



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



JOHN ELIAS BALDACCI

GOVERNOR

JOHN RICHARDSON

COMMISSIONER

February 23, 2007

Patricia Finnigan
City Manager
City of Auburn
45 Spring Street
Auburn, ME 04210

Dear Ms. Finnigan:

Pat

The Maine Department of Economic and Community Development ("the department") has reviewed and approved the restated development program to the previously approved City of Auburn's application to create the Auburn Mall Revitalization Municipal Tax Increment Financing District #14 ("the district"). The district took effect on January 5, 2007, for a period of twenty (20) years.

The department withheld approval of project costs related to the construction, alteration or expansion of facilities not located in the district, but located in the Public District as described in the proposal Section 1.01 (C) Public Improvements, Section 1.04 and Exhibit C pending receipt of further information from the City regarding these projects.

Based on the City of Auburn's submittal of the requested information including an amended Exhibit C and corresponding narrative explaining the "Public District Improvements", the department notes and approves the Following: project costs related to the construction, alteration or expansion of facilities not located in the district, but located in the "Public District" as set forth in the updated proposal including corrective and conforming changes within it.

All other material aspects of the original Auburn Mall #14 TIF proposal not specifically changed, including its development program, its financial plan and the department's approval letter dated January 5, 2007, remain in effect.



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Patricia Finnigan
February 23, 2007

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Approval remains subject to the following provision: should any business in this district receive TIF payments that exceed \$10,000 in a calendar year, it must submit an annual written report no later than August 1st of the following year, in accordance with 5 MRSA §13070-J(3).

If you have questions regarding this approval, or the applicability of the economic development incentive reporting requirements, please do not hesitate to contact Daniel Stevenson at 624-7415.

Sincerely,

A handwritten signature in dark ink, appearing to read "John Richardson". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Richardson".

John Richardson
Commissioner

cc: Jerome Gerard, Acting State Tax Assessor
David Ledew, Director of Property Tax
Greg A. Mitchell, Eaton Peabody Consulting Group

CITY OF AUBURN, MAINE

AUBURN MALL REVITALIZATION
MUNICIPAL TAX INCREMENT FINANCING DISTRICT #14

DEVELOPMENT PROGRAM

October 30, 2006

Revised 2-6-07

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APPLICATION COVER SHEET

MUNICIPAL TAX INCREMENT FINANCING

A. General Information

1. Municipality Name: City of Auburn		
2. Address: 60 Court St, Auburn, ME 04210		
3. Telephone: 207-333-6601	4. Fax: 207-333-6620	5. Email: rmiller@auburnmaine.gov
6. Municipal Contact Person: Roland Miller		
7. Business Name:		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business:		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

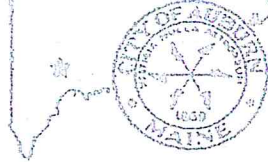
B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
job creation	job retention	capital investment
training investment	tax base improvement	public facilities improvement
other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
real estate purchase	machinery & equipment purchase	training costs
debt reduction	other (list):	

C. Employment Data

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

City of Auburn, Maine
"Maine's City of Opportunity"
Economic Development



December 3, 2013

Laura Santini-Smith
Dept. of Economic and Community Development
Burton M. Cross Office Building
59 State House Station
Augusta, ME 04333-0059

Re: Approval Amendment for Auburn's TIF #14

Ms. Santini-Smith:

This letter accompanies documentation you requested to complete the City of Auburn's application for an amendment approval to Auburn's Mall Revitalization TIF District (TIF #14).

All the information provided is true and accurate to the best of our knowledge. Should you have any additional questions or concerns, please do not hesitate to contact my office, or the city's Economic Development staff.

Sincerely,

Clinton Deschene
City Manager

cc: Roland Miller, Economic Development Director
Jill Cunningham, Economic Development Assistant

City of Auburn

City Council, Auburn, Maine

Date: July 20, 2009

**TITLE: RESOLVE – AMENDING THE PROVISION OF TAX INCREMENT
FINANCE DISTRICTS 13, 14 AND 15**

Be It Resolved by the Auburn City Council That the City Manager is authorized to submit to the Maine Department of Economic and Community Development amendments to Tax Increments Finance Districts 13, 14 and 15 as attached.

