

CITY OF AUBURN, MAINE
MALL AREA MUNICIPAL
DEVELOPMENT AND TAX INCREMENT
FINANCING DISTRICT #9 DEVELOPMENT PROGRAM

DATED:
April 1, 2002

Amended: September 25, 2006

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ARTICLE I

DEVELOPMENT PROGRAM NARRATIVE

Section 1.01. Introduction.

a. General Description of the District.

The City of Auburn desires to attract and retain quality jobs and commercial development, to create and maintain a healthy tax base, to improve the economy of the City and the State of Maine and to provide for construction of new public infrastructure and improvements to facilitate economic development. In order to fulfill these goals, the following property is being designated as the Mall area Municipal Development and Tax Increment Financing District: An area consisting of approximately 59.24 acres, comprising a portion of the following City of Auburn parcels as described below.

The majority of the properties that comprise the district have frontage along the west side of Turner Street from approximately 2,150 feet south of the intersection of Mount Auburn Avenue and Turner Street to 800 feet north of the intersection. Three other parcels are included within the district all having frontage on Mount Auburn Avenue. These properties are all within the first 750 feet west of the intersection. The area has been designated the Mall Area Municipal Development and Tax Increment Financing District (the "District") by the City of Auburn, Maine (the "City"). A plan depicting the District is attached as **Exhibit A**. 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 207 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, the designation of the District and adoption of the Development Program will immediately become final subject only to approval by the Maine Department of Economic and Community Development ("DECD").

The purpose of the District is 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, sidewalks, bike routes and landscaping ("Public District Improvements") as hereinafter identified.

b. The Project.

The City needs to expand its tax base by attracting additional economic development to the City. The District impacts on economic development in several ways. First, the construction of the regional retail complex in the District will be the catalyst for major commercial development on undeveloped parcels of land within the District and in other areas of the City. The development in the District will also require certain improvements to and expansion of public infrastructure in the Mall Area.

The Development Program thus will provide significant economic benefits to the City by increasing infrastructure capacity thereby encouraging the location of new commercial projects within the District that will be new contributors to its economy by dramatically expanding the tax base and employment opportunities within the District and the City. As described above, the District contemplates certain public improvements within and immediately adjacent to the District described in Sections 1.01(c) and 1.04. The extension (or addition) of these public improvements and

modifications to existing facilities will allow substantial commercial development within the District and enhance the ability to develop and market additional commercial property within the District (the "Project"). Completion of any portion of this Project to be funded through municipal bonded indebtedness will be within five years of the designation by the DECD. The Project is currently expected to allow for a major expansion of commercial development within the District.

During the term of the Development Program, the City will capture 100% of the increase in assessed value in the District, and will retain one hundred percent (100%) of the retained tax increment revenues from the District for its own use to finance the Project Costs described in Sections 1.01(c) and 1.04 hereof.

c. **Public Improvements.**

The City will use the captured tax increment revenues from the District to finance some or all of the costs of the following types of projects (being the Public District Improvements): (i) to fund the infrastructure improvements within and abutting the District, including, but not limited to, roadways, access roads, junctions, sewer, water, storm drains, sidewalks, bike routes and landscaping (hereinafter called the Public District Improvements) (ii) to develop new employment opportunities in the City and to pay other Project Costs as described in 30-A MRSA §5252(8)(B)(11); (iii) 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 §5252(8)(B)(9), including road, sidewalk, water, sewer, stormwater and environmental protection improvements and fire and public safety projects; (iv) to fund the administration of the City's economic development program; and (v) to fund infrastructure improvements, and other Project Costs, all as permitted under 30-A M.R.S.A. § 5252(8)(B) (herein collectively called the "Project Costs"). The Public Improvements are further described in Section 1.04 hereof. 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, included as part of the Development Program, are attached hereto and listed in **Exhibit B**. 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 Public Improvements and other Project Costs will be located within or immediately adjacent to the District. The proposed District will encompass approximately 59.24 acres and will be located within the Mall Area in Auburn, Maine (described above).

Section 1.02. Statement of Means and Objectives.

a. **Municipal Development District.**

The City desires to attract quality jobs and economic development to the community in order to create additional employment opportunities in the City, to maintain a healthy tax base, to promote community well being and to provide the facilities outlined in this Development Program. This Development Program and Financial Plan provide for the creation for Municipal Development and Tax Increment Financing District for the Mall Area. By providing for the reinvestment of the new or

incremental tax revenues in the District, the District will create certain important public improvements as well as provide the ability for substantial commercial development within the District, thereby providing new employment opportunities in the City and improving and broadening the City tax base and the economy of the City and the State of Maine.

b. Benefits of the District

1. New tax dollars for the City. The District is anticipated to expand the tax base of the City, resulting in an estimated \$7.455 million dollars in new tax revenues from the District for the City over the next fifteen years.
2. New infrastructure will be constructed for purposes of access to the District.
3. Economic Development, New Jobs. The District will insure the continued viability of the City of Auburn commercial area by development of a Mall District and the owners of commercial developments will be major contributors to the economy of the City of Auburn and will create substantial new, quality jobs in Auburn.
4. Other New Development. Other substantial new development is likely to occur as a result of the improvements in the infrastructure surrounding and within the District.
5. New funding for the City's ongoing economic development program.

In summary, the means and objectives of the District are to finance certain Public Improvements intended to promote economic development, expand the tax base of the City for the benefit of the citizens of the City and the construction of public improvements.

Section 1.03. Brief 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 investment in the District by private developers is in excess of 22.9 million dollars, although this number may increase substantially.

As part of the Development Program, the City proposes to capture one hundred percent (100%) of the increase in assessed value in the District to finance some or all of the Public Improvements and other Project Costs. The Development Program will remain in effect for a period of twenty (20) years.

The Project Costs of the Development Program may be financed, in part, by the issuance of General Obligation Bonds of the City (the "Bonds") with the incremental taxes from the District being used, in part, to pay the debt service on the Bonds.

