

**ECONOMIC DEVELOPMENT PROJECT**

**TOWN OF HOLLIS, MAINE**

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

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**FIRST AMENDMENT TO THE POLAND SPRING WATER  
MUNICIPAL DEVELOPMENT AND TAX INCREMENT  
FINANCING DISTRICT DEVELOPMENT PROGRAM**

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*Presented to:*

**The Town of Hollis Special Town Meeting  
Public Hearing February 1, 2017  
Special Town Meeting February 14, 2017**

**(Original development program approved by the State of Maine Department of Economic  
and Community Development on December 23, 1999)**

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## **EXHIBIT LIST**

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## **I. Introduction**

The Town of Hollis, Maine (the "Town") created the Poland Spring Water Municipal Development Tax Increment Financing District (the "District") and approved a development program (the "Development Program") for the District on October 18, 1999, which was approved by the Maine Department of Economic and Community Development, effective December 23, 1999. The Town now desires to amend the Development Program in order to provide new employment opportunities, improve and broaden the tax base, and improve the general economy of the Town and the State.

For future reference, original Development Program materials are attached as Exhibit G. To the extent there is a discrepancy between this Amendment and the original Development Program, this Amendment controls.

The District and Development Program are hereby amended as follows:

## **II. Term**

The Development Program, as originally approved, was for a term of twenty-five (25) years, beginning with the 2000-2001 fiscal year. The program duration or term of the District as set forth in the Development Program is hereby extended for an additional five (5) years until June 30, 2030.

## **III. Captured Assessed Value**

Effective July 1, 2017, the Town designates, as Captured Assessed Value, the percentages set forth in Exhibit A hereto, and Exhibit A amends and replaces the percentages set forth in the original Development Program and Table No. 1 of the Credit Enhancement Agreement ("CEA").

## **IV. Estimated Tax Increment Revenues and Tax Shift**

The table attached hereto as Exhibit B-1 sets forth: (i) the annual estimates of the Increased Assessed Value of the District resulting from implementation of the Development Program during the extended term of the District; and (ii) the estimated annual Tax Increment Revenues per year on the Captured Assessed Value following implementation of the extended term of the Development Program.

In accordance with Maine statutes governing the establishment of tax increment financing districts, the table set forth in Exhibit B-2 identifies the estimated tax shifts which will result during the extension of the term of the District from the establishment of the District.

**V. Authority to Expend TIF Revenue**

The Town Meeting hereby delegates to the Town's Board of Selectmen any and all authority to appropriate and expend TIF revenue in a manner consistent with the Development Program authorized project costs list without the need for further Town Meeting approval.

**VI. Notice of Public Hearing and Approval of Amendment**

Attached as Exhibit D, is a certified copy of the Notice of Public Hearing held in accordance with the requirements of 30-A M.R.S.A. § 5226(1). The Notice was published in the Smart Shopper, a newspaper of general circulation in the Town at least ten (10) days prior to the public hearing. A public hearing held pursuant to such Notice was held on February 1, 2017. The minutes of the public hearing are attached hereto as Exhibit E. The results of the Town Meeting vote approving this Amendment are attached hereto as Exhibit F.

**VII. Material Formerly Marked Confidential**

It appears that certain supplemental material related to the original Development Program, herein attached as Exhibit G, was inadvertently marked "confidential." For clarification, such material is confirmed hereby not to be confidential.

**VIII. Other Development Program Updates and Confirmations**

**A. Relocation of Displaced Persons**

No relocation will result.

**B. Municipal Indebtedness**

Though it is not anticipated at this time, the Town reserves the right to issue municipal bonds in order to pay for capital improvements described in the original Development Program. Any municipal bond issued for such project would require the Town approval process as normally required for municipal indebtedness. See in Table 1 below where prior bonds were issued for approved public projects.

**C. Public Project Update**

TIF revenues have been spent on the following public projects:

**Table 1**  
**Status of Town Improvements to the Public Infrastructure**  
**As Outlined in the Development Plan**

<b>Project Item</b>	<b>Status</b>
<i>Public Safety</i>	
Fire Protection	
Purchase of Upgraded Fire Trucks	Complete [\$250,000 bond paid off in full*]
Other Equipment and Improvements	Ongoing
Rescue	
Equipment & Vehicles to Implement Rescue Services	Complete
Other Equipment and Improvements	Ongoing
Police Protection	Ongoing
Building (Fire Station)	
Improvement and Repairs	Ongoing
Replacement	Not Yet Started
<i>Road Maintenance Plan</i>	
Road Upgrades and Repair	
Killock Pond Road	Complete & Ongoing [\$283,650 bond issued – one final payment left of \$28,365]
Plains Road	Complete [\$143,574 bond paid off in full*]
Emergency Detour Route for Trucks	Complete
Other Roads & Upgrades	Ongoing
Highway Vehicles and Equipment	Not Yet Started
Building	Not Yet Started
<i>Economic Development Program</i>	
Planning/Studies	Ongoing
Implementation	Not yet started
Land	
Infrastructure	
TIF Administration	Ongoing

\*Prior financial records show bonds were issued for these projects and that those bonds were paid off, but the bond documents themselves have not been retained and the records cannot confirm whether these TIF revenues paid for all debt service associated with these bonds.

No approved project costs will be amended as part of this Amendment.

#### **IX. Poland Spring Water Company Consent**

Pursuant to Section 8.8 of the CEA, authorized and approved by the Town and the Poland Spring Water Company (the "Company"), the Company must not unreasonably withhold consent to amend the Development Program. Please find attached hereto the Company's express written consent as Exhibit H.

