

**Town of North Yarmouth
Select Board Meeting Agenda
Tuesday, December 13, 2022
Regular Business Meeting
5:30 PM**

Wescustogo Hall & North Yarmouth Community Center

Select Board Members

Brian Sites, Chairperson	Paul Hodgetts, Board Member	Amy Haile, Board Member
Andrea Berry, Board Member	Kate Perrin, Board Member	

I. Call to Order

- Pledge of Allegiance

The format and structure for Select Board meetings are authorized and governed by our Town Charter and the Select Board Bylaws with overarching guidance from Maine Statutes. Select Board members are not collectively or individually allowed to speak about personnel matters and may only address personnel matters in an executive session per State Statute Title 1 § 401

II. Appointments

III. Special Presentations

- A. North Yarmouth Historical Society History Minute (Chairperson Sites)

IV. Announcements

- A. Holiday Schedule

V. Consent Agenda

Items under “Consent Agenda” are routine items that require Board action but typically do not contain much discussion. The consent agenda does not call for any discussion, but any Select Board member may request a particular item to be removed by a vote of the Select Board to be discussed further under “Old Business”.

- A. Municipal Accounts Payable Warrants
- B. Municipal Payroll Warrants
- C. Select Board Minutes-November 15, 2022

VI. Public Comment - Non-Agenda Items

Comments regarding non-agenda issues, concerns, commendations, or matters of general public information are welcome. The public is encouraged when commenting or expressing points of view about an individual(s) that they do so respectfully and constructively. Topics relating to personnel matters cannot be acknowledged.

Each individual must be recognized by the Chair and will have up to three (3) minutes to speak. The Chair may recognize members of the public at their discretion and will prioritize individuals who have not spoken more than once.

VII. Management Reports & Communications

- A. Select Board Committee Reports:
 - 1. EDSC-Selectperson Perrin
 - 2. Parks-Selectperson Berry
 - 3. Planning Board-Selectperson Hodgetts
 - 4. Recycling Advisory Committee-Selectperson Berry
 - 5. Living Well in NY-Selectperson Haile
 - 6. Zoning Board of Appeals-Selectperson Hodgetts
 - 7. Recreation Advisory Board-Selectperson Haile
 - 8. Joint Standing Committee-Selectpersons Berry & Sites
 - 9. Walnut Hill Parkway-Selectperson Sites & Hodgetts
- B. Town Manager’s Report

VIII. Old Business

- A. Board and Committee Appointment Process

IX. New Business

- A. TIF Amendments and Schedule Public Hearing and Special Town Meeting
- B. Recycling Advisory Committee – Name and Charge Review

X. Any Other Business

XI. Adjournment

REMINDERS TO THE ATTENDING PUBLIC: Please mute all digital devices; Select Board meetings are open to the public, but the public may not speak unless recognized by the Chairperson first. **Workshops:** The public is welcome to attend workshops and listen to the discussion that takes place. The purpose of holding a workshop is to provide the Select Board with the opportunity to focus on specific town matters to later present at a regular business meeting. Therefore, public participation is limited to only regular business meetings of the Select Board.

Town of North Yarmouth
Schedule of Holiday Closures by Municipal Department

FRD and WH&CC

- 12/23/2022 Friday, Closing at 12 noon (your ½ day for Christmas Eve)
- 12/26/2022 Monday, Closed for Christmas that falls on Sunday
- 1/2/2023 Monday, Closed for New Year's Day that falls on Sunday

Municipal Offices and PWD

- 12/22/2022 Thursday, Closing at 12 noon (your ½ day for Christmas Eve)
- 12/26/2022 Monday, Closed for Christmas that falls on Sunday
- 1/2/2023 Monday, Closed for New Year's Day that falls on Sunday

CLOSED FOR THE HOLIDAYS



Town of North Yarmouth Select Board Business

Summary of Recommended Motions & Other Action Items

December 13, 2022

V. Consent Agenda

Motion _____, Second _____ Vote _____

- A. Municipal Accounts Payable Warrants
- B. Municipal Payroll Warrants
- C. Select Board Minutes-November 15, 2022

To appoint approve the consent agenda as presented.

VIII.

Board and Committee Appointment Process

Motion _____, Second _____ Vote _____

To approved the Board and Committee Appointment Process as Presented.

X. New Business

TIF Amendments and Schedule Public Hearing

Motion _____, Second _____ Vote _____

Ordered that the Select Board schedule a public hearing to be held on Tuesday, January 17, 2023 at 7 pm at the Wescustogo Hall & North Yarmouth Community Center, for the purpose of receiving public comments on the proposed First Amendment to its Village Omnibus Municipal Development and Tax Increment Financing District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

Ordered that the Select Board approve the warrant for a Special Town Meeting to be held on Saturday, February 4, 2023 at 10:00 am at the Wescustogo Hall & North Yarmouth Community Center to vote on the proposed First Amendment to the Town's Village Omnibus Municipal Development and Tax Increment Financing District.

Town of North Yarmouth Select Board Business

V. *Consent Agenda*

12/13/2022

Consent Agenda items are considered routine and will be considered for adoption by one (1) motion with no separate discussion unless a Select Board member requests and item to be removed.

- A. Payroll Warrants – See Payroll Warrants
- B. Municipal Accounts Payable Warrants – See AP warrants
- C. November 15, 2022, Regular SB Minutes

APPROVE CONSENT AGENDA, AS PRESENTED

Move that the Select Board approve the Consent Agenda, as presented. Second, discussion and vote follow.

OR

FURTHER DISCUSSION

Move to remove _____ from the “Consent Agenda” for further discussion under “Any Other Business”. Second, discussion and vote follow.

NOTE: WHEN A SELECT BOARD MEMBER WISHES TO TAKE AN ITEM OUT OF ORDER, THE BOARD MEMBER MAY MAKE A MOTION TO DO SO, AS LISTED UNDER “FURTHER DISCUSSION”.

Example

- 1) “I move to remove the April 19, 2022, Business Meeting Minutes from the Consent Agenda for further discussion under ‘Any Other Business’”. *Second, discussion and vote.*
- 2) *At this point, there is a vote on the motion (if there is a second). A vote to approve the Consent Agenda, **as amended**, is then required without any further discussion. (see below)*
- 3) “I move to approve the ‘Consent Agenda’, as amended”. *Second, discussion and vote.*

**Town of North Yarmouth
Select Board
Meeting Minutes of Tuesday, November 15, 2022, 7:00pm-9:15pm**

Call to Order (1:24:03-1:24:23)- Members Present: Brian Sites, Amy Haile, Paul Hodgetts, Katherine Perrin, and Andrea Berry were present. The Town Manager, Diane Barnes, was also present. Chairperson Sites called the meeting to order at 7:08 PM.

History Minute – (1:24:24-1:26:24)

Selectperson Perrin presented a land Acknowledgement to celebrate that November is Native American history month.

North Yarmouth is the unceded territory of Wabanaki confederacy and its people. We recognize that the Wabanaki people are the original inhabitants and first stewards of the land. Originally called Wescustogo. The larger area named Aucocisco, likely shortened to Casco is now known as Casco Bay. We should not shy away from the brutal history that took place across or town, state, and nation against the Native American Tribes. I invite us all to take a moment of reflection, for the history and future of Maine's Indigenous people.

Remembrance- Marion Goff: (1:26:25-1:30:08)-Chairperson Brian Sites presented this remembrance.

Some were born and bred in North Yarmouth. Others got here just as soon as they could! We were lucky that Marion Goff made it here in good time, back in 1946. Marion passed away on October 30, 2022. She was 98. Growing up, Marion Averill lived in Portland. Her father was a WWI vet who sustained serious injuries from being gassed in the war. He passed away in 1938 when Marion was 14. Her mother was left a single mom with six children. The all had to chip in to keep going and stay together. She met Vern Goff at Deering High School when she was 15. She was a sophomore, and he was a senior. Once she graduated, Marion and Vern discussed getting married. She was a city girl and worked at Woolworth's, but she loved animals-she was certain that she wanted a farm. So, Marion and Vern started buying cows, even before they were married. In 1946 they found a farm to buy on Routh 115 in north Yarmouth, past the Congregational Church. It had 125 acres, a shed and a barn. But the front part of the farmhouse itself had burned down. The owners had fixed up the ell that was left as best they could, with a kitchen. bedrooms, and living room. No indoor Bathroom. Still, it has good spring water and electric lights. (At the time only parts on North Yarmouth had electricity.)

North Yarmouth was all farming back then and it took some time for the people to warm up to the new, young city folks. Marion was 23 when they moved there, and she was a worker. She did everything: milked cows, cleaned stalls, made butter, tended the fields, and grew a big garden. The garden was for their family, but they gave away what they grew to others. Eventually their neighbor warmed up to the Goff's. Marion, Vern, and their kids Butch, Ernie and Cindy joined the Congregational Church and made many good friends. Back then, fun was simple and close to home. On weekends Marion would often make a big pot of chowder or beans and invite a crowd which included their "city friends" and their new North Yarmouth Friends. In those days there was not much traffic on 115. Their cows grazed on fields across the road from the farmhouse, and when they went over to bring them back to the barn for milking, all traffic would stop. Especially since their pet pig Priscilla would usually tag along. The Goff's had a full life farming and in business. The Goff's are best known for Goff's hardware in Yarmouth. Vern, who died in 2022, established the business along with Marion and their son Butch on Main Street. Marion also operated a clothing store in Yarmouth. She was active to the end! Last September she took part in the groundbreaking for Old Town House's move to the Village Green. It was early in the morning for a 97-year-old, but she showed up impeccably dressed and happily put a hard hat on her head. When the moment came, she hoisted a shovelful of dirt—like the hard worker she had always been. North Yarmouth Historical Society was truly honored by her participation. Thank you, Marion, for being part of our town and now part of our history.