Section 1.04. Description of Public Facilities to be Constructed.

The Project costs are defined in Section 1.01 (C) above and itemized in **Exhibit B**. These costs are projected to be \$7,420,000.

The City intends to provide improvements to the public infrastructure within and adjacent to the District which include, but are not limited to, the construction of access roads, roads, road junctions, sewer, water, storm drains, sidewalks and landscaping. The costs associated with the Public District Improvements are projected to be \$3,670,000 and are itemized in **Exhibit C**.

The Public Improvements will be completed to assist the City in its efforts to increase employment and economic development in general.

Section 1.05. Uses of Private Property.

The acquisition and installation of all improvements will be supervised by the developers and will be subject to all required state and local approvals. Almost all of the capital improvements related to the development will be located in or immediately adjacent to the District. The actual and proposed use of the District is in keeping with current zoning requirements, as commercial retail development is a permitted use in the zone in which the District is located.

Section 1.06. Relocation of Displaced Persons.

It is anticipated that no businesses or persons within the City will be displaced or relocated as a result of the development activities proposed in the District.

Section 1.07. Proposed Regulations and Facilities to Improve Transportation.

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

Section 1.08. Environmental Controls.

The improvements contemplated by the capital improvement program will comply with all requirements of 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 City 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, waste water discharge or other licenses required in connection with the Project either have been, or will be, applied for and obtained by the City as required by applicable law, rule and regulation.

Section 1.09. Plan of Operation Upon Completion.

The improvements in the District will at all times be owned by the City, which 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 commercial developers shall be solely responsible for implementation of private development in the District. The City will administer all public improvements.

Section 1.10. Program Duration.

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 on the earlier of 20 years thereafter or payment of all Project Costs and Public District Improvement costs.

ARTICLE II **FINANCIAL PLAN**

Section 2.01. General Characteristics.

The proposed Tax Increment Financing district will encompass approximately 59.24 acres of taxable property with a total assessed value of land and buildings as of April 1, 2001 and April 1, 2005, in the amount of \$5,956,300.

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 and a Development Program Sinking Fund Account to pay debt service on any debt financed Project and Public District Improvement costs.

All costs associated with the public improvements and the administration of the Economic Development program may be funded directly or reimbursed from incremental tax revenues of the District or from bond proceeds.

Section 2.02. Cost Estimates for Development Program.

The estimated costs of the Development Program are \$11,090,000. Such costs are set forth in greater detail on **Exhibits B** and **C** hereto.

Section 2.03. Indebtedness.

Some of the improvements associated with the Public Improvements may be funded by the City incurring general obligation bond indebtedness.

Section 2.04. Sources of Anticipated Revenues.

The sources of anticipated revenues generated by the District are (i) municipal tax increment revenues on retained captured assessed values, which will be deposited as received into the Mall Area Project Cost Account and the District's Development Program Fund, and (ii) earnings on such amounts. See summary of financial information in **Exhibits D1-D3**.

The following table reflects (i) the original assessed value of all properties within the District, (ii) the estimated captured assessed value increase in assessed value per year following implementation of the Development Program, (iii) the percentage of captured assessed value to be retained by the District, and (iv) the estimated tax increment revenues per year on the entire increase in assessed value following implementation of the Development Program. The Percentage of

Captured Assessed Value Retained shall be 100% of the incremental taxes (in excess of the taxes on the original assessed value thereof) on all real property now or hereafter in the District.

PROJECTED MUNICIPAL TAX INCREMENT REVENUES

MALL AREA TAX INCREMENT FINANCING DISTRICT PROJECTED MUNICIPAL TAX INCREMENT REVENUE

YEAR	ORIGINAL ASSESSMENT	ESTIMATED CAV	PERCENTAGE RETAINED	ESTIMATED TAX REVENUE ON CAV
	\$5,956,300		100%	
2002				
2003		-		-
2004		-		-
2005		-		-
2006		-		-
2007		\$11,220,200.00		\$273,211.87
2008		\$12,929,400.00		\$277,982.10
2009		\$15,319,450.00		\$337,027.90
2010		\$17,452,110.00		\$392,672.48
2011		\$18,555,210.00		\$426,769.83
2012		\$20,761,410.00		\$487,893.14
2013		\$22,967,610.00		\$551,222.64
2014		\$22,967,610.00		\$562,706.45
2015		\$22,967,610.00		\$574,190.25
2016		\$22,967,610.00		\$585,674.06
2017		\$22,967,610.00		\$597,157.86
2018		\$22,967,610.00		\$597,157.86
2019		\$22,967,610.00		\$597,157.86
2020		\$22,967,610.00		\$597,157.86
2021		\$22,967,610.00		\$597,157.86
TOTAL				\$7,455,140.02

Note: 2007 Tax Rate of \$0.02435/1000 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.

The City shall establish a Development Program Fund. Upon receipt of each payment of property tax from taxpayers in the District, the City shall deposit that portion of each payment constituting the retained tax increment revenues into the Development Program Fund. The City will establish a Project Cost Account or a series of project cost accounts within the Development Program Fund, as one or more permanent municipal reserve funds created and administered pursuant to the

provisions of Title 30-A Section 5801 of the Maine Revised Statutes, as amended, which funds shall be dedicated to the acquisition or construction of the Public District Improvements and/or the Public Improvements and other Project Costs. Upon each payment of property tax with respect to property in the District, the City shall deposit to the Project Cost Account the percentage of tax increment equal to the 100% of the Tax Increment Revenues. As the deposit and investment of funds in the Project Cost Account accrue and increase to a level that permits acquisition or construction of individual Public District Improvements, the Public Improvements or fund the administrative costs associated with the projects, such projects will be undertaken and funded from such reserve fund(s). Accordingly, all tax increment revenues deposited into the Project Cost Account reserve fund(s) shall be deemed to have been expended and used to satisfy the obligations of the Project Cost Account with respect to the Project Costs described in the Development Program when deposited into such reserve fund(s).