**Exhibit A**  
**Captured Assessed Value Percentages**

TIF Year	Fiscal Year Ending June 30 <sup>th</sup>	Percentage of Retained Captured Assessed Value	Allocation of Retained Tax Increment	
			% to Company	% to Town
1	2000-2001	85%	90%	10%
2	2001-2002	85%	90%	10%
3	2002-2003	85%	90%	10%
4	2003-2004	85%	90%	10%
5	2004-2005	85%	90%	10%
6	2005-2006	85%	90%	10%
7	2006-2007	85%	90%	10%
8	2007-2008	85%	85%	15%
9	2008-2009	85%	85%	15%
10	2009-2010	85%	85%	15%
11	2010-2011	85%	85%	15%
12	2011-2012	85%	85%	15%
13	2012-2013	85%	75%	25%
14	2013-2014	85%	65%	35%
15	2014-2015	85%	55%	45%
16	2015-2016	85%	45%	55%
17	2016-2017	85%	35%	65%
18	2017-2018	85%	25%	75%
19	2018-2019	85%	15%	85%
20	2019-2020	85%	10%	90%
21	2020-2021	85%	10%	90%
22	2021-2022	85%	10%	90%
23	2022-2023	75%	10%	90%
24	2023-2024	65%	10%	90%
25	2024-2025	55%	10%	90%
26	2025-2026	45%	0%	100%
27	2026-2027	35%	0%	100%
28	2027-2028	25%	0%	100%
29	2028-2029	15%	0%	100%
30	2029-2030	5%	0%	100%

**Exhibit B-1 - Future Years Estimated Captured Assessed Values - 2016 Amendment**  
*First Amended & Restated Hollis Poland Spring Water TIF*

Year	TIF Year	Projected Increased Assessed Value	Percent of Value Captured	TIF District Captured Assessed Value	Projected Mil Rate	TIF Revenue	% to Company	Company TIF Revenue	Town TIF Revenue
2000-2001	1	\$22,504,000				234,318	90%	210,886	23,432
2001-2002	2	\$78,962,000				939,642	90%	845,678	93,964
2002-2003	3	\$96,324,000				1,154,440	90%	1,037,703	116,737
2003-2004	4	\$106,197,000				1,038,076	90%	934,286	103,790
2004-2005	5	\$125,094,000				1,232,956	90%	1,109,660	123,296
2005-2006	6	\$135,324,000				1,265,282	90%	1,138,754	126,528
2006-2007	7	\$170,790,000				1,596,882	90%	1,437,194	159,688
2007-2008	8	\$182,014,000				1,701,835	85%	1,446,560	255,275
2008-2009	9	\$179,387,000				1,219,833	85%	1,036,908	182,925
2009-2010	10	\$180,361,000				1,264,785	85%	1,075,067	189,718
2010-2011	11	\$162,705,000				1,380,228	85%	1,173,194	207,034
2011-2012	12	\$151,986,000				1,315,134	85%	1,117,864	197,270
2012-2013	13	\$147,381,000				1,296,581	75%	972,436	324,145
2013-2014	14	\$141,808,000				1,325,901	65%	861,836	464,065
2014-2015	15	\$133,689,000				1,306,806	55%	718,743	588,063
2015-2016	16	\$128,542,000				1,305,663	45%	587,548	718,114
2016-2017	17	\$127,655,038	85%	\$108,506,782	11.95	1,296,656	35%	453,830	842,826
2017-2018	18	\$127,655,038	85%	\$108,506,782	11.95	1,296,656	25%	324,164	972,492
2018-2019	19	\$127,655,038	85%	\$108,506,782	11.95	1,296,656	15%	194,498	1,102,158
2019-2020	20	\$127,655,038	85%	\$108,506,782	11.95	1,296,656	10%	129,666	1,166,990
2020-2021	21	\$127,655,038	85%	\$108,506,782	11.95	1,296,656	10%	129,666	1,166,990
2021-2022	22	\$127,655,038	85%	\$108,506,782	11.95	1,296,656	10%	129,666	1,166,990
2022-2023	23	\$127,655,038	75%	\$95,741,279	11.95	1,144,108	10%	114,411	1,029,697
2023-2024	24	\$127,655,038	65%	\$82,975,775	11.95	991,561	10%	99,156	892,404
2024-2025	25	\$127,655,038	55%	\$70,210,271	11.95	839,013	10%	83,901	755,111
2025-2026	26	\$127,655,038	45%	\$57,444,767	11.95	686,465	0%	0	686,465
2026-2027	27	\$127,655,038	35%	\$44,679,263	11.95	533,917	0%	0	533,917
2027-2028	28	\$127,655,038	25%	\$31,913,760	11.95	381,369	0%	0	381,369
2028-2029	29	\$127,655,038	15%	\$19,148,256	11.95	228,822	0%	0	228,822
2029-2030	30	\$127,655,038	5%	\$6,382,752	11.95	76,274	0%	0	76,274
<b>TIF Years 17-30 total</b>						<b>\$12,661,465</b>		<b>\$1,658,957</b>	<b>\$11,002,508</b>
<b>TIF Years 17-30 avg.</b>						<b>\$904,390</b>		<b>\$118,497</b>	<b>\$785,893</b>

**Assumptions:**

- Shows first 16 years of actual increased assessed values and TIF Revenue. Shows original district term of 25 years, and then an extended term of the district to 30 years. Assumes current \$127,655,038 increased assessed value in the District continues for the duration of the District.
- Assumes mil rate of 11.95 (mil rate for 2016-2017) remains constant for the duration of the District.
- Assumes the Town will capture 85% of the increased assessed value as captured assessed value until Year 23 (2022-2023) decreasing 10% each subsequent year.
- Assumes that the assessment ratio in the Town is 100% or higher when new property value arrives, such that the market value of new property is used for assessment purposes.
- Projections are much less likely to be accurate farther into the future.



## Exhibit B-2 - Future Years Estimated Tax Shift Benefits - 2016 Amendment

### *First Amended & Restated Hollis Poland Spring Water TIF*

Year	TIF Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Additional Local Education	Total Tax Shift Benefits
2016-2017	17	\$893,011	\$58,775	\$28,893	\$156,881	\$1,137,560
2017-2018	18	\$893,011	\$58,775	\$28,893	\$156,881	\$1,137,560
2018-2019	19	\$893,011	\$58,775	\$28,893	\$156,881	\$1,137,560
2019-2020	20	\$893,011	\$58,775	\$28,893	\$156,881	\$1,137,560
2020-2021	21	\$893,011	\$58,775	\$28,893	\$156,881	\$1,137,560
2021-2022	22	\$893,011	\$58,775	\$28,893	\$156,881	\$1,137,560
2022-2023	23	\$787,951	\$51,883	\$26,797	\$139,080	\$1,005,711
2023-2024	24	\$682,891	\$44,985	\$24,598	\$121,109	\$873,582
2024-2025	25	\$577,831	\$38,081	\$22,287	\$102,967	\$741,164
2025-2026	26	\$472,770	\$31,171	\$19,855	\$84,650	\$608,446
2026-2027	27	\$367,710	\$24,254	\$17,293	\$66,157	\$475,414
2027-2028	28	\$262,650	\$17,332	\$13,889	\$47,484	\$341,355
2028-2029	29	\$157,590	\$10,404	\$8,569	\$28,629	\$205,192
2029-2030	30	\$52,530	\$3,469	\$2,939	\$9,590	\$68,529
<b>Totals</b>		<b>\$8,719,988</b>	<b>\$574,227</b>	<b>\$309,584</b>	<b>\$1,540,951</b>	<b>\$11,144,750</b>
<b>Averages</b>		<b>\$622,856</b>	<b>\$41,016</b>	<b>\$22,113</b>	<b>\$110,068</b>	<b>\$796,054</b>