Special Presentation: PACTS Project, (1:30:09-2:01:50)

Mandy Olver, P.E. of Olver Associates, Inc., provided an update and wanted feedback on the type of crosswalk the town wants for the Cumberland Road, (RT 9) and Walnut Hill, (RT 115), Pedestrian Safety Improvement Project. The project is funded by Portland Area Comprehensive Transportation System, (PACTS), as a Municipal Planning Initiative (MPI) project in partnership with Maine Department of Transportation. The primary focus on the project is to improve pedestrian safety at the intersection of Cumberland Road and Walnut Hill Road. This is to consist of reconfiguration of the intersection to improve the crosswalk, as well as extending the sidewalk on Walnut Hill Road. The cost is estimated \$650,000 with \$300,000 being provided by PACTS and the remainder provided by the town. Two types of sidewalks are under consideration. At the intersection, a sidewalk right next to the vehicle lane with a concrete curb will be provided. Moving south, the sidewalk can either stay directly next to the vehicle lane with a curb, or pathway with a grassed strip can be designed. The decision was made to do a sidewalk right next to the vehicle lane with a concrete curb. Olver Associates, Inc., will complete the design, update costs, and assist the town in advertising the project to contractors in compliance with PACTS and MPI requirements.

Appointments (2:01:51-2:06:00)

Rene LaChapelle, Assessor is retiring on 11/30/2022. We have a contract with Cumberland County Regional Assessing and need to appoint an Assessor. Chairperson Sites seconded by Vice Chairperson Haile, moved to add the appointment of an assessor to the agenda. **Vote 5/0 yes.**

Board of Assessment Review- Chairperson Sites seconded by selectperson Hodgetts, moved that the Select Board appoint Chairperson Sites as liaison to the Board of Assessment Review. **Vote 5/0 yes.**

Shellfish Conservation Commission- Chairperson Sites seconded by selectperson Hodgetts, moved that the Select Board appoint chairperson Sites as liaison to the Shellfish Conservation Commission. **Vote 5/0 yes.**

Events Committee-Select Board Liaison- Chairperson Sites seconded by selectperson Hodgetts, moved that the Select Board appoint Vice Chairperson Haile as liaison to the Events Committee. **Vote 5/0 yes.**

ASSESSOR: Chairperson Sites seconded by chairperson Berry moved that the Select Board appoint Ben Thompson as assessor. **Vote 5/0 yes.** (We have a three-year contract.)

Consent Agenda-(2:06:01-2:06:47)

- A. Payroll Warrants-see Payroll Warrants #47 \$37,452.69
- B. Municipal Accounts Payable-See AP Warrants #46 \$54,334.69, #47 \$2,523.50
- C. November 1, 2022, Regular SB Minutes
- D. Election return and minutes 11/08/2022

Chairperson Sites seconded by vice chairperson Haile moved that the Select Board approve the Consent Agenda, as presented. **Vote: 5/0 Yes.**

Public Comment- Non-Agenda Items-(2:06:48-2:07:17)

No public comments

Management Reports and Communications:

EDSC-Selectperson Perrin, (2:07:18-2:08:55)

Selectperson Perrin reported that a meeting was held on Thursday November 10, 2022. They reviewed goals for the town. EDSC meets again on 12/15/2022.

Parks Committee-Selectperson Berry, (2:08:56-2:11:05)

Selectperson Berry reported that the committee is preparing to submit a management plan for Chandler Brook Preserve to the select board for approval. This is part of the conservation easement process. Recommended habitat protection. There is increased metal detector use at Old Town House Park and the holes are not getting filled in. Please fill in the holes. She encourages residents to walk from Village View to Knights Pond.

Planning Board-Selectperson Hodgetts, (2:11:06-2:12:50)

Selectperson Hodgetts reported that the Town attorney wrote amendments for bylaws. Paul Whitmarsh was voted in as Chair. A New veterinarian may be interested in starting a practice in North Yarmouth. A public hearing is scheduled for 12/13/2022 at 7:00pm, and a site walk is scheduled for Carriage Hill Estate.

Recycling Advisory Committee-Selectperson Berry (2:12:51-2:13:40)

New bill around reimbursement for recycling expense from Eco-Maine starting in 2025.

Living Well in NY-Selectperson Haile, (2:13:41-2:15:40)

Vice Chairperson Hail reported that the committee met last week. They reviewed events of the fall. They talked about EDSC requests to e-mail comments directly to Kit. LWNy has a list of volunteers, and discussion on how the best way to use the list to get residents involved. They discussed transportation and how to work more closely with Cumberland. Not many North Yarmouth residents use this. Talks about traffic calming less in the center and moving toward North Road.. The Portland to Auburn Rail Use Advisory Council has scheduled a public hearing on 12/5/2022 from 6pm to 8pm at Greely High School to hear concerns and opinions from the public concerning the potential uses of the rail corridor, including rail and trail use.

Zoning Board of Appeals-Selectperson Hodgetts (2:15:041-2:16:10)

Selectperson Hodgetts reported that a public hearing on an appeal is scheduled for 11/28/2022 at 5:00pm.

Recreation Advisory Committee-Selectperson Haile (2:16:11-2:16:42)

Selectperson Haile spoke with one of the members who confirmed that she was still on the committee and that they meet infrequently. Next meeting Thursday 11/17/2022.

Joint Standing Committee-Selectpersons Berry & Sites, (2:16:43-2:17)

Chairperson Sites reported that they had not met but heard they might be meeting soon. Next meeting in January 2023.

Walnut Hill Parkway-Selectperson Sites & Hodgetts

Selectperson Hodgetts reported that they had not met.

Town Manager's Report: Diane Barnes:(2:17:01-2:19:42)

Old Town House Park

Southern Maine Forestry Services will begin work on Monday, November 21st at the Old Town House Park. The scope of work will be to cut stem treatment along the water's edge. They will be cutting shrubs with a chain saw and will be applying herbicide directly to the stumps. Since the application of herbicide is made directly to the stump of the shrub, a very targeted area, the park will remain open and does not need to be closed during this phase. There will be signs around the work area.

Speed Signs

The two speed signs located on North Road were vandalized over the weekend. They are at Public Works being assessed for repair. We have spent \$1,000 on repairing these signs due to vandalism. It is unclear at the moment whether they can be repaired.

Holiday Schedule:

FRD and WH&CC

11/24/2022 Thursday, Thanksgiving Day

11/25/2022 Friday, Day After Thanksgiving

Municipal Offices and PWD

11/23/2022 Wednesday, day before Thanksgiving

11/24/2022 Thursday, Thanksgiving Day

Old Business: (2:19:43-2:50:55)

2 Draft Policies

Board and Committee Conduct Policy

Board and Committee Appointment Process.

There was a long discussion about these draft policies, and it was decided that a workshop was needed. Workshop is scheduled for 12/06/2022 at 6PM.

Chairperson Sites seconded by selectperson Berry moved to schedule a workshop on December 6th at 6PM. **Vote 5/0 yes.**

Public Comments: Judy Potter, Walnut Hill Road.

No communication to the public on why or how the board picks new members. She would like something to be included that tells the public why a new member was chosen to a committee.

Paul Whitmarsh, Wild Turkey Lane, asked if the public will be able to express their opinion on the above policies. Chairperson Sites advised yes.

New Business:(2:50:56-3:25:54)

Interim Manager appointment: Chairperson Sites seconded by selectperson Berry moved that the Select Board appoint Debbie Allen Grover as interim manager from 11/25/2022-12/09/2022. **Vote 5/0 yes.**

Fraud Policy:

Town Manager Barnes introduced the Fraud Policy that outlines the Town's protocols for preventing and detecting fraud, waste, or abuse in its organization. The purpose of this policy raises awareness amongst staff and to guide employees on the proper methods for handling fraud and outlines what will happen if fraud is detected.

Selectperson Perrin seconded by Vice Chairperson Haile moved that the Select Board adopt the Fraud Policy as presented. **Vote 5/0 yes.**

Pine Tree Waste Contract:

Town Manager Barnes summarized the highlights of the new multi-year contract.

Term

Initial term of 6 years (ending June 30, 2028).

Automatic renewal for 3 additional renewal terms of 1 year each, unless either party provides notice of

non-renewal at least 6 months prior to expiration.

Fees

For November 1, 2022, to June 30, 2023: \$17,816 per month for curbside collection.

Curbside fees are annually adjusted by greater of 3% or annual CPI, except that a CPI cap of 6.5% applies. If CPI exceeds the cap for 2 consecutive years of the agreement, the cap no longer applies, and the increases are the greater of 3% or annual CPI. (Illustrations are included in Schedule B.)

A schedule of fees for disposal of f construction/demolition debris and bulky waste is provided in the agreement.

A fuel adjustor (increase) is provided if the cost of diesel goes above \$6.50/gallon, and a decrease is provided if the cost goes below \$4.50/gallon. Formulas for both are included in the agreement.

Scope

Casella will collect at curbside from all residences in the Town (as listed or shown on Schedule A).

Casella is required to provide a map or list of roads and addresses to be serviced under the agreement (Schedule A).

On an annual basis, Casella must provide the Town an updated Schedule A to reflect new residences and locations to be serviced.

Curbside collection will be manual collection until Casella transitions to automated collection (anticipated in November 2023).

All waste to be brought to Eco-Maine, where the Town is responsible for payment of tipping fees for MSW and recycling.

For automated collection, Town must use containers that are approved by Casella.

Schedule for collection – days of collection, holidays, etc. – is spelled out in the agreement.

