

**ECONOMIC DEVELOPMENT PROJECT**

**CITY OF AUBURN, MAINE**

*An Application for a Municipal Development and Tax Increment Financing District*

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**TIF #26 - NORTH RIVER ROAD APARTMENTS MUNICIPAL DEVELOPMENT  
AND TAX INCREMENT FINANCING DISTRICT**

**DEVELOPMENT PROGRAM**

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*Presented to:*

**City Council  
City of Auburn  
March 7, 2022**

# 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	4. Fax: 207-333-6623	5. Email: gholmes@auburnmaine.gov
6. Municipal Contact Person: Glen E. Holmes, Director of Business and Community 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):		
<input type="checkbox"/> job creation	<input type="checkbox"/> job retention	<input type="checkbox"/> capital investment
<input type="checkbox"/> training investment	<input type="checkbox"/> tax base improvement	<input type="checkbox"/> public facilities improvement
<input type="checkbox"/> 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	<input checked="" type="checkbox"/> other (list): <b>Please refer to Table 1 in Development Program</b>	

### 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

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# Development Program

## I. Introduction

The Maine Legislature established tax increment financing as an economic development tool to be used by municipalities to: (a) provide new employment opportunities; (b) improve and broaden its tax base; and (c) improve the general economy of the State. The Legislature recognizes that the State and its municipalities benefit from a municipality's economic development partnership with a local business to promote responsible new development that (a) enhances local efforts for economic, industrial or commercial development; and (b) retains and expands the local tax base and employment opportunities.

The City of Auburn (the "City" or "Auburn") seeks to establish a Tax Increment Financing ("TIF") district to be known as the "**TIF #26 North River Road Apartments Municipal Development and Tax Increment Financing District**" (the "District"), located on North River Road.

The District consists of one parcel located at 273 North River Road and is identified on City Tax Maps as Tax Map 271 Lot 101. The District is approximately 3.32 acres. The District is being developed for rental housing, consisting of three buildings with twelve apartments per building. The complex is estimated to cost \$4,213,000 to construct.

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

- Maintain the existing tax revenues;
- Enjoy enhanced future tax revenues generated by improvements within the District;
- Enable the investment of TIF Revenues (defined below) in high priority City projects;
- Create long-term, stable employment opportunities for area residents; and
- Improve the overall economy of the City, the Androscoggin County region, and the State of Maine.

In addition, by creating a TIF district, the City will "shelter" the increase in municipal valuation that the development will bring about. The tax benefit provided by the District 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 C-2** attached hereto.

## **II. Development Program Narrative**

### **A. The Development District**

The District will encompass approximately 3.32 acres of real property. The District is located at 273 North River Road, a major road on the east side of the City that follows the Androscoggin River. The District is shown in **Exhibit A-1** and **Exhibit A-2** attached hereto.

### **B. The Development Program**

The City's designation of the District and adoption of this Development Program creates a single municipal TIF District in order to capture the value of the taxable real property improvements made within the District and to authorize the use of tax increment financing revenues for various municipal economic development projects, as well as any potential future credit enhancement agreements. The Development Program will begin with the City's 2022-2023 fiscal year on July 1, 2022 and will continue for a total of twenty (20) years, ending on June 30, 2042.

Under this Development Program, the City will capture one hundred (100%) of the increased assessed value of taxable real property over the original assessed value of the District and retain the tax revenues generated by the captured assessed value for designated economic development purposes. The calculation of TIF Revenues (as defined below) is more specifically described below in Section IV – Financial Plan. In the Assessor's Certificate attached as **Exhibit B** hereto, the Assessor has certified the original assessed value of the District.

By adopting this Development Program, the City is creating a TIF district that will: (1) maintain existing tax revenues; (2) enjoy enhanced future tax revenues generated by new development within the District; and (3) shelter the captured assessed value from impacting the overall State valuation for the City of Auburn, thereby minimizing: (a) potential decreases in the City's State school subsidy and State revenue sharing, and (b) potential increases in the City's county tax assessments and local school district contributions.