#### Assumptions:

1. Projections assume the Town's captured percentage of the increased assessed value in the District as described in Exhibit B-1.
2. Data sources include the reported 11.95 mil rate for 2016, the State Treasurer's Office Revenue Forecasting Committee Revenue Sharing projections published 02/29/16 for FY 2017, the Maine Department of Education 2016-2017 Preliminary ED 279 form for RSU 6/MSAD 6 and respective EM-F-46 and York County's FY 2016 Tax Assessment.
3. Tax shift impacts are lagged by a couple of years because the formulas calculating these figures utilize older State Valuations.
4. These projections assume that the formulas and general inputs for State Subsidies and County Taxes do not change over time and they assume that all other values in other communities are static relative to one another except for the new value captured in the TIF District. The projections are less likely to be accurate farther into the future.

**EXHIBIT C**  
**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Poland Spring Water TIF | AMD-1**

<b>SECTION A.   Acreage Caps</b>		
1. Total <b>municipal</b> acreage;	21,775	
2. Acreage of <b>proposed</b> Municipal TIF District;	250	
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;	0	
6. <b>Percentage</b> [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	1.15%	
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> Poland Spring Water TIF/250 acres	Existing	250
	Proposed	0
	Total:	250
<b>30-A § 5223(3) EXEMPTIONS<sup>4</sup></b>		
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	0	
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;	250	
13. <b>Percentage of total acreage</b> [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.15%	
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;	250	100%
c. Suitable for commercial or arts district uses.	0	0
<b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>		100%

<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.

**EXHIBIT C**  
**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Poland Spring Water TIF | AMD-1**

SECTION B.   Valuation Cap		
1. <b>Total TAXABLE</b> municipal valuation—use most recent April 1;	\$522,130,684	
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;	\$120,000	
3. <b>Taxable OAV of all existing/proposed</b> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts: Poland Spring Water TIF/\$120,000	Existing	\$120,000
	Proposed	0
	Total:	\$120,000
<b>30-A § 5223(3) EXEMPTIONS</b>		
4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	0	
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts;	0	
6. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts;	0	
7. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Single Taxpayer/High Valuation</b> <sup>6</sup> Municipal TIF districts;	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-I (14)(A) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above;	0	
9. <b>Total taxable OAV [=B3-B4-B5-B6-B7-B8]</b> of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$120,000	
10. <b>Percentage of total taxable OAV [=B9÷B1]</b> of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	.023%	

COMPLETED BY	
NAME:	
DATE:	

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

**Exhibit D**  
**Notice of Public Hearing**  
**(will need tear sheet from newspaper)**

**TOWN OF HOLLIS**  
**NOTICE OF PUBLIC HEARING**

**Regarding**

**An amendment to the Municipal Development and Tax Increment Financing ("TIF")  
District Development Program known as:**

**"First Amendment To The Poland Spring Water Municipal Development And Tax  
Increment Financing District Development Program"**

Notice is hereby given that the Town of Hollis will hold a public hearing on

**February 1, 2017  
at the  
Hollis Fire Station  
405 Plains Road  
Hollis, ME 04042  
the Public Hearing will be at 7:00PM**

The purpose of the hearing is to receive public comment on a Warrant Article that will address the First Amendment to the Town of Hollis Poland Springs Water Municipal Development Tax Increment Financing Development Program pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. The First Amendment would add an additional five (5) years to the District term.

A copy of the proposed Amendment to the Development Program for the District is on file with the Town Clerk and may be obtained from and reviewed at the offices of the Town Clerk during normal business hours. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at the hearing.

Absentee Ballots are available from the Town Clerk 30 days prior to the Special Town Meeting. Voters can register to vote Tuesdays, Thursdays and Fridays from 9:00AM to 4:00PM and Wednesdays from 12 Noon to 8:00PM

***Note: To be published in a newspaper of general circulation in the Town at least 10 days prior to the public hearing, with an actual copy of published notice to be attached to the application submitted to DECD.***

**Exhibit E**

**Minutes of Public Hearing**

STATE OF MAINE

COUNTY OF YORK

**TOWN OF HOLLIS  
WARRANT FOR SPECIAL TOWN MEETING**

TO: KADEN FLYNN, A CONSTABLE IN THE TOWN OF HOLLIS, IN THE COUNTY OF YORK AND THE STATE OF MAINE.

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Hollis, in said county and in said state, qualified to vote in Town affairs, to meet at the Hollis Fire Station located at 405 Plains Road, on Tuesday, February 14, 2017 to act on article 1 and to vote by secret ballot on article 2 from 7:00 a.m. until 8:00 p.m., such article pursuant to the Findings attached to this warrant and consistent with such Development Program documents on file at the Town Clerk's Office during business hours:

**ARTICLE 1**

To choose by written ballot a moderator to preside at said meeting.

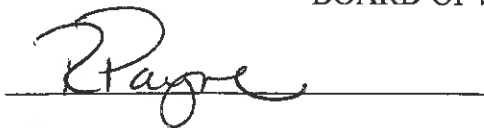
**ARTICLE 2**

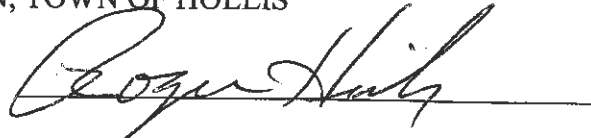
Shall the voters of the Town of Hollis, Maine amend the existing Poland Spring Water Municipal Development and Tax Increment Financing District to add an additional five (5) years to the District and adopt the First Amendment relating thereto?

The Registrar of Voters will hold office hours while the polls are open to correct any error in or change a name or address on the voting list; to accept the registration of any person eligible to vote and to accept new enrollments.

GIVEN UNDER OUR HANDS AT HOLLIS, MAINE THIS 21<sup>ST</sup> DAY OF DECEMBER, 2016.


BOARD OF SELECTMEN, TOWN OF HOLLIS







A TRUE COPY OF WARRANT

ATTEST:   
Town Clerk, Town of Hollis

## RETURN ON THE WARRANT

Hollis, Maine \_\_\_\_\_ A.D.