Motion for acceptance:

Seconded by:

Vote:

Action by the City Council:

Date:

Attest:

City Clerk

EXHIBITS

- Exhibit A** -- TIF District Map
- Exhibit B** -- Project Costs
- Exhibit C** -- Public District Improvements
- Exhibit D** -- Summary of Financial Information
- Exhibit E** -- Summary of Statistical Information
- Exhibit F** -- Certification of Original Assessed Value
- Exhibit G** -- Tax Shifts and Methodology
- Exhibit H** -- Notice of Public Hearing
- Exhibit I** -- Resolve of the Auburn City Council
- Exhibit J** -- Development Agreement

Article I

Development Program Narrative

Section 1.01. Introduction

A. Background Information and General Description of the District

The City of Auburn desires to attract and retain quality jobs and commercial development, create and maintain a healthy tax base, improve the economy of the City and the State of Maine, and provide for construction of new public infrastructure improvements to facilitate economic development. In order to fulfill these goals, certain properties are being designated as the Auburn Mall Revitalization Tax Increment Financing District, an area consisting of approximately 47.44 acres, comprising a portion of the City as shown on **Exhibit A** attached hereto and incorporated herein by reference (the "District").

The Development Program described herein is proposed for the purpose of administering the District as a Municipal Development and Tax Increment Financing District pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "Development Program"). Upon resolution of the Auburn City Council designating the District and adopting this Development Program on October 30, 2006, the designation of the District and the adoption of the Development Program became final subject only to approval by the Maine Department of Economic and Community Development ("DECD").

The purpose of the District is (a) to assist the property Developer and developer with the development of these parcels into retailing and service centers; (b) to finance costs associated with certain public improvements, within the District consisting of infrastructure improvements, including, but not limited to, roadways, access roadways, water, sewer, storm drains, road junctions and landscaping (the "Public District Improvements"); and (c) to finance costs associated with certain economic development and infrastructure improvements within the City (the "Public Improvements") as hereinafter identified.

B. The Project -- Retail Development

The City of Auburn needs to expand its tax base by attracting additional economic development to the City. The District impacts economic development in several ways. First, reestablishment of a regional retail complex in the District will be the catalyst for major commercial development on land within the immediate area and in other areas of the City. New development projects in the District will also require certain improvements through an expansion of public infrastructure. Second, the District provides a source of funds to finance new economic development programs with respect to the City's desire to become a regional shopping destination.

The City recognizes that the Auburn Mall has significant challenges to overcome in its redevelopment due to environmental constraints and building obsolescence. In order to assist the Developer in overcoming the extraordinary development cost and to realize the opportunity presently available, the City of Auburn proposes to enter into a credit enhancement tax increment financing agreement that will allow for the recapture of a portion of these costs over time (the "Project"). It is also contemplated that within the District certain public improvements, which are described in Sections 1.01 and 1.04, will be needed and if the City will capture a portion of it's share of the new revenue to pay for these improvements.

The extension (or addition) of these public improvements and modifications to existing facilities will allow substantial commercial development to occur within the District and enhance the ability to develop and market additional commercial property in close proximity to the District.

Completion of any portion of this project that is to be funded through municipal bonded indebtedness will be initiated within five years of the designation by DECD and completed within the term of this agreement based on need. The Project is currently expected to allow for major expansion of commercial development within the District.

For purposes of this Development Program and for purposes of calculating captured assessed value, costs associated with the construction of the Project by the Developer after April 1, 2005 shall be deemed to be in the District on April 1st of each subsequent year.

The tax increment revenues, from new real estate investment, as identified in the Development Program, will be used by the Developer to pay a portion of the capital costs of the Project, to repay to the Developer certain infrastructure costs incurred by the Developer, to repay to the City certain infrastructure costs incurred by the City, to assist in paying debt service on monies borrowed by the Developer and/or the City to finance the cost of the Project, to pay for a study to identify opportunities for regional quality retail recruitment and to support the economic development program of the City and the costs of administration of the district. The costs so financed will represent only a small portion of the Developer's Project costs. All additional costs will be the sole responsibility of the Developer. (See Section 1.05 "Uses of Private Property" and Section 2.03 "indebtedness" herein) During the term of the development program, the Developer will capture forty percent (40%) of the increase in real estate assessed value in the District for twenty (20) years or, after at least \$5,000,000 increase in assessed real estate value is realized in TIF District #14, up to an upset limit of \$3.329 million, whichever comes first. The City will capture 75% of the remaining new tax revenue (60% of all new tax revenue) to an upset limit of \$8.662 million thereafter releasing all remaining new revenues to the General Fund. All in accordance with the terms of Auburn Mall Development Agreement as attached hereto as **Exhibit J**. This portion of the Development Program will be 20 years.