Further, approval of this Development Program and the designation of the District will have a neutral impact on the existing tax base; only the increased assessed value over the original assessed value within the District will be captured. In addition, at the end of the District and Development Program, the City expects to emerge with a substantial amount of new taxable property value to add to its municipal tax base.

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"). Subsequent to a City Council vote designating the District and adopting this Development Program, evidenced by **Exhibit F** hereto, the designation of the District and adoption of this Development Program are effective upon approval by the DECD.

### **C. The Projects**

Development within the District will provide a revenue source for the City's economic development projects. The City plans to use the TIF Revenues for several projects related to

economic and infrastructure development. Please see Table 1 herein for a complete list of authorized projects and their respective cost estimates.

**TABLE 1  
Municipal Project Costs**

Project	Cost Estimate*	Statutory Citation
1. <u>Administrative &amp; Professional Services Costs.</u> Costs of prorated portion of salaries of City staff for time associated with creation and administration of District, and fund costs of professional services associated with creation and administration of District.	\$120,000	30-A M.R.S. § 5225(1)(A)(4); (1)(A)(5)
2. <u>Economic Development Programs:</u> Costs of the City’s economic development programs, including, but not limited to, marketing costs, prorated portions of staff salaries devoted to supporting and administering TIF programming, and other related operating expenses for the City’s Economic Development Department.	\$20,000	30-A M.R.S. § 5225(1)(C)(1)
3. <u>Road Improvements:</u> Design, construction, engineering and other associated costs of road and construction on North River Road, Center Street, Cross Street, Northern Avenue, Bradman Street and Stetson Road, located within the District or outside the District but directly related to or made necessary by the District.	\$3,000,000	30-A M.R.S. § 5225(1)(A)(1); (1)(B)(1)
4. <u>Public Safety Facility:</u> Costs related to the construction or operation of a public safety facility in the City, the need for which is related to general economic development within the City, not to exceed 15% of the captured assessed value of the development district.	\$150,000	30-A M.R.S. § 5225 (1)(C)(9); (1)(B)(1)
<b>Total</b>	<b>\$3,290,000</b>	

\* These are estimates only. The City may allocate revenues generated by the District across approved project cost categories as needed.

**D. Strategic Growth and Development**

By creating and designating the District, the City is maximizing the economic development potential of the District and the City in general. TIF Revenues from the District will be used on important City economic development projects and programs.

Further, the City's designation of a TIF district and pursuit of this Development Program constitute a good and valid public purpose described in the TIF Statute in Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well-being of both the City and the Androscoggin County Region, by providing jobs and contributing to property taxes.

**E. Improvements to the Public Infrastructure**

As further set forth in Table 1, the City will use certain TIF Revenues for a variety of projects, including public infrastructure improvements.

**F. Operational Components**

**1. Public Facilities**

Please refer to Table 1 to review public facilities intended to be financed with TIF Revenues.

**2. Commercial Improvements Financed Through Development Program**

No commercial improvements will be financed through the Development Program.

**3. Relocation of Displaced Persons**

No persons will be displaced.

**4. Transportation Improvements**

Certain transportation related improvements are described in Table 1.

**5. Environmental Controls**

The improvements made under the proposed Development Program will meet or exceed all federal and state environmental regulations and will comply with all applicable land use requirements for the City.

**6. Plan of Operation**

During the term of the District, the City Manager or his designee will be responsible for all administrative matters within the purview of the City concerning the implementation and operation of the District.

**III. Physical Description**

Municipal documents relating to the District's physical description attached as Exhibits:



- (a) City of Auburn property map showing the District relative to City boundaries. **Exhibit A-1**
- (b) City of Auburn property map showing the District property. **Exhibit A-2**
- (c) Certification by the City of Auburn Assessor of the original assessed value of the District. **Exhibit B.**

#### **IV. Financial Plan**

The District will encompass approximately 3.32 acres of property. The original assessed value of the real property in the District was \$60,300 as of March 31, 2021 (April 1, 2020). Development of the parcel is estimated to add approximately \$3,000,000 of new assessed real property value to the City.