The total projected tax increment, the City's share, and the tax shifts resulting from the District are shown on **Exhibits D and G** attached hereto.

Section 2.05. Financial and Statistical Data.

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

- | | |
|---|-----------------|
| a. Total value of equalized taxable property of the City as of April 1, 2001 | \$1,116,332,700 |
| b. Total amended assessed value of the District as of April 1, 2001 & 2005 | \$5,956,300 |
| c. Total value of equalized taxable property as of April 1 preceding the date of designation for all other Tax Increment Financing Districts within the City | \$13,889,600 |
| d. Percentage of total assessed value of the City represented by total assessed value of the District and other districts (the sum of lines b and c divided by line a) | 1.8% |
| e. Aggregate original principal amount of municipal general obligation indebtedness financed by the proceeds from tax increment financing districts within Androscoggin County, including the District is does not exceed \$50,000,000. | |
| f. Total taxable acreage in the City of Auburn is 41,430 acres. | |
| g. The acreage included in the existing tax increment finance districts in the City of Auburn is 187.95 acres or .0046% of the City's taxable acreage. | |

See the Summary of Statistical Information attached as **Exhibit E**.

Attached hereto as **Exhibits F1 and F2** is a certification of original assessed value executed by the City Assessor of the City of Auburn in accordance with the requirements of 30-A M.R.S.A. § 5254(2) certifying that the amended original assessed value of the District as of April 1, 2001 was \$5,035,200 plus new parcels as of April 1, 2005, was \$921,100 for a total of \$5,956,300 and a listing of the tax parcels that are within the district.

Section 2.06. Estimated Impact of Financing Upon Taxing Jurisdiction.

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

TABLE NO. 2
TAX SHIFTS

Tax Shift Item	Average Annual Amount	Total Undiscounted Amount
Educational Aid	\$166,822	\$2,502,336
County Tax	\$22,446	\$336,684
State/Municipal Revenue Sharing	\$52,544	\$788,163
Total All Tax Shifts:	\$241,812	\$3,627,183

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

Section 2.07. Duration of Development Program.

The Development Program shall continue in effect for twenty (20) years.

ARTICLE III
PHYSICAL DESCRIPTION

Section 3.01. Description of District.

The District is a 59.24 acre parcel located in Auburn, Maine. 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 of Public Hearing held in accordance with the requirements of 30-A M.R.S.A. §5253. The Notice was published in the *Lewiston Sun* Journal, a newspaper of general circulation in Auburn on September 14, a date at least ten (10) days prior to the public hearing. A public hearing was held at a City Council Meeting on September 25, 2006.

Section 4.02. Authorizing Votes.

Attached hereto as **Exhibit I** is a copy of the vote at a City Council Meeting of the City of Auburn at a meeting thereof duly called and held on September 25, 2006, on amendments to the previously designated Mall Area Municipal Development and Tax Increment Finance District #9 and Development Program.