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the door of Town Hall, and at the Post Office bulletin board in said town, being public and conspicuous places in said town, on the \_\_\_\_\_ A.D., being at least seven days before the meeting.

\_\_\_\_\_  
Constable of Hollis, Maine

## **Findings**

### **Relating to the Poland Spring Water Municipal Development and Tax Increment Financing District and Development Program**

WHEREAS, The Town of Hollis (the "Town") finds this Amendment and the projects described herein and in the Development Program will either directly or indirectly provide or encourage new employment opportunities within the Town or encourage and promote economic development that will broaden the Town's tax base and improve the general economy of the Town; and

WHEREAS, the Development program and this Amendment will make a contribution to the economic growth and well-being of the Town and the betterment of the health, welfare, and safety of its inhabitants, including employment opportunities, broadened and improved tax base and any adverse economic effect on any existing business is outweighed by the contribution made by the District and the Development Program to the economic growth and well-being of the Town;

NOW, THEREFORE:

**Section 1.** The Town hereby finds and determines the following, demonstrating the District's compliance with State statute:

- a. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all existing and proposed development districts within the Town (including the District) does not exceed five percent (5%) of the total acreage of the Town; and
- b. The original assessed value of all existing and proposed tax increment financing districts (including the District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 1, 2016; and
- c. The designation of the District and pursuit of the Amended 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 constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the District and the Development Program.

**Section 2.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby amends the Poland Spring Water Municipal Development and Tax Increment



Financing District designated and described more particularly set forth in the "Poland Spring Water Municipal Development and Tax Increment Financing District Development Program First Amendment" presented to Town Meeting in the form attached hereto and such Development Program is hereby incorporated by reference into this vote as the First Amendment to the Development Program for the District.

**Section 3.** Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the First Amendment to the Development Program.

**Section 4.** The Board of Selectmen or its duly-appointed representative, be and hereby is authorized, empowered and directed to submit the proposed designation of the District and the proposed First Amendment to the Development Program for the District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

**Section 5.** The Board of Selectmen or its duly-appointed representative, be and hereby is authorized and empowered, to make such revisions to the First Amendment to the Development Program for the District as the Board of Selectmen, or its duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with these articles or the basic structure and intent of the Development Program.

**Section 8.** The foregoing amendment of the Development Program as amended (including the First Amendment) for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Board of Selectmen or any other party.

**ORDER OF THE BOARD OF SELECTMEN OF THE  
TOWN OF HOLLIS FOR A REFERENDUM VOTE**

**The Municipal Officers of the Town of Hollis hereby order that the following question be placed on a referendum ballot to be submitted to the voters on February 14, 2017:**

**QUESTION:** Shall the voters of the Town of Hollis, Maine amend the existing Poland Spring Water Municipal Development and Tax Increment Financing District to add an additional five (5) years to the duration of the District and adopt the First Amendment relating thereto?

**IT IS FURTHER ORDERED** that a public hearing be held on the referendum question at 7:00 p.m. on February 1, 2017 at the Hollis Fire Station located at 405 Plains Road.

Dated 12-21-2016.

Municipal Officers of the Town of Hollis:

R. Payne  
Roger Hinch  
W. H. Hyl

Matthew E. Huff  
Clerk of the Town of Hollis

## TOWN OF HOLLIS

Selectmen's Office  
PO Box 9  
Hollis Center, ME 04042

Telephone 929-8552  
FAX 929-3686

November 03, 1999

Steven H. Levesque  
Commissioner  
Maine Department of Economic and  
Community Development  
State House Station 59  
Augusta, ME 04333-0059

RE: Town of Hollis, Maine Poland Spring Project-  
Municipal Development and Tax Increment Financing District

Dear Commissioner Levesque:

On Behalf of the Town of Hollis, Maine, I am pleased to enclose, for your review and approval pursuant to the provisions of 30A M.R.S.A. Section 5253(1)(F), the following documents relating to the Town of Hollis, Maine- Poland Spring Project- Municipal Development and Tax Increment Financing District as approved by the voters of the Town of Hollis on October 28, 1999:

1. Application Cover Sheet
2. Employment Goals
3. Development Program with Supporting Exhibits.

We look forward to your response and, should you or your staff have any questions, please contact me at your convenience.

Finally, we are most grateful for the cooperation and assistance provided by Alan Brigham and Jim Nimon of your staff.

Very Truly Yours,



Mark R. Goodwin  
Chairman,  
Board of Selectmen

cc w /enc.  
Alan Brigham  
F. Paul Prinsko

**MUNICIPAL TAX INCREMENT FINANCING**

**APPLICATION COVER SHEET**

**A. General Information**

1. *Municipality Name:* **Town of Hollis**
2. *Address:* **P.O. Box 9, Hollis Center 04042-0009**
3. *Telephone:* **(207) 929-8552**      *Fax:*      *Email:*
4. *Project Contact Person:* **Mark Goodwin, First Selectman**      *Date:* **November 1, 1999**
5. *Business Name:* **Poland Spring Water Company**
6. *Address:* **109 Poland Spring Drive, Poland Spring, Maine 04274**
7. *Telephone:* **(207) 998-6405**      *Fax:* **(207) 998-5181**      *Email:*
8. *Principal Place of Business:* **Poland Spring, Maine**
9. *Company Structure (e.g. corporation, sub-chapter S, etc.):* **Poland Spring Water Company is a division of Great Spring Water, which is a subsidiary of the Perrier Group of America**
10. *Place of Incorporation:* **Delaware**
11. *Names of Officers:* **Kim Jeffery, President; James Waldeck, Sr. Vice Pres.; Richard Croarkin, VP Finance; J. Mark Evans, VP, General Counsel and Secretary.**
12. *Principal Owner(s) Name and Address:* **Perrier Group of America, 777 West Putnam Avenue, P.O. Box 2313, Greenwich, CT 06836**
13. *Project Contact Person:* **Rob Fisher, Director of Manufacturing, Eastern Region, Perrier Group of America**

**B. Disclosure (attach separate sheets if necessary)**

14. Check the public purpose (any that apply) that will be served by the business through the use of the TIF incentive:  
☒ job creation    ☐ job retention    ☒ capital investment    ☐ training investment    ☒ tax base improvement  
☒ public facilities improvement    ☐ other: \_\_\_\_\_
15. Check the specific use (any that apply) to which the TIF revenues will be put:  
☒ real estate purchase    ☒ machinery & equipment purchase    ☐ training costs    ☐ debt reduction  
☒ other: infrastructure improvements
16. List the company's goals for the number, type and wage levels of jobs to be created or retained as a result of the TIF revenues received. (please see next page).
17. Does the business anticipate receiving more than \$10,000 in TIF revenues in any calendar year during the term of the TIF development program? Yes ☒ No ☐ (If so, please review example of annual report at back of manual).