Upon each payment of property taxes by property owners inside the District, the City will deposit into a Development Program Fund the entirety of the property tax payments constituting TIF revenues (the “Development Program Fund”). TIF revenues will consist of property taxes paid on 100% of the increased assessed value in the District (“TIF Revenues”).

The Development Program Fund consists of two segregated accounts, a sinking fund account (“Sinking Fund Account”) and a project cost account (the “Project Cost Account”). The City will deposit the TIF Revenues necessary to pay debt service on any bonds that may be issued to pay for the City’s TIF projects into the Sinking Fund Account. The money in this account is pledged to and charged with the payment of interest and principal on municipal indebtedness related to improvements in the District. Thereafter, the City will deposit any additional TIF Revenues into the Project Cost Account for approved municipal projects outlined in this Development Program and not financed with City indebtedness. The Development Program Fund is pledged to and charged with the payment of the project costs in the manner provided in 30-A M.R.S.A. § 5227(3).

Estimates of the increased assessed value of the District, the anticipated captured assessed values and TIF Revenues generated by the District, and the estimated tax shifts are shown in **Exhibit C-1** and **Exhibit C-2**, respectively.

##### **A. Costs and Sources of Revenues**

Developers of District property will pay for and/or finance all costs of projects located in the District through private sources.

##### **B. Municipal Indebtedness**

The City reserves the right to issue municipal bonds in order to pay for infrastructure improvements described in **Table 1**. Any municipal bond issued for such project would require City Council approval.

## **V. Financial Data**

The original assessed value of the taxable property in the District was \$60,300 as of March 31, 2021 (April 1, 2020). Please find attached as **Exhibit G** the Statutory Requirements and Thresholds Form required by the Maine Department of Economic and Community Development.

## **VI. Tax Shifts**

In accordance with Maine statutes governing the establishment of a tax increment financing district, the table set forth in **Exhibit C-2** identifies the tax shifts that are expected to result during the term of the District from the establishment of the District.

## **VII. Municipal Approvals**

### **A. Notice of Public Hearing**

Attached as **Exhibit D** is a certified copy of the Notice of Public Hearing held on March 7, 2022 in accordance with the requirements of 30-A M.R.S.A. § 5226(1). The notice was published in the *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 E** is a certified copy of the minutes of the public hearing held on March 7, 2022, at which time the proposed District was discussed by the public.

### **C. City Council Order**

Attached as **Exhibit F**, is an attested copy of the City Council Order adopted by the Auburn City Council at a Council Meeting duly called and held on March 7, 2022, designating the District and adopting the Development Program.

