

**ECONOMIC DEVELOPMENT
AUBURN, MAINE**

An Application for a Municipal Development and Tax Increment Financing District

**AUBURN 62 SPRING STREET MUNICIPAL DEVELOPMENT AND
TAX INCREMENT FINANCING DISTRICT DEVELOPMENT PROGRAM (#20)**

*Presented to:
CITY OF AUBURN CITY COUNCIL
September 12, 2016*

APPLICATION COVER SHEET

MUNICIPAL TAX INCREMENT FINANCING
--

A. General Information

1. Municipality Name: City of Auburn		
2. Address: 60 Court Street, Auburn ME 04210		
3. Telephone: 207-333-6601 x1218	4. Fax: N/A	5. Email: mchammings@auburnmaine.gov
6. Municipal Contact Person: Michael Chammings, Director of Economic Development		
7. Business Name: 62 Spring Street LP		
8. Address: 120 Great Falls Plaza, Auburn ME 04210		
9. Telephone: 207-784-7351	10. Fax:	11. Email:
12. Business Contact Person: Richard S. Whiting		
13. Principal Place of Business: Maine		
14. Company Structure (e.g. corporation, sub-chapter S, etc.): Limited Partnership		
15. Place of Incorporation: Maine		
16. Names of Officers: Richard S. Whiting		
17. Principal Owner(s) Name: Richard S. Whiting		
18. Address: 20 Great Falls Plaza, Auburn ME 04210		

B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
<input checked="" type="checkbox"/> job creation	<input type="checkbox"/> job retention	<input checked="" type="checkbox"/> capital investment
<input type="checkbox"/> training investment	<input checked="" type="checkbox"/> tax base improvement	<input type="checkbox"/> public facilities improvement
other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
<input type="checkbox"/> real estate purchase	<input type="checkbox"/> machinery & equipment purchase	<input type="checkbox"/> training costs
<input type="checkbox"/> 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 (<i>please use next page</i>).
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EXHIBITS:

Exhibits:

- A TIF District Maps
- B Statutory Requirements & Thresholds
- C Assessor's Certificate of Original Assessed Value
- D-1 TIF Revenue Projections
- D-2 Tax Shift Projections
- E Public Hearing Notice
- F Public Hearing Minutes
- G Attested City Council Order

I. Introduction

A. 62 Spring Street in Auburn

In 2014, to help finance the construction of a mixed-use and mixed-income housing project at 62 Spring Street (the “Project”), the City of Auburn (the “City”) granted The Auburn Housing Development Corporation (“AHDC”) a credit enhancement agreement to run concurrent with its Downtown TIF District #10. Due a redesign and reapproval of the Project, the Project will not complete construction until 2018. Therefore, the term years of the City’s #10 TIF district no longer aligns with the Project in a manner that provides the best opportunity for the Project to receive the necessary federal tax credits through the Maine State Housing Authority’s Low Income Housing Tax Credit Program. Thus, a new 20-year standalone TIF at 62 Spring Street is essential to the Project. This TIF is proposed to be carved out of the Downtown TIF #10 approved in 2014.

B. Designation of TIF District

The City hereby designates the 62 Spring Street Municipal Development and Tax Increment Financing District (#20) (the “District” or “TIF District”). The District is shown on Exhibit A.

II. Development Program Narrative

A. The Development Program

This Development Program is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the “TIF Statute”). The City’s designation of the District combined with the adoption of this Development Program create a single municipal TIF district in order to capture the value of the real property improvements made at 62 Spring Street, and enable the use of taxes paid on increased assessed value in the District (“TIF Revenues”) to ensure the economic viability of the Project slated for construction at 62 Spring Street. The Development Program will run for the same 23-year period as the District designation starting with fiscal year 2017-2018, July 1, 2017, ending June 30, 2041.

Under this Development Program, for no greater than 20 years of the District term, and starting after the completion of the project (the “CEA Years”), the City will capture seventy-six percent (76%) of the taxes paid on increased assessed value in the District. During the CEA Years, the City will reimburse one hundred percent (100%) of these revenues to the Project’s developer and the remaining twenty-four percent (24%) of taxes paid on the increased value of the District will go to the City’s general fund.

In designating the District and adopting this Development Program, the City can accomplish the following goals:

- Ensure construction of a highly desirable mixed-use, mixed-income project;
- Maintain existing tax revenues;
- Enjoy enhanced future tax revenues generated by the Project;

- Create long-term, stable employment opportunities for area residents;
- Create additional mixed-income housing stock.

Thus, the City's designation of the TIF District and pursuit of this Development Program constitute a good and valid public purpose pursuant to Chapter 206 of Title 30-A because it represents a substantial contribution to the economic wellbeing of the City, by providing jobs, contributing to property taxes, diversifying the region's economic base, and creating additional mixed-income housing stock.

In addition, by creating the District, the City will "shelter" the increase in municipal valuation that the Project will bring about. This tax shift benefit will mitigate the adverse effect that the District's increased assessed property value would have on the City's share of state aid to education, municipal revenue sharing and its county tax assessment. An estimate of the tax shift benefit is shown as Exhibit D-2 attached hereto.

B. Developer's Use of TIF Revenue

Reimbursement to the Project's developer of the entirety of seventy-six percent (76%) of the captured taxes paid on the increased assessed value of the District achieves two complementary goals. First, these TIF revenues will provide a source of revenue to support the capital infrastructure project inside the District (and/or obtain financing to do so). Second, the designation of this District and adoption of this Development Program of these TIF revenues earns the Project vital points in the competitive Maine State Housing Authority's tax credit scoring benchmarks, giving the Project the best chance for success.

C. Strategic Growth and Development

By designating the District and adopting the Development Program, the City is capitalizing on the tax shift benefits so that the City will not lose new tax revenue to subsidy losses and increased obligations related to the captured assessed value in the District. The District's designation and implementation of the Development Program is expected to improve and boost the City's economy generally.

III. Physical Description

This Article III addresses the conditions for approval contained in 30-A M.R.S.A. § 5223(3). The proposed 0.81 acre District is shown in Exhibit A. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. § 5223(3) are set forth in Exhibit B.

IV. Financial Plan

The Original Assessed Value of the property in the District was four hundred seventy-four thousand and three hundred dollars (\$474,300) as of April 1, 2015 (March 31, 2016). In the event of a revaluation, the City reserves the right to re-set the Original Assessed Value but only to the extent the value of Original Assessed Value assets has changed as a result of the

revaluation.¹ The City will capture seventy-six percent (76%) of the increased assessed value of the taxable real property located within the District for the CEA Years during the term of the District. The TIF Revenues so collected will be deposited into the Development Program Fund for the District and then reimbursed to the Project's developer. The remaining twenty-four percent (24%) of increased assessed value during the CEA Years will go to the City's general fund.

Estimates of the increased assessed property values of the District, the anticipated TIF Revenues generated by the District, and the estimated tax shifts are shown in Exhibits D-1 and D-2, respectively.

The current and future developers owning or leasing properties located within the District will pay for and/or finance improvements located in the District through public and private sources.

V. Financial Data

The statutory requirements and thresholds for approval required by Section 5223(3) of Title 30-A in the TIF Statute are set forth in Exhibit B. Financial projections related to the District are contained in Exhibits D-1 and D-2.

VI. Tax Shifts

In accordance with the TIF Statute, the table set forth in Exhibit D-2 identifies the tax shift benefits that the City estimates will result during the term of the District.

VII. Municipal Approvals

A. Notice of Public Hearing

Attached as Exhibit E hereto is a copy of the Notice of Public Hearing regarding the designation of the District and the adoption of the Development Program for the District, published in a newspaper of general circulation in the City, on a date at least ten (10) days prior to the public hearing. The public hearing on the Development Program was held on September 12, 2016, in accordance with the requirements of 30-A M.R.S.A. § 5226(1).

B. Minutes of Public Hearing

The Auburn City Clerk has provided an attested copy of the minutes of the September 12, 2016 public hearing before the Auburn City Council, a copy of which is contained in Exhibit F. This exhibit also provides a record of the vote of the Council on the designation of the District and the adoption of the Development Program.

¹ Any future credit enhancement agreements must contain language that acknowledges the potential change in the Original Assessed Value due to revaluation.

C. Order and Authorizing Vote

A copy of the City Council Order posted for the Public Hearing and approved by the Auburn City Council is provided in Exhibit G, and attested by the City Clerk.