C. Public Improvements

In addition to the Developer's Project in the District, the City will use a portion the remaining captured tax increment revenues from the District to finance some or all of the costs of the following types of projects (being the Public Improvements and Public District Improvements): 1) to fund infrastructure improvements, and other Project Costs, all as permitted under 30-A MRSA Subsection 5225(1)(A) (hereinafter collectively called the "Project Costs", see **Exhibit B & C**). These improvements within and abutting the District, include but are not limited to, roadways, access roads, intersections, sidewalks, bike routes, street lights, traffic signals, sewer, water, storm drains and landscaping; 2) to develop new employment opportunities in the City and to pay other Project Costs as described in 30-A MRSA Subsection 5225(1)(B); 3) to provide for costs reasonably related to the construction, alteration or expansion of facilities not located within the District that are required due to improvements or activities within the District as described in 30-A MRSA Subsection 5225(1)(C)(D), including but not limited to road, water, sewer, storm water and environmental protection improvements (hereinafter called the Public District Improvements); 4) to fund the City's economic development programs including, but not limited to, implementation of the Auburn Mall Revitalization Municipal Development and Tax Increment Finance District (TIF #14); to fund environmental improvement programs.

D. Finding of the City Council

The City Council finds that each of the specific projects described herein will either directly or indirectly provide or encourage new employment opportunities within the City, encourage and promote economic development that will broaden the City's tax base, and improve the general economy of the City.

The estimated costs of the projects that may be included as a part of the Development Program are identified in **Exhibit B & C** attached hereto. The specific public improvement projects to be financed with the City's portion of the tax increment financing revenues will be approved through subsequent City Council action pursuant to the City's Charter.

The Project and all associated improvements financed under this Development Program, other than the Public Improvements and other Project Costs, will be located within the District, adjacent to the District or are impacted directly by activity within the District. The proposed District will encompass approximately 47.44 acres.

Section 1.02. Statement of Means and Objectives

A. Municipal Development District

The City desires to attract quality jobs and economic development into the community in order to create additional employment opportunities, to maintain a healthy tax base, to promote community well being, to provide for the City's revitalization, and to provide the facilities outlined in this Development Program. By providing for the reinvestment of the new or incremental tax revenues, the City will facilitate new private investment within the District, create additional infrastructure capacity through certain important public improvements, thereby providing new employment opportunities in the City, while improving and broadening the City's tax base and the economy of the City and the State of Maine.

The project site within the Development District has significant challenges to support redevelopment. It is the City's desire to realize the redevelopment of the District parcels and therefore the City wishes to induce the Developer to invest by entering into a long-term partnership whereby the City, through a credit enhancement tax increment finance program, will assist the Developer in recovering a portion of his financed costs to make these project sites competitive.

B. Benefits of the District

The following benefits will accrue to the general public by causing development to occur within the District:

1. New development will cause an increase in real estate assessed valuation. This means new tax dollars for the City.
2. New infrastructure will be constructed that will provide better access to the development site and the Mall area.
3. New development within the District will ensure the continued viability of the City of Auburn's retail commercial area. The projects within this area will continue to be major contributors to the economy of the City of Auburn.
4. Other substantial new development is likely to occur as a result of the infrastructure improvements and development of the District.

In summary, realizing the objective of attracting new investment to the District will provide resources to finance the costs of the Public District Improvements and other Project costs. This will create new employment opportunities, promote economic development and expand the tax base of the City for the benefit of the citizens of Auburn.

Section 1.03. Discussion of Financial Plan

The Financial Plan for the District is set forth in greater detail in Article II below. The following is a brief summary of the plan.

The total anticipated new investment in the District will result in up to \$25,000,000 of new real estate assessed value. Construction of the project has already started and following City Council action and DECD approval, anticipated completion of the project is expected to occur by 2027. As part of the development program, the Developer, after causing an increase in assessed valuation of \$5 million, will capture forty percent (40%) of the tax revenues from increase in assessed value (real estate only) in the District for twenty (20) years up to \$3.329 million, whichever comes first. The City will capture 75% of the remaining new tax revenue (60% of all new tax revenue) to an upset limit of \$8.662 million thereafter realizing all new revenues to the General Fund. All in accordance with the terms of Auburn Mall Development Agreement as attached hereto as **Exhibit J**. The revenues allocated to the Developer will be to reimburse over time for costs of specific project site improvements, debt service payments relating to financing the Project or as direct payments toward a portion of the cost of the Project. The residual new tax increment revenue retained by the City will be used to finance public improvements in the area. The remaining tax revenue will go to the General Fund.

Section 1.04. Description of Project Costs and Public Facilities to Be Constructed

The Project costs are defined in section 1.01 (C) above and itemized in **Exhibit B**.