# **Exhibit A-1**

**(City of Auburn Property Map Showing District Property  
Relative to City Boundaries)**

# TIF #26

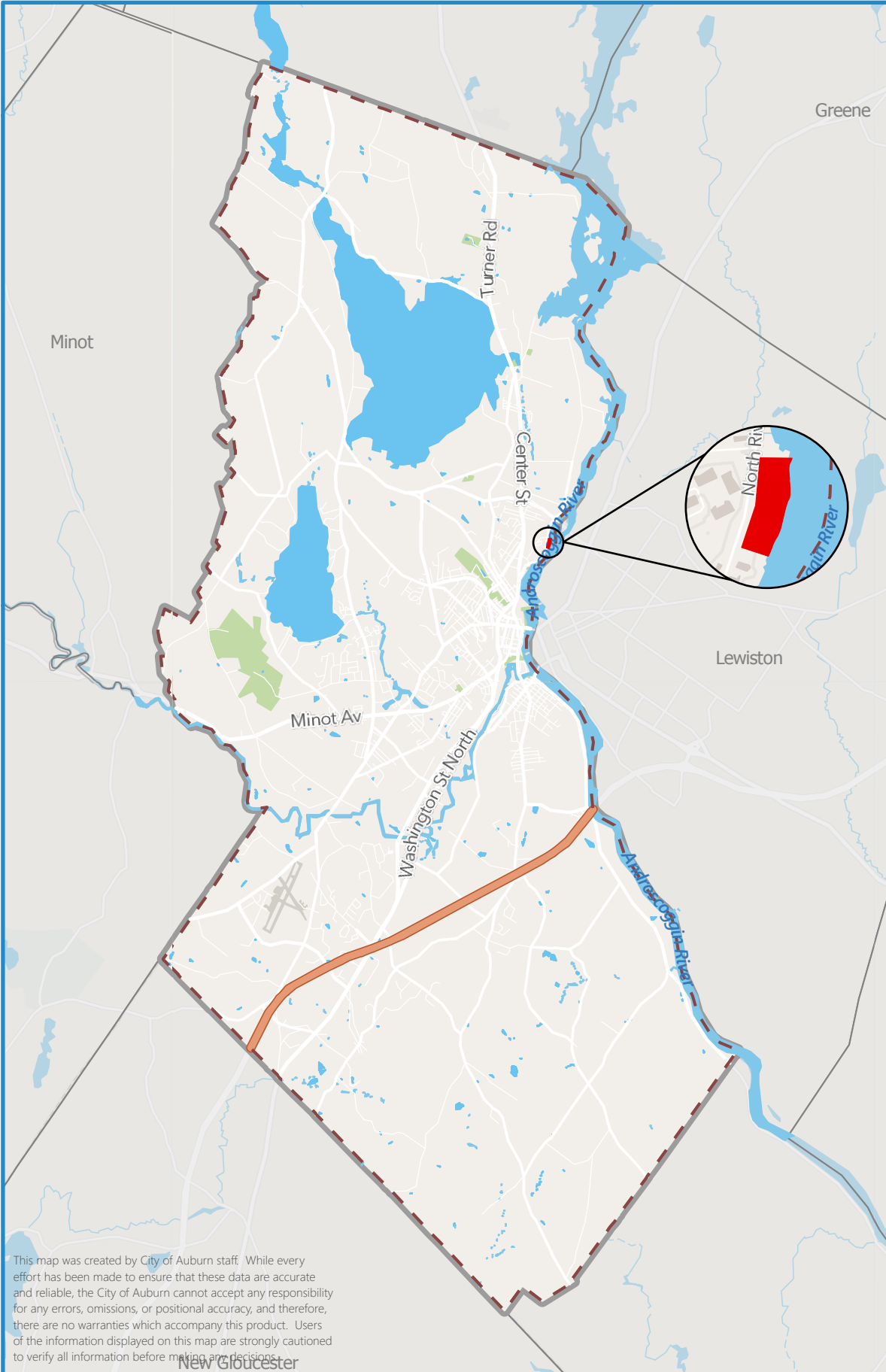
## North River Road Apartments Municipal TIF District



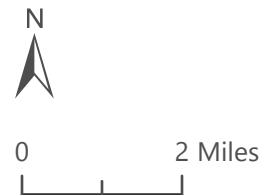
**60 Court Street  
Auburn, Maine  
207.333.6601**

**LEGEND**

- TIF 26
- Tax Map 27
- Lot 101
- 3.32 Acres



This map was created by City of Auburn staff. 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 A-2**

**(City of Auburn Property Map Showing District Property)**

# TIF #26


## North River Road Apartments Municipal TIF District



**60 Court Street  
Auburn, Maine  
207.333.6601**



**LEGEND**

 TIF #26  
3.32 acres

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# **Exhibit B**

**(Assessor's Certificate – City of Auburn, Maine)**

**EXHIBIT B**

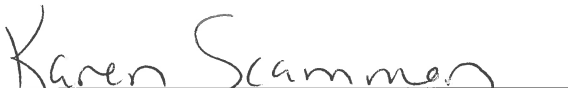
**ASSESSOR'S CERTIFICATE  
CITY OF AUBURN**