16. Company Goals for Job Creation and Job Retention (from previous page)

**EMPLOYMENT GOALS**

<b>A. Job Creation Goals (Attributable to Approval of TIF District)</b>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Administrative & Managerial	3-5		\$34.00
2. Professional Specialty	10-12		\$25.00
3. Technicians & Related Support	5-6		\$23.00
4. Marketing & Sales			\$
5. Administrative Support, including Clerical	5-7		\$14.00
6. Service			\$
7. Agriculture, Forestry & Fishing			\$
8. Mechanics, Installers & Repairers	15-18		\$15.50
9. Construction Trades & Extractive			\$
10. Production	80-90		\$12.00
11. Transportation & Material Moving	30-35		\$13.50
12. Handlers, Equip. Cleaners, Helpers & Lab'rs			\$
<b>B. Job Retention Goals (Attributable to Approval of TIF District)</b>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Administrative & Managerial			\$
2. Professional Specialty			\$
3. Technicians & Related Support			\$
4. Marketing & Sales			\$
5. Administrative Support, including Clerical			\$
6. Service			\$
7. Agriculture, Forestry & Fishing			\$
8. Mechanics, Installers & Repairers			\$
9. Construction Trades & Extractive			\$
10. Production			\$
11. Transportation & Material Moving			\$
12. Handlers, Equip. Cleaners, Helpers & Lab'rs			\$

*\*Please use the Occupational Cluster descriptions on the next page to complete this form.*

# Exhibit A

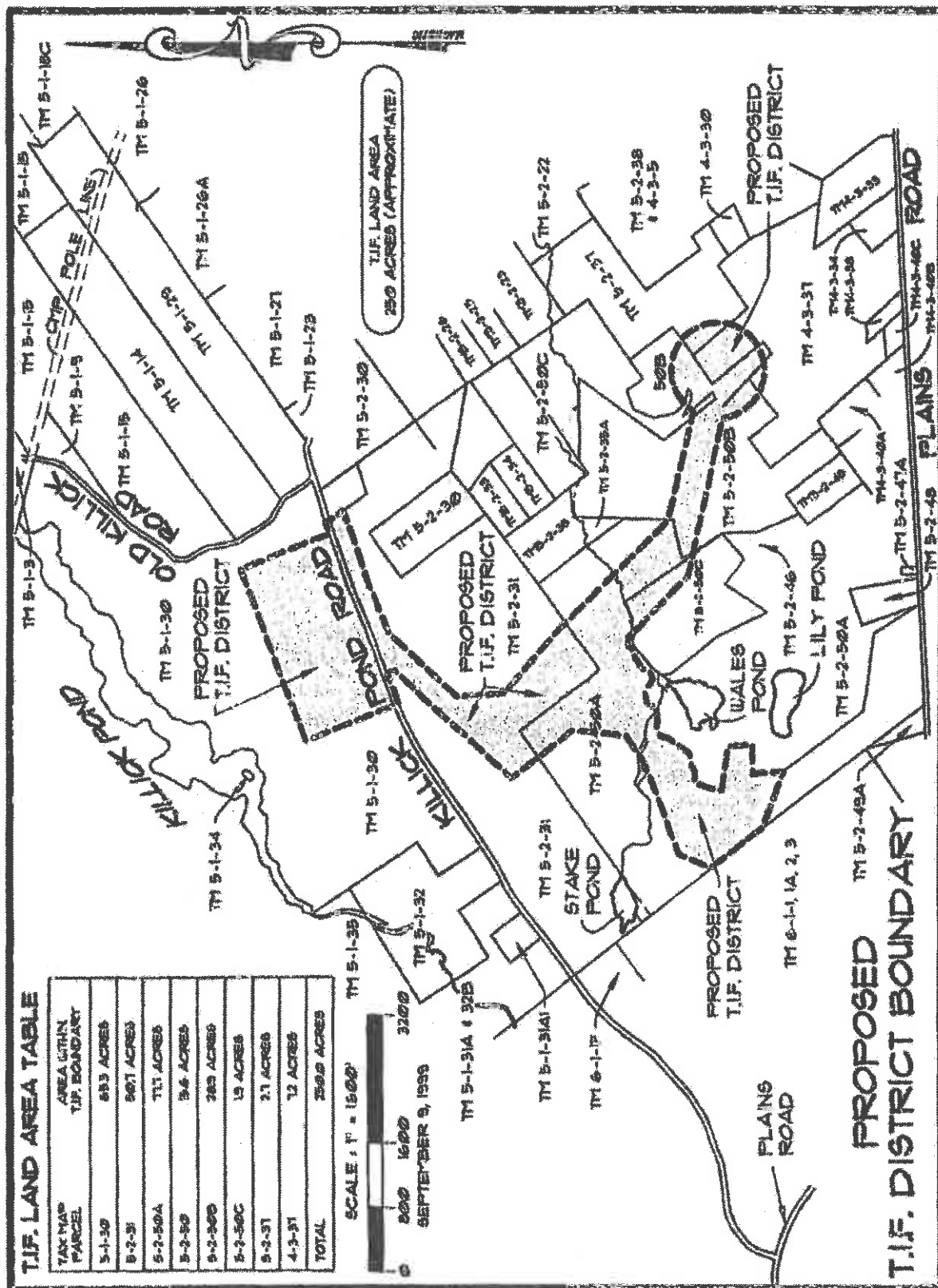
## Poland Spring TIF and Tax Shift Projections

Tax Shift Details (Assessment of Last Revenue Based on  
Shaded Value of Project)

