinance making the streets one way be approved in first reading.

REQUESTED ACTION:

Motion for acceptance of first reading.

VOTE:

City of Auburn

City Council, Auburn, Maine

Date: October 15, 2007

**TITLE: ORDINANCE – AMENDMENT TO CHAPTER 26, ARTICLE 9,
SCHEDULE 3 – ONE WAY STREETS**

**Be It Ordained by the Auburn City Council that Chapter 26, Article 9, Schedule 3
be amended by adding the following:**

Maple Street: From High Street westerly to Pleasant Street

Pleasant Street: From Court Street northerly to Hampshire Street

Motion for acceptance of first reading: Seconded by:

Vote:

Motion for acceptance of second reading and final passage:

Seconded by:

Vote:

Action by the City Council:

Date:

Attest:

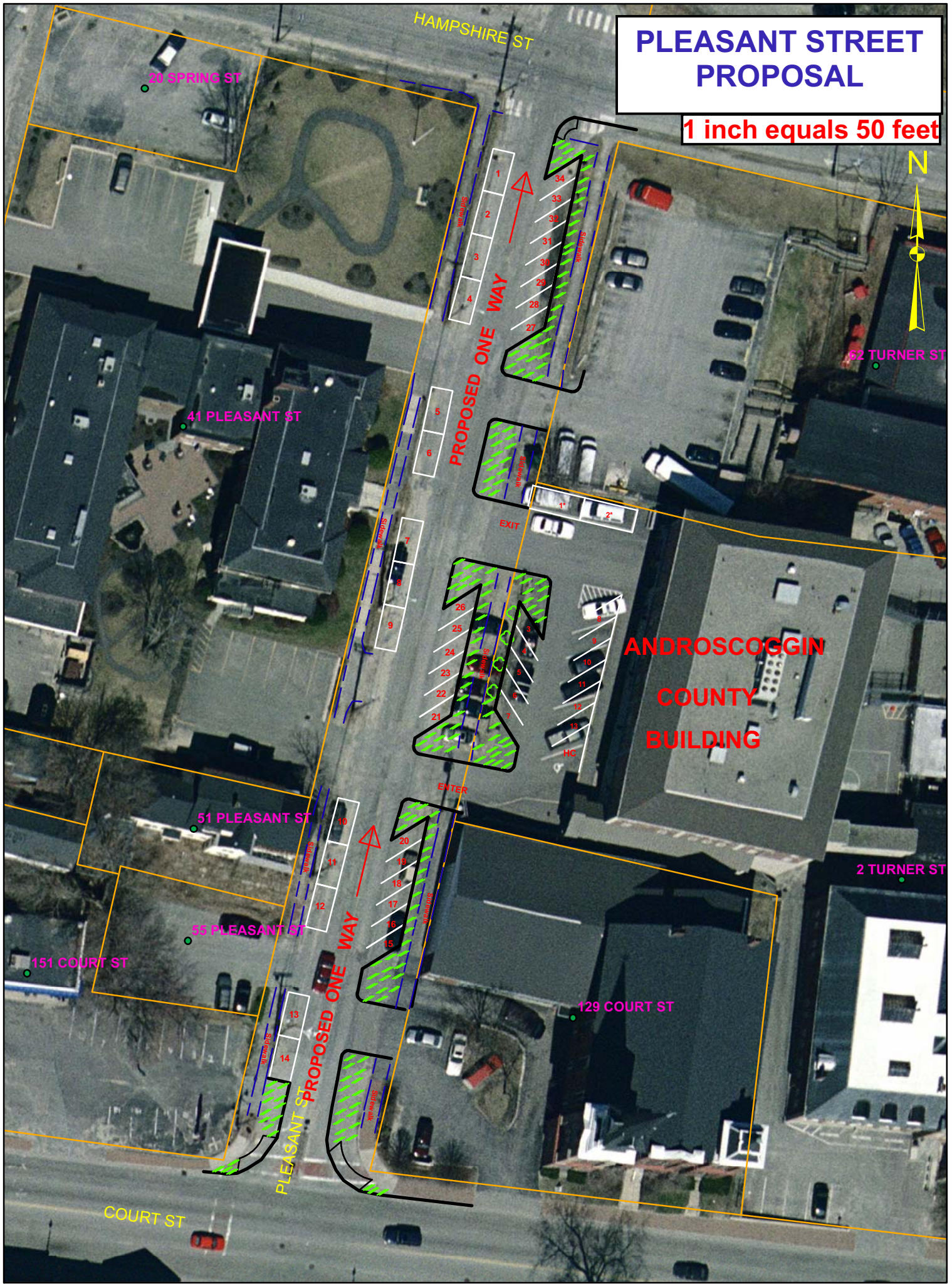
City Clerk

Maple Street - Proposed One Way



PLEASANT STREET PROPOSAL

1 inch equals 50 feet



City Council

Agenda Information Sheet

Council Meeting Date: October 15, 2007 Agenda Item No. 7

SUBJECT:

ORDER – ACCEPTANCE OF SHERWOOD DRIVE

INFORMATION:

Sherwood Drive, from approximately 100 feet southerly of Marian Drive to Nineteenth Street, is an unaccepted street. The street passes over land owned by the City of Auburn, which had been acquired in 1965 for the construction of Sherwood Heights School, as well as, property acquired in 1969 to extend Sherwood Drive to Nineteenth Street. The street has been maintained by the Public Works Department since constructed. The Auburn School Committee vacated their interest in the property located easterly of the street in 2006 with the intent selling the property. Acceptance of the street would increase the value of the adjacent property and aid in eliminating a non-conforming lot.

STAFF COMMENTS/RECOMMENDATION:

Recommend that Sherwood Drive be accepted as described in the order.

REQUESTED ACTION:

Motion for passage of the order.

VOTE:

CITY OF AUBURN

CITY COUNCIL, AUBURN, MAINE

DATE: October 15, 2007

TITLE: ORDER – ACCEPTENCE OF SHERWOOD DRIVE

Be It Ordained by the Auburn City Council that

Sherwood Drive, as described in the attached Appendix A, is hereby accepted as a City Street.

Said Sherwood Drive being sixty (60) feet in width and extending from southerly terminus of Sherwood Drive as accepted by the Auburn City Council on December 16, 1963 southerly eight hundred ninety three (893) feet, more or less, to northerly line of Nineteenth Street as accepted by the Auburn City Council on November 2, 1953.

Motion for passage acceptance of first reading:

Seconded by:

Vote:

Motion for acceptance of second reading and for final passage:

Seconded by:

Vote:

ACTION BY COUNCIL:

DATE:

ATTEST:

CITY CLERK

APPENDIX A

PROPERTY DESCRIPTION LAND TO BE ACCEPTED AS SHERWOOD DRIVE

Beginning on the easterly line of Sherwood Drive at the southwesterly corner of Lot 3A as depicted on Plan of Sherwood Heights, dated July 1953 and recorded at the Androscoggin County Registry of Deeds, Book of Plans Volume 3, Book 15, Page 45 and being the southerly terminus of Sherwood Drive as accepted by the Auburn City Council on December 16, 1963 and recorded in the Auburn Street Records, Volume 4, Page 112;

Thence N 82° 52' 02" E, along the southerly line of said Lot 3A, five and 26 hundredths (5.26) feet;

Thence in a southerly direction by a two hundred eight and eighty three hundredths (208.83) foot radius non-tangent curve to the left an arc length of seventy five and ninety nine hundredths (75.99) feet; said curve having a chord bearing S 0° 34' 00" W and seventy five and fifty eight hundredths (75.58) feet in length;

Thence S 9° 51' 32" E, four hundred twenty six and forty eight hundredths (426.48) feet;

Thence southeasterly, by a one hundred and seventy (170.00) foot radius curve to the left, an arc length of fourteen and ninety hundredths (14.90) feet;

Thence S 14° 52' 56" E, three hundred seventy six and eighty six hundredths (376.86) feet, to the northerly line of Nineteenth Street as accepted by the Auburn City Council on November 2, 1953 and recorded in the Auburn Street Records, Volume 3, Page 49 at a point located three hundred two and forty seven hundredths (302.47) feet from the Westerly line of Cook street as measured along the northerly line of Nineteenth Street;

Thence S 84° 56' 08" W, along the northerly line of Nineteenth Street, sixty four and ten hundredths (64.10) feet;

Thence N 14° 52' 56" W, three hundred sixty six and forty eight hundredths (366.48) feet;

Thence by a two hundred and thirty (230.00) foot radius curve to the right, an arc length of twenty and sixteen hundredths (20.16) feet;

Thence N 9° 51' 32" W, four hundred twenty six and forty eight hundredths (426.48) feet;