EXHIBITS

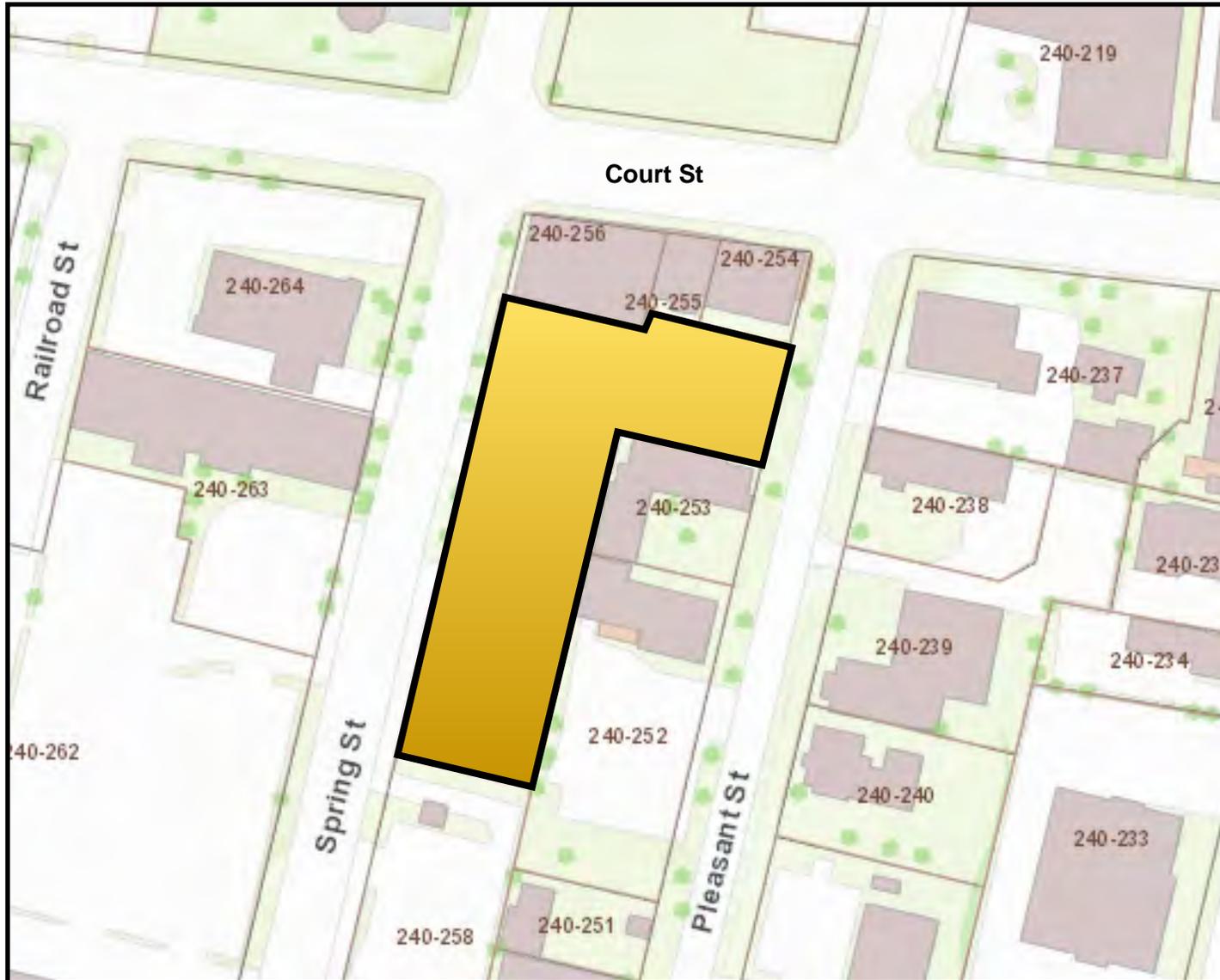
Exhibits:

- A TIF District Maps
- B Statutory Requirements & Thresholds
- C Assessor's Certificate of Original Assessed Value
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Exhibit A

62 Spring Street Municipal Development and Tax Increment Financing District #20

.81 Acres - Approximate Boundaries



*Base Map is City of Auburn's Tax / Parcel Map

Auburn, Maine

Proposed TIF #20



City of Auburn
60 Court St
Auburn, ME 04210
207-333-6601
www.auburnmaine.gov



Legend

 Proposed TIF #20

The data used in these applications were derived from Auburn's digital databases. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of the information displayed on this map are strongly cautioned to verify all information before making any decisions.

STATUTORY REQUIREMENTS AND THRESHOLDS
62 Spring Street TIF (#20)

SECTION A. Acreage Caps		
1. Total municipal acreage;		41,430
2. Acreage of proposed Municipal TIF District;		0.81
3. Downtown-designation ¹ acres in proposed Municipal TIF District;		0
4. Transit-Oriented Development ² acres in proposed Municipal TIF District;		0
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;		0.81
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).		0.002%
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ Tambrands One TIF #4/40 acres Formed Fiber TIF #8/54 acres Downtown TIF #10/265.19 acres Retail Development TIF #13/29.67 acres Auburn Mall TIF #15/1.5 acres Bedard Medical TIF #17/4.13 acres Hartt Logistics TIF #19/43 acres Tambrands Two TIF #6/84 acres Mall Area TIF #9/57.74 acres Auburn Industrial Park TIF #12/144 acres Auburn Mall TIF #14/38.91 acres Webster School TIF #16/1.4 acres Norway Savings Bank Arena TIF #18/8.83 acres 62 Spring Street TIF #20/0.81 acres	Existing	772.37
	Proposed	0.081
	Total:	773.18
30-A § 5223(3) EXEMPTIONS ⁴		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;		265.19
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:		0
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:		0
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above:		0
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		507.99
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		1.2%
14. Real property in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;	0	0
b. In need of rehabilitation, redevelopment or conservation;	0	0
c. Suitable for commercial or arts district uses.	0.81	100%
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		100%

¹ Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

² For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

³ For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

⁴ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁵ PTZ districts approved through December 31, 2008.

STATUTORY REQUIREMENTS AND THRESHOLDS
62 Spring Street TIF (#20)

SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1;	\$1,998,286,739	
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	\$474,300	
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: Tambrands One TIF #4/\$1,702,000 Tambrands Two TIF #6/\$520,900 Formed Fiber TIF #8/\$366,000 Mall Area TIF #9/\$5,956,300 Downtown TIF #10/\$84,002,000 Auburn Industrial Park TIF #12/\$334,200 Retail Development TIF #13/\$5,425,400 Auburn Mall TIF #14/\$12,719,900 Auburn Mall TIF #15/\$4,900 Webster School TIF #16/\$522,800 Bedard Medical TIF #17/\$468,800 Norway Savings Bank Arena TIF #18/\$1,564,100 Hartt Logistics TIF #19/\$1,278,600 62 Spring Street TIF #20/\$474,300	Existing	\$114,865,900
	Proposed	\$474,300
	Total:	\$115,340,200
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	\$84,002,000	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts:	0	
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above:	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$31,338,200	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.6%	

COMPLETED BY	
NAME :	Shana Cook Mueller
DATE :	09/12/2016

⁶ For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

ASSESSOR'S CERTIFICATE

[62 Spring Street Municipal Development and Tax Increment Financing District (#20)]

CITY OF AUBURN, MAINE

The undersigned Assessor for the City of Auburn does hereby certify pursuant to the provisions of M.R.S.A. Title 30-A § 5227(2) that:

The assessed value of the taxable real property of the **62 Spring Street Municipal Development and Tax Increment Financing District (#20)** as described in the Development Program to which this Certificate is included, was **\$474,300** as of March 31, 2016 (April 1, 2015).

In witness whereof, this Certificate has been executed as of this ___ day of September, 2016.

ASSESSOR

Karen Scammon, CMA

Exhibit D-1 to Economic Development Program
City of Auburn - 62 Spring Street TIF Projections
(76% Capture; 100% Developer)

CEA Year	Increased Assessed Value	Percent of Value Captured in TIF	Projected Captured Assessed Value	Mill Rate (2016: 22.35)	Taxes on Uncaptured Assessed Value	Taxes on Captured Assessed Value	% TIF Revenues to Developer	TIF Revenues to Developer	General Fund Revenues to City
1	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
2	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
3	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
4	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
5	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
6	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
7	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
8	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
9	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
10	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
11	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
12	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
13	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
14	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
15	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
16	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
17	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
18	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
19	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
20	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
20-year total								\$1,078,849	\$340,689
20-year avg.								\$53,942	\$17,034

Assumptions:

1. Assumes an increased assessed value for the TIF District of \$3,175,700 each year for the 20-year term of the Credit Enhancement Agreement based on preliminary estimate of the Developer. This projection in no way restricts the City Assessor from undertaking a new analysis once the project is complete and arriving at an assessed value that varies from the estimated assessed value.
2. Assumes mil rate of 22.35 (mil rate for 2016) remains constant for the duration of the District. Does not factor in a revaluation into the projections, but the City may perform a revaluation during the term of the TIF which would reduce the projected mil rate (but would also likely increase the projected property values).
3. Assumes that the assessment ratio in the City is 100% or higher when new property value arrives, such that the market value of new property is used for assessment purposes.