TIF Year	Tax Year	Proposed Cumulative Investment	Proposed Increase in Assessed Value	Owner Company Taxes	Percent Assessed Value TIF	Revised Assessed Value	Total TIF Revenue	Owner Fund Revenue	State Revenue	Company TIF Revenue	Company TIF %	Company TIF Revenue	Total TIF Revenue	Loss of State Revenue Subsidy	Net Shift	County Tax Shift
Base	1999-2000	\$14,762,000	n/a	n/a	n/a	\$12,564,700	\$192,491	\$14,909	n/a	\$173,242	0%	\$173,242	\$173,242	n/a	n/a	n/a
1	2000-2001	\$65,639,000	\$14,762,000	\$226,400	85%	\$55,372,600	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
2	2001-2002	\$93,099,000	\$65,639,000	\$345,500	85%	\$82,743,500	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
3	2002-2003	\$107,099,000	\$93,099,000	\$1,278,578	85%	\$105,820,422	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
4	2003-2004	\$121,099,000	\$107,099,000	\$1,395,268	85%	\$119,703,732	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
5	2004-2005	\$138,599,000	\$121,099,000	\$1,487,682	85%	\$137,111,318	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
6	2005-2006	\$152,599,000	\$138,599,000	\$1,601,580	85%	\$150,997,420	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
7	2006-2007	\$166,599,000	\$152,599,000	\$1,657,782	85%	\$164,941,218	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
8	2007-2008	\$180,599,000	\$166,599,000	\$1,675,163	85%	\$178,923,837	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
9	2008-2009	\$171,599,000	\$180,599,000	\$1,533,361	85%	\$169,065,639	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
10	2009-2010	\$174,049,000	\$171,599,000	\$1,430,532	85%	\$172,618,468	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
11	2010-2011	\$176,599,000	\$174,049,000	\$1,377,685	85%	\$175,221,315	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
12	2011-2012	\$179,099,000	\$176,599,000	\$1,309,644	85%	\$177,789,356	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
13	2012-2013	\$181,599,000	\$179,099,000	\$1,239,128	85%	\$180,358,872	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
14	2013-2014	\$184,099,000	\$181,599,000	\$1,165,603	85%	\$182,933,395	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
15	2014-2015	\$186,599,000	\$184,099,000	\$1,089,080	85%	\$185,509,920	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
16	2015-2016	\$189,099,000	\$186,599,000	\$1,012,557	85%	\$188,082,443	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
17	2016-2017	\$191,599,000	\$189,099,000	\$936,034	85%	\$190,656,967	\$192,491	\$14,909	\$192,491	\$173,242	90.00%	\$173,242	\$173,242	\$0	\$0	\$0
18	2017-2018	\$194,099,000	\$191,599,000	\$859,511	75%	\$193,236,489	\$192,491	\$14,909	\$192,491	\$173,242	25.00%	\$193,236	\$193,236	\$19,753	\$19,753	\$19,753
19	2018-2019	\$196,599,000	\$194,099,000	\$782,988	55%	\$195,816,011	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$195,816	\$195,816	\$30,574	\$30,574	\$30,574
20	2019-2020	\$199,099,000	\$196,599,000	\$706,465	55%	\$198,392,533	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$198,393	\$198,393	\$45,405	\$45,405	\$45,405
21	2020-2021	\$201,599,000	\$199,099,000	\$629,942	45%	\$200,969,058	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$200,969	\$200,969	\$60,236	\$60,236	\$60,236
22	2021-2022	\$204,099,000	\$201,599,000	\$553,419	35%	\$203,545,579	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$203,546	\$203,546	\$75,067	\$75,067	\$75,067
23	2022-2023	\$206,599,000	\$204,099,000	\$476,896	25%	\$206,122,105	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$206,122	\$206,122	\$90,898	\$90,898	\$90,898
24	2023-2024	\$209,099,000	\$206,599,000	\$400,373	15%	\$208,698,627	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$208,699	\$208,699	\$106,729	\$106,729	\$106,729
25	2024-2025	\$211,599,000	\$209,099,000	\$323,850	5%	\$211,275,150	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$211,275	\$211,275	\$122,560	\$122,560	\$122,560
26	2025-2026	\$214,099,000	\$211,599,000	\$247,327	5%	\$213,851,677	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$213,852	\$213,852	\$138,391	\$138,391	\$138,391
27	2026-2027	\$216,599,000	\$214,099,000	\$170,804	5%	\$216,422,204	\$192,491	\$14,909	\$192,491	\$173,242	10.00%	\$216,422	\$216,422	\$154,222	\$154,222	\$154,222
Total		\$31,049,571	\$22,511,564	\$8,538,007		\$22,511,564	\$22,511,564	\$22,511,564	\$22,511,564	\$22,511,564	87.97%	\$22,511,564	\$22,511,564	\$12,810,583	\$12,810,583	\$12,810,583
Annual Average		\$1,241,952	\$900,463	\$341,350		\$900,463	\$900,463	\$900,463	\$900,463	\$900,463		\$900,463	\$900,463	\$512,517	\$512,517	\$512,517

**ASSUMPTIONS**  
 Years in projection: 25  
 Original Assessed Value of District: \$1,266,600  
 Real and Personal Property Assessed at 100% of Value  
 Personal Property Assessed to Depreciate 10% Year to 30% of Original Value  
 Land and Building Assessed to Maintain 100% of Assessed Value

EXHIBIT B



**Town Improvements to the Public Infrastructure****Exhibit C**

Public Safety:		\$2,425,000
Fire Protection	\$805,000	
Rescue	\$420,000	
Police Protection	\$900,000	
Building	\$300,000	
Road Maintenance Plan		\$1,240,000
Road Upgrades and Repair	\$420,000	
Highway Vehicles and Equipment	\$520,000	
Building	\$300,000	
Economic Development Program		\$3,550,000
Planning/Studies	\$225,000	
Implementation	\$250,000	
Land	\$700,000	
Infrastructure	\$2,225,000	
TIF Administration	\$150,000	
		<u>\$7,215,000</u>



**Public Safety:****\$2,425,00**

1 Police Protection		
Police Coverage	Coverage dedicated to Hollis.	\$900,000
2 Fire Protection		
Firetruck #1	Initial new	\$180,000
Firetruck #2	Replace #1	\$200,000
Firetruck #3	Replace #2	\$200,000
Firetruck #4	Replace #3	\$225,000
3 Building		
Replace Fire Station		\$300,000
4 Rescue		
Rescue Unit #1 and Equipm	Change to Hollis-based servic	\$145,000
Rescue Unit #2	Replacement of Unit #1	\$125,000
Rescue Unit #3	Replacement of Unit #2	\$150,000

**RoadConstruction, Maintenance and Related Facilities****\$1,240,00**

1 Road and Intersection Upgrades and Repair		
2 Highway Vehicles and Equipment		
Highway Vehicle #1		\$80,000
Highway Vehicle #2	Replacement of Vehicle #1	\$100,000
Highway Equipment		\$150,000
Highway Vehicle #3	Replacement of Vehicle #2	\$90,000
Highway Vehicle #4	Replacement of Vehicle #3	\$100,000
3 Building		
Highway Building	Sand-only Truck Storage Build	\$300,000