Indemnification/Insurance

Casella is required to indemnify the Town for any damages or claims due to its acts or omissions in performance of the agreement.

Casella is required to carry insurance at the levels specified in the agreement, with the Town as an additional insured on liability policies.

Language was added to reserve governmental immunity for the Town (under Maine Tort Claims Act or otherwise).

The Town negotiated removal of a liability cap that Casella had initially requested.

Termination

The Town may terminate in the event of a default by Casella.

Non-appropriation clause – the Town may terminate if the town does not appropriate adequate funds for the contract in any year of the term.

Town Member Questions:

Mike Mallory Walnut Hill Road states there is 1700 homes in North Yarmouth with cost 17,000 a month. Each resident will pay \$10.00 a month.

Linc Merrill North Road, Questioned if he is bringing trash to the end of the road will he still have to do that. Diane answers yes it should not change your current trash pick-up location.

Chairperson Sites seconded by selectperson Perrin moved that the Select Board approve and authorize the Town Manager to sign the Municipal Solid Waste and Recyclable collection contract renewal with a term expiring June 30, 2028, and Cart agreement as presented. **Vote 4/1-No-Hodgetts**

NorthStar Planning-LUO Audit Contract

This specific work is for an audit of the Land Use Ordinance, last revised April 30, 2022. The goal of the audit is to provide a comprehensive overview of inconsistencies, unclear standards or processes, policy gaps, and duplications, to assist the Town with creating a work plan to make priority ordinance updates. The audit is a comprehensive ordinance review and will result in a list of suggested updates in the form of organizational changes to the Land Use Ordinance document itself, technical updates and corrections, and changes to standards and policies within the ordinance. This work is expected to take 8-10 weeks. Presuming an early December start, this work should be completed by mid-February, which would potentially leave time to get early recommendations on a Spring town meeting agenda.

Public Comments:

Paul Whitmarsh Wild Turkey Lane, we hold workshops, and the planning board does it openly so the public can see how decisions are reached. Concerned that the private company would make those decisions and the public would not see them until a public hearing. The scope of work in this document is different than what was originally presented to the Planning Board.

Vice Chairperson Haile seconded by selectperson Perrin moved that the Select Board approve and authorize the Town Manager to sign the LUO Audit Contract with NorthStar Planning with the following changes: Change the last revision date to November 8, 2022 and put a cap of \$5,000 for the work to be done. **Vote 5/0 yes.**

LD 2003 GPCOG Initial Briefing-January 3rd or January 17th, 2003:

Chairperson Sites seconded by selectperson Perrin moved that the select Board schedule GPCOG to brief the Select Board on LD 2003 on January 17, 2023. **Vote 5/0 yes.**

Other Business: (3:25:55-3:27:46)

Selectperson Berry expressed appreciation to Debbie, Diane, the volunteers, and the office staff for their work during the election. The staff and volunteers were calm and controlled during the busy election. Thank you for your hard work.

Diane Barnes, Town Manger introduced Karen Casale as the new Admin/Finance Assistant.

Adjournment: (3:27:47-3:30:51)

Vice Chairperson Haile seconded by selectperson Hodgetts moved to adjourn. **Vote 5/0 yes.**

Karen Casale, Admin/Finance Assistant/Recording Secretary

Select Board

Brian Sites, Chair

Amy Haile, Vice Chair

Paul Hodgetts

Katherine Perrin

Andrea Berry

TOWN OF NORTH YARMOUTH

First Amendment to Village Omnibus Municipal Tax
Increment Financing District and Development Program

Approved by Town Meeting: _____

**First Amendment
Town of North Yarmouth Village Omnibus
Municipal Tax Increment Financing District and Development Program**

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**First Amendment
Town of North Yarmouth Village Omnibus
Municipal Tax Increment Financing District and Development Program**

I. Introduction

Section 1.01: History of Original Development Program.

The Town of North Yarmouth designated the Village Omnibus Municipal Development Tax Increment Financing District (the “District”) and approved a municipal tax increment financing district development program for said District (the “Development Program”) by vote of its Town Meeting on April 6, 2019. The District and Development Program were approved by the Maine Department of Economic and Community Development (“DECD”) by letter dated July 29, 2019 to be effective for a term of thirty (30) years through June 30, 2049.

The District as originally approved consisted of 231.21 acres total, including properties located within the Town’s village center surrounding Walnut Hill Road (the “Village Center”). The District was designed to include properties where the Town anticipated development to occur, which would enable the Town to use revenues generated from the District to make investments in the District to support existing businesses and new commercial development and infrastructure improvements. In particular, the Development Program contemplated the use of TIF revenues to fund capital expenditures related to public safety and fire protection, improve village-area amenities, and fund sidewalk and streetscape projects, among other public projects. To date, the Town has utilized captured TIF revenue for professional services, economic development programs, street improvements, recreational trail improvements, and administrative costs.

The footprint of the District included only a portion of certain properties. This resulted in a slight discrepancy on the acreage and original assessed value of the District, which resulted in a technical revision to the District and Development Program as reflected in a letter from DECD dated August 5, 2020. This technical revision clarified that the acreage of the District was 263.92 and the taxable Original Assessed Value of the District as of March 31, 2019 (April 1, 2018) was \$16,651,400. Since the technical revision, the Town has noted further discrepancies between the acreage of the parcels listed in the Development Program and the Town’s current assessing records, some of which have been updated with more accurate surveys as properties have been developed. The actual acreage of the District per the Town’s current assessing records is 256.78 acres.

The District also included a few parcels of vacant land, which have since been developed into residential subdivisions. At the time of designation of the District, those parcels were identified as property on which commercial development could occur. In light of how these parcels have been developed since that time and that they no longer have the potential for commercial development, the Town now seeks to remove them from the District.

This First Amendment seeks to correct the acreage discrepancies and reduce the footprint of the District as originally approved, together with the items identified in Section 1.02 below. The Town’s intention at the time it adopted the Development Program was to capture up to 100% of

the increased assessed value to fund certain public facilities and projects as well as future credit enhancement agreements to attract new businesses or encourage business expansion, subject to Town Meeting approval. The amendment of this District and Development Program will enable the Town to continue its efforts to enhance and broaden the economic development and employment opportunities within the community through the use of tax increment revenues from the District as necessary and appropriate. These new economic development and employment opportunities within the District will benefit residents and business owners throughout the Town and will maintain and broaden the tax base within the Town.

Section 1.02: Amendment of District and Development Program.

The Town now desires to amend the boundaries of the District and the authorized project costs of the District for the purpose of enhancing the economic development and employment opportunities within the District and outside of the District to the extent made necessary by or related to activities within the District.

These amendments are intended to advance the original economic development goals of the District and Development Program to provide new employment opportunities within the Town and to continue improving and broadening the Town's tax base and the general economy of the Town and the State of Maine.

Accordingly, the District and Development Program are hereby amended for the following purposes:

- (a) to remove certain parcels from the District that have been developed for residential purposes and to add one adjacent parcel that may be used for commercial development;
- (b) to revise the acreage and Original Assessed Value consistent with the amendment of the District boundaries;
- (c) to provide updated estimates of the tax increment revenues and tax shifts for the extended term of the District; and
- (d) to add authorized project costs related to public safety and affordable housing, and update the estimated project costs to include the additional estimated tax increment revenues to be captured during the extended term of the District.

II. Amended Development Program

Section 2.01: Original Assessed Value.

The Original Assessed Value of the District was certified in the original Development Program to be \$16,630,200 as of March 31, 2019 (April 1, 2018). An error in this value was identified following the approval of the District and Development Program by DECD and a technical revision was submitted to establish the Original Assessed Value of the District as

\$16,651,400 as of March 31, 2019 (April 1, 2018). The Town has used this Original Assessed Value since the first year of the District and all captured tax increment revenue has been based on this Original Assessed Value. With this First Amendment, and the removal/addition of certain properties from the District, the Original Assessed Value of the District is \$15,882,100 as of March 31, 2022 (April 1, 2021). The Town will use this Original Assessed value following approval of this First Amendment effective with the tax year beginning April 1, 2023. The attached Exhibit B certifies the Original Assessed Value of the District as amended.

Section 2.02: District Boundaries.

The property within the District and the physical boundaries as identified on Exhibit B and Exhibit D to the original Development Program are hereby amended effective April 1, 2023 as set forth in Exhibit B, Exhibit C and Exhibit D hereto.

The acreage of the District as originally designated was 231.21 acres, and corrected via a technical revision to 263.92 acres. Upon review of current assessing records, the actual acreage of the District is 256.78. This amendment shall remove 119.11 acres from the District and add 1.00 acre to the District as listed above, resulting in a total acreage of the District as amended of 142.16 acres.

A new Statutory Requirements and Thresholds Form is attached hereto as Exhibit A to reflect the acreage and Original Assessed Value of the District as amended.

Section 2.03: Calculation of Tax Shifts.

The projected tax increment revenues as of the original designation of the District and adoption of the Development Program were \$2,164,714.00 over thirty (30) years. The Town has historical tax data available from the tax year beginning April 1, 2019, and Exhibit E and Exhibit F attached hereto reflect the actual captured assessed value and tax increment revenue for each year of the District since that time, plus updated tax increment revenue and tax shift projections through the end of the District term as amended.

Section 2.04: Project Costs and Public Facilities Descriptions.

Exhibit A of the Development Program (Municipal Approved Project Cost Table) provided a list of projects authorized to be funded through captured TIF revenue pursuant to the Development Program. The Town hereby authorizes the use of captured TIF revenue within the District for the additional public improvements and projects as authorized by Maine law since the adoption of the Development Program as set forth in Exhibit G.

Section 2.05: No Other Changes.