Exhibit A

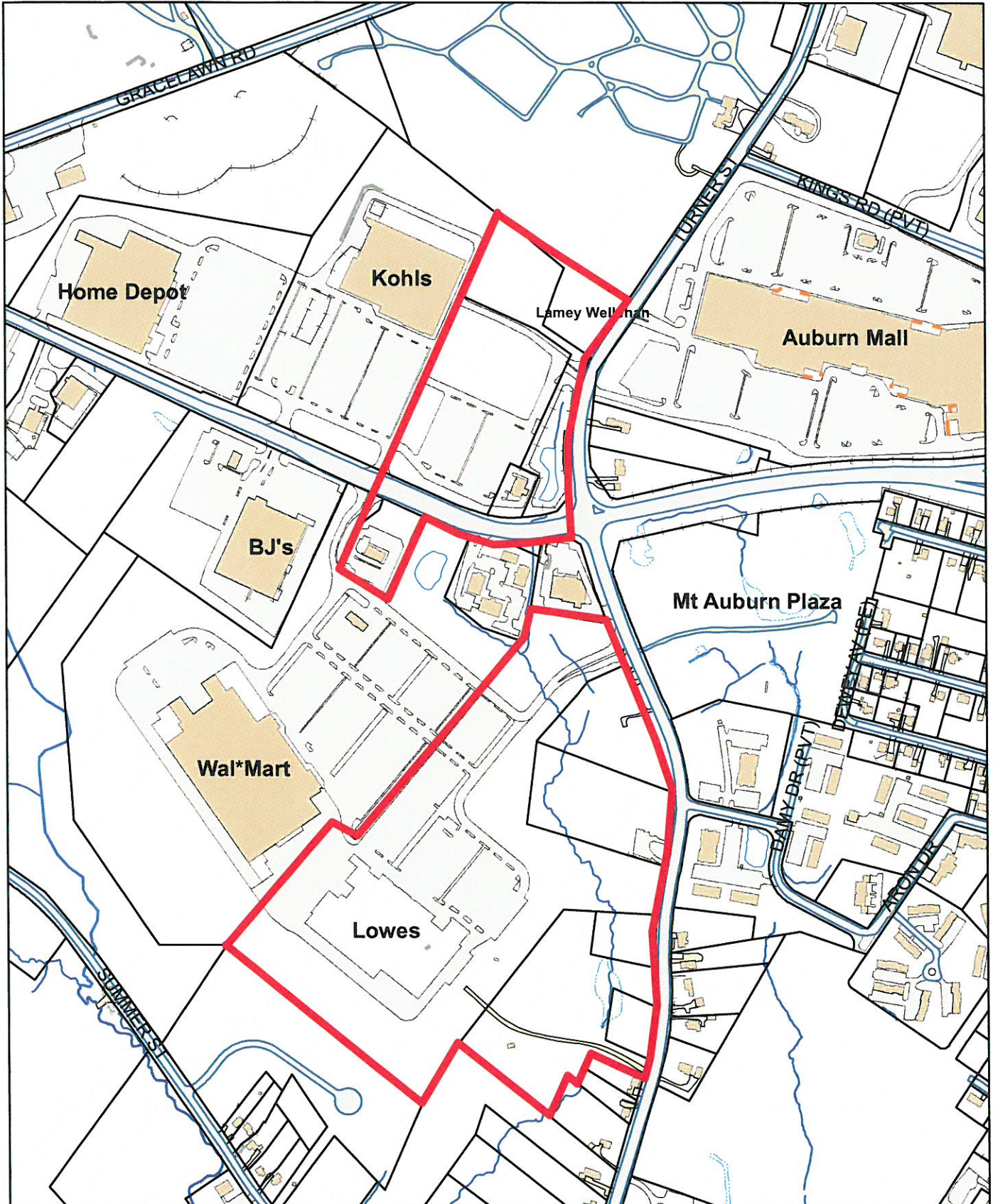


Exhibit B

Project Costs

Roadway improvements (Phase 1)	\$4,800,000
Right-of-way purchase	\$200,000
Relocation of existing signs	\$30,000
Construction of connector roads	\$210,000
Street lighting	\$100,000
Landscaping	\$100,000
New Sidewalks (Turner St., Mount Auburn Ave., Park Ave.)	\$500,000
Wetland mitigation	<u>\$150,000</u>
Sub Total	\$6,090,000
Administrative Costs (\$20,000 x 15 years)	\$300,000
Interest on bond(s)	\$1,030,000
Total	\$7,420,000

Exhibit C

Public District Improvements

Roadway improvements (Phase 2)	\$1,400,000
Right of Way purchase	\$100,000
Connector roads	\$600,000
Sidewalk extensions (Turner St., Mount Auburn Ave., Park Ave.)	\$250,000 ^{50,000} minus ^{200,000}
Storm water management	\$220,000
Miscellaneous (interest on bonds, landscaping, decorative lighting)	<u>\$ 1,100,000</u>
Total	\$3,670,000 ^{9.50} 3,420

TIF #9

City of Auburn Mall Area

Inputs	
Baseline Valuation	\$ 5,956,300.00
FY07 Valuation	\$ 17,176,500.00
Yearly Escalator	.5 mils/ FY 08-17
Term	20 years

Year	Projected Rate	Mall Area Valuation (Mall TIF)	Inc. Assessed Value (Mall TIF)	Projected Tax Revenue (Mall TIF)	Percenta ge of Capture	Funds for Debt Service	Debt Service	Annual Revenue
FY07	0.02435	\$ 5,956,300.00	\$ 11,220,200.00	\$ 273,211.87	100%	273,211.87	\$ 230,996.71	\$ 42,215.16
FY08	0.02150	\$ 5,956,300.00	\$ 12,929,400.00	\$ 277,982.10	100%	277,982.10	\$ 461,993.42	\$ (184,011.32)
FY09	0.02200	\$ 5,956,300.00	\$ 15,319,450.00	\$ 337,027.90	100%	337,027.90	\$ 461,993.42	\$ (124,965.52)
FY10	0.02250	\$ 5,956,300.00	\$ 17,452,110.00	\$ 392,672.48	100%	392,672.48	\$ 461,993.42	\$ (69,320.95)
FY11	0.02300	\$ 5,956,300.00	\$ 18,555,210.00	\$ 426,769.83	100%	426,769.83	\$ 461,993.42	\$ (35,223.59)
FY12	0.02350	\$ 5,956,300.00	\$ 20,761,410.00	\$ 487,893.14	100%	487,893.14	\$ 461,993.42	\$ 25,899.71
FY13	0.02400	\$ 5,956,300.00	\$ 22,967,610.00	\$ 551,222.64	100%	551,222.64	\$ 461,993.42	\$ 89,229.22
FY14	0.02450	\$ 5,956,300.00	\$ 22,967,610.00	\$ 562,706.45	100%	562,706.45	\$ 461,993.42	\$ 100,713.02
FY15	0.02500	\$ 5,956,300.00	\$ 22,967,610.00	\$ 574,190.25	100%	574,190.25	\$ 461,993.42	\$ 112,196.83
FY16	0.02550	\$ 5,956,300.00	\$ 22,967,610.00	\$ 585,674.06	100%	585,674.06	\$ 461,993.42	\$ 123,680.63
FY17	0.02600	\$ 5,956,300.00	\$ 22,967,610.00	\$ 597,157.86	100%	597,157.86	\$ 461,993.42	\$ 135,164.44
FY18	0.02600	\$ 5,956,300.00	\$ 22,967,610.00	\$ 597,157.86	100%	597,157.86	\$ 461,993.42	\$ 135,164.44
FY19	0.02600	\$ 5,956,300.00	\$ 22,967,610.00	\$ 597,157.86	100%	597,157.86	\$ 461,993.42	\$ 135,164.44
FY20	0.02600	\$ 5,956,300.00	\$ 22,967,610.00	\$ 597,157.86	100%	597,157.86	\$ 461,993.42	\$ 135,164.44
FY21	0.02600	\$ 5,956,300.00	\$ 22,967,610.00	\$ 597,157.86	100%	597,157.86	\$ 461,993.42	\$ 135,164.44
TOTAL			\$ 7,455,140.00	\$ 7,455,140.00		\$ 7,455,140.00	\$ 6,698,904.61	\$ 756,235.39