**Economic Development Program & TIF Administration****\$3,550,00**

1 Planning/Studies		
Economic Growth Study	Years 1 - 5	\$100,000
Economic Growth Study	Years 15 - 20	\$125,000
2 Implementation		
Development Plan Implementation		\$250,000
Land Purchase	Town-owned development site.	\$700,000
Infrastructure		
Water & sewer	Water and sewer lines into HS	\$1,000,000
Water & Sewer to Town-owned development		\$750,000
Infrastructure within Roads, water, sewer, etc.		\$225,000
Additional infrastruc	Assumes phased development of	\$250,000
3 TIF Administration		
TIF Administration	Code Enforcement services to	\$150,000

**Total:****\$7,215,000**

TOWN OF  
HOLLIS

Selectmen's Office  
PO Box 9  
Hollis Center, ME 04042

Telephone 929-8552  
FAX 929-3686

TOWN OF HOLLIS, MAINE  
POLAND SPRING WATER  
MUNICIPAL DEVELOPMENT AND TAX INCREMENT  
FINANCING DISTRICT DEVELOPMENT PROGRAM

APPENDIX B

ASSESSOR'S CERTIFICATE

THE UNDERSIGNED CHAIRMAN OF THE BOARD OF ASSESSORS FOR THE TOWN OF HOLLIS, MAINE, DOES HEREBY CERTIFY PURSUANT TO THE PROVISIONS OF 30-A M.R.S.A. 5254 THAT THE ASSESSED VALUE OF THE POLAND SPRING WATER MUNICIPAL DEVELOPMENT AND TAX INCREMENT FINANCING DEVELOPMENT DISTRICT, AS DESCRIBED IN THIS DEVELOPMENT PROGRAM TO WHICH THIS CERTIFICATE IS INCLUDED, WAS \$120,000 AS OF MARCH 31, 1999.

IN WITNESS WHEREOF, THIS CERTIFICATE HAS BEEN EXECUTED AS OF THIS THIRD DAY OF NOVEMBER, 1999.

BOARD OF ASSESSORS

  
MARK R. GOODWIN, CHAIRMAN

  
MARTHA E. HUFF

  
PHILIP A. WEYMOUTH, II

-----

- NOT FOR Public use Friday  
cancel

Class

Sept. 29 - vote  
Selectmen's meeting

Tentative Dates

Oct. 6 - Informational Hearing

Oct. 20 - Public Hearing

Oct. 27 - Town Meeting

Town Clerk not aware of  
present for meeting. No minutes  
also from the Special Town  
meeting. Towns are the end  
of public hearing  
10/20/99 Davis W. Deane  
Copy of Original held in my  
office

*Town Clerk***WARRANT FOR SPECIAL TOWN MEETING**

TO: BYRON W. DODGE, SR., A CONSTABLE IN THE TOWN OF HOLLIS, IN THE  
COUNTY OF YORK AND STATE OF MAINE

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Hollis, in said county, qualified to vote in Town affairs, to meet at the Hollis Municipal Building, 35 Town Farm Road, in said Town on Thursday, the 28<sup>th</sup> day of October, A.D. 1999 at 7:00 p.m., then and there to act on the following articles, to wit:

*offer - return*  
**ARTICLE 1**

To elect a moderator to preside at said meeting.

**ARTICLE 2**

Shall the voters of the Town of Hollis, Maine designate the Poland Spring Water Municipal Development and Tax Increment Financing District and adopt the Development Program for such District presented to the Town Meeting, such designation and adoption to be pursuant to the following findings, terms, and provisions?

**WHEREAS**, the Town of Hollis (the "Town") is authorized pursuant to Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended, to designate specified areas within the Town as the Poland Spring Water Municipal Development and Tax Increment Financing District (the "District") and to adopt a Development Program for the District (the "Development Program"); and

**WHEREAS**, there is a need for industrial and commercial development in the Town of Hollis; and

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

**WHEREAS**, implementation of the Development Program will help to provide continued employment for the citizens of the Town of Hollis and the surrounding region; improve and broaden the tax base in the Town of Hollis and improve the economy of the Town of Hollis and the State of Maine; and

**WHEREAS**, there is a need to encourage the expansion, improvement and continuation of manufacturing facilities through the establishment of the District in accordance with the provisions of Chapter 207 of Title 30-A; and

**WHEREAS**, the Town has held a public hearing on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. § 5253, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

**WHEREAS**, the Town desires to designate the Poland Spring Water Municipal Development and Tax Increment Financing District, and to adopt a 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 (the "Department"), approving the designation of the District and the adoption of the Development Program for the District;

**NOW, THEREFORE, BE IT HEREBY VOTED BY THE TOWN:**

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

a. At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is suitable for industrial sites as defined in 30-A M.R.S.A. § 5253; and

b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development District within the Town (including the District) does not exceed five percent (5%) of the total acreage of the Town; and

c. The aggregate value of equalized taxable property of the District as of April 1, 1999 does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 1, 1999; and

d. The aggregate value of indebtedness financed by the proceeds from tax increment financing within York County, including the proposed District, does not exceed \$50 million; and

e. The Town expects that the Development Program will be completed within five (5) years of the designation of the District by the Department of Economic and Community Development; and

f. The designation of the District and pursuit of 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 constitutes a good and valid public purpose.

**Section 2.** Pursuant to Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the Poland Spring Water Municipal Development and Tax Increment Financing District designated and described as more particularly set forth in the "Poland Spring Water Municipal Development and Tax Increment Financing District Development Program" presented to Town Meeting in the form attached hereto and such Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

**Section 3.** Pursuant to the provisions of 30-A M.R.S.A. § 5254, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

**Section 4.** The Board of Selectmen or their duly-appointed representative, be and hereby are authorized, empowered and directed to submit the proposed designation of the

District and the proposed Development Program for the District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5253(1)(F).

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

**Section 6.** The foregoing designation of the District and the adoption of the Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by the Department of Economic and Community Development, without requirements of further action by the Town, the Board of Selectmen, or any other party.

**Section 7.** The Board of Selectmen or their duly-appointed representative, be and hereby are authorized and directed to enter into the Credit Enhancement Agreements contemplated by the Development Program with Great Spring Waters of America, Inc., or its designee, in the name of and on behalf of the Town, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the said Board of Selectmen or their duly-appointed representative, may approve, his/her approval to be conclusively evidenced by his/her execution thereof.