The City intends to provide improvements to the public infrastructure in the vicinity of the project sites (Public District Improvements). These may include but not be limited to public sewer, water, storm water management, and transportation system (vehicle, pedestrian and bicycle) capacities and landscaping. The public improvements will be completed to assist the City in efforts to increase employment and economic development in general. Public District Improvements are itemized in **Exhibit C**.

Section 1.05. Uses of Private Property

The project involves the rehabilitation of the Auburn Mall and Androscoggin Plaza, business recruitment of new mall tenants, and the recruitment of new restaurants and new opportunities on property included in the District.

The proposed use of the project site (the District) is in keeping with current zoning requirements in that intensive retail commercial development is permitted within the zone.

Section 1.06. Relocation of Displaced Persons

Not applicable

Section 1.07. Proposed Facilities to Improve Transportation

The development, as it is currently proposed, will require the City to construct various public infrastructure improvements to serve the District and to promote further economic development.

Section 1.08. Environmental Controls

The redevelopment, development, and improvement project will comply with all requirements of the City's ordinances, including its Zoning Ordinance. With the exception of any building, site plan, traffic and other construction permits to be applied for, no further zoning permits, licenses or other local approvals are anticipated to be necessary in conjunction with the improvements.

The Developer will take all steps required by the Maine Department of Environmental Protection ("DEP") in order to ensure that the installation, construction, and operation of the improvements comply with all State of Maine environmental rules and regulations. All air emission, wastewater discharge, and other licenses required in conjunction with the Project either have been, or will be, applied for and obtained by the Developer as required by applicable law, rule and regulation.

Section 1.09. Plan of Operation upon Completion

The improvements, other than the public infrastructure modifications, in the District will at all times be owned by the Developer, his successors or assigns, who will be responsible for payment of all maintenance expenses, insurance, and taxes on said improvements. During the life of the District, the City Manager, or the Manager's designee will be responsible for all administrative matters concerning the implementation and operation of the District. The Developer and/or his successors or assigns shall be solely responsible for implementation of the private development in the District. The stipulations regarding the division of responsibilities on the part of the Developer and the City are contained in the Auburn Mall Revitalization Development Agreement and attached as **Exhibit J**.

Section 1.10. Program Duration

The duration of the District will begin on the designation of the District by the Auburn City Council and the effective date of its approval by the Maine Department of Economic and Community Development and end in twenty years thereafter or upon payment of all credit enhancement obligations Project Costs and Public District Improvement costs. The Developer's interest in the program will end in twenty years or when the total aggregate reimbursements received by the Developer reaches the upset limit as established under the Auburn Mall Revitalization Development Agreement. **Exhibit J**

Article II **Financial Plan**

Section 2.01. General Characteristics

This Tax Increment Financing District will encompass approximately 47.44 acres of taxable property with a total assessed value of land and buildings as of April 1, 2005, in the amount of \$14,872,100.

This Development Program requires the establishment of a Development Program Fund consisting of a Project Cost Account pledged to and charged with payment of Project Costs (payment to the Developer under the credit enhancement agreement) and the transfer of residual revenues to a Development Program Sinking Fund Account.

Section 2.02. Cost Estimates for Development Program

Estimated cost for the Developer's project under the Development Program is \$3,329,000 dollars.
Estimate cost for the City under Development Program is \$13,042,075.

Section 2.03. Indebtedness

The City's retained earnings from the tax increment revenues will be transferred to the Auburn Mall Revitalization Municipal Development and Tax Increment Financing District Development Plan (TIF #14) sinking fund to fund public improvements including but not limited to transportation system improvements. If the Developer incurs indebtedness with respect to the project, the funds in the Developers Project Cost Account of the Development Program Fund established hereunder consisting of the Developers allocable share of tax increment revenues on the captured assessed values of the District and any earnings thereon, may be applied to such indebtedness.

Section 2.04. Sources of Anticipated Revenues

The sources of anticipated revenues generated by the District and to be used to pay the Developer under the credit enhancement agreement are: 1) municipal tax increment revenues on captured assessed value for the real estate within the District, which will be deposited as received into the Developers Project Cost Account of the District's Development Program Fund, and 2) earnings on such amounts. The Developer will be responsible for making all arrangements for payments with respect to all additional moneys needed to fund the Project. See summary of financial information in Exhibit D.