EXHIBIT D2

TIF13

Year	Projecte d Mil Rate	TIF #13 Valuation	Inc. Assessed Value	Projected Tax Revenue	Credit Enhance ment	Projected Credit	Projected for District Improvements
FY07	0.02435	\$ 5,430,000.00	\$ 11,300,000.00	\$ 275,155.00	35%	\$ 96,304.25	\$ 178,850.75
FY08	0.02150	\$ 5,430,000.00	\$ 13,372,872.00	\$ 287,516.75	35%	\$ 100,630.86	\$ 186,885.89
FY09	0.02200	\$ 5,430,000.00	\$ 13,372,872.00	\$ 294,203.18	35%	\$ 102,971.11	\$ 191,232.07
FY10	0.02250	\$ 5,430,000.00	\$ 16,372,872.00	\$ 368,389.62	40%	\$ 147,355.85	\$ 221,033.77
FY11	0.02300	\$ 5,430,000.00	\$ 16,372,872.00	\$ 376,576.06	40%	\$ 150,630.42	\$ 225,945.63
FY12	0.02350	\$ 5,430,000.00	\$ 16,372,872.00	\$ 384,762.49	40%	\$ 153,905.00	\$ 230,857.50
FY13	0.02400	\$ 5,430,000.00	\$ 16,372,872.00	\$ 392,948.93	40%	\$ 157,179.57	\$ 235,769.36
FY14	0.02450	\$ 5,430,000.00	\$ 16,372,872.00	\$ 401,135.36	40%	\$ 160,454.15	\$ 240,681.22
FY15	0.02500	\$ 5,430,000.00	\$ 16,372,872.00	\$ 409,321.80	40%	\$ 163,728.72	\$ 245,593.08
FY16	0.02550	\$ 5,430,000.00	\$ 16,372,872.00	\$ 417,508.24	40%	\$ 167,003.29	\$ 250,504.94
FY17	0.02600	\$ 5,430,000.00	\$ 16,372,872.00	\$ 425,694.67	40%	\$ 170,277.87	\$ 255,416.80
FY18	0.02600	\$ 5,430,000.00	\$ 16,372,872.00	\$ 425,694.67	40%	\$ 170,277.87	\$ 255,416.80
FY19	0.02600	\$ 5,430,000.00	\$ 16,372,872.00	\$ 425,694.67	40%	\$ 170,277.87	\$ 255,416.80
FY20	0.02600	\$ 5,430,000.00	\$ 16,372,872.00	\$ 425,694.67	40%	\$ 170,277.87	\$ 255,416.80
FY21	0.02600	\$ 5,430,000.00	\$ 16,372,872.00	\$ 425,694.67	40%	\$ 170,277.87	\$ 255,416.80
				<u>\$ 5,735,990.79</u>			<u>\$ 3,484,438.22</u>

Revenue TIF 9 & TIF 13

Project Year	d Mil Rate	TIF 13	INC. VALUE TIF 9	TIF #9	Total City Revenue from All Districts	Debt Service Phase 1	Annual Revenue
FY07	0.02435	\$ 178,850.75	\$ 11,220,200.00	\$ 273,211.87	\$ 452,062.62	\$ 230,996.71	\$ 221,065.91
FY08	0.02150	\$ 186,885.89	\$ 12,929,400.00	\$ 277,982.10	\$ 464,867.99	\$ 461,993.42	\$ 2,874.56
FY09	0.02200	\$ 191,232.07	\$ 15,319,450.00	\$ 337,027.90	\$ 528,259.97	\$ 461,993.42	\$ 66,266.55
FY10	0.02250	\$ 221,033.77	\$ 17,452,110.00	\$ 392,672.48	\$ 613,706.25	\$ 461,993.42	\$ 151,712.83
FY11	0.02300	\$ 225,945.63	\$ 18,555,210.00	\$ 426,769.83	\$ 652,715.46	\$ 461,993.42	\$ 190,722.04
FY12	0.02350	\$ 230,857.50	\$ 20,761,410.00	\$ 487,893.14	\$ 718,750.63	\$ 461,993.42	\$ 256,757.21
FY13	0.02400	\$ 235,769.36	\$ 22,967,610.00	\$ 551,222.64	\$ 786,992.00	\$ 461,993.42	\$ 324,998.58
FY14	0.02450	\$ 240,681.22	\$ 22,967,610.00	\$ 562,706.45	\$ 803,387.66	\$ 461,993.42	\$ 341,394.24
FY15	0.02500	\$ 245,593.08	\$ 22,967,610.00	\$ 574,190.25	\$ 819,783.33	\$ 461,993.42	\$ 357,789.91
FY16	0.02550	\$ 250,504.94	\$ 22,967,610.00	\$ 585,674.06	\$ 836,179.00	\$ 461,993.42	\$ 374,185.57
FY17	0.02600	\$ 255,416.80	\$ 22,967,610.00	\$ 597,157.86	\$ 852,574.66	\$ 461,993.42	\$ 390,581.24
FY18	0.02600	\$ 255,416.80	\$ 22,967,610.00	\$ 597,157.86	\$ 852,574.66	\$ 461,993.42	\$ 390,581.24
FY19	0.02600	\$ 255,416.80	\$ 22,967,610.00	\$ 597,157.86	\$ 852,574.66	\$ 461,993.42	\$ 390,581.24
FY20	0.02600	\$ 255,416.80	\$ 22,967,610.00	\$ 597,157.86	\$ 852,574.66	\$ 461,993.42	\$ 390,581.24
FY21	0.02600	\$ 255,416.80	\$ 22,967,610.00	\$ 597,157.86	\$ 852,574.66	\$ 461,993.42	\$ 390,581.24
		\$ 3,484,438.22		\$ 7,455,140.00	10,939,578.22	\$ 6,698,904.61	4,240,673.60

EXHIBIT E

Summary of Statistical Information

1. Total acreage of municipality	41,430 acres
2. Total acreage of proposed Municipal Tax Increment Finance District	59.24 Acres
3. Percentage of Total Acreage in TIF District #9	0.0015
4. Total Acreage in All of Auburn's TIF Districts	187.5 Acres
5. Percentage of Total Acreage in all TIF Districts Including Proposed	0.0046
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	59.24 acres
Percentage	100%

The percentage must be equal to or exceed 25% .