**Exhibit D-2 to Economic Development Program
City of Auburn - 62 Spring Street Tax Shift Projections
(76% Capture)**

Year	TIF Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Shift Benefits
2017/2018	1	-	-	-	-
2018/2019	2	-	-	-	-
2019/2020	3	-	\$1,993	\$3,021	\$5,013
2020/2021	4	\$20,032	\$1,993	\$3,021	\$25,045
2021/2022	5	\$20,032	\$1,993	\$3,021	\$25,045
2022/2023	6	\$20,032	\$1,993	\$3,021	\$25,045
2023/2024	7	\$20,032	\$1,993	\$3,021	\$25,045
2024/2025	8	\$20,032	\$1,993	\$3,021	\$25,045
2025/2026	9	\$20,032	\$1,993	\$3,021	\$25,045
2026/2027	10	\$20,032	\$1,993	\$3,021	\$25,045
2027/2028	11	\$20,032	\$1,993	\$3,021	\$25,045
2028/2029	12	\$20,032	\$1,993	\$3,021	\$25,045
2029/2030	13	\$20,032	\$1,993	\$3,021	\$25,045
2030/2031	14	\$20,032	\$1,993	\$3,021	\$25,045
2031/2032	15	\$20,032	\$1,993	\$3,021	\$25,045
2032/2033	16	\$20,032	\$1,993	\$3,021	\$25,045
2033/2034	17	\$20,032	\$1,993	\$3,021	\$25,045
2034/2035	18	\$20,032	\$1,993	\$3,021	\$25,045
2035/2036	19	\$20,032	\$1,993	\$3,021	\$25,045
2036/2037	20	\$20,032	-	-	\$20,032
Totals		\$340,549	\$33,873	\$51,350	\$425,772
Averages		\$20,032	\$1,993	\$3,021	\$23,654

Assumptions:

1. These projections assume the City captures 76% of the increased assessed value in the District as captured assessed value.
2. Data sources include the the State Treasurer's Office Revenue Forecasting Committee Revenue Sharing projections published 02/29/16 for FY2017 under current law, the Maine Department of Education 2016-17 ED 279 form and Androscoggin County's 2016 Budget.
3. Tax shift impacts are lagged by a couple of years because the formulas calculating these figures utilize older State Valuations. This projection assumes the project is completed before the first year of the TIF district, in which case the final three years of the TIF district, there will be no captured value.
4. These projections assume that the formulas and general inputs for State Subsidies and County Taxes do not change over time and they assume that all other values in other communities are static relative to one another except for the new value captured in the TIF District. The projections are less likely to be accurate farther into the future.

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Sept. 2, 2016

Miscellaneous Notices

CITY OF AUBURN

PUBLIC NOTICE

Notice is hereby given that the City Council of the City of Auburn will hold a public hearing on September 12, 2016, at 7:00 p.m. or as soon as possible thereafter at the City Council Chambers in the Auburn Hall Building at 60 Court Street, Auburn Maine, for purposes of receiving public comments on the following:

1. Amendment to Downtown Development and Tax Increment Financing District #10 to remove the parcel at 62 Spring Street, (Municipal Tax Map 240- Parcel 257) from the District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. A map of the Downtown Tax Increment Financing District is on file with the City Clerk and it is generally located in Auburn's Downtown and ADAPT Plan areas from Minot Avenue to the Androscoggin River.
2. Establishment of an Economic Development and Tax Increment Financing District #20 to designate the parcel at 62 Spring Street, (Municipal Tax Map 240- Parcel 257) as TIF # 19 and the adoption of a development program for said Municipal Development and Tax Increment Finance District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed Development and Tax Increment Finance District consists of the entirety of said parcel totaling .81 Acres in area and is intended to offset operating costs in a mixed income housing project proposed for the parcel. The proposed Municipal Development and Tax Increment Finance District consists of property within the area designated as the ADAPT area in the City's Comprehensive Plan and the Downtown revitalization Plan Area.

3. Establishment of an Affordable Housing Development and Tax Increment Financing District #21 to designate a portion of 37 Loring Avenue (Municipal Tax Map 211- Parcel 282) pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed Development and Tax Increment Finance District consists of the westerly portion of said parcel totaling approximately 5 Acres in area and is intended to offset operating costs in an affordable housing project proposed for the parcel. The proposed Municipal Development and Tax Increment Financing District consists of property within New Auburn Master Plan area in the City's Comprehensive Plan.

A copy of the proposed development programs for the districts will be on file with the City Clerk and may be reviewed at the offices of 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.

1326645-1

Sun Journal

Sept. 2, 2016

Miscellaneous Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered May 09, 2016 in the action entitled Deutsche Bank National Trust Company, As Trustee for Soundview Home Loan Trust 2006-EQ1 Asset-Backed Certificates, Series 2006-EQ1 v. Robert Neuschwanger et al., by the Maine District Court, Division of Farmington, Docket No.: FARDC-RE-15-43, wherein the Court adjudged the foreclosure of a mortgage granted by Robert Neuschwanger and Elizabeth Neuschwanger to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Equifirst Corporation, its successors and/or assigns, dated June 29, 2006 and recorded in the Franklin County Registry of Deeds in Book 2780, Page 313, should the period of redemption have expired without redemption of the property by the mortgagor(s), a public sale of the property described in the mortgage will be conducted on

October 4, 2016 commencing at 10:00 AM at Office of Shechtman Halperin Savage LLP, 190 U.S. Route One, 2nd Floor-Rear, Falmouth, Maine.

The property is located at 482 Depot Street, Wilton, Franklin County, Maine, reference as described in said mortgage.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shechtman Halperin Savage, LLP, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of Deutsche Bank National Trust Company, As Trustee for Soundview Home Loan Trust 2006-EQ1 Asset-Backed Certificates, Series 2006-EQ1 is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved.

Additional terms will be announced at the public sale.

Deutsche Bank National
Trust Company, As Trustee
for Soundview Home Loan
Trust 2006-EQ1 Asset-Backed
Certificates, Series 2006-EQ1,
by its attorneys, Shechtman
Halperin Savage, LLP
Christine A. Johnson, Esq.
1080 Main Street,
Pawtucket, RI 02860
(401) 272-1400

1324972-1

Sun Journal

Sept. 2, 2016

Miscellaneous Notices

Maine Community Development Block Grant Program Environmental Review

Notice of Intent to Request a Release of Funds

Date:

September 2, 2016

Grantee:

Town of Lisbon

Address:

300 Lisbon Street

Lisbon ME 04250

Telephone:

207-353-3000

On or about 12, 2016, the Town of Lisbon will submit a request to the Department of Economic and Community Development (OCD) for the release of CDBG funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the project described as the Lisbon Façade Improvement Program.

Total estimated funding is \$150,000 in HUD CDBG and \$150,000 in local building owner funds.

The activities proposed are categorically excluded under the HUD regulations at 24CFR Part 58 from National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at:

Grantee:

Town of Lisbon

Address:

300 Lisbon Street

Lisbon ME 04250

Telephone:

207-353-3000

The ERR may be examined or copied Monday through Thursday from 7:30 a.m. to 6:00 p.m.

Public Comments

Any individual, group, or agency, disagreeing with this determination or wishing to comment on the project, may submit written comments on the ERR to the Town of Lisbon at: 300 Lisbon Street, Lisbon ME 04250.

All comments received by September 9, 2016 will be considered by the Town of Lisbon prior to submission of a request for release of funds.

Release of Grant Funds

The Town of Lisbon certifies to DECD that (Chief Executive Officer) Diane Barnes, in her official capacity consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. DECD's acceptance of the certification satisfies its responsibilities under NEPA and allows the Town of Lisbon to use Program funds.

Objections to Release of Funds

DECD will accept objections to its release of funds and the Town certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) the certification

was not executed by the Chief Executive Officer of the Town of Lisbon; (b) the ERR indicates omission of a required step, decision or finding; (c) the grant recipient has incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by DECD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be address to DECD at 59 State House Station, Augusta, ME 04333-0059. Potential Objectors should contact DECD to verify the actual last day of the objection period.

Diane Barnes, 300 Lisbon Street, Lisbon ME 04250
Chief Executive Officer
1326374-1

Show results beginning at:



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EXHIBIT F

ATTESTED COPY OF PUBLIC HEARING MINUTES

2016. _____

IN CITY COUNCIL, SEPTEMBER [DATE], 2016

WHEREAS, the City of Auburn (the "City") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "Act"), to designate a specified area within the City as the **62 Spring Street Municipal Development and Tax Increment Financing District (#20)** (the "District") and adopt a development program (the "Development Program") for the District pursuant to the Act; and

WHEREAS, there is a need for economic development in the City of Auburn, in the surrounding region, and in the State of Maine; and

WHEREAS, there is a need to improve and broaden the tax base of the City of Auburn; and to improve the general economy of the City of Auburn and the surrounding region; and

WHEREAS, designation of the District and adoption of the Development Program will help to improve and broaden the tax base in the City of Auburn and improve the economy of the City of Auburn and the region by attracting business development to the District; and

WHEREAS, the City desires to designate the District and adopt the Development Program; and

WHEREAS, it is expected that approval will be obtained from the State of Maine Department of Economic and Community Development (the "Department"), approving the designation of the District and adoption of the Development Program.

ORDERED AS FOLLOWS:

Section 1. The City of Auburn hereby designates the 62 Spring Street Municipal Development and Tax Increment Financing District (#20) and hereby adopts the Development Program for said District; such designation and adoption to be pursuant to the following findings, terms, and provisions:

Section 2. The City Council 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 commercial uses; 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 districts within the City (including the proposed District) does not exceed five percent (5%) of the total acreage of the City; and

c. The original assessed value of all existing and proposed tax increment financing districts (including the proposed District) does not exceed five percent (5%) of the total value of equalized taxable property within the City as of the most recent April 1 for which such value is available; and

d. The designation of the District and adoption of the related Development Program will make a contribution to the economic growth and well-being of the City of Auburn and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the City of Auburn, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The City Council has considered all evidence, if any, presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the District and the Development Program.

Section 3. The City Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed designation of the District and the proposed Development Program for the District to the Department for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226; and further is authorized to execute a Credit Enhancement Agreement consistent with the provisions of the District's Development Program as presented and approved herein, and to create the accounts and take all the actions described in such agreements.

Section 4. The foregoing designation of the District and approval of the Development Program shall automatically become final and shall take full force and effect upon receipt by the City of approval of the designation of the District and adoption of the Development Program by the Department, without requirement of further action by the City, the City Council, or any other party.