Except as expressly amended by this First Amendment, the Development Program shall not be altered and is hereby ratified and confirmed in all respects.

Section 2.06: Notice of Public Hearing and Approval of Amendment.

The Select Board, at a meeting duly called and held on December 13, 2022 voted to hold a public hearing. A copy of the Notice of Public Hearing published in the _____, a newspaper of general circulation in the Town of North Yarmouth on _____ is attached hereto as Exhibit H. A public hearing pursuant to such Notice was held on January 17, 2023. The minutes of the public hearing are attached hereto as Exhibit I. Following the public hearing, the Select Board voted to hold a Special Town Meeting and approved the warrant for said meeting, a copy of which is attached hereto as Exhibit J. A Special Town Meeting was held on February 4, 2023 and the voters of the Town approved this First Amendment as presented to the Select Board at the Public Hearing held on January 17, 2023. A copy of the results of the Special Town Meeting are attached hereto as Exhibit K.

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EXHIBIT A: Statutory Requirements & Thresholds Form

SECTION A. Acreage Caps		
1. Total municipal acreage;	13,702.40	
2. Acreage of proposed Municipal TIF District;	142.16	
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	142.16	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District	1.04%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ Village Omnibus District – 263.92	Existing	263.92
	Proposed	-121.76
	Total:	142.16
30-a § 5223(3) Exemptions ⁴		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;	0	
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;	142.16	
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (cannot exceed 5%).	1.04%	
14. Real property in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;		
b. In need of rehabilitation, redevelopment or		
c. Suitable for commercial or arts district uses.	142.16	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.

SECTION B. | Valuation Cap

1. Total TAXABLE municipal valuation— April 1, 2022	\$625,008,993	
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;	\$15,882,100	
3. Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: Village Omnibus - \$16,651,400	Existing	\$16,651,400
	Proposed	-769,300
	Total:	\$15,882,100
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	0	
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;	\$15,882,100	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	2.54%	

COMPLETED BY			
PRINT NAME			
SIGNATURE		DATE	
<p>If this form has not 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 IAV for this District.</p>			
PRINT NAME			
SIGNATURE		DATE	

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

EXHIBIT B: Assessor's Certificate of Original Assessed Value

**TOWN OF NORTH YARMOUTH
CERTIFICATE OF ASSESSOR**

The undersigned assessor of the Town of North Yarmouth, Maine, does hereby certify pursuant to the provisions of Title 30-A M.R.S.A. Section 5227 that the Original Assessed Value of the taxable real property within the boundaries of the North Yarmouth Village Omnibus Municipal Development and Tax Increment Financing District as described in the Development Program for the District was \$15,882,100 as of March 31, 2019 (April 1, 2018)⁷.

[SEE ATTACHED TABLE OF PROPERTIES]

This Certificate has been executed as of this ____ day of _____, 2022.

Benjamin Thompson, Municipal Assessor

⁷ The Original Assessed Value of the District was certified in the original Development Program to be \$16,630,200 as of March 31, 2019 (April 1, 2018). An error in this value was identified following the approval of the District and Development Program by DECD and a technical revision was submitted to establish the Original Assessed Value of the District as \$16,651,400 as of March 31, 2019 (April 1, 2018). With this First Amendment, seven parcels have been deleted, representing an Original Assessed Value as of March 31, 2019 (April 1, 2018) of \$769,3000 and one parcel has been added, representing an Original Assessed Value as of March 31, 2022 (April 1, 2021) of \$0.

Account	Map	Lot	Unit	Location	Original Assessed Value March 31, 2019 (April 1, 2018)	Original Acres (3/31/19)	Acres In TIF as Amended	Projected Taxable Assessed Value April 1, 2023
154	4	114		411 WALNUT HILL RD	\$ 253,000	0.50	0.50	\$ 248,250
155	4	115		403 WALNUT HILL RD	\$ 319,700	2.00	2.00	\$ 294,950
646	4	116		392 WALNUT HILL RD	\$ 634,600	1.54	1.54	\$ 629,850
1394	4	120		377 WALNUT HILL RD	\$ 218,200	1.00	1.00	\$ 276,800
388	4	121		373 WALNUT HILL RD	\$ 753,900	2.30	2.30	\$ 1,035,000
375	4	125		0 WALNUT HILL RD	\$ 76,800	1.20	1.20	\$ 76,800
374	4	126		357 WALNUT HILL RD	\$ 256,700	3.44	3.44	\$ 253,900
376	4	127		345 WALNUT HILL RD	\$ 175,600	0.48	0.48	\$ 170,750
212	7	22		000 WALNUT HILL RD	\$ 76,100	1.06	1.06	\$ 76,100
1876	7	22	1	390 WALNUT HILL RD	\$ 394,100	0.75	0.75	\$ 405,550
881	7	24		404 WALNUT HILL RD	\$ 183,100	1.00	1.00	\$ 178,410
882	7	25		408 WALNUT HILL RD	\$ 280,700	1.40	1.40	\$ 280,700
883	7	26		410 WALNUT HILL RD	\$ 219,600	1.00	1.00	\$ 239,600
884	7	27		416 WALNUT HILL RD	\$ 381,600	1.90	1.90	\$ 356,850
886	7	29		424 WALNUT HILL RD	\$ 386,700	0.52	0.52	\$ 378,200
888	7	30		428 WALNUT HILL RD	\$ 320,900	1.60	1.60	\$ 340,900
639	7	31		434 WALNUT HILL RD	\$ 503,000	1.00	1.00	\$ 503,000
889	7	32		440 WALNUT HILL RD	\$ 369,800	0.50	0.50	\$ 380,300
890	7	33		448 WALNUT HILL RD	\$ 203,800	1.00	1.22	\$ 204,900
727	7	35		464 WALNUT HILL RD	\$ 186,500	1.04	1.04	\$ 202,260
898	7	36		482 WALNUT HILL RD	\$ 300,600	1.01	1.01	\$ 295,850
892	7	37		488 WALNUT HILL RD	\$ 404,100	1.04	1.04	\$ 397,550
899	7	38		494 WALNUT HILL RD	\$ 292,100	1.40	1.40	\$ 287,350
900	7	39		504 WALNUT HILL RD	\$ 78,800	1.30	1.30	\$ 98,860
897	7	40		508 WALNUT HILL RD	\$ 256,800	1.61	1.61	\$ 230,950
830	7	41*		518 WALNUT HILL RD	\$ 334,100	2.37	1.27	\$ 443,700
2038	7	41	1	526 WALNUT HILL RD			1.14	\$ 76,500
893	7	42		534 WALNUT HILL RD	\$ 292,900	1.10	1.10	\$ 288,210
905	7	49		544 WALNUT HILL RD	\$ 210,200	0.50	0.50	\$ 209,150
1958	7	50*	1	546 WALNUT HILL RD	\$ 317,100	5.80	1.04	\$ 529,400
2044	7	50	3	WALNUT HILL ROAD			4.11	\$ 91,400
1075	7	56		579 WALNUT HILL RD	\$ 161,600	1.00	1.00	\$ 156,850
1080	7	61		4 PARSONAGE RD	\$ 286,700	0.75	0.75	\$ 286,700
1045	7	62		521 WALNUT HILL RD	\$ 254,300	2.20	2.24	\$ 254,300
1046	7	63		507 WALNUT HILL RD	\$ 280,900	1.00	1.00	\$ 280,900
1049	7	64		10 VILLAGE SQUARE RD	\$ -	14.65	12.80	\$ -
1662	7	65		475 WALNUT HILL RD	\$ -	2.00	2.15	\$ -
1663	7	66		463 WALNUT HILL RD	\$ -	1.00	0.92	\$ -
1052	7	67		2-5 WALNUT HILL COMMONS	\$ 451,800	2.00	0.64	\$ 436,600
1870	7	67	1	1 WALNUT HILL COMMONS	\$ 227,200	0.94	0.32	\$ 435,900
1044	7	68		14 THE LANE	\$ 474,000	6.14	6.14	\$ 474,000
1881	7	69	1	3 STONE POST LANE	\$ 403,300	0.73	0.73	\$ 403,300
1882	7	69	2	11 STONE POST LANE	\$ 83,400	0.44	0.44	\$ 454,450
1883	7	69	3	6 STONE POST LANE	\$ 83,400	0.45	0.45	\$ 404,950
1884	7	69	4	23 STONE POST LANE	\$ 324,700	0.36	0.36	\$ 389,550
1885	7	69	5	21 STONE POST LANE	\$ 83,000	0.35	0.35	\$ 394,150
1886	7	69	6	19 STONE POST LANE	\$ 396,100	0.35	0.35	\$ 348,350
1887	7	69	7	17 STONE POST LANE	\$ 237,400	0.37	0.37	\$ 454,650
1037	7	70*		0 RANGEWAY LN	\$ 129,700	14.68	2.40	\$ -
1987	7	70	1	21 MEMORIAL HIGHWAY			0.61	\$ 875,300
1988	7	70	2	4 RANGEWAY LN			0.51	\$ 396,250
1989	7	70	3	6 RANGEWAY LN			0.53	\$ 375,400
1990	7	70	4	8 RANGEWAY LN			0.46	\$ 377,900
1991	7	70	5	10 RANGEWAY LN			0.48	\$ 380,900
1993	7	70	6	12 RANGEWAY LN			0.46	\$ 373,250
1994	7	70	7	14 RANGEWAY LN			0.49	\$ 324,250
1995	7	70	8	16 RANGEWAY LN			0.49	\$ 375,200
1996	7	70	9	18 RANGEWAY LN			0.51	\$ 356,150
1997	7	70	10	20 RANGEWAY LN			0.48	\$ 389,250