**MALL AREA MUNICIPAL DEVELOPMENT AND
TAX INCREMENT FINANCING DISTRICT #9 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 parcels originally within TIF District #9 was \$5,035,200 as of April 1, 2001 and the assessed value of added parcels was \$921,100 as of April 1, 2005 for a total base line value of \$5,956,300 now constituting the amended Mall Area Municipal Development Tax Increment Financing District #9, as described in the Development Program to which this Certificate is attached.

IN WITNESS WHEREOF, this Certificate has been executed as of this 25th day of September 2006.

CITY ASSESSOR

 9/22/06
Print Name: Cheryl Debois

EXHIBIT F2

Proposed lots for the amended TIF#9 Mall Area

Parcel ID	Owner	Value 4/1/2001	Value 4/1/2005	Lot size	Full Value	Phase in Value
270-017	TECHNICAL SERVICES LLC	\$108,400		6.7	\$ 696,100.00	\$ 519,800.00
270-017-001	GOTTO, EVELYN	\$19,700		0.79	\$ 40,100.00	\$ 29,900.00
270-018	FUTURE PROPERTIES LLC	\$300		1.03	\$ 5,000.00	\$ 3,600.00
270-019	LOWES HOME CENTER	\$2,695,700		28.67	\$ 13,368,100.00	\$ 12,250,400.00
270-020	AUBURN TURNER REALTY LLC		\$157,100	3.83	\$ 371,900.00	\$ 308,900.00
280-004	BROWN STREET INC	\$212,400		1.5	\$ 693,600.00	\$ 637,400.00
280-006	COTTLES SHOP & SAVE	\$1,505,400		7.86	\$ 1,834,100.00	\$ 1,735,500.00
280-007	MT AUBURN REALTY	\$323,300		0.54	\$ 381,400.00	\$ 364,000.00
280-008	FUTURE PROPERTIES LLC		\$1,000	4.08	\$ 7,800.00	\$ 5,800.00
280-009	FUTURE PROPERTIES LLC		\$763,000	1.5	\$ 1,073,900.00	\$ 980,600.00
280-001-001	AUBURN WHITEHOLM	\$170,000		2.74	\$ 413,700.00	\$ 340,600.00
TOTAL		\$5,035,200	\$921,100	59.24	\$ 18,885,700.00	\$ 17,176,500.00

Baseline Value

\$5,956,300

Exhibit G: Tax Shifts from 100% of Increased Value Captured in TIF					
Fiscal Year	Valuation Captured in TIF	Avoided Loss in State Allocation for Education	Avoided Loss of Revenue Sharing	Avoided Increase in County Tax	Total Tax Shifts (Avoided Negative Fiscal Impacts)
2007	\$11,220,200	\$92,679	\$29,352	\$9,869	\$131,900
2008	\$12,929,400	\$106,797	\$33,790	\$11,711	\$152,298
2009	\$15,319,450	\$126,539	\$39,982	\$14,286	\$180,807
2010	\$17,452,110	\$144,154	\$45,494	\$16,757	\$206,405
2011	\$18,555,210	\$153,266	\$48,339	\$18,347	\$219,952
2012	\$20,761,410	\$171,489	\$54,019	\$21,136	\$246,645
2013	\$22,967,610	\$189,712	\$59,687	\$24,075	\$273,474
2014	\$22,967,610	\$189,712	\$59,687	\$24,797	\$274,197
2015	\$22,967,610	\$189,712	\$59,687	\$25,541	\$274,941
2016	\$22,967,610	\$189,712	\$59,687	\$26,307	\$275,707
2017	\$22,967,610	\$189,712	\$59,687	\$27,096	\$276,496
2018	\$22,967,610	\$189,712	\$59,687	\$27,909	\$277,309
2019	\$22,967,610	\$189,712	\$59,687	\$28,747	\$278,146
2020	\$22,967,610	\$189,712	\$59,687	\$29,609	\$279,009
2021	\$22,967,610	\$189,712	\$59,687	\$30,497	\$279,897
Total All Years	\$302,946,270	\$2,502,336	\$788,163	\$336,684	\$3,627,183
Average All Years	\$20,196,418	\$166,822	\$52,544	\$22,446	\$241,812

Calculated for City of Auburn by PolicyOne Research, October 2, 2006

State Education Aid Losses Avoided from 100% of Increased Value Captured in TIF			
Fiscal Year	Valuation Captured in TIF	Education Mill Rate Required under State EPS Formula	Avoided Loss in State Allocation
2007	\$11,220,200	8.26	\$92,679
2008	\$12,929,400	8.26	\$106,797
2009	\$15,319,450	8.26	\$126,539
2010	\$17,452,110	8.26	\$144,154
2011	\$18,555,210	8.26	\$153,266
2012	\$20,761,410	8.26	\$171,489
2013	\$22,967,610	8.26	\$189,712
2014	\$22,967,610	8.26	\$189,712
2015	\$22,967,610	8.26	\$189,712
2016	\$22,967,610	8.26	\$189,712
2017	\$22,967,610	8.26	\$189,712
2018	\$22,967,610	8.26	\$189,712
2019	\$22,967,610	8.26	\$189,712
2020	\$22,967,610	8.26	\$189,712
2021	\$22,967,610	8.26	\$189,712
Total All Years	\$302,946,270		\$2,502,336
Average All Years	\$20,196,418		\$166,822

Based on 2005-06 "Computation of Unit Allocation to Fund Public Schools", Maine Department of Education, 7/21/05

Methodology:

Under the State EPS Model in determining a school district's state education aid, a district is required to raise 8.26 mills applied to their total state valuation. The state then makes up the difference between what is raised by the district and what is determined through the state formula to be required to fund essential programs and services. Through a TIF any value captured in a TIF district is sheltered from the state valuation. Therefore the district avoids losing an amount of state education aid equal to the amount of captured value multiplied by 8.26 mills.