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

I. Introduction

A. 62 Spring Street in Auburn

In 2014, to help finance the construction of a mixed-use and mixed-income housing project at 62 Spring Street (the “Project”), the City of Auburn (the “City”) granted The Auburn Housing Development Corporation (“AHDC”) a credit enhancement agreement to run concurrent with its Downtown TIF District #10. Due a redesign and reapproval of the Project, the Project will not complete construction until 2018. Therefore, the term years of the City’s #10 TIF district no longer aligns with the Project in a manner that provides the best opportunity for the Project to receive the necessary federal tax credits through the Maine State Housing Authority’s Low Income Housing Tax Credit Program. Thus, a new 20-year standalone TIF at 62 Spring Street is essential to the Project. This TIF is proposed to be carved out of the Downtown TIF #10 approved in 2014.

B. Designation of TIF District

The City hereby designates the 62 Spring Street Municipal Development and Tax Increment Financing District (#20) (the “District” or “TIF District”). The District is shown on Exhibit A.

II. Development Program Narrative

A. The Development Program

This Development Program is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the “TIF Statute”). The City’s designation of the District combined with the adoption of this Development Program create a single municipal TIF district in order to capture the value of the real property improvements made at 62 Spring Street, and enable the use of taxes paid on increased assessed value in the District (“TIF Revenues”) to ensure the economic viability of the Project slated for construction at 62 Spring Street. The Development Program will run for the same ~~20~~³-year period as the District designation starting with fiscal year 2017-2018, July 1, 2017, ending June 30, 20~~37~~⁴¹.

Under this Development Program, for no greater than 20 years of the District term, and starting after the completion of the project (the “CEA Years”), the City will capture seventy-six percent (76%) of the taxes paid on increased assessed value in the District. During the CEA Years, ~~t~~he City will reimburse one hundred percent (100%) of these revenues to the Project’s developer and; ~~t~~he remaining twenty-four percent (24%) of taxes paid on the increased value of the District will go to the City’s general fund.

In designating the District and adopting this Development Program, the City can accomplish the following goals:

- Ensure construction of a highly desirable mixed-use, mixed-income project;
- Maintain existing tax revenues;

event of a revaluation, the City reserves the right to re-set the Original Assessed Value but only to the extent the value of Original Assessed Value assets has changed as a result of the revaluation.¹ The City will capture seventy-six percent (76%) of the increased assessed value of the taxable real property located within the District for the CEA entire-Years during the 20-year term of the District. The TIF Revenues so collected will be deposited into the Development Program Fund for the District and then reimbursed to the Project's developer. The remaining twenty-four percent (24%) of increased assessed value during the CEA Years will go to the City's general fund.

Estimates of the increased assessed property values of the District, the anticipated TIF Revenues generated by the District, and the estimated tax shifts are shown in Exhibits D-1 and D-2, respectively.

The current and future developers owning or leasing properties located within the District will pay for and/or finance improvements located in the District through public and private sources.

V. Financial Data

The statutory requirements and thresholds for approval required by Section 5223(3) of Title 30-A in the TIF Statute are set forth in Exhibit B. Financial projections related to the District are contained in Exhibits D-1 and D-2.

VI. Tax Shifts

In accordance with the TIF Statute, the table set forth in Exhibit D-2 identifies the tax shift benefits that the City estimates will result during the term of the District.

VII. Municipal Approvals

A. Notice of Public Hearing

Attached as Exhibit E hereto is a copy of the Notice of Public Hearing regarding the designation of the District and the adoption of the Development Program for the District, published in a newspaper of general circulation in the City, on a date at least ten (10) days prior to the public hearing. The public hearing on the Development Program was held on September 12, 2016, in accordance with the requirements of 30-A M.R.S.A. § 5226(1).

B. Minutes of Public Hearing

The Auburn City Clerk has provided an attested copy of the minutes of the September 12, 2016 public hearing before the Auburn City Council, a copy of which is contained in Exhibit F. This exhibit also provides a record of the vote of the Council on the designation of the District and the adoption of the Development Program.

¹ Any future credit enhancement agreements must contain language that acknowledges the potential change in the Original Assessed Value due to revaluation.

APPLICATION COVER SHEET

MUNICIPAL TAX INCREMENT FINANCING
--

A. General Information

1. Municipality Name: City of Auburn		
2. Address: 60 Court Street, Auburn ME 04210		
3. Telephone: 207-333-6601 x1218	4. Fax: N/A	5. Email: mchammings@auburnmaine.gov
6. Municipal Contact Person: Michael Chamblings, Director of Economic Development		
7. Business Name: 62 Spring Street LP		
8. Address: 120 Great Falls Plaza, Auburn ME 04210		
9. Telephone: 207-784-7351	10. Fax:	11. Email:
12. Business Contact Person: Richard S. Whiting		
13. Principal Place of Business: Maine		
14. Company Structure (e.g. corporation, sub-chapter S, etc.): Limited Partnership		
15. Place of Incorporation: Maine		
16. Names of Officers: Richard S. Whiting		
17. Principal Owner(s) Name: Richard S. Whiting		
18. Address: 20 Great Falls Plaza, Auburn ME 04210		

B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
<input checked="" type="checkbox"/> — job creation	job retention	<input checked="" type="checkbox"/> — capital investment
training investment	<input checked="" type="checkbox"/> — 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): capital improvements in the district	

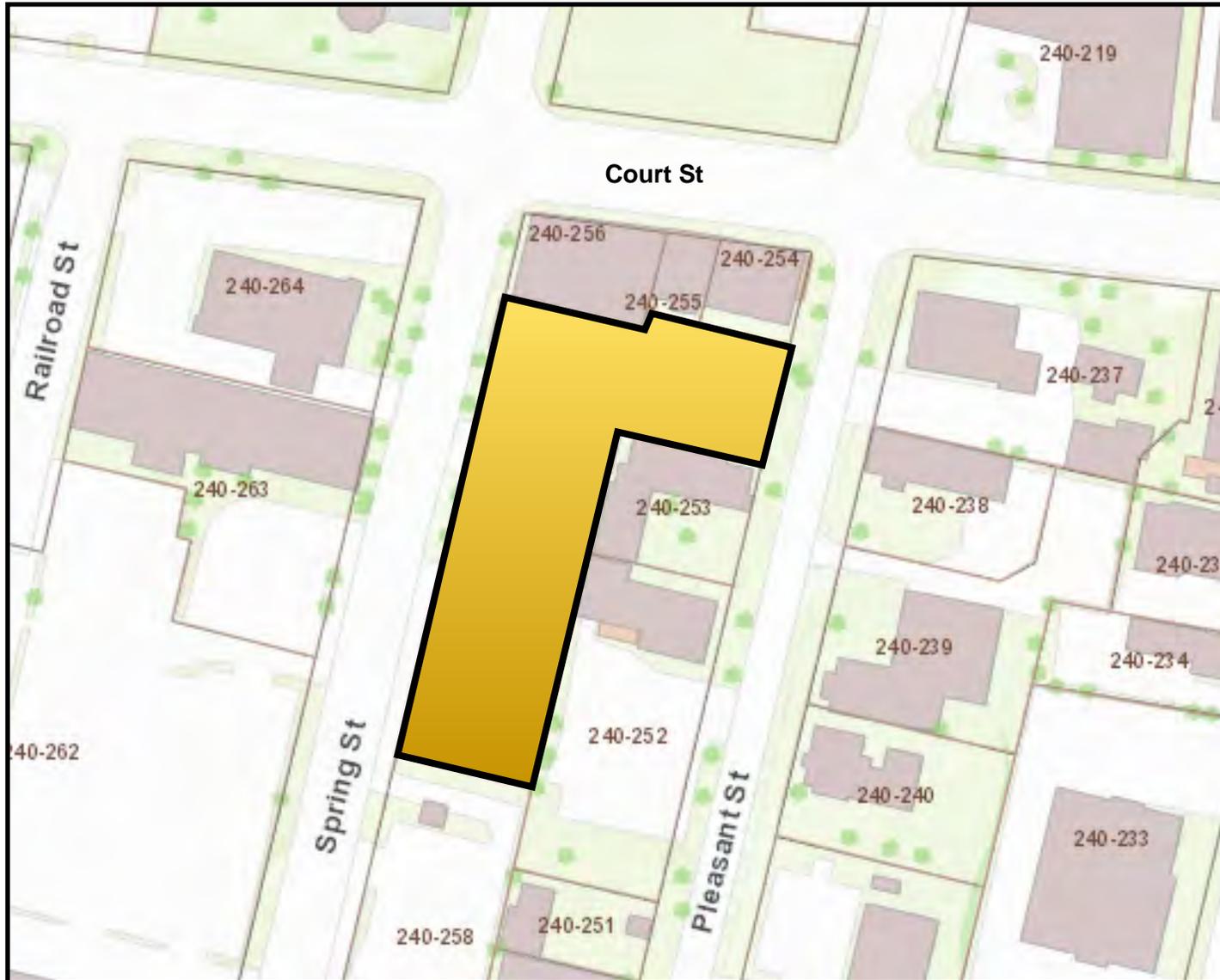
C. Employment Data

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 (<i>please use next page</i>).
--

Exhibit A

62 Spring Street Municipal Development and Tax Increment Financing District #20

.81 Acres - Approximate Boundaries



*Base Map is City of Auburn's Tax / Parcel Map

Auburn, Maine

Proposed TIF #20



City of Auburn
60 Court St
Auburn, ME 04210
207-333-6601
www.auburnmaine.gov



Legend

 Proposed TIF #20

The data used in these applications were derived from Auburn's digital databases. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of the information displayed on this map are strongly cautioned to verify all information before making any decisions.