Separate sub accounts in the Project Cost Account shall be established for the Project (credit enhancement agreement) and funds to be transferred to the Auburn Mall Revitalization Municipal Development and Tax Increment Financing District Development Plan (TIF #14). Upon receipt of each payment of property tax from the Developer, the City shall, within 15 days: 1) deposit that portion of each property tax payment allocated to the Project to the Project Cost Account; and 2) deposit that portion of each payment of property tax allocated for public improvements into the Project Cost Account established under the Auburn Mall Revitalization Municipal Development and Tax Increment Finance District Development Plan (TIF #14). The municipal tax increment revenues to be paid to the

Developer under the Credit Enhancement Agreement for 20 years (or until the Developer reaches the upset limit for reimbursement) are reflected in Table No.1 below.

TABLE NO. 1

Year	Estimated CAV	Projected Credit
FY08	\$ 3,596,300.00	\$ -
FY09	\$ 8,185,300.00	\$ 70,393.58
FY10	\$ 21,185,300.00	\$ 186,430.64
FY11	\$ 25,185,300.00	\$ 226,667.70
FY12	\$ 25,185,300.00	\$ 231,704.76
FY13	\$ 30,185,300.00	\$ 283,741.82
FY14	\$ 30,185,300.00	\$ 289,778.88
FY15	\$ 30,185,300.00	\$ 295,815.94
FY16	\$ 32,185,300.00	\$ 321,853.00
FY17	\$ 32,185,300.00	\$ 328,290.06
FY18	\$ 32,185,300.00	\$ 334,727.12
FY19	\$ 32,185,300.00	\$ 334,727.12
FY20	\$ 32,185,300.00	\$ 334,727.12
FY21	\$ 32,185,300.00	\$ 90,142.26
FY22	\$ 32,185,300.00	
FY23	\$ 32,185,300.00	
FY24	\$ 32,185,300.00	
FY25	\$ 32,185,300.00	
FY26	\$ 32,185,300.00	
FY27	\$ 32,185,300.00	

\$ 3,329,000.00

Note: 2007 Tax Rate of \$.0244/1000 in first year of reassessment phase in; 2008 estimated final phase in of .021 plus .005 due to phase out of personal property. Each subsequent year assumes .005 increase until the phase out of personal property is complete in 2017.

Section 2.05. Financial and Statistical Data

A summary of statistical information relating to the District's satisfaction of certain conditions imposed under Chapter 206 of Title 30A of the Maine Revised Statutes, as amended, as a prerequisite to designation of the District, is set forth in **Exhibit E**. Additional information is set out below.

- | | | |
|----|--|------------------|
| a. | Total value of taxable property of the City of Auburn as of April 1, 2005 | \$ 1,342,992,900 |
| b. | Original assessed value of the District as of April 1, 2005 | \$ 14,872,100 |
| c. | Original assessed value of all existing TIF within the City | \$ 11,237,200 |
| d. | Percentage of total value of taxable property in the City represented by the original assessed value of the District and other Districts/total value | 1.7835% |
| e. | Total acreage of the City of Auburn is | 41,430 acres |

f.	Total acreage in existing tax increment finance districts in the City of Auburn	550
g.	Total acreage in the District	47.44
h.	Percentage of acreage in all districts $[(f+g)/e]$	1.442%
i.	At least 25 percent area of the District is suitable for commercial uses	
j.	Aggregate value of Municipal general obligation indebtedness financed by the proceeds from tax increment financing districts within Androscoggin County, including the District, does not exceed \$50 million as may be adjusted pursuant to 30A MRSA subsection 5223 (3) (D)	

Attached hereto as **Exhibit F** is a certification of original assessed value (real estate only) executed by the City Assessor of the City of Auburn in accordance with the requirements of 30-A MR.S.A. § 5254(2) certifying that the original assessed value of the District as of April 1, 2005 was \$14,872,100.

Section 2.06. Estimated Impact of Financing upon Taxing Jurisdiction

In accordance with Maine statutes governing the establishment of tax increment financing districts, **Exhibit G** provides estimated tax shifts that will result during the term of the District from the establishment of the District, using formulas reviewed by the Maine Department of Economic and Community Development.

Attached hereto as **Exhibit G** is a summary of the findings and the methodology utilized in calculating tax shifts.

Section 2.07. Duration of the Development Program

The duration of the District will begin on the designation of the District and the effective date of its approval by the Maine Department of Economic and Community Development and end, for the Credit Enhancement portion of the program on the earlier of twenty years thereafter or the total aggregate reimbursements received by the Developer reaches the upset limit as established under the Auburn Mall Development Agreement. The Infrastructure portion of the City's debt obligations will be 20 years.

Article III

Physical Description

Section 3.01. Description of the District

The District consists of a seven parcels of land that total 47.44 acres.

The District is delineated on **Exhibit A** hereto.