State Revenue Sharing Losses Avoided from 100% of Increased Value Captured in TIF					
Fiscal Year	Valuation Captured in TIF	Projected Revenue Sharing I	Projected Revenue Sharing II	Projected Revenue Sharing-Total	Avoided loss in Revenue Sharing
2007	\$11,220,200	\$2,482,240	\$1,054,655	\$3,536,895	\$29,352
2008	\$12,929,400	\$2,479,768	\$1,052,688	\$3,532,457	\$33,790
2009	\$15,319,450	\$2,476,320	\$1,049,945	\$3,526,265	\$39,982
2010	\$17,452,110	\$2,473,250	\$1,047,502	\$3,520,752	\$45,494
2011	\$18,555,210	\$2,471,666	\$1,046,241	\$3,517,907	\$48,339
2012	\$20,761,410	\$2,468,504	\$1,043,724	\$3,512,228	\$54,019
2013	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2014	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2015	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2016	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2017	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2018	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2019	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2020	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
2021	\$22,967,610	\$2,465,348	\$1,041,212	\$3,506,560	\$59,687
Total All Years	\$302,946,270				\$788,163
Average All Years	\$20,196,418				\$52,544
2007 Projected State Revenue Sharing					
Revenue Sharing I	\$2,498,591				
Revenue Sharing II	\$1,067,656				
Total-Rev Sharing	\$3,566,247				

Prepared by PolicyOne Research, based on FY 2007 Projected Municipal Revenue Sharing, Maine Department of Treasury.

Methodology:

Calculated from Maine Department of Treasury 2007 Estimate worksheet where:

REV I = (Tax Assessment/State Valuation) X Population

REV II = ((Tax Assessment/State Valuation)*.01) X Population

Fiscal Year	Valuation Captured in TIF	Auburn Total State Valuation w/Value Not Captured	Androscoggin County Total State Valuation w/Value Not Captured	Auburn Valuation as % of County Valuation w/Value Not Captured	Androscoggin County Projected Total Tax Assessment	Projected Auburn County Tax without Project	Projected Auburn County Tax w/Project Value added but not Captured	Avoided Increase in Auburn County Tax w/Value Captured
2007	\$11,220,200	\$1,558,970,200	5,890,420,200	26.47%	\$7,032,655	\$1,851,407	\$1,861,276	\$9,869
2008	\$12,929,400	\$1,560,679,400	5,892,129,400	26.49%	\$7,243,635	\$1,906,949	\$1,918,660	\$11,711
2009	\$15,319,450	\$1,563,069,450	5,894,519,450	26.52%	\$7,460,944	\$1,964,158	\$1,978,443	\$14,286
2010	\$17,452,110	\$1,565,202,110	5,896,652,110	26.54%	\$7,684,772	\$2,023,082	\$2,039,839	\$16,757
2011	\$18,555,210	\$1,566,305,210	5,897,755,210	26.56%	\$7,915,315	\$2,083,775	\$2,102,122	\$18,347
2012	\$20,761,410	\$1,568,511,410	5,899,961,410	26.59%	\$8,152,775	\$2,146,288	\$2,167,424	\$21,136
2013	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$8,397,358	\$2,210,677	\$2,234,752	\$24,075
2014	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$8,649,279	\$2,276,997	\$2,301,794	\$24,797
2015	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$8,908,757	\$2,345,307	\$2,370,848	\$25,541
2016	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$9,176,020	\$2,415,666	\$2,441,973	\$26,307
2017	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$9,451,300	\$2,488,136	\$2,515,233	\$27,096
2018	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$9,734,839	\$2,562,780	\$2,590,690	\$27,909
2019	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$10,026,885	\$2,639,664	\$2,668,410	\$28,747
2020	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$10,327,691	\$2,718,854	\$2,748,463	\$29,609
2021	\$22,967,610	\$1,570,717,610	5,902,167,610	26.61%	\$10,637,522	\$2,800,419	\$2,830,916	\$30,497
Total All Years	\$302,946,270							\$336,684
Average All Years	\$20,196,418							\$22,446

Auburn State Valuation	\$1,547,750,000
Androscoggin County State Valuation	\$5,879,200,000
Auburn % of County Valuation	26.33%
Androscoggin County 2005 Total Tax Assessment	\$6,628,952
Auburn County Tax Assessment	\$1,745,129

Based on FY 2005 State Valuation from Maine Revenue Services, Property Tax Division & County Tax Assessment from Androscoggin County Treasurer's Office

Androscoggin County Tax Assessment		
Year	Total	% Chg from previous year
2000	\$5,077,111	
2001	\$5,428,758	6.93%
2002	\$6,233,505	14.82%
2003	\$6,542,500	4.96%
2004	\$6,524,562	-0.27%
2005	\$6,628,952	1.60%
	Average	5.61%
	Projected	3.00%
2006	\$6,827,821	

Methodology:

Total countywide tax assessment is projected to increase 3% per year, which is lower than recent 5-year historical increase but consistent with 3% statewide target from LD 1.

EXHIBIT H

**Mall Area Municipal
Development and Tax Increment
Financing District #9
Development Program
City of Auburn**

Public Notice

Notice is hereby given that the City of Auburn, Maine, will hold a public hearing on Sept. 25, 2006, at 7 PM at the City Council Chambers in the Auburn City Building (60 Court Street) for the purpose of receiving public comments on an amended Mall Area Municipal Development and Tax Increment Financing District #9, pursuant to the provisions of Chapter 207 of Title 30-A of the Maine Revised Statutes as amended. The proposed Mall Area Tax Increment Financing District consists of certain properties (approximately 61 acres) located northwest and southwest of the intersection of Mount Auburn Avenue and Turner Street. A copy of the proposed Development Program for the District will be on file with the City Clerk and may be reviewed at the offices on the City Clerk during normal business hours. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time.