PARCELS IN ORIGINAL DISTRICT TO REMAIN IN DISTRICT

Map 7/Lot 70 was subdivided after District designation

Account	Map	Lot	Unit	Location	Original Assessed Value March 31, 2019 (April 1, 2018)	Original Acres (3/31/19)	Acres In TIF as Amended	Projected Taxable Assessed Value April 1, 2023
1998	7	70	11	22 RANGEWAY LN			1.10	\$ 386,850
1999	7	70	12	21 RANGEWAY LN			1.00	\$ 445,450
2000	7	70	13	19 RANGEWAY LN			0.88	\$ 434,250
2001	7	70	14	17 RANGEWAY LN			0.47	\$ 381,450
2002	7	70	15	15 RANGEWAY LN			0.46	\$ 462,000
2003	7	70	16	13 RANGEWAY LN			0.46	\$ 396,150
2004	7	70	17	11 RANGEWAY LN			0.46	\$ 426,200
2005	7	70	18	9 RANGEWAY LN			0.46	\$ 325,050
2006	7	70	19	7 RANGEWAY LN			0.48	\$ 416,300
2007	7	70	20	5 RANGEWAY LN			0.46	\$ 397,200
2008	7	70	21	3 RANGEWAY LN			0.46	\$ 358,750
2009	7	70	22	19 MEMORIAL HIGHWAY			0.46	\$ 598,400
2010	7	70	23	5-7 MEMORIAL HIGHWAY			0.57	\$ 1,119,300
1050	7	71		40 MEMORIAL HIGHWAY	\$ -	0.05	0.05	\$ -
1036	7	72		51 MEMORIAL HIGHWAY	\$ 265,300	2.33	2.33	\$ 260,550
1035	7	73		59 MEMORIAL HIGHWAY	\$ 274,200	2.66	2.66	\$ 274,200
1867	7	73	1	0 MEMORIAL HIGHWAY	\$ 61,400	4.30	4.30	\$ 61,400
628	10	76		20 GRAY RD	\$ 323,600	1.22	1.22	\$ 351,550
1653	10	77		0 GRAY RD	\$ -	1.10	1.10	\$ -
845	10	78		0 WALNUT HILL RD	\$ 116,800	9.20	9.20	\$ 116,800
131	10	140		585 WALNUT HILL RD	\$ 359,300	1.07	1.07	\$ 359,300
1704	10	152		0 SWEETWATER WAY	\$ 76,100	1.05	1.05	\$ 76,100
1501	10	160		46 WALNUT HILL PARKWAY	\$ 306,400	7.64	7.64	\$ 306,400
1500	10	161		42 WALNUT HILL PARKWAY	\$ 266,600	3.07	3.07	\$ 266,600
1499	10	162		36 WALNUT HILL PARKWAY	\$ 409,700	3.14	3.14	\$ 409,700
1498	10	163		32 WALNUT HILL PARKWAY	\$ 257,000	4.10	4.10	\$ 257,000
1074	10	164		20 WALNUT HILL PARKWAY	\$ 132,700	7.84	7.84	\$ 132,700
545	10	164	ON	20 WALNUT HILL PARKWAY	\$ 97,500	0.00	0.00	\$ 97,500
1073	10	165		14 WALNUT HILL PARKWAY	\$ 376,900	5.27	5.27	\$ 381,900
152	4	17		0 WALNUT HILL RD	\$ 83,800	2.6	2.6	\$ 83,800
371	4	18		352 WALNUT HILL RD	\$ 266,600	3.4	3.4	\$ 87,800
1368	4	24		0 CUMBERLAND RD	\$ 78,300	1.5	1.5	\$ 78,300
1502	7	93		41 WALNUT HILL PARKWAY	\$ -	10.48	10.48	\$ -
	7	48		80 PEMBROKE PEAK	\$ 8,100	3.80	3.80	\$ 9,000
	10	71		80 GRAY RD	\$ 204,500	11.10	1.09	\$ 189,500
2051	10	71	7	44 YORK RIDGE DR			0.47	\$ 82,000
2052	10	71	8	38 YORK RIDGE DR			0.44	\$ 77,100
2053	10	71	9	36 YORK RIDGE DR			0.55	\$ 96,700
2105	10	71	00C	YORK RIDGE DR			0.23	\$ -
2104	10	71	00D	YORK RIDGE DR			0.24	\$ -
2103	10	71	00E	YORK RIDGE DR			0.27	\$ -
2102	10	71	00F	YORK RIDGE DR			0.31	\$ -
2054	10	71	10	28 YORK RIDGE DR			0.64	\$ 112,000
2055	10	71	11	20 YORK RIDGE DR			0.91	\$ 161,000
626	10	71		80 GRAY RD			1.09	\$ 189,500
2045	10	71	1	13 YORK RIDGE DR			0.51	\$ 361,000
2046	10	71	2	19 YORK RIDGE DR			0.6	\$ 415,300
2047	10	71	3	23 YORK RIDGE DR			0.51	\$ 409,100
2048	10	71	4	31 YORK RIDGE DR			0.47	\$ 371,000
2049	10	71	5	37 YORK RIDGE DR			0.47	\$ 437,100
2050	10	71	6	43 YORK RIDGE DR			0.51	\$ 337,100
2107	10	71	00A	YORK RIDGE DR			0.57	\$ -
2106	10	71	00B	YORK RIDGE DR			0.3	\$ -
2101	10	71	00G	YORK RIDGE DR			0.39	\$ -
2100	10	71	00H	YORK RIDGE DR			0.39	\$ -
2056	10	71	12	16 YORK RIDGE DR			0.89	\$ 447,700
2057	10	71	13	12 YORK RIDGE DR			0.65	\$ 442,700

Account	Map	Lot	Unit	Location	Original Assessed Value March 31, 2019 (April 1, 2018)	Original Acres (3/31/19)		Acres In TIF as Amended	Projected Taxable Assessed Value April 1, 2023	
954*	10	72		0 GRAY RD	\$ -				\$ 68,000	
1977	7	34		0 WALNUT HILL RD	\$ 128,000	86.23				
894	7	34		0 WILDLIFE LN			4.91		\$ 166,800	
1963	7	34	1	43 VILLAGE VIEW LN			6.5		\$ 872,250	
1964	7	34	2	61 VILLAGE VIEW LN			2.4		\$ 769,100	
1965	7	34	3	71 VILLAGE VIEW LN			3.4		\$ 670,500	
1966	7	34	4	119 VILLAGE VIEW LN			3.6		\$ 963,450	
1967	7	34	5	129 VILLAGE VIEW LN			2.9		\$ 714,000	
1968	7	34	6	132 VILLAGE VIEW LN			6.1		\$ 687,500	
1969	7	34	7	112 VILLAGE VIEW LN			3.3		\$ 763,000	
1970	7	34	8	104 VILLAGE VIEW LN			4.3		\$ 1,041,410	
1971	7	34	9	96 VILLAGE VIEW LN			4.3		\$ 917,350	
1972	7	34	10	88 VILLAGE VIEW LN			3.8		\$ 817,250	
1973	7	34	11	74 VILLAGE VIEW LN			3.6		\$ 615,700	
1974	7	34	12	68 VILLAGE VIEW LN			4.8		\$ 1,021,500	
1975	7	34	13	60 VILLAGE VIEW LN			2.9		\$ 669,150	
1976	7	34	14	42 VILLAGE VIEW LN			3.3		\$ 300,700	
727	7	34	15	0 WALNUT HILL RD			2.3		\$ 144,000	
2064	7	34A	1	0 WILDLIFE LN			1.06		\$ 133,100	
2065	7	34A	2	17 WILDLIFE LN			1.24		\$ 242,000	
2066	7	34A	3	0 WILDLIFE LN			0.72		\$ 123,800	
2067	7	34A	4	29 WILDLIFE LN			0.75		\$ 124,500	
2068	7	34A	5	35 WILDLIFE LN			1.03		\$ 132,900	
2069	7	34A	6	39 WILDLIFE LN			0.87		\$ 304,400	
2070	7	34A	7	43 WILDLIFE LN			0.82		\$ 291,600	
2071	7	34A	8	51 WILDLIFE LN			0.73		\$ 250,400	
2072	7	34A	9	53 WILDLIFE LN			0.77		\$ 304,100	
2077	7	34A	14	50 WILDLIFE LN			0.99		\$ 397,200	
2078	7	34A	15	0 WILDLIFE LN			0.99		\$ 132,300	
2079	7	34A	16	0 WILDLIFE LN			1.02		\$ 132,800	
2080	7	34A	17	32 WILDLIFE LN			1		\$ 132,700	
2081	7	34A	18	0 WILDLIFE LN			1.34		\$ 135,600	
2082	7	34A	19	14 SPILLWAY DR			0.75		\$ 234,300	
2083	7	34A	20	0 SPILLWAY DR			0.55		\$ 121,500	
2084	7	34A	21	14 WILDLIFE LN			0.98		\$ 159,900	
2085	7	34A	22	4 WILDLIFE LN			1		\$ 132,500	
2087	7	34A	24	22 WILDLIFE LN			0.53		\$ 121,300	
2073	7	34A	10	59 WILDLIFE LN			0.99		\$ 132,000	
2074	7	34A	11	0 WILDLIFE LN			0.05		\$ 400	
2076	7	34A	13	58 WILDLIFE LN			0.75		\$ 124,600	
* Not included in original parcel list, but shown on map as within District.										
1039	7	69		425 WALNUT HILL RD				1.00	\$ -	
PARCELS TO BE REMOVED WITH 1ST AMD EFFECTIVE 4/1/23										
PARCELS TO BE ADDED WITH 1ST AMD EFFECTIVE 4/1/23										
					Original Assessed Value March 31, 2019 (April 1, 2018)	Original Acres (3/31/19)	Taxable Assessed Value April 1, 2021	Acres In TIF as Amended	Original Assessed Value as Amended	Projected Taxable Assessed Value April 1, 2023
ORIGINAL APPROVED DISTRICT TOTAL					\$ 16,651,400	263.92		256.78	\$ 16,651,400	\$ 47,832,800
CAPTURED ASSESSED VALUE										\$ 12,497,440
DELETED PARCELS TOTAL					\$ 769,300	119.11		115.62	\$ 769,300	\$ 19,453,260
ADDED PARCELS TOTAL							\$ -	1.00	\$ -	\$ -
DISTRICT TOTAL AS AMENDED					\$ 15,882,100	145.81	\$ -	142.16	\$ 15,882,100	\$ 28,379,540