The undersigned Assessor's Agent for the City of Auburn, Maine hereby certifies pursuant to the provisions of M.R.S.A Title 30-A § 5227(2) that:

The assessed value of taxable real property of the TIF #26 North River Road Apartments Municipal Development and Tax Increment Financing District as described in the Development Program to which the Certificate is included, comprised of the approximately 3.32 acres identified on City Tax Maps as Tax Map 271, Lot 101, was \$60,300 as of March 31, 2021 (April 1, 2020).

In Witness Whereof, This Certificate has been executed as of this 16<sup>th</sup> day of Feb,  
2022.

  
ASSESSOR

  
PRINT NAME: Karen Scammon



# **Exhibit C-1**

**(Anticipated TIF Captured Assessed Values)**

**Exhibit C-1 - Captured Assessed Value & TIF Revenue Projections**  
*TIF #26 North River Road Apartments TIF District – City of Auburn*

<b>Fiscal Year</b>	<b>TIF Year</b>	<b>Projected IAV</b>	<b>Percent Captured</b>	<b>Estimated Assessment Ratio</b>	<b>TIF District Projected CAV</b>	<b>Projected Mil Rate 21/22: 23.82</b>	<b>Projected Total TIF Revenue</b>
2022-2023	1	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2023-2024	2	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2024-2025	3	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2025-2026	4	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2026-2027	5	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2027-2028	6	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2028-2029	7	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2029-2030	8	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2030-2031	9	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2031-2032	10	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2032-2033	11	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2033-2034	12	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2034-2035	13	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2035-2036	14	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2036-2037	15	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2037-2038	16	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2038-2039	17	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2039-2040	18	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2040-2041	19	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460
2041-2042	20	\$3,000,000	100%	100%	\$3,000,000	23.82	\$71,460

**20-Year Projected Total:** \$1,429,200  
**20-Year Projected Average:** \$71,460

**Assumptions:**

1. Projections show anticipated increased assessed values, captured assessed values, and TIF revenues.
2. Assumes a 20-year district term.
3. Projections assume a flat mil rate of 23.82
4. Assumes 100% of the increased assessed value is captured in the District and available for municipal project costs.
5. Projections are much less likely to be accurate farther into the future and are for demonstrative purposes only.

# **Exhibit C-2**

**(Projected Tax Shift Benefits)**

## Exhibit C-2 - Tax Shift Benefits

*TIF #26 North River Road Apartments TIF District – City of Auburn*

Fiscal Year	TIF Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Benefit
2022-2023	1	-	-	-	\$0
2023-2024	2	-	-	-	\$0
2024-2025	3	-	\$2,901	\$7,431	\$10,332
2025-2026	4	\$21,300	\$2,901	\$7,431	\$31,632
2026-2027	5	\$21,300	\$2,901	\$7,431	\$31,632
2027-2028	6	\$21,300	\$2,901	\$7,431	\$31,632
2028-2029	7	\$21,300	\$2,901	\$7,431	\$31,632
2029-2030	8	\$21,300	\$2,901	\$7,431	\$31,632
2030-2031	9	\$21,300	\$2,901	\$7,431	\$31,632
2031-2032	10	\$21,300	\$2,901	\$7,431	\$31,632
2032-2033	11	\$21,300	\$2,901	\$7,431	\$31,632
2033-2034	12	\$21,300	\$2,901	\$7,431	\$31,632
2034-2035	13	\$21,300	\$2,901	\$7,431	\$31,632
2035-2036	14	\$21,300	\$2,901	\$7,431	\$31,632
2036-2037	15	\$21,300	\$2,901	\$7,431	\$31,632
2037-2038	16	\$21,300	\$2,901	\$7,431	\$31,632
2038-2039	17	\$21,300	\$2,901	\$7,431	\$31,632
2039-2040	18	\$21,300	\$2,901	\$7,431	\$31,632
2040-2041	19	\$21,300	\$2,901	\$7,431	\$31,632
2041-2042	20	\$21,300	\$2,901	\$7,431	\$31,632
2031-2032		\$21,300	\$2,901	\$7,431	\$31,632
2032-2033		\$21,300	\$2,901	\$7,431	\$31,632
2033-2034		\$21,300	-	-	\$21,300
<b>Totals:</b>		<b>\$426,000</b>	<b>\$58,016</b>	<b>\$148,617</b>	<b>\$632,634</b>
<b>Averages:</b>		<b>\$21,300</b>	<b>\$2,901</b>	<b>\$7,431</b>	<b>\$27,506</b>