2006 *ine, Thursday, September 14, 2006*

CITY OF AUBURN PUBLIC NOTICE

Notice is hereby given that the City of Auburn, Maine, will hold a public hearing on Monday, Sept. 25, 2006, at 7 PM at the City Council Chambers in the Auburn Hall building for purposes of receiving public comments on filing, with the Maine Department of Economic and Community Development, an amended version of the previously approved Mall Area Municipal Development and Tax Increment Financing District #9 and the adoption of a revised 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 purpose of this district is to fund public improvements in the Mall area. The proposed Municipal Development and Tax Increment Financing District consists of certain property, approximately 60 acres, located along the west side of Turner Street in the vicinity of the intersection of Turner Street and Mount Auburn Avenue.

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.

CITY OF AUBURN

CITY COUNCIL, AUBURN, MAINE

DATE: September 25, 2006

**TITLE: RESOLVE – AMENDMENT TO TAX INCREMENT
FINANCE DISTRICT #9**

Be It Resolved by the Auburn City Council that the City Manager is hereby authorized to submit an amended Tax Increment Development Program and Financial Plan (TIF #9) to the Maine Department of Economic and Community Development.

Motion for passage: M. Kelly Matzen Seconded by: Eric Samson

Vote: 5 Yeas, with Councilor Mennealy voting Nay

ACTION BY COUNCIL: PASSED

DATE: SEPTEMBER 25, 2006

ATTEST: 
CITY CLERK

**CITY OF AUBURN
SEPTEMBER 25, 2006
CITY COUNCIL MEETING**

PRESENT

Mayor Normand W. Guay, Councilors Robert P. Hayes, Eric G. Samson, Donna L. Rowell, Belinda A. Gerry, Robert C. Mennealy, and M. Kelly Matzen, City Manager Pat Finnigan, Assistant City Manager Laurie Smith, Finance Director Chris Trenholm and City Clerk Mary Lou Magno. Councilor Bethel B. Shields was absent. There were 29 people in the audience.

Mayor Guay called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn Hall with a salute to the flag.

CONSENT AGENDA

Councilor Samson moved to accept, approve and place on file the following items listed with an asterisk. Seconded by Councilor Mennealy. Vote: 5 Yeas with Councilor Gerry voting Nay.

***MINUTES OF SEPTEMBER 18, 2006**

Approved under consent agenda.

REPORTS OF THE MAYOR

Mayor Guay thanked Councilor Matzen for representing him at the Grand Opening of the Library; and thanked Councilor Samson for representing him at the September 11 Remembrance.

REPORTS OF CITY COUNCILORS

REPORTS OF THE CITY MANAGER

RECOGNITION OF BARBARA SHIELDS, CDBG LOAN MEMBER

Mayor Guay presented Barbara Shields with a plaque recognizing her many years of service and dedication to the Community Development Loan Committee. Reine Mynahan, CDBG Administrator gave an overview of her participation on the Committee.

BOND RATING

Pat Finnigan, City Manager, introduced Joe Cuetara, from Moors & Cabot Investment and Advisory Group who gave a presentation regarding the City's bond rating and how that rating is established.

FINANCE REPORT – MONTH OF JULY AND AUGUST

Councilor Matzen moved to accept and place on file the Finance Reports for the months of July and August as prepared and presented by Chris Trenholm, Finance Director. Seconded by Councilor Mennealy. Vote: 5 Yeas, No Nays (Councilor Samson was out of the room)

COMMUNICATIONS AND RECOGNITIONS

**COMMUNICATION FROM BARBARA SHIELDS RE: RESIGNATION FROM
COMMUNITY DEVELOPMENT LOAN COMMITTEE**

Approved under consent agenda

**COMMUNICATION FROM HARVEST HILLS DAY CARE RE: WAIVE FEE
FOR DAY CARE LICENSE**

Approved under consent agenda

**COMMUNICATION FROM COUNCILOR SAMSON RE: REFER ITEM TO
PLANNING BOARD**

Approved under consent agenda

**COMMUNICATION FROM E.L.H.S. GRANDSTAND CLUB RE: WAIVE FEE
FOR VICTUALERS LICENSE**

Approved under consent agenda

OPEN SESSION

The following person spoke during open session: Tammie Grieshaber, 100 Stony Ridge.

CLOSED OPEN SESSION

OLD BUSINESS

None

NEW BUSINESS

**1. RESOLVE – AMENDMENT TO TAX INCREMENT FINANCE DISTRICT
#9 (Public Hearing and action thereon)**

Councilor Matzen moved for passage of the resolve. Seconded by Councilor Samson.

Roland Miller, Director of Economic Development, answered Councilors questions.

Mayor Guay opened the public hearing and the following people made comments:
Ron Potvin, 82 Northern Avenue; Jim Wellehan, 60 Woodlawn Avenue; and Brian
Demers, 1085 Riverside Drive. Mayor Guay closed the public hearing.

Vote: 5 Yeas with Councilor Mennealy voting Nay.

**2. RESOLVE – AUTHORIZING CITY MANAGER TO EXECUTE AN
EASEMENT ON NORTH MILLER STREET TO SHARON,
LEARY & DETROY**

Councilor Samson moved for passage of the resolve. Seconded by Councilor Rowell.

Ben DeTroy, spoke in favor of the above resolve.

Vote: 5 Yeas, No Nays (Councilor Mennealy out of the room)

**3. RESOLVE – ADOPTION OF FAIR HOUSING AND AFFIRMATIVE
MARKETING POLICY**

Councilor Samson moved for passage of the resolve. Seconded by Councilor Rowell.

Vote: 5 Yeas, No Nays (Councilor Mennealy out of the room)

ADD TO AGENDA

Councilor Matzen moved to add an item to the agenda – Set date for first meeting in October. Seconded by Councilor Samson. Vote: 6 Yeas, No Nays.

SET DATE FOR FIRST MEETING IN OCTOBER

Councilor Samson moved that the first meeting next month be held on October 16th. Seconded by Councilor Mennealy. Vote: 6 Yeas, No Nays.

ADJOURNMENT – 9:10 p.m.

Councilor Matzen moved to adjourn. Seconded by Councilor Mennealy. Vote: 6 Yeas, No Nays

A TRUE RECORD

ATTEST:


City Clerk