Exhibit D-1 to Economic Development Program
City of Auburn - 62 Spring Street TIF Projections
(76% Capture; 100% Developer)

CEA Year	Increased Assessed Value	Percent of Value Captured in TIF	Projected Captured Assessed Value	Mill Rate (2016: 22.35)	Taxes on Uncaptured Assessed Value	Taxes on Captured Assessed Value	% TIF Revenues to Developer	TIF Revenues to Developer	General Fund Revenues to City
1	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
2	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
3	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
4	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
5	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
6	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
7	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
8	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
9	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
10	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
11	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
12	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
13	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
14	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
15	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
16	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
17	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
18	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
19	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
20	\$3,175,700	76%	\$2,413,532	22.35	\$17,034	\$53,942	100%	\$53,942	\$17,034
20-year total								\$1,078,849	\$340,689
20-year avg.								\$53,942	\$17,034

Assumptions:

1. Assumes an increased assessed value for the TIF District of \$3,175,700 each year for the 20-year term of the Credit Enhancement Agreement based on preliminary estimate of the Developer. This projection in no way restricts the City Assessor from undertaking a new analysis once the project is complete and arriving at an assessed value that varies from the estimated assessed value.
2. Assumes mil rate of 22.35 (mil rate for 2016) remains constant for the duration of the District. Does not factor in a revaluation into the projections, but the City may perform a revaluation during the term of the TIF which would reduce the projected mil rate (but would also likely increase the projected property values).
3. Assumes that the assessment ratio in the City is 100% or higher when new property value arrives, such that the market value of new property is used for assessment purposes.

**Exhibit D-2 to Economic Development Program
City of Auburn - 62 Spring Street Tax Shift Projections
(76% Capture)**

Year	TIF Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Shift Benefits
2017/2018	1	-	-	-	-
2018/2019	2	-	-	-	-
2019/2020	3	-	\$1,993	\$3,021	\$5,013
2020/2021	4	\$20,032	\$1,993	\$3,021	\$25,045
2021/2022	5	\$20,032	\$1,993	\$3,021	\$25,045
2022/2023	6	\$20,032	\$1,993	\$3,021	\$25,045
2023/2024	7	\$20,032	\$1,993	\$3,021	\$25,045
2024/2025	8	\$20,032	\$1,993	\$3,021	\$25,045
2025/2026	9	\$20,032	\$1,993	\$3,021	\$25,045
2026/2027	10	\$20,032	\$1,993	\$3,021	\$25,045
2027/2028	11	\$20,032	\$1,993	\$3,021	\$25,045
2028/2029	12	\$20,032	\$1,993	\$3,021	\$25,045
2029/2030	13	\$20,032	\$1,993	\$3,021	\$25,045
2030/2031	14	\$20,032	\$1,993	\$3,021	\$25,045
2031/2032	15	\$20,032	\$1,993	\$3,021	\$25,045
2032/2033	16	\$20,032	\$1,993	\$3,021	\$25,045
2033/2034	17	\$20,032	\$1,993	\$3,021	\$25,045
2034/2035	18	\$20,032	\$1,993	\$3,021	\$25,045
2035/2036	19	\$20,032	\$1,993	\$3,021	\$25,045
2036/2037	20	\$20,032	-	-	\$20,032
Totals		\$340,549	\$33,873	\$51,350	\$425,772
Averages		\$20,032	\$1,993	\$3,021	\$23,654

Assumptions:

1. These projections assume the City captures 76% of the increased assessed value in the District as captured assessed value.
2. Data sources include the the State Treasurer's Office Revenue Forecasting Committee Revenue Sharing projections published 02/29/16 for FY2017 under current law, the Maine Department of Education 2016-17 ED 279 form and Androscoggin County's 2016 Budget.
3. Tax shift impacts are lagged by a couple of years because the formulas calculating these figures utilize older State Valuations. This projection assumes the project is completed before the first year of the TIF district, in which case the final three years of the TIF district, there will be no captured value.
4. These projections assume that the formulas and general inputs for State Subsidies and County Taxes do not change over time and they assume that all other values in other communities are static relative to one another except for the new value captured in the TIF District. The projections are less likely to be accurate farther into the future.

STATUTORY REQUIREMENTS AND THRESHOLDS
62 Spring Street TIF (#20)

SECTION A. Acreage Caps			
1. Total municipal acreage;		41,430	
2. Acreage of proposed Municipal TIF District;		0.81	
3. Downtown-designation ¹ acres in proposed Municipal TIF District;		0	
4. Transit-Oriented Development ² acres in proposed Municipal TIF District;		0	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;		0.81	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).		0.002%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Tambrands One TIF #4/40 acres</p> <p>Formed Fiber TIF #8/54 acres</p> <p>Downtown TIF #10/265.19 acres</p> <p>Retail Development TIF #13/29.67 acres</p> <p>Auburn Mall TIF #15/1.5 acres</p> <p>Bedard Medical TIF #17/4.13 acres</p> <p>Hartt Logistics TIF #19/43 acres</p> </div> <div style="width: 45%;"> <p>Tambrands Two TIF #6/84 acres</p> <p>Mall Area TIF #9/57.74 acres</p> <p>Auburn Industrial Park TIF #12/144 acres</p> <p>Auburn Mall TIF #14/38.91 acres</p> <p>Webster School TIF #16/1.4 acres</p> <p>Norway Savings Bank Arena TIF #18/8.83 acres</p> <p>62 Spring Street TIF #20/0.81 acres</p> </div> </div>	Existing	772.37	
		Proposed	0.081
		Total:	773.18
30-A § 5223(3) EXEMPTIONS ⁴			
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;		265.19	
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:		0	
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:		0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above:		0	
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		507.99	
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		1.2%	
14. Real property in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]	
a. A blighted area;	0	0	
b. In need of rehabilitation, redevelopment or conservation;	0	0	
c. Suitable for commercial or arts district uses.	0.81	100%	
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		100%	

¹ Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

² For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

³ For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

⁴ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁵ PTZ districts approved through December 31, 2008.

STATUTORY REQUIREMENTS AND THRESHOLDS
62 Spring Street TIF (#20)

SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1;	\$1,998,286,739	
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	\$474,300	
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: Tambrands One TIF #4/\$1,702,000 Tambrands Two TIF #6/\$520,900 Formed Fiber TIF #8/\$366,000 Mall Area TIF #9/\$5,956,300 Downtown TIF #10/\$84,002,000 Auburn Industrial Park TIF #12/\$334,200 Retail Development TIF #13/\$5,425,400 Auburn Mall TIF #14/\$12,719,900 Auburn Mall TIF #15/\$4,900 Webster School TIF #16/\$522,800 Bedard Medical TIF #17/\$468,800 Norway Savings Bank Arena TIF #18/\$1,564,100 Hartt Logistics TIF #19/\$1,278,600 62 Spring Street TIF #20/\$474,300	Existing	\$114,865,900
	Proposed	\$474,300
	Total:	\$115,340,200
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	\$84,002,000	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts:	0	
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above:	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$31,338,200	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.6%	

COMPLETED BY	
NAME :	Shana Cook Mueller
DATE :	09/12/2016

⁶ For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

**ECONOMIC DEVELOPMENT
CITY OF AUBURN, MAINE**

An Application for a Municipal Development and Tax Increment Financing District

**SECOND AMENDMENT TO THE DOWNTOWN MUNICIPAL DEVELOPMENT
AND TAX INCREMENT FINANCING DISTRICT #10 DEVELOPMENT PROGRAM**

[Removing the Auburn 62 Spring Street Municipal Development and Tax Increment Financing
District area from the District]

*Presented to:
CITY OF AUBURN CITY COUNCIL
September 12, 2016*

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EXHIBITS:

EXHIBIT A	AMENDED MAP OF THE DISTRICT
EXHIBIT B	AMENDED ASSESSOR’S CERTIFICATE
EXHIBIT C	NOTICE OF PUBLIC HEARING
EXHIBIT D	CERTIFIED COPY OF THE PUBLIC HEARING MINUTES
EXHIBIT E	CITY COUNCIL ORDER
EXHIBIT F	APPLICATION COVER SHEET
EXHIBIT G	STATUTORY REQUIREMENTS AND THRESHOLDS FORM

I. Development Program Amendment Narrative

A. Introduction/Summary of the Second Amendment to the Downtown Municipal Development and Tax Increment Financing District #10 Development Program

The City seeks an amendment to the Downtown Municipal Development and Tax Increment Financing District #10 (“the District”) and the Development Program (as amended, the “Development Program”). The *Second Amendment* removes a certain area of the geographic acreage in order to make it available for the designation of a separate and distinct *Auburn 62 Spring Street Municipal Development and Tax Increment Financing District*. The Second Amendment coincides with the designation of the *Auburn 62 Spring Street Municipal Development and Tax Increment Financing District* (the “62 Spring Street District”) and the adoption of a development program therefor. Through this change, the City intends to further encourage and facilitate economic development within the downtown area of the City and in the City at large. The *Second Amendment* is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as Amended.