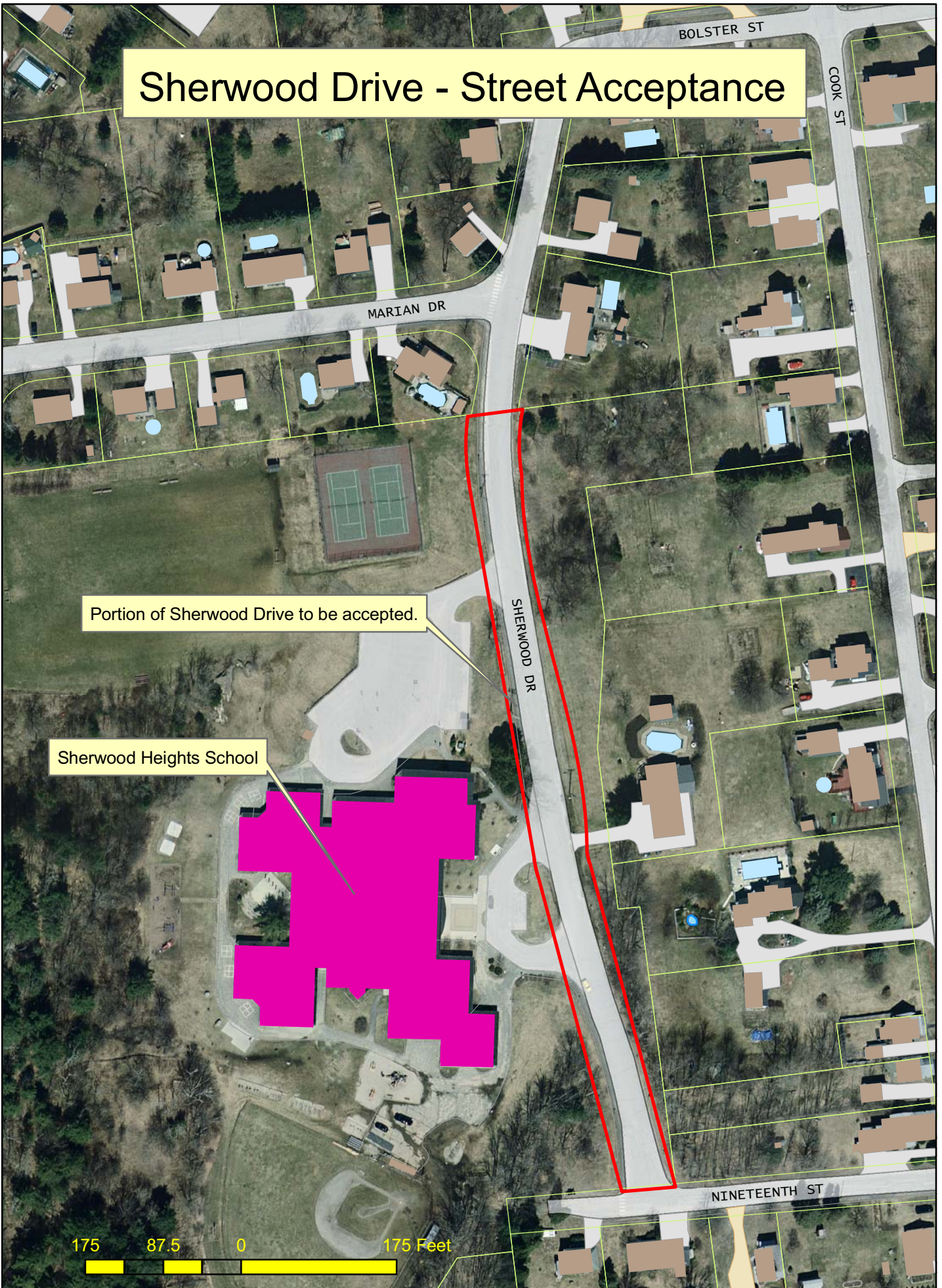
Thence by a two hundred sixty eight and eighty three hundredths (268.83) foot radius curve to the right, an arc length of seventy-eight and forty-hundredths (78.40) feet to the southerly line of Lot 4 as depicted on said Plan of Sherwood Heights;

Thence N 82° 52' 02" E, along the southerly line of said Lot 4, four and sixty six hundredths (4.66) feet to the southeasterly corner of Lot 4 and the westerly line of Sherwood Drive as previously accepted;

Thence N 82° 52' 02" E, along the southerly terminus of Sherwood Drive as previously accepted, fifty two and forty eight hundredths (52.48) feet to the point of beginning.

Said parcel of land being portions of properties conveyed to the City of Auburn by the following deeds: Merrill T. Currie and Constance O. Currie, dated October 13, 1969, ACRD Book 1009, Page 598; Joline F. Wiethe, dated October 13, 1969, ACRD Book 1009, Page 599; Irene Driscoll, dated October 13, 1969, ACRD Book 1009, Page 692; and Auburn Builders, Inc., dated August 4, 1965, ACRD Book 944, Page 108.

Sherwood Drive - Street Acceptance



Portion of Sherwood Drive to be accepted.

Sherwood Heights School