EXHIBIT C: Map of District Location within Town

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EXHIBIT D: Map of District Boundaries

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EXHIBIT E: Annual Revenue Spreadsheet

TIF Year	Tax Year April 1,	Fiscal Year (July 1- June 30)	Original Assessed Value (OAV) ¹	Original Projected Increased Assessed Value	Amended Projected Increased Assessed Value ²	Captured Assessed Value (CAV) 100%	Mil Rate ³	Tax Revenue on CAV as Amended (100% Sheltered)	Original Estimated Tax Revenue on CAV
1	2019	2019-2020	\$ 16,651,400	\$ 1,029,989	\$ 2,445,487	\$ 2,445,487	16.62	\$ 40,643.99	\$ 18,025.00
2	2020	2020-2021	\$ 16,651,400	\$ 1,359,059	\$ 13,924,700	\$ 13,924,700	16.55	\$ 230,453.79	\$ 23,784.00
3	2021	2021-2022	\$ 16,651,400	\$ 1,688,129	\$ 21,552,750	\$ 21,552,750	17.10	\$ 368,552.03	\$ 29,542.00
4	2022	2022-2023	\$ 16,651,400	\$ 2,017,199	\$ 30,923,900	\$ 30,923,900	18.10	\$ 559,722.59	\$ 35,301.00
5	2023	2023-2024	\$ 15,882,100	\$ 2,346,269	\$ 12,497,440	\$ 12,497,440	18.10	\$ 226,203.66	\$ 41,060.00
6	2024	2024-2025	\$ 15,882,100	\$ 2,675,339	\$ 12,747,389	\$ 12,747,389	18.10	\$ 230,727.74	\$ 46,818.00
7	2025	2025-2026	\$ 15,882,100	\$ 3,004,409	\$ 13,002,337	\$ 13,002,337	18.10	\$ 235,342.29	\$ 52,577.00
8	2026	2026-2027	\$ 15,882,100	\$ 3,333,479	\$ 13,262,383	\$ 13,262,383	18.10	\$ 240,049.14	\$ 58,336.00
9	2027	2027-2028	\$ 15,882,100	\$ 3,662,549	\$ 13,527,631	\$ 13,527,631	18.10	\$ 244,850.12	\$ 64,095.00
10	2028	2028-2029	\$ 15,882,100	\$ 3,991,619	\$ 13,798,184	\$ 13,798,184	18.10	\$ 249,747.12	\$ 69,853.00
11	2029	2029-2030	\$ 15,882,100	\$ 4,320,689	\$ 14,074,147	\$ 14,074,147	18.10	\$ 254,742.07	\$ 75,612.00
12	2030	2030-2031	\$ 15,882,100	\$ 4,649,759	\$ 14,355,630	\$ 14,355,630	18.10	\$ 259,836.91	\$ 81,371.00
13	2031	2031-2032	\$ 15,882,100	\$ 4,978,829	\$ 14,642,743	\$ 14,642,743	18.10	\$ 265,033.64	\$ 87,130.00
14	2032	2032-2033	\$ 15,882,100	\$ 5,307,899	\$ 14,935,598	\$ 14,935,598	18.10	\$ 270,334.32	\$ 87,130.00
15	2033	2033-2034	\$ 15,882,100	\$ 5,636,969	\$ 15,234,310	\$ 15,234,310	18.10	\$ 275,741.00	\$ 87,130.00
16	2034	2034-2035	\$ 15,882,100	\$ 5,966,039	\$ 15,538,996	\$ 15,538,996	18.10	\$ 281,255.82	\$ 87,130.00
17	2035	2035-2036	\$ 15,882,100	\$ 6,295,109	\$ 15,849,776	\$ 15,849,776	18.10	\$ 286,880.94	\$ 87,130.00
18	2036	2036-2037	\$ 15,882,100	\$ 6,624,179	\$ 16,166,771	\$ 16,166,771	18.10	\$ 292,618.56	\$ 87,130.00
19	2037	2037-2038	\$ 15,882,100	\$ 6,953,249	\$ 16,490,107	\$ 16,490,107	18.10	\$ 298,470.93	\$ 87,130.00
20	2038	2038-2039	\$ 15,882,100	\$ 7,282,319	\$ 16,819,909	\$ 16,819,909	18.10	\$ 304,440.35	\$ 87,130.00
21	2039	2039-2040	\$ 15,882,100	\$ 7,611,389	\$ 17,156,307	\$ 17,156,307	18.10	\$ 310,529.16	\$ 87,130.00
22	2040	2040-2041	\$ 15,882,100	\$ 7,940,459	\$ 17,499,433	\$ 17,499,433	18.10	\$ 316,739.74	\$ 87,130.00
23	2041	2041-2042	\$ 15,882,100	\$ 8,269,529	\$ 17,849,422	\$ 17,849,422	18.10	\$ 323,074.53	\$ 87,130.00
24	2042	2042-2043	\$ 15,882,100	\$ 8,598,599	\$ 18,206,410	\$ 18,206,410	18.10	\$ 329,536.02	\$ 87,130.00
25	2043	2043-2044	\$ 15,882,100	\$ 8,927,669	\$ 18,570,538	\$ 18,570,538	18.10	\$ 336,126.75	\$ 87,130.00
26	2044	2044-2045	\$ 15,882,100	\$ 9,256,739	\$ 18,941,949	\$ 18,941,949	18.10	\$ 342,849.28	\$ 87,130.00
27	2045	2045-2046	\$ 15,882,100	\$ 9,585,809	\$ 19,320,788	\$ 19,320,788	18.10	\$ 349,706.27	\$ 87,130.00
28	2046	2046-2047	\$ 15,882,100	\$ 9,914,879	\$ 19,707,204	\$ 19,707,204	18.10	\$ 356,700.39	\$ 87,130.00
29	2047	2047-2048	\$ 15,882,100	\$ 10,243,949	\$ 20,101,348	\$ 20,101,348	18.10	\$ 363,834.40	\$ 87,130.00
30	2048	2048-2049	\$ 15,882,100	\$ 10,573,019	\$ 20,503,375	\$ 20,503,375	18.10	\$ 371,111.09	\$ 87,130.00
30 Year TIF Total								\$ 8,815,854.64	\$ 2,164,714.00
Annual Average								\$ 293,861.82	\$ 72,157.13

Assumptions:

¹ The OAV of the District was \$16,651,400 (as assessed 4/1/18; value as of 3/31/19). The District as amended will delete seven parcels and add one parcel. The assessed value of the parcels to be deleted (as of 3/31/19) is \$769,300 and has been subtracted from the OAV. The assessed value of the parcels to be added (as of 3/31/22) is \$0. The OAV as amended is \$15,882,100.

² The increased assessed values are actual values for Years 1 (2019), 2 (2020), 3 (2021) and 4 (2022). The increased assessed values for Years 5 - 30 are increased by 2% each year. These are estimates only and based on the average pace of development within the District during years 1-4 and anticipated new development as of the date of this First Amendment. The actual Increased Assessed Value figures in each year may vary and, as a result, the projections are subject to change.

³ The mil rate is based on FY 2022-23 actual rate of 18.10 held constant throughout the term of the District.

⁴ This table contains projections that are subject to a number of risks and uncertainties that could cause the actual values to differ materially from any projections relied upon herein and the actual values are likely to vary especially in later years.