B. The Existing District and Development Program

In 2002, the City designated the Downtown Municipal Development and Tax Increment Financing District #10 and adopted the Development Program for the District. The Department of Economic and Community Development (“DECD”) approved the original district in 2002. The original term of the District was twenty (20) years. The District was amended in 2014. In the First Amendment to the District and Development Program, the City added acreage to the District resulting in a total updated District acreage of 266 acres, added municipal projects to the Development Program and allowed for the possibility of entering into Credit Enhancement Agreements with individual developers or companies.

The acreage being removed from the District in this proposed Second Amendment is the subject of an existing Credit Enhancement Agreement between the City and the Auburn Housing Development Corporation dated as of September 8, 2014. Unfortunately, in order for the project to be competitive in the federal tax credit competition, the Credit Enhancement Agreement must run for a total of 20 years and the District does not have that capability under existing law. Thus, the proposal would remove this project area from the District and allow it an opportunity to be included in a new district, the 62 Spring Street District. This Second Amendment will also be accompanied by either a termination or amendment of the existing Credit Enhancement Agreement in the District. All other aspects of the District and Development Program specifically not mentioned in this Second Amendment shall remain consistent with the original Development Program.

C. Physical Description and Original Assessed Value

Prior to this Second Amendment, the District was comprised of 266 acres, located in the City’s downtown area. Prior to this Amendment, the District had an original assessed value of \$82,243,200. Following the removal of the 62 Spring Street District (Tax Map 240-Lot 257), the

new acreage of the district will be reduced from 266 acres to 265.19 acres, and the original assessed value will be reduced from \$82,243,200 to \$81,834,200, reflecting the removal of the original assessed value of 62 Spring Street (\$409,000).¹ Please see Exhibit A for an amended map of the District and Exhibit B for an updated Assessor's Certificate for the District.

II. Evidence of Public Hearing and Vote for Amendment

A. Notice of Public Hearing

Attached as Exhibit C is a copy of the Notice of Public Hearing published in the Lewiston Sun Journal, a newspaper of general circulation in the City, on a date at least ten (10) days prior to the public hearing.

B. Minutes of Public Hearing

Attached as Exhibit D is a certified copy of the minutes of the public hearing held on September 12, 2016, in accordance with the requirements of 30-A M.R.S.A. § 5226(1), at which time the proposed Second Amendment was discussed by the public.

C. Authorizing Votes

Attached as Exhibit E is an attested copy of the City of Auburn Council Order which was approved by the City Council at a City Council meeting duly called and held on September 12, 2016.

III. DECD Forms

A. Application Cover Sheet

Attached as Exhibit F is a completed application cover sheet for the Second Amendment.

B. Statutory Requirements & Thresholds Form

Attached as Exhibit G is a completed statutory requirements and thresholds form for the District.

¹ The First Amendment Certificate of Original Assessed Value reflected a larger figure because the assessed value of exempt property had not been removed from the total. Exempt property has been removed from the figures provided in this Second Amendment.

TIF #10

Exhibit A

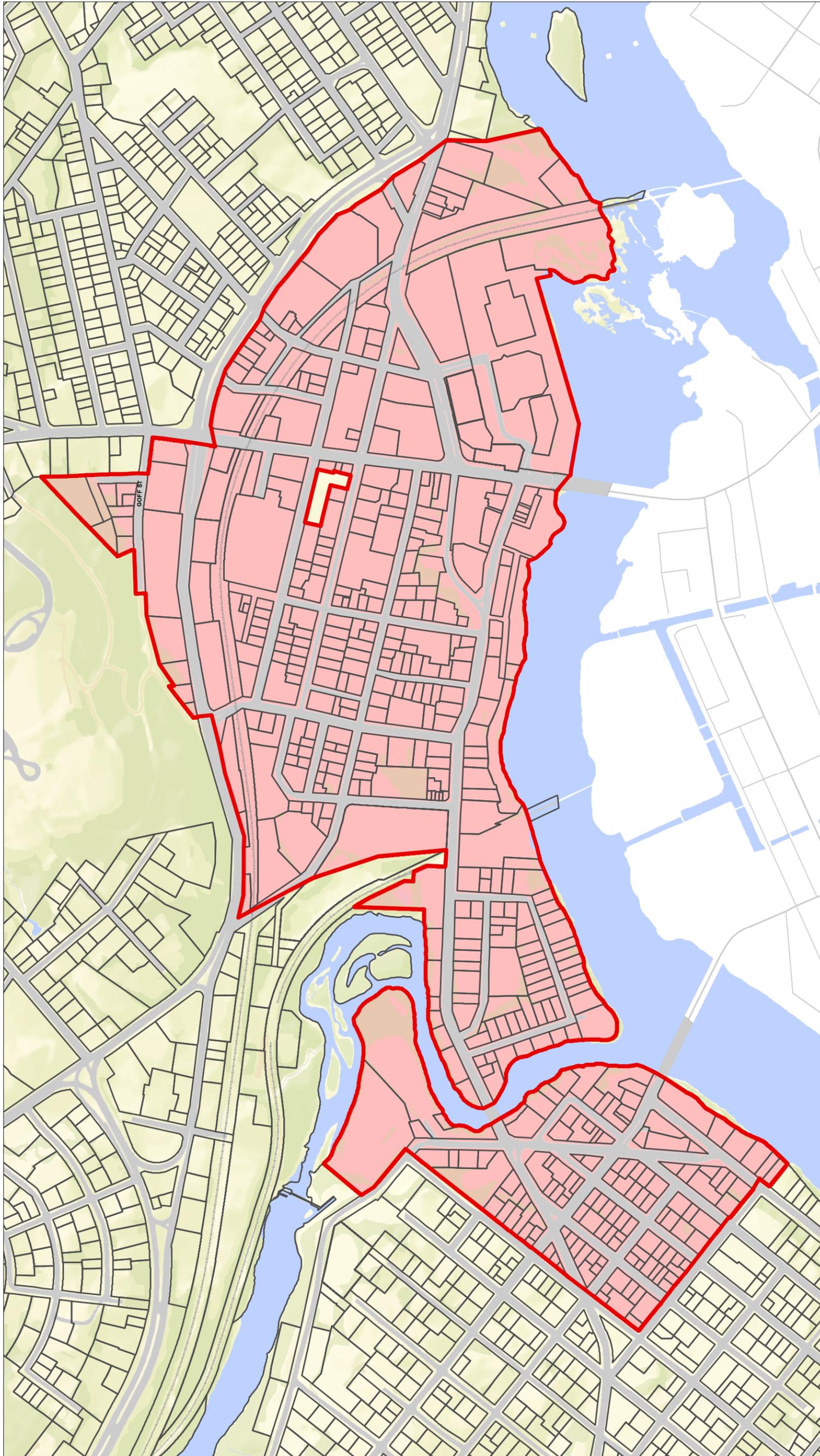
Downtown Omnibus Municipal TIF District



City of Auburn

60 Court St
Auburn, ME 04210
207-333-6601
www.auburnmaine.gov

 TIF #10



The data used in these applications were derived from Auburn's digital databases. While every effort has been made to ensure that these data are accurate and reliable, the City of Auburn cannot accept any responsibility for any errors, omissions, or positional accuracy, and therefore, there are no warranties which accompany this product. Users of the information displayed on this map are strongly cautioned to verify all information before making any decisions.

0 0.1 0.2 Miles

**SECOND AMENDMENT TO THE DOWNTOWN MUNICIPAL DEVELOPMENT AND
TAX INCREMENT FINANCING DISTRICT #10**

ASSESSOR'S CERTIFICATE (AMENDED)

CITY OF AUBURN, MAINE

The undersigned Assessor for the City of Auburn does hereby certify pursuant to the provisions of M.R.S.A. Title 30-A § 5227(2) that:

The original assessed value of the taxable real property of the Downtown Municipal Development and Tax Increment Financing District #10 as described in the amended Development Program to which this Certificate is included, is \$81,834,200.¹

The assessed value of the taxable property in the original district was \$50,621,000² as of March 31, 2002 (April 1, 2001). The assessed value of the taxable property in the district area added in the First Amendment was \$31,213,211 as of March 31, 2013 (April 1, 2014).

Please note any discrepancies between the figures in this certificate and the one executed in conjunction with the First Amendment, other than those due to the Second Amendment itself, are due to the fact that exempt property values have been removed from the original assessed value figures for District property.

In witness whereof, this Certificate has been executed as of this ___ day of September, 2016.

ASSESSOR

Karen Scammon, CMA

¹ This original assessed value reflects the removal of 62 Spring Street in 2016, which comprised \$409,000 of the original assessed value as of March 31, 2002 (April 1, 2001). The original assessed value until that point was \$82,243,200.

² This portion of the original assessed value reflects the removal of 62 Spring Street in 2016, which comprised \$409,000 of the original assessed value as of March 31, 2002 (April 1, 2001). The original assessed value of the original portion of the District until that point was \$51,030,000.