**Assumptions:**

1. Data sources include the 2021-2022 mil rate/commitment reported by the City, Androscoggin County's FY2022 Budget reflecting Tax Allocation, the State Treasurer's Office Municipal Revenue Sharing projections for FY2022, published 07/02/2021, and the Maine Department of Education 01/18/22 2022-2023 ED 279 form for Auburn Schools. Based on these projections, the City of Auburn loses approximately 44 cents out of every new tax dollar to subsidy losses and increased County taxes.
2. Tax shift losses are comprised of declining subsidies in revenue sharing and increasing obligations to pay county taxes. Tax shift losses occur a couple of years following the year in which the new assessed value is first recognized in the assessment. No tax shift losses occur when a TIF captures all of the new value.
3. 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 assessed. The projections are less likely to be accurate farther into the future.
4. Assumes the assessment ratio in the City is 100% when new property value arrives, such that the market value of new property is used for assessment purposes.
5. The projections above assume that no tax increment financing district is put in place, thus the mil rate is reduced by the influx of new value in the City. This analysis factors in tax shift impacts resulting from the project's new assessed value into future commitments and mil rate calculations to arrive at projected property tax payments.

# **Exhibit D**

**(Notice of Public Hearing)**

## **NOTICE OF PUBLIC HEARING**

### **CITY OF AUBURN NOTICE OF PUBLIC HEARING**

#### **Regarding**

**Approval of the Municipal Development and Tax Increment Financing District known as:**

**“TIF #26 North River Road Apartments Municipal Development and Tax Increment Financing District”**

Notice is hereby given that the City of Auburn will hold a public hearing on

March 7, 2022

**at 60 Court Street Auburn , ME 04210  
The Public Hearing will be at 7:00 p.m.**

The purpose of the public hearing is to receive public comments on the creation of a municipal development and tax increment financing district known as the TIF #26 North River Road Apartments Municipal Development and Tax Increment Financing District (the “District”) and the adoption of the development program for the District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The TIF #26 North River Road Apartments Municipal Development Tax Increment Financing District is comprised of approximately 3.32 acres and is located at 273 North River Road across from Northern Avenue Heights. The proposed district will consist of three apartment buildings encompassing approximately 36 units.

A copy of the proposed Development Program materials will be on file with the City Office during normal business hours of 8:30 am – 4:00 pm. They can also be found at <https://www.auburnmaine.gov/> or one can call 207-333-6601 during normal business hours to request that a copy be mailed to you. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Public comments will be taken at the hearings and written comments should be submitted to Susan Clements-Dallaire, City Clerk. Written comments will be accepted until 4:00 PM on March 7, 2022.