EXHIBIT F: Annual Tax Shift Spreadsheet

TIF Year	Fiscal Year	Education Shift (Avoided Loss)	Revenue Sharing Shift (Avoided Loss)	County Tax Shift (Avoided Increase)	Total Tax Shifts
1	2019-2020	\$17,362.96	\$2,800.33	\$1,477.53	\$21,640.82
2	2020-2021	\$98,865.37	\$15,649.23	\$9,186.19	\$123,700.78
3	2021-2022	\$153,024.53	\$23,926.85	\$13,650.67	\$190,602.05
4	2022-2023	\$219,559.69	\$33,823.97	\$19,119.96	\$272,503.62
5	2023-2024	\$88,731.82	\$14,077.69	\$7,592.42	\$110,401.94
6	2024-2025	\$90,506.46	\$14,353.43	\$7,606.81	\$112,466.70
7	2025-2026	\$92,316.59	\$14,634.46	\$7,621.21	\$114,572.25
8	2026-2027	\$94,162.92	\$14,920.86	\$7,635.61	\$116,719.40
9	2027-2028	\$96,046.18	\$15,212.75	\$7,650.03	\$118,908.96
10	2028-2029	\$97,967.10	\$15,510.21	\$7,664.46	\$121,141.77
11	2029-2030	\$99,926.45	\$15,813.36	\$7,678.89	\$123,418.70
12	2030-2031	\$101,924.97	\$16,122.29	\$7,693.34	\$125,740.60
13	2031-2032	\$103,963.47	\$16,437.11	\$7,707.80	\$128,108.38
14	2032-2033	\$106,042.74	\$16,757.93	\$7,722.27	\$130,522.93
15	2033-2034	\$108,163.60	\$17,084.85	\$7,736.74	\$132,985.19
16	2034-2035	\$110,326.87	\$17,417.98	\$7,751.24	\$135,496.08
17	2035-2036	\$112,533.41	\$17,757.44	\$7,765.74	\$138,056.58
18	2036-2037	\$114,784.08	\$18,103.34	\$7,780.25	\$140,667.66
19	2037-2038	\$117,079.76	\$18,455.79	\$7,794.78	\$143,330.32
20	2038-2039	\$119,421.35	\$18,814.91	\$7,809.31	\$146,045.58
21	2039-2040	\$121,809.78	\$19,180.83	\$7,823.86	\$148,814.47
22	2040-2041	\$124,245.98	\$19,553.65	\$7,838.43	\$151,638.05
23	2041-2042	\$126,730.89	\$19,933.51	\$7,853.00	\$154,517.40
24	2042-2043	\$129,265.51	\$20,320.52	\$7,867.59	\$157,453.62
25	2043-2044	\$131,850.82	\$20,714.82	\$7,882.19	\$160,447.83
26	2044-2045	\$134,487.84	\$21,116.53	\$7,896.80	\$163,501.17
27	2045-2046	\$137,177.60	\$21,525.78	\$7,911.43	\$166,614.81
28	2046-2047	\$139,921.15	\$21,942.70	\$7,926.07	\$169,789.92
29	2047-2048	\$142,719.57	\$22,367.43	\$7,940.73	\$173,027.73
30	2048-2049	\$145,573.96	\$22,800.10	\$7,955.40	\$176,329.46
30 Year TIF Total		\$3,476,493	\$547,131	\$245,541	\$4,269,165
Average Annual		\$115,883	\$18,238	\$8,185	\$142,305

Assumptions:

¹ The OAV of the District was \$16,651,400 (as assessed 4/1/18; value as of 3/31/19). The District as amended will delete seven parcels and add one parcel. The assessed value of the parcels to be deleted (as of 3/31/19) is \$769,300 and has been subtracted from the OAV. The assessed value of the parcels to be added (as of 3/31/22) is \$0. The OAV as amended is \$15,882,100.

² The increased assessed values are actual values for Years 1 (2019), 2 (2020), 3 (2021) and 4 (2022). The increased assessed values for Years 5 - 30 are increased by 2% each year. These are estimates only and based on the average pace of development within the District during years 1-4 and anticipated new development as of the date of this First Amendment. The actual Increased Assessed Value figures in each year may vary and, as a result, the projections are subject to change.

³ The mil rate is based on FY 2022-23 actual rate of 18.10 held constant throughout the term of the District.

⁴ This table contains projections that are subject to a number of risks and uncertainties that could cause the actual values to differ materially from any projections relied upon herein and the actual values are likely to vary especially in later years.

EXHIBIT G: Authorized Project Costs

Note: Please note that while this Exhibit to the Development Program lists particular projects, the Development Program shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the Town to completing any particular project. The projects will only be undertaken following proper appropriation through the annual budget process and any other applicable required approvals.

	Project ¹	Cost Estimate	Statutory Citation
1.	<p>Capital Expenditures Related to Public Safety and Fire Protection: The cost of a fire truck or other public safety/fire equipment <u>and other capital costs relating to public safety and fire protection</u> attributable to commercial/industrial development within the District; Includes any other capital cost relating to public safety and fire protection, including potentially a prorated portion of the and costs related to the construction or operation of municipal public safety facilities, the need for which is of a facility to the extent such capital cost or facility is needed due to commercial/industrial District development related to general economic development within the Town, not to exceed 15% of the captured assessed value of the District.</p>	\$4,000,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(2); <u>1(C)(9)</u>
2.	<p>Recreational Trails: This project would include the construction and maintenance of recreational trails and amenities thereon, including but not limited to improving access to parking areas for trails, parking area improvements for trails and benches for trails, in any Town location so long as such trails have the effect of either attracting tourists to the Town and/or facilitating transportation to the Town's village businesses. This project could potentially include property acquisition costs or real property assembly costs.</p>	\$1,000,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(A)(3); (1)(C)(6)
3.	<p>Street-related Public Safety Measures and Village Area Amenities: In order to address potential safety issues resulting</p>	\$3,500,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1)

	<p>from village area development and to improve the village area environment, this project could include but is not limited to street calming measures, improvements to sidewalks and curbing, street and walkway lighting, roadway improvements including but not limited to any potential drainage and stormwater improvements, bike lanes, parking improvements and lots, feasibility studies to test safety improvements and equipment to serve the District such as a sidewalk plow or capital expenditures related to such equipment. These projects must either be located in the District or must be directly related to or made necessary by the District development.</p>		
4.	<p>Sidewalks and Streetscape Projects: This project would include the construction or reconstruction of sidewalks within the District and/or leading to the businesses in the District from residential and commercial areas immediately adjacent to the District, including any and all other streetscape amenities. This project may include, but is not limited to, seating, street trees and other amenities to create village atmosphere.</p>	\$1,000,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1)
5.	<p>Welcome Center: Capital and programmatic costs associated with welcome center for tourists and patrons of local businesses, to be located in the District. This project would be prorated to relate to the welcome center portion of such a facility if it also serves other functions.</p>	\$400,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(C)(1)
6.	<p>Wireless Service/Broadband/3-Phase Power: Capital costs to install wireless service in the village area, to be used as a marketing tool and to support businesses. Capital costs of Broadband and 3-Phase Power improvements could also be paid for with TIF revenues to the</p>	\$750,000	30-A M.R.S.A. §5525(1)(A)(1); (1)(C)(1)

	extent such improvements serve the Town's businesses. Proration of costs related to commercial/industrial use as opposed to residential use may be utilized as appropriate.		
7.	Water Infrastructure: Capital costs to construct a water service expansion project for commercial/business users including all costs related thereto. This project would have to be located within the District or be directly related to or made necessary by District development.	\$1,500,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1)
8.	Relocation of utilities: All costs associated with such project within the District to address safety and aesthetic issues for District purposes.	\$750,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1)
9.	Environmental Improvement Projects: This project would include improvements relating to clean-up efforts of pollution and other impairment of any commercial District areas that may be found. Such environmental improvement projects would need to relate to District improvements and commercial impacts.	\$750,000	30-A M.R.S.A. §5225(1)(C)(2)
10.	Grants and Revolving Loan Fund: This project would allow the Town to establish permanent economic development revolving loan funds, investment funds and grants for economic development. The project would also allow for TIF revenue to serve as the local match for grant programs to fund otherwise approved project costs herein.	\$3,000,000	30-A M.R.S.A. §5225(1)(C)(3); §5230
11.	Professional Service Costs: This project would include, but would not be limited to, licensing, architectural, planning, engineering, and legal expenses associated with the District.	\$750,000	30-A M.R.S.A. §5225(1)(A)(4); (1)(A)(7)
12.	Administrative Costs: This project would include, but would not be limited to, reasonable charges for time spent by municipal employees in connection with	\$750,000	30-A M.R.S.A. §5225(1)(A)(5)

	the implementation of the Development Program.		
13.	Economic Development Programs and Other Costs: This project would fund municipal economic development budget items (including, but not limited to, appropriate prorated staff salaries, economic development planning efforts and the development of economic development planning documents), economic development programs and events, marketing of the municipality as a business location, signage, advertising costs, and the support of economic development efforts through enhancement of technology systems such as updating and improving the Town’s geographic information system (“GIS”) software and upgrading computers and assessing software. Any costs of the software/computers that relate to economic development generally in the Town are intended to be paid for with TIF revenue. There will be a proration applied to the total cost of software/computers for the proportional amount to be utilized by TIF district and business-related areas of the municipality. This project needn’t be related only to this district.	\$1,500,000	30-A M.R.S.A. §5225(1)(C)(1)
14.	Land Assembly for Redevelopment: Preparing/acquiring land for redevelopment to be sold and redeveloped/used by a business entity.	\$1,000,000	30-A M.R.S.A. §5225(1)(A)(1); (1)(A)(3)
15.	<u>Costs associated with the development and operation of affordable housing within the District or outside of the District to the extent directly related to or made necessary by the establishment or operation of the District, to serve ongoing economic development efforts of the Town, including, but not limited to, the acquisition of land or construction of public infrastructure improvements, demolition, alteration,</u>		30-A M.R.S. §§ 5225(1)(A)(9), (1)(B)(4) (cross referencing 30-A M.R.S. § 5249) §§ 5225 (1)(C)(11)

	<u>remodeling, repair or reconstruction of existing buildings, structures and fixtures, site preparation, finish work, professional service costs, real property assembly costs, operating costs such as property management and administration, utilities, maintenance, and insurance, and facilities used for recreational purposes such as recreation centers, athletic fields, swimming pools and ice skating rinks within the District.</u>		
	TOTAL:		

¹ The Town does not anticipate the need to relocate any displaced persons; however, if such a circumstance occurs in the future during the District term, the Town reserves it right to spend TIF revenues on such relocation pursuant to 30-A M.R.S.A. Section 5225(1)(A)(6). The cost estimate for such project is \$0.

Please note that any of the projects in Table 1 may be funded with municipal bonds, the Town’s intention is to be able to pay financing costs associated with that indebtedness with TIF revenues pursuant to 30-A M.R.S.A. § 5225(1)(A)(2)

EXHIBIT H: Public Hearing Notice

**TOWN OF NORTH YARMOUTH
NOTICE OF PUBLIC HEARING**

The Select Board of the Town of North Yarmouth hereby provides notice that it will hold a public hearing at ___ p.m. on January 17, 2023 in the Wescustogo Hall, North Yarmouth, Maine, for purposes of receiving public comments on the proposed First Amendment to its Village Omnibus Municipal Development and Tax Increment Financing District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed First Amendment includes a revision to the District boundaries, consisting of the removal of seven (7) parcels totaling 119.11 acres and the addition of one (1) parcel totaling 1.00 acre, and the authorization of the use of captured tax increment revenue for additional public improvements and projects pursuant to Section 5225 of Title 30-A of the Maine Revised Statutes, as amended.