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(1 Pages)

Show results beginning at: **Sun Journal**

Sept. 2, 2016

Miscellaneous Notices

CITY OF AUBURN

PUBLIC NOTICE

Notice is hereby given that the City Council of the City of Auburn will hold a public hearing on September 12, 2016, at 7:00 p.m. or as soon as possible thereafter at the City Council Chambers in the Auburn Hall Building at 60 Court Street, Auburn Maine, for purposes of receiving public comments on the following:

1. Amendment to Downtown Development and Tax Increment Financing District #10 to remove the parcel at 62 Spring Street, (Municipal Tax Map 240- Parcel 257) from the District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. A map of the Downtown Tax Increment Financing District is on file with the City Clerk and it is generally located in Auburn's Downtown and ADAPT Plan areas from Minot Avenue to the Androscoggin River.
2. Establishment of an Economic Development and Tax Increment Financing District #20 to designate the parcel at 62 Spring Street, (Municipal Tax Map 240- Parcel 257) as TIF # 19 and the adoption of a development program for said Municipal Development and Tax Increment Finance District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed Development and Tax Increment Finance District consists of the entirety of said parcel totaling .81 Acres in area and is intended to offset operating costs in a mixed income housing project proposed for the parcel. The proposed Municipal Development and Tax Increment Finance District consists of property within the area designated as the ADAPT area in the City's Comprehensive Plan and the Downtown revitalization Plan Area.

3. Establishment of an Affordable Housing Development and Tax Increment Financing District #21 to designate a portion of 37 Loring Avenue (Municipal Tax Map 211- Parcel 282) pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed Development and Tax Increment Finance District consists of the westerly portion of said parcel totaling approximately 5 Acres in area and is intended to offset operating costs in an affordable housing project proposed for the parcel. The proposed Municipal Development and Tax Increment Financing District consists of property within New Auburn Master Plan area in the City's Comprehensive Plan.

A copy of the proposed development programs for the districts will be on file with the City Clerk and may be reviewed at the offices of 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.

1326645-1

Sun Journal

Sept. 2, 2016

Miscellaneous Notices

NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered May 09, 2016 in the action entitled Deutsche Bank National Trust Company, As Trustee for Soundview Home Loan Trust 2006-EQ1 Asset-Backed Certificates, Series 2006-EQ1 v. Robert Neuschwanger et al., by the Maine District Court, Division of Farmington, Docket No.: FARDC-RE-15-43, wherein the Court adjudged the foreclosure of a mortgage granted by Robert Neuschwanger and Elizabeth Neuschwanger to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Equifirst Corporation, its successors and/or assigns, dated June 29, 2006 and recorded in the Franklin County Registry of Deeds in Book 2780, Page 313, should the period of redemption have expired without redemption of the property by the mortgagor(s), a public sale of the property described in the mortgage will be conducted on

October 4, 2016 commencing at 10:00 AM at Office of Shechtman Halperin Savage LLP, 190 U.S. Route One, 2nd Floor-Rear, Falmouth, Maine.

The property is located at 482 Depot Street, Wilton, Franklin County, Maine, reference as described in said mortgage.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shechtman Halperin Savage, LLP, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of Deutsche Bank National Trust Company, As Trustee for Soundview Home Loan Trust 2006-EQ1 Asset-Backed Certificates, Series 2006-EQ1 is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved.

Additional terms will be announced at the public sale.

Deutsche Bank National
Trust Company, As Trustee
for Soundview Home Loan
Trust 2006-EQ1 Asset-Backed
Certificates, Series 2006-EQ1,
by its attorneys, Shechtman
Halperin Savage, LLP
Christine A. Johnson, Esq.
1080 Main Street,
Pawtucket, RI 02860
(401) 272-1400

1324972-1

Sun Journal

Sept. 2, 2016

Miscellaneous Notices

Maine Community Development Block Grant Program Environmental Review

Notice of Intent to Request a Release of Funds

Date:

September 2, 2016

Grantee:

Town of Lisbon

Address:

300 Lisbon Street

Lisbon ME 04250

Telephone:

207-353-3000

On or about 12, 2016, the Town of Lisbon will submit a request to the Department of Economic and Community Development (OCD) for the release of CDBG funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the project described as the Lisbon Façade Improvement Program.

Total estimated funding is \$150,000 in HUD CDBG and \$150,000 in local building owner funds.

The activities proposed are categorically excluded under the HUD regulations at 24CFR Part 58 from National Environmental Policy Act requirements. An Environmental Review Record (ERR) that documents the environmental determinations for this project is on file at:

Grantee:

Town of Lisbon

Address:

300 Lisbon Street

Lisbon ME 04250

Telephone:

207-353-3000

The ERR may be examined or copied Monday through Thursday from 7:30 a.m. to 6:00 p.m.

Public Comments

Any individual, group, or agency, disagreeing with this determination or wishing to comment on the project, may submit written comments on the ERR to the Town of Lisbon at: 300 Lisbon Street, Lisbon ME 04250.

All comments received by September 9, 2016 will be considered by the Town of Lisbon prior to submission of a request for release of funds.

Release of Grant Funds

The Town of Lisbon certifies to DECD that (Chief Executive Officer) Diane Barnes, in her official capacity consents to accept the jurisdiction of the Federal courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. DECD's acceptance of the certification satisfies its responsibilities under NEPA and allows the Town of Lisbon to use Program funds.

Objections to Release of Funds

DECD will accept objections to its release of funds and the Town certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if it is on one of the following bases: (a) the certification

was not executed by the Chief Executive Officer of the Town of Lisbon; (b) the ERR indicates omission of a required step, decision or finding; (c) the grant recipient has incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by DECD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be address to DECD at 59 State House Station, Augusta, ME 04333-0059. Potential Objectors should contact DECD to verify the actual last day of the objection period.

Diane Barnes, 300 Lisbon Street, Lisbon ME 04250

Chief Executive Officer

1326374-1

Show results beginning at: 1



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Exhibit D

Certified Copy of the Public
Hearing Minutes

2016. _____

IN CITY COUNCIL, SEPTEMBER, 2016

WHEREAS, the City of Auburn (“the City”) designated its Downtown Municipal Development and Tax Increment Financing District #10 (“the Downtown District”) and adopted the Development Program for such district initially in 2002; and

WHEREAS, the City adopted the First Amendment to the development program in 2014 in order to add acreage, add some public projects and allow the ability for the City to enter into credit enhancement agreements; and

WHEREAS, the City entered into a credit enhancement agreement dated as of September 8, 2014 with the Auburn Housing Development Corporation relating to the property known on City tax maps as Map 240, Lot 257 but the project has not yet commenced; and

WHEREAS, the City has received a request for a new credit enhancement agreement from the developer of such mixed use project at the same lot, located inside the Downtown District, that would go beyond the statutory limit on the term of years for the Downtown District; and

WHEREAS, there is a need for economic development and for the development of affordable, livable housing in the City of Auburn, in the surrounding region, and in the State of Maine; and

WHEREAS, there is a need to improve and broaden the tax base in the City of Auburn; and to improve the general economy of the City of Auburn and the region by attracting business development in the Downtown District; and

WHEREAS, implementation of the amended, existing development program for the Downtown District and the development program for the new affordable housing municipal development and tax increment financing district will help improve and broaden the tax base in the City of Auburn and improve the economy in the City of Auburn and the region by attracting business development and creating affordable housing in the area of these districts; and

WHEREAS, pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City desires to amend the Downtown District and approve the *Second Amendment to the Downtown Municipal Development and Tax Increment Financing District #10* (the “Second Amendment”) in order to remove the area to be developed in the 62 Spring Street mixed use and affordable housing project; and

WHEREAS, it is expected that approval will be obtained from the State of Maine Department of Economic and Community Development approving this Second Amendment; and

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

Section 1 The City of Auburn hereby approves the Second Amendment to the Downtown District and the development program for such district. The Second Amendment shall be pursuant to the following findings, terms, and provisions:

Section 2 The City Council hereby finds and determines that:

a. This amendment to the Downtown District development program will not result in the Downtown District falling out of compliance with any of the conditions of 30-A M.R.S.A. Section 5223(3); and

b. The pursuit of the Downtown District development program will make a contribution to the economic growth and wellbeing of the City of Auburn and the surrounding region, and will contribute to the betterment of the health, welfare, and safety of the inhabitants of the City of Auburn, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The City has considered all evidence, if any, presented to it with regard to any adverse economic effects on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the amendment to the Downtown District and Downtown District development program.

Section 3 Pursuant to the provisions of 30-A M.R.S.A. § 5227, the percentage of increased assessed value to be retained as captured assessed value in accordance with the Downtown District development program is hereby set forth in the Downtown District development program.

Section 4 The City Manager, or his duly appointed representative, is hereby authorized, empowered, and directed to submit the proposed Second Amendment to the Downtown District and the Downtown District and the development program therefor to the State of Maine Department for Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226.

Section 5 The foregoing adoption of the Second Amendment shall automatically become final and shall take full force and effect upon receipt by the City of approval by the State of Maine Department of Economic and Community Development, without requirement of further action by the City, the City Council, or any other party.

Section 6 The City Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the Downtown District and to the Downtown District development program as the City Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the Downtown District by the State of Maine 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 Downtown District development program.

APPLICATION COVER SHEET

MUNICIPAL TAX INCREMENT FINANCING

A. General Information

1. Municipality Name: City of Auburn		
2. Address: 60 Court Street, Auburn ME 04210		
3. Telephone: 207-333-6601 x1218	4. Fax: N/A	5. Email: mchammings@auburnmaine.gov
6. Municipal Contact Person: Michael Chammings, Director of Economic Development		
7. Business Name: N/A		
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): see Exhibit B of the original Development Program for a full list of projects		
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): see Exhibit B of the original Development Program for a full list of projects	

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*).