# **Exhibit E**

**(Minutes of Public Hearing)**

# **Exhibit F**

**(City Council Order)**



**City Council Order**

**Approving the TIF #26 North River Road Apartments Municipal Development Tax Increment Financing Development Program**

**WHEREAS**, the City of Auburn (the "City") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate specific areas within the City as the TIF #26 North River Road Apartments Municipal Tax Increment Financing District ("the District") and to adopt a development program for the District (the "Development Program"); and

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

**WHEREAS**, adopting and implementing the District and the Development Program will help to improve and broaden the tax base in the City and improve the economy of the City and the State of Maine; and

**WHEREAS**, the City has held a public hearing on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. §5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the City; and

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

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

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

**Section 1.** The City hereby finds and determines that:

(a) At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is in need of rehabilitation, redevelopment or conservation or is suitable for commercial uses as defined in 30-A M.R.S.A. §5223(3); 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 District) does not exceed five percent (5%) of the total acreage of the City; and

(c) The aggregate original assessed value of the District plus the original assessed value of all other existing tax increment financing districts in the City does not exceed five percent (5%) of the total value of taxable property within the City as of April 1, 2021; and

(d) The City Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined

that any such adverse economic effect on or detriment to any existing business is outweighed by the contribution expected to be made through the District and the adoption of the Development Program. The projects and improvements described in the Development Program will contribute to the economic growth and well-being of the City and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the City, including employment opportunities, a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

**Section 2.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the City hereby designates the District and adopts the Development Program all as more particularly described in the Development Program presented to the City Council and such Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

**Section 3.** Pursuant to the provisions of 30-A M.R.S.A. §5227, the percentage of increased assessed value to be retained in the District as captured assessed value and the term for which it will be retained is hereby established as set forth in the Development Program.

**Section 4.** The City Manager be, and hereby is, authorized, empowered and directed to submit the designation of the District and the Development Program to DECD for review and approval pursuant to the requirements of 30-A M.R.S.A. §5226(2).

**Section 5.** The foregoing designation of the District and adoption 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 DECD, without requirement of any further action by the City, the City Council, or any other party.

**Section 6.** The City Manager be and hereby is authorized and empowered, at his discretion, from time to time, to make such revisions and corrections to the Development Program or to the scope, cost or description of the public improvements to be financed with tax increment revenues generated by the District as described in the Development Program, and to the exhibits to the Development Program, as the City Manager deems reasonably necessary or convenient, necessary in order to facilitate the process for review and approval of the District or the Development Program by DECD, or for any other reason so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

**Section 7.** This Order shall take effect immediately upon adoption.

Approved March 7, 2022, by the City Council, at a meeting duly convened and conducted in Auburn, Maine.

# **Exhibit G**

**(Statutory Requirements and Thresholds Form)**

**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**TIF #26 NORTH RIVER ROAD APARTMENTS MUNICIPAL TAX INCREMENT FINANCING DISTRICT**

<b>41SECTION A.   Acreage Caps</b>			
1. Total <b>municipal</b> acreage;		41,430	
2. Acreage of <b>proposed</b> Municipal TIF District;		3.32	
3. <b>Downtown-designation</b> <sup>1</sup> acres in proposed Municipal TIF District;		0	
4. <b>Transit-Oriented Development</b> <sup>2</sup> acres in proposed Municipal TIF District;		0	
5. <b>Total acreage</b> [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;		3.32	
6. <b>Percentage</b> [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).		.008%	
7. <b>Total acreage</b> of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>including</b> Municipal Affordable Housing Development districts: <sup>3</sup>  #6 Proctor & Gamble (Tambrands II)/84 acres                      #9 Mall Area/57.74 acres #10 Downtown Omnibus/264.18 acres                              #12 Auburn Industrial Park/144 acres #13 Retail Development/29.67 acres                              #14 Mall Revitalization/38.91 #15 Mall Area Hotel/1.5 acres                                        #16 Webster School AHTIF/1.4 acres #18 Norway Savings Bank Arena/8.53 acres                    #19 Hartt Transportation Industrial Park/43 acres #20 62 Spring Street/.81    #21 477 Minot Ave/3.83 #22 Hampshire Street/1.01    #23 Memory Care/8.61 #24 Gracelawn/2.92    #25 FutureGuard/26.2 #26 North River Road Apartments/3.32	Existing	716.31	
		Proposed	3.32
		Total:	719.63
<b>30-A § 5223(3) EXEMPTIONS<sup>4</sup></b>			
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;		264.18	
9. Acreage of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts:		0	
10. Acreage of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts:		0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> <sup>5</sup> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such acreage also factored in Exemptions 8-10 above:		0	
12. <b>Total acreage</b> [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;		455.45	
13. <b>Percentage of total acreage</b> [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).		1.099%	
14. <b>Real property</b> 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.	3.32	100%	
<b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>		100%	