Section 3.02. Site location map

Set forth on **Exhibit A** is a tax map of the City reflecting the approximate location of the District within the City.

Article IV

Municipal Approvals

Section 4.01. Public Hearing

Attached hereto as **Exhibit H** is a copy of the Notice a Public Hearing held in accordance with the requirements of 30-A MRSA Subsection 5253. The Notice was published in the Lewiston Sun Journal, a newspaper of general circulation in Auburn on October 20, 2006 a day at least ten (10) days prior to the public hearing. A public hearing was held at the City Council meeting on October 30, 2006.

Section 4.02. Authorizing Votes

Attached as **Exhibit I** are copies of the votes by the City Council of the City of Auburn meeting thereof duly called and held on October 30, 2006 approving the designation of the District and adoption of this Development Program.

Article V

Agreement Regarding Valuation Issues

Section 5.01. Valuation Issues

There are certain assumptions regarding valuation and depreciation of assets, which underlie the analysis set forth in this Development Program. The City and the Developer both covenant and agree that the assumptions, analysis and result set forth in this Development Program shall in no way prejudice the rights of either party or be used, in anyway, by either party in either presenting evidence or making argument in any dispute which may arise in connection with valuation of the property within the District.

In the event of a re-evaluation of property by the City occurring subsequent to the revaluation in the City's fiscal tax year 2007, during the term of the District, the City and the Developer agree that they will enter into good-faith negotiations to amend the Credit Enhancement Agreement so that the Company and the City receive the benefits contemplated by this Development Program.