N/A

STATUTORY REQUIREMENTS AND THRESHOLDS
Downtown TIF #10 | AMD-2

SECTION A. Acreage Caps		
1. Total municipal acreage;		41,430
2. Acreage of proposed Municipal TIF District;		265.19
3. Downtown-designation ¹ acres in proposed Municipal TIF District;		0
4. Transit-Oriented Development ² acres in proposed Municipal TIF District;		0
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;		265.19
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).		0.64%
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ Tambrands One TIF #4/40 acres Formed Fiber TIF #8/54 acres Downtown TIF #10/265.19 acres Retail Development TIF #13/29.67 acres Auburn Mall TIF #15/1.5 acres Bedard Medical TIF #17/4.13 acres Hartt Logistics TIF #19/43 acres	Existing	507.99
	Proposed	265.19
	Total:	773.18
	Tambrands Two TIF #6/84 acres Mall Area TIF #9/57.74 acres Auburn Industrial Park TIF #12/144 acres Auburn Mall TIF #14/38.91 acres Webster School TIF #16/1.4 acres Norway Savings Bank Arena TIF #18/8.83 acres 62 Spring Street TIF #20/0.81 acres	
30-A § 5223(3) EXEMPTIONS ⁴		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;		265.19
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:		0
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:		0
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above:		0
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		507.99
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		1.2%
14. Real property in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;	0	0
b. In need of rehabilitation, redevelopment or conservation;	0	0
c. Suitable for commercial or arts district uses.	265.19	100%
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		100%

¹ Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

² For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

³ For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

⁴ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁵ PTZ districts approved through December 31, 2008.

STATUTORY REQUIREMENTS AND THRESHOLDS
Downtown TIF #10 | AMD-2

SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1;	\$1,998,286,739	
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	\$84,002,000	
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: Tambrands One TIF #4/\$1,702,000 Tambrands Two TIF #6/\$520,900 Formed Fiber TIF #8/\$366,000 Mall Area TIF #9/\$5,956,300 Downtown TIF #10/\$84,002,000 Auburn Industrial Park TIF #12/\$334,200 Retail Development TIF #13/\$5,425,400 Auburn Mall TIF #14/\$12,719,900 Auburn Mall TIF #15/\$4,900 Webster School TIF #16/\$522,800 Bedard Medical TIF #17/\$468,800 Norway Savings Bank Arena TIF #18/\$1,564,100 Hartt Logistics TIF #19/\$1,278,600 62 Spring Street TIF #20/\$474,300	Existing	\$31,338,200
	Proposed	\$84,002,000
	Total:	\$115,340,200
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	\$84,002,000	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts:	0	
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above:	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$31,338,200	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.6%	

COMPLETED BY	
NAME :	Shana Cook Mueller
DATE :	09/12/2016

⁶ For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

I. Development Program Amendment Narrative

A. Introduction/Summary of the Second Amendment to the Downtown Municipal Development and Tax Increment Financing District #10 Development Program

The City seeks an amendment to the Downtown Municipal Development and Tax Increment Financing District #10 (“the District”) and the Development Program (as amended, the “Development Program”). The *Second Amendment* removes a certain area of the geographic acreage in order to make it available for the designation of a separate and distinct *Auburn 62 Spring Street Municipal Development and Tax Increment Financing District*. The Second Amendment coincides with the designation of the *Auburn 62 Spring Street Municipal Development and Tax Increment Financing District* (the “62 Spring Street District”) and the adoption of a development program therefor. Through this change, the City intends to further encourage and facilitate economic development within the downtown area of the City and in the City at large. The *Second Amendment* is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as Amended.

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C. Physical Description and Original Assessed Value

Prior to this Second Amendment, the District was comprised of 266 acres, located in the City’s downtown area. Prior to this Amendment, the District had an original assessed value of \$82,243,20084,411,000 as of March 31, 2002 (April 1, 2001). Following the removal of the 62

Spring Street District (Tax Map 240-Lot 257), the new acreage of the district will be reduced from 266 acres to 265.19 acres, and the original assessed value will be reduced from ~~\$82,243,200~~~~84,411,000~~ to \$84,002,000~~81,834,200~~, reflecting the removal of the original assessed value of 62 Spring Street (\$409,000).¹ Please see Exhibit A for an amended map of the District and Exhibit B for an updated Assessor's Certificate for the District.

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Attached as Exhibit G is a completed statutory requirements and thresholds form for the District.

¹ The First Amendment Certificate of Original Assessed Value reflected a larger figure because the assessed value of exempt property had not been removed from the total. Exempt property has been removed from the figures provided in this Second Amendment.

**SECOND AMENDMENT TO THE DOWNTOWN MUNICIPAL DEVELOPMENT AND
TAX INCREMENT FINANCING DISTRICT #10**

ASSESSOR'S CERTIFICATE (AMENDED)

CITY OF AUBURN, MAINE

The undersigned Assessor for the City of Auburn does hereby certify pursuant to the provisions of M.R.S.A. Title 30-A § 5227(2) that:

The original assessed value of the taxable real property of the Downtown Municipal Development and Tax Increment Financing District #10 as described in the amended Development Program to which this Certificate is included, ~~was~~ is ~~\$84,002,000~~\$81,834,200.¹

The assessed value of the taxable property in the original district was \$50,621,000² as of March 31, 2002 (April 1, 2001).³ The assessed value of the taxable property in the district area added in the First Amendment was \$31,213,211 as of March 31, 2013 (April 1, 2014).

Please note any discrepancies between the figures in this certificate and the one executed in conjunction with the First Amendment, other than those due to the Second Amendment itself, are due to the fact that exempt property values have been removed from the original assessed value figures for District property.

In witness whereof, this Certificate has been executed as of this ___ day of September, 2016.

ASSESSOR

Karen Scammon, CMA

¹ This original assessed value reflects the removal of 62 Spring Street in 2016, which comprised \$409,000 of the original assessed value as of March 31, 2002 (April 1, 2001). The original assessed value until that point was \$82,243,200.

² This portion of the original assessed value reflects the removal of 62 Spring Street in 2016, which comprised \$409,000 of the original assessed value as of March 31, 2002 (April 1, 2001). The original assessed value of the original portion of the District until that point was \$51,030,000.

³ This original assessed value reflects the removal of 62 Spring Street in 2016, which comprised \$409,000 of the original assessed value as of March 31, 2002 (April 1, 2001). The original assessed value until that point was \$82,243,200.

STATUTORY REQUIREMENTS AND THRESHOLDS
Downtown TIF #10 | AMD-2

SECTION A. Acreage Caps			
1. Total municipal acreage;		41,430	
2. Acreage of proposed Municipal TIF District;		265.19	
3. Downtown-designation ¹ acres in proposed Municipal TIF District;		0	
4. Transit-Oriented Development ² acres in proposed Municipal TIF District;		0	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;		265.19	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).		0.64%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>Tambrands One TIF #4/40 acres</p> <p>Formed Fiber TIF #8/54 acres</p> <p>Downtown TIF #10/265.19 acres</p> <p>Retail Development TIF #13/29.67 acres</p> <p>Auburn Mall TIF #15/1.5 acres</p> <p>Bedard Medical TIF #17/4.13 acres</p> <p>Hartt Logistics TIF #19/43 acres</p> </div> <div style="width: 45%;"> <p>Tambrands Two TIF #6/84 acres</p> <p>Mall Area TIF #9/57.74 acres</p> <p>Auburn Industrial Park TIF #12/144 acres</p> <p>Auburn Mall TIF #14/38.91 acres</p> <p>Webster School TIF #16/1.4 acres</p> <p>Norway Savings Bank Arena TIF #18/8.83 acres</p> <p>62 Spring Street TIF #20/0.81 acres</p> </div> </div>	Existing	507.99	
		Proposed	265.19
		Total:	773.18
30-A § 5223(3) EXEMPTIONS⁴			
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;		265.19	
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:		0	
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:		0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above:		0	
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		507.99	
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		1.2%	
14. Real property in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]	
a. A blighted area;	0	0	
b. In need of rehabilitation, redevelopment or conservation;	0	0	
c. Suitable for commercial or arts district uses.	265.19	100%	
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		100%	

¹ Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

² For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

³ For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

⁴ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁵ PTZ districts approved through December 31, 2008.

STATUTORY REQUIREMENTS AND THRESHOLDS
Downtown TIF #10 | AMD-2

SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1;	\$1,998,286,739	
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	\$84,002,000	
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: Tambrands One TIF #4/\$1,702,000 Tambrands Two TIF #6/\$520,900 Formed Fiber TIF #8/\$366,000 Mall Area TIF #9/\$5,956,300 Downtown TIF #10/\$84,002,000 Auburn Industrial Park TIF #12/\$334,200 Retail Development TIF #13/\$5,425,400 Auburn Mall TIF #14/\$12,719,900 Auburn Mall TIF #15/\$4,900 Webster School TIF #16/\$522,800 Bedard Medical TIF #17/\$468,800 Norway Savings Bank Arena TIF #18/\$1,564,100 Hartt Logistics TIF #19/\$1,278,600 62 Spring Street TIF #20/\$474,300	Existing	\$31,338,200
	Proposed	\$84,002,000
	Total:	\$115,340,200
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	\$84,002,000	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts:	0	
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above:	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$31,338,200	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.6%	

COMPLETED BY	
NAME :	Shana Cook Mueller
DATE :	09/12/2016

⁶ For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.