\*The acreages for existing TIF districts are consistent with existing approved TIF development program documentation and do not necessarily represent revisions that might result in time to acreages from updated surveys and assessing software information.

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

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



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

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

<sup>5</sup> PTZ districts approved through December 31, 2008.

**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**TIF #26 NORTH RIVER ROAD APARTMENTS MUNICIPAL TAX INCREMENT FINANCING DISTRICT**

<b>SECTION B.   Valuation Cap</b>							
1. <b>Total TAXABLE</b> municipal valuation—use most recent April 1;	\$1,973,954,411						
2. <b>Taxable Original Assessed Value (OAV)</b> of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	\$60,300						
3. <b>Taxable OAV of all existing/proposed</b> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts:  #6 Proctor & Gamble (Tambrands II)/\$520,900      #9 Mall Area/\$5,956,300 #10 Downtown Omnibus/\$83,168,800      #12 Auburn Industrial Park/\$334,200 #13 Retail Development/\$5,425,400      #14 Mall Revitalization/\$11,328,400 #15 Mall Area Hotel/\$4,900      #18 Norway Savings Bank Arena/\$1,564,100 #19 Hartt Transportation Center/\$1,278,600      #20 62 Spring Street/\$474,300 #23 Memory Care/\$327,100      #24 Gracelawn/\$262,600 #25 FutureGuard/\$3,838,700      #26 North River Road Apartments/\$60,300	<table border="1"> <tr> <td><b>Existing</b></td> <td align="right">\$114,484,300</td> </tr> <tr> <td><b>Proposed</b></td> <td align="right">\$60,300</td> </tr> <tr> <td><b>Total:</b></td> <td align="right">\$114,544,600</td> </tr> </table>	<b>Existing</b>	\$114,484,300	<b>Proposed</b>	\$60,300	<b>Total:</b>	\$114,544,600
	<b>Existing</b>	\$114,484,300					
	<b>Proposed</b>	\$60,300					
	<b>Total:</b>	\$114,544,600					
<b>30-A § 5223(3) EXEMPTIONS</b>							
4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	\$83,168,800						
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts: District Name/OAV      District Name/OAV	0						
6. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts: District Name/OAV      District Name/OAV	0						
7. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Single Taxpayer/High Valuation</b> <sup>6</sup> Municipal TIF districts: District Name/OAV      District Name/OAV	0						
8. <b>Taxable OAV</b> in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> Pine Tree Development Zones per 30-A § 5250-1 (14)(A) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above: District Name/OAV      District Name/OAV      District Name/OAV District Name/OAV      District Name/OAV      District Name/OAV	0						
9. <b>Total taxable OAV</b> [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$31,375,800						
10. <b>Percentage of total taxable OAV</b> [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.589%						

<b>COMPLETED BY</b>			
<b>PRINT NAME</b>	Shana Cook Mueller		
<b>SIGNATURE</b>		<b>DATE</b>	2/16/2022
If this form has <b>not</b> be completed by the municipal or plantation assessor, the assessor must sign and date below, acknowledging he/she agrees with the information reported on this form, and understands the OAV stated in Section B, line 2, will be used to determine the LAV for this District.			
<b>PRINT NAME</b>	Karsn Scammon, CMA-4, City Assessor		
<b>SIGNATURE</b>		<b>DATE</b>	2-16-22

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