TIF #14

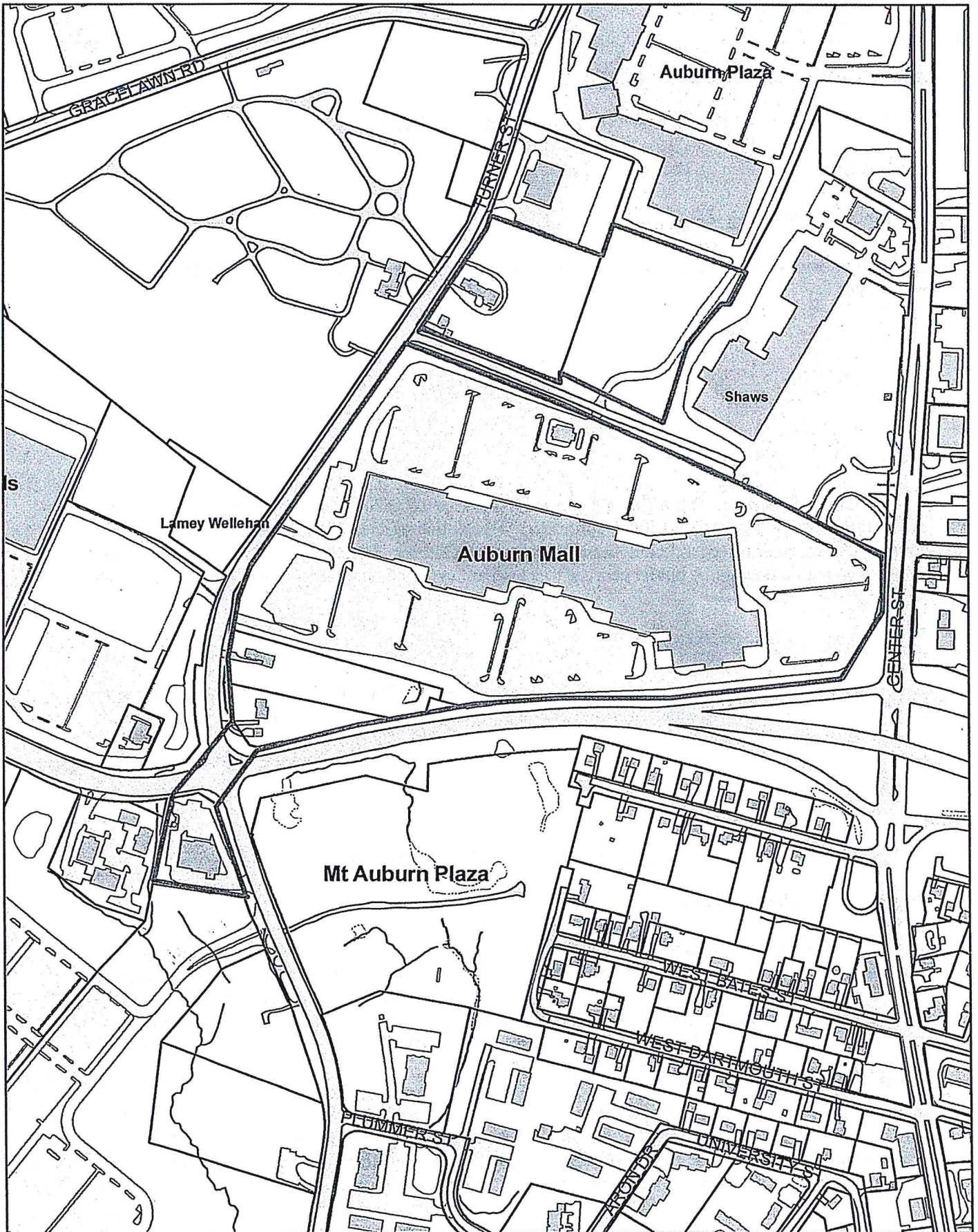


EXHIBIT C
Public District Improvements

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

City of Auburn--Auburn Mall Revitalization Project
Exhibit D

Inputs	
FY 05 Valuation	\$ 14,872,100.00
FY07 Valuation	\$ 16,781,700.00
Yearly Escalator	5 mills/ FY 08-17
Term	20 years
Assessed Value/ s.f.	\$80.00

Year	Projected M/I Rate	Retail Development Area Valuation	Assessed Value	Projected Tax Revenue	Credit Enhancement	Projected Credit	Residual Revenue (City)	Sheltered Value (City-75%)
FY07	0.02435	\$ 14,872,100.00	\$ 18,468,400.00	\$ 87,569.91	40%	\$ 70,393.58	\$ 87,569.91	\$ 65,677.43
FY08	0.02150	\$ 14,872,100.00	\$ 23,057,400.00	\$ 175,983.95	40%	\$ 186,430.64	\$ 105,590.37	\$ 79,192.78
FY09	0.02200	\$ 14,872,100.00	\$ 36,057,400.00	\$ 466,076.60	40%	\$ 226,667.70	\$ 279,645.96	\$ 209,734.47
FY10	0.02250	\$ 14,872,100.00	\$ 40,057,400.00	\$ 566,669.25	40%	\$ 231,704.76	\$ 340,001.55	\$ 255,001.16
FY11	0.02300	\$ 14,872,100.00	\$ 40,057,400.00	\$ 579,261.90	40%	\$ 283,741.82	\$ 347,557.14	\$ 260,667.86
FY12	0.02350	\$ 14,872,100.00	\$ 45,057,400.00	\$ 709,354.55	40%	\$ 288,778.88	\$ 425,612.73	\$ 319,209.55
FY13	0.02400	\$ 14,872,100.00	\$ 45,057,400.00	\$ 724,447.20	40%	\$ 295,815.94	\$ 434,668.32	\$ 326,001.24
FY14	0.02450	\$ 14,872,100.00	\$ 45,057,400.00	\$ 739,539.85	40%	\$ 321,853.00	\$ 443,723.91	\$ 332,792.93
FY15	0.02500	\$ 14,872,100.00	\$ 47,057,400.00	\$ 804,632.50	40%	\$ 328,290.06	\$ 482,779.50	\$ 362,084.63
FY16	0.02550	\$ 14,872,100.00	\$ 47,057,400.00	\$ 820,725.15	40%	\$ 334,727.12	\$ 492,435.09	\$ 369,326.32
FY17	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80	40%	\$ 334,727.12	\$ 502,090.68	\$ 376,568.01
FY18	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80	40%	\$ 334,727.12	\$ 502,090.68	\$ 376,568.01
FY19	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80	balance	\$ 90,142.26	\$ 746,675.54	\$ 560,006.66
FY20	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
FY21	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
FY22	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
FY23	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
FY24	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
FY25	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
FY26	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
FY27	0.02600	\$ 14,872,100.00	\$ 47,057,400.00	\$ 836,817.80			\$ 836,817.80	\$ 627,613.35
				\$ 14,879,256.66		\$ 3,329,000.00	\$ 11,550,256.66	\$ 8,662,692.49

Assumptions

Credit enhancement captured first
City's portion 75% capture

Investment Assumptions

FY 07	
FY 08	appreciation mall \$ 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	47.44 Acres
3. Percentage of Total Acreage in TIF District #14	0.0011
4. Total Acreage in All of Auburn's TIF Districts	597.44 Acres
5. Percentage of Total Acreage in all TIF Districts Including Proposed	0.0144
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	47.44 acres
Percentage	100%

The percentage must be equal to or exceed 25% .