A copy of the proposed First Amendment to the District and Development Program is on file with the Town Clerk and Town Hall, 10 Village Square Road, North Yarmouth, Maine, and may be reviewed during normal business hours. All interested residents are invited to attend the hearing and to be heard at that time.

[proof of publication attached]

EXHIBIT I: Public Hearing Minutes

(See Attached)

DRAFT

EXHIBIT J: Special Town Meeting Warrant

ARTICLE __: To see if the Town will vote to adopt the First Amendment to the Village Omnibus Municipal Development and Tax Increment Financing (TIF) District as recommended by the Select Board following a public hearing held on January 17, 2023, and as presented to this Town Meeting; and to adopt the following findings:

WHEREAS, the Town is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to adopt a Tax Increment Financing District and Development Program; and

WHEREAS, the Town designated the Village Omnibus Municipal Development and Tax Increment Financing (TIF) District (the “District”) and approved a municipal tax increment financing district development program for said District (the “Development Program”) by Town Meeting on April 6, 2019; and

WHEREAS, the Commissioner of the Maine Department of Economic and Community Development (“DECD”) approved the designation of the District and adoption of the Development Program by letter dated July 29, 2019 to be effective for a term of thirty (30) years following the effective date of the DECD approval through June 30, 2049; and

WHEREAS, the Town desires to amend the District and Development Program as presented to the Town Meeting this day and as has been on file in the Town Clerk’s Office at Town Hall in order to expand the opportunities for commercial development and new employment within the Town for residents of the Town and surrounding communities, which are expected to improve and broaden the tax base of the Town and improve the general economy of the Town, the region and the State of Maine; and

WHEREAS, the Town has held a public hearing on January 17, 2023 on the proposed First Amendment to the District in accordance with the requirements of 30-A MRSA §5226(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town considered all evidence presented during the public hearing with regard to any adverse economic effect on or substantial detriment to any existing business in the Town; and

WHEREAS, it is anticipated that the Commissioner of the Maine Department of Economic and Community Development (“DECD”) will approve the First Amendment to the District and Development Program;

NOW THEREFORE, BE IT HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby finds and determines that:

- (a) Adoption and implementation of the District and the Development Program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitute a good and valid public purpose and will contribute to the economic growth or well-being of the inhabitants of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town; and
- (b) Adoption and implementation of the District and the Development Program will not result in a substantial detriment to any existing business in the Town, and any adverse economic effect of the District and the Development Program on any existing business in the Town is outweighed by the contributions expected to be made by the projects and improvements described in the District and the Development Program to the economic growth or well-being of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town; and
- (c) The District and the Development Program satisfy the statutory conditions for approval set forth in 30-A M.R.S. § 5223(3), except as otherwise exempt, as follows:
 - 1. At least 25% of the real property within the District is in a blighted area, in need of rehabilitation, redevelopment or conservation work, or is suitable for commercial or arts district use;
 - 2. The total area of the District does not exceed 2% of the total acreage of the Town and the total area of all TIF Districts within the Town does not exceed 5% of the total acreage of the Town; and
 - 3. The original assessed value of the District plus the original assessed value of any other TIF Districts within the Town does not exceed 5% of the total value of taxable property within the Town as of April 1, 2022.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the proposed First Amendment to the North Yarmouth Village Omnibus Municipal Tax Increment Financing District, as presented to this Town Meeting.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts the Development Program for the District in the form presented to this Town Meeting.

Section 4. Said designation of the District and adoption of the Development Program shall automatically become final upon approval of the voters at this Town Meeting and shall take full force and effect upon approval of the District and Development Program by the Commissioner of the State of Maine Department of Economic and Community Development (DECD), without requirement of any further action by the Town, the Select Board, or any other party.

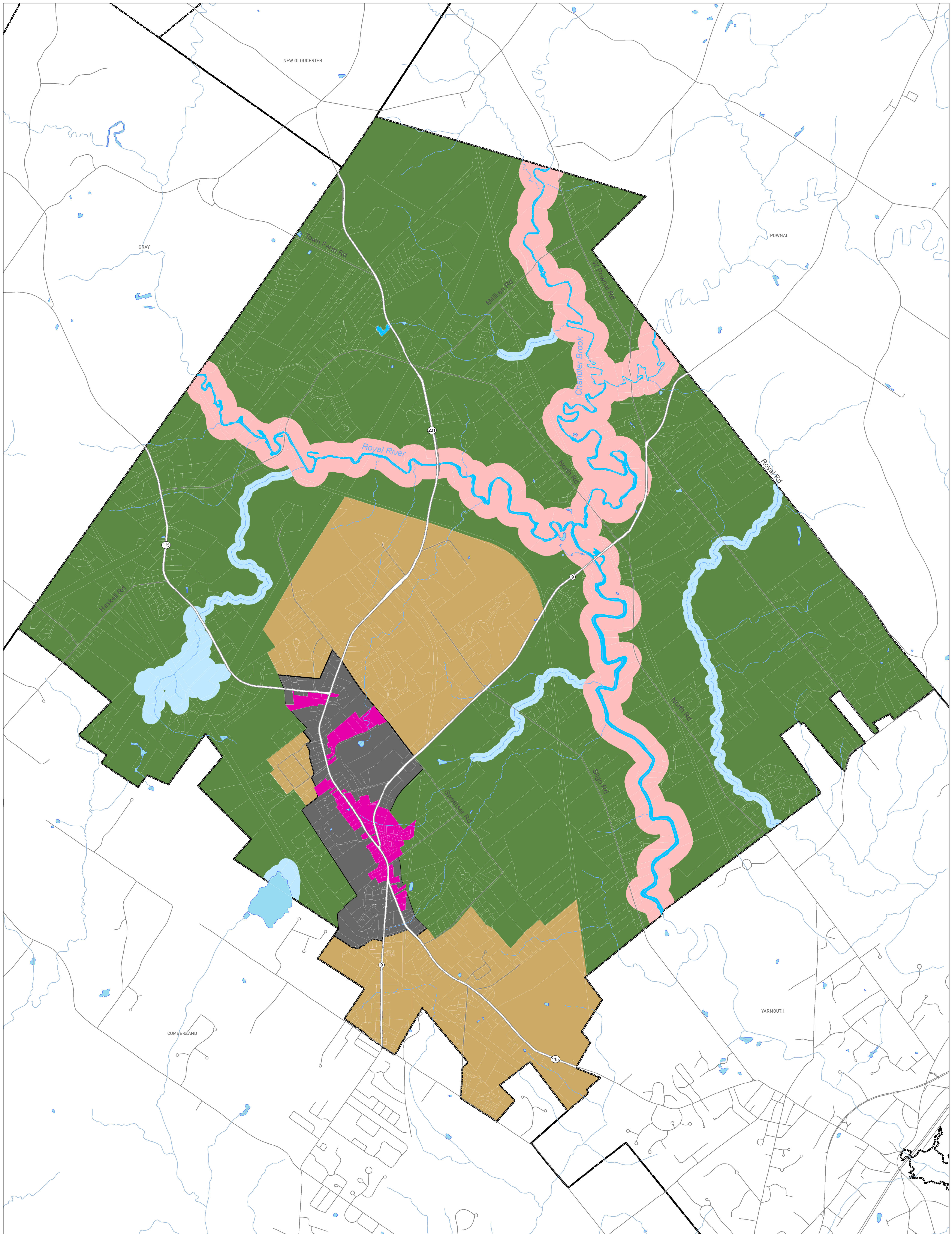
Section 5. Pursuant to the provisions of 30-A M.R.S.A. §5227, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

Section 6. Following final designation of the District and adoption of the Development Program by the Town, the Chair of the Select Board, or his designee, be and hereby is authorized and directed, on behalf of the Town of North Yarmouth, Maine, to submit to the Commissioner of DECD for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5226(2), the application and such other documentation as may be necessary or appropriate for the final approval of this District and the Development Program. The Chair of the Select Board, or his/her/their designee, is further authorized and empowered, at his/her/their discretion from time to time, to make such technical revisions to the District or the Development Program for the District, or to the scope, cost or description of the public improvements to be financed with the portion of tax increment revenues generated by the District and retained by the Town as described in the Development Program, as the Chair of the Select Board, or his/her/their designee, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and 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 District and the Development Program.

Section 7. The Chair of the Select Board be and hereby is authorized, empowered and directed to enter into any Credit Enhancement Agreement contemplated by the Development Program, in the name of and on behalf of the Town, subject to the requirements of notice and hearing as set forth in the Development Program.

EXHIBIT K: Special Town Meeting Results

DRAFT



North Yarmouth Zoning Map & TIF

- Village Center
- Village Residential
- Farm and Forest
- TIF
- Shoreland Zoning & Resource Protection

0 1,450 2,900 4,350 5,800 Feet

1 inch = 1,450 feet

Sources:
 Roads - Maine Office of GIS
 Hydrography - National Hydro. Dataset
 Zones, Parcels - Town of North Yarmouth
 Groundwater Protection - WSMP, RLM.

All geographic data are provided for the purpose of reference, some error is to be expected with these layers. They are from the State of Maine GIS catalog, Town of North Yarmouth, and other public sources not from official surveys - they are meant to illustrate and are not intended for the purpose of conveyance.