**AUBURN MALL REVITALIZATION MUNICIPAL DEVELOPMENT AND
TAX INCREMENT FINANCING DISTRICT #14 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 Auburn Mall Revitalization Municipal Development and Tax Increment Financing District TIF District #14 as described in the Development Program to which this Certificate is attached was \$14,872,100.00 as of April 1, 2005

IN WITNESS WHEREOF, this Certificate has been executed as of this 4th day of January 2007.

CITY ASSESSOR

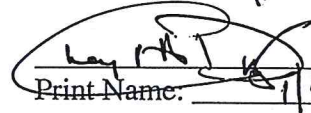

Print Name: 1/4/07

Exhibit F-2

Parcel ID#	Street Address	Company	4/1/2005 R.E.	4/1/2005 P.P.	4/1/2006	2006 Full Values	
280-002-000-001	670 Turner St	Androscoggin Bank	\$ 273,600.00	\$ 95,600.00	\$ 463,700.00	\$ 545,100.00	
280-002-000-002	670 Turner St	Maguire, James	\$ 257,900.00	\$ 134,900.00	\$ 322,300.00	\$ 349,800.00	
280-002-000-003	670 Turner St	Hilgrise Properties Inc.	\$ 315,900.00	\$ 40,100.00	\$ 434,100.00	\$ 484,700.00	
280-010	550 Center St	Auburn Plaza Inc	\$ 10,000,000.00	\$ 1,886,500.00	\$ 12,192,600.00	\$ 13,123,200.00	
280-012	707 Turner St	Nobility LLC	\$ 116,400.00	\$ -	\$ 133,600.00	\$ 277,100.00	
280-011	723 Turner St	Auburn Plaza Inc	\$ 364,600.00	\$ -	\$ 396,800.00	\$ 437,700.00	
290-010-001	985 Turner St	Auburn Plaza Inc	\$ 745,300.00	\$ -	\$ 1,318,500.00	\$ 1,564,100.00	
290-008	52 Kings Road	Auburn Plaza Inc	\$ 641,300.00	\$ -	combined with 290-010-001 in 2006		
			\$ 12,715,000.00	\$ 2,157,100.00	\$ 15,261,600.00	\$ 16,781,700.00	
		TOTAL VALUE AS OF 4/1/2005		\$ 14,872,100.00			Plus

Next
Flus

1615, 400
P.D.

18397.60

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 **Auburn Mall Revitalization Municipal Tax Increment Financing District**.

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*:

Adjusted Local Computed Number
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*:

Current State Local Valuation
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 Tax Shift Projections

Exhibit G

TIF Year	Projected Tax Shelter			
	EPS Education Shelter	Revenue Sharing Shelter	County Tax Shelter	Total Tax Shelter
1	\$0	\$0	\$0	\$0
2	\$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.

EXHIBIT H
CITY OF AUBURN

PUBLIC NOTICE

Notice is hereby given that the City of Auburn, Maine, will hold a public hearing on Monday, August 4, 2008, at 7 PM in the City Council Chambers of the Auburn Hall for purposes of receiving public comments on proposed amendments to the development programs and financial plans of Tax Increment Financing Districts #14 and #15 for said Municipal Development and Tax Increment Finance Districts, 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 Districts consist of certain properties, in the vicinity of the intersection of Turner Street and Mount Auburn Avenue.

A copy of the proposed amendments for the districts 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 Wednesday, July 23rd

Lewiston, Maine, Wednesday, July 23, 2008

**CITY OF AUBURN
PUBLIC NOTICE**

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A copy of the proposed amendments for the districts 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.

CITY OF AUBURN

Date: October 30, 2006

TITLE: RESOLVE - AUTHORIZE THE CITY MANAGER TO EXECUTE DOCUMENTS - TAX INCREMENT FINANCE DISTRICT #14 - AUBURN MALL REVITALIZATION IN MALL AREA 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 #14 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 30, 2006 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 Auburn Mall Revitalization and Tax Increment Financing District #14 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, 2005 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 Auburn Mall Revitalization and Tax Increment Financing District #14 Development Program, designated and described as more particularly set forth in the " Auburn Mall Revitalization and Tax Increment Financing

District #14 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 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 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 City Manager be and hereby is authorized and directed to enter into the Auburn Mall Revitalization 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 City Manager may approve, such approval to be conclusively evidenced by such execution thereof.


Motion for acceptance: Eric Samson

Seconded by: Robert Mennealy

Vote: 4 Yeas, with Councilors Rowell, Gerry and Mennealy voting Nay

Action by the City Council: PASSED

Date: October 30, 2006

ATTESTED: 

City Clerk