The Registrar of voters, will be present while the polls are opened and while Town Meeting is in session to correct any errors in or change a name or address on the voting list, to accept new registrations from any eligible voter. *(PLEASE BRING PROOF OF ADDRESS WHEN REGISTERING AT THE POLLS. SUCH AS LIGHT BILL, PHONE BILL AND DRIVERS LICENSE OR ANY PHOTO ID).*

GIVEN UNDER OUR HANDS AT HOLLIS THIS 20th DAY OF OCTOBER, A.D. 1999.

BOARD OF SELECTMEN, TOWN OF HOLLIS

Mark R. Goodwin  
Mark R. Goodwin

Martha E. Huff  
Martha E. Huff

Philip A. Weymouth Jr  
Philip A. Weymouth, Jr

A TRUE COPY OF WARRANT

ATTEST: Claire M. Dunne  
Claire M. Dunne, Clerk, Town of Hollis

CONSTABLE'S RETURN

Hollis, York County, Maine

October \_\_, 1999

Pursuant to the within Warrant to me directed, I have notified and warned the voters of Hollis Districts 13 & 14 of said Town, qualified as therein expressed, to meet at said time and place, and for the purposes therein named, by posting a copy of said Warrant, attested by me, at the following locations in said Town:

Hollis Center Post Office, Your Country Store, both being in Hollis Center; Deer Pond Variety Store in North Hollis, Johnson's Garage in West Buxton Village, the Selectmen's Office, and the Town Clerk's Office all being at the Municipal Center.

all being public and conspicuous places in said Town, on the 21 day of October, 1999, being at least seven days before the meeting.

  
Byron W. Dodge, Sr., Constable  
Town of Hollis

32 JOURNAL TRIBUNE WEEKEND OCTOBER 8, 1999

## LEGALS

**BIDDEFORD SCHOOL DEPARTMENT**  
October 12, 1999  
**REGULAR SCHOOL COMMITTEE MEETING**

## Agenda

## ATTENDANCE:

1. PLEDGE OF ALLEGIANCE.

2. ADJUSTMENTS TO THE AGENDA:

3. CONSIDERATION OF MINUTES:

4. PUBLIC PARTICIPATION:

5. OLD BUSINESS: - Food Service Wages for 1999-00

6. NEW BUSINESS:

a. Positive Events

b. Policy Committee -

- Recommendation to Delete Policies JFK-R, JFK-E (2nd reading)

- Recommendation to Adopt Policy HBFA (LAU Plan) (2nd reading)

- Recommendation to Adopt Policy JLCC (2nd reading)

c. Enrollment Update

d. Board Approval of Educational Technician Authorization Systems

7. RESIGNATIONS-NOMINATIONS-APPOINTMENTS:

Resignations:

- Nicole Guignard, Sp Ed Tech II, BMS

- Tim Stebbins, JV Girls Basketball, BHS

- Paul Martin, Bus Driver

Nominations:

- Melvin Charity, Opportunity Awareness Program Teacher, BMS (replaces Kim Michael)

Appointments:

- Jonathan Normand, Sp Ed Tech II, BHS, (FY99 budget approved)

- Brian Casey, Sp Ed Tech II, BMS (replaces Val Swift)

- Stacy Widger, Title I Ed Tech III, BPS (replaces Sarah Hanley)

- Susan Blood, Title I Ed Tech III, BMS (replaces Tom Pastorelli)

- James Hand, Volunteer Girls Soccer Coach, BMS

- Corey Soullera, Volunteer Football Coach, BMS

- Bonnie Day, Volunteer Cheerleading Coach, BMS

8. REPORTS OF THE FOLLOWING COMMITTEES:

Policy -

Capital Improvements -

Finance - Minutes of 9/13, 9/20 &amp; 9/27/99

Negotiations -

## LEGALS

**Curriculum -**  
Transportation - Minutes of 8/31/99 & 9/30/99  
9. SUPERINTENDENT'S REPORT  
10. COMMUNICATIONS  
11. ADJOURNMENT

## CITY OF BIDDEFORD

The City of Biddeford will receive bids for the replacement of a boiler and related work that may be necessary to complete the job. Boiler is located at the former Emery School. Bids will be accepted until 3:00 p.m. prevailing local time, October 18, 1999 at the Purchasing Agents Office, City Hall 205 Main St., Biddeford, Me. 04005. Specification may be picked up at the Purchasing Agent's Office located at City Hall second floor.

The City of Biddeford reserves the right to reject any or all bids without recourse by bidders, to waive any technical or legal deficiencies, to accept any bid that it may deem to be in the best interest of the City of Biddeford. To negotiate the contract price with any bidder, and to omit any time or items deemed advisable for the interest of the City of Biddeford.

PAUL N. GAGNE  
Purchasing Agent

CITY OF SAGO  
PUBLIC HEARING

The Saco City Council will hold a public hearing at 7:00 p.m. on Monday, October 18, 1999 at the City Hall Auditorium to consider the following:

1. LIQUOR LICENSE RENEWAL

- a. Red-Com, Inc. d/b/a Shenanigan's Iris Cafe, 88 Storer Street, Class A Lounge, Mall, Spirituous & Vinous.

2. SPECIAL ENTERTAINMENT PERMIT

- a. Red-Com, Inc. d/b/a Shenanigan's Iris Cafe, 88 Storer Street

3. AMENDMENT - ELECTRICAL CODES

- a. Amendment to Chapter 87, Section 87-2

The above documents are available for inspection at the City Clerk's Office during business hours.

LUCETTE S. PELLERIN  
City Clerk

## LEGALS

TOWN OF HOLLIS  
PUBLIC NOTICE

Notice is hereby given that the Town of Hollis will hold a public hearing on Wednesday, October 23, 1999, at 7:00 p.m. at the Hollis Community Building, at 35 Town Farm Road, Hollis, Maine, for purposes of receiving public comments on the designation of its proposed Poland Spring Water Municipal Development and Tax Increment Financing District and the adoption of a development program for the said Municipal Development and Tax Increment Financing District, pursuant to the provisions of Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended. Poland Spring Water Company proposes to design and construct an approximately 500,000 square foot water processing facility within the District.

The proposed Municipal Development and Tax Increment Financing District consists of approximately 250 acres of land in the vicinity of Killick Pond Road, Hollis, Maine approximately 65 acres of which is located on the north side of Killick Pond Road and approximately 185 acres of which is located on the south side of Killick Pond Road, consisting of a portion of the following parcels of land, identified by Tax Map-Block-Lot numbers: 5-1-30, 5-2-31, 5-2-50A, 5-2-50B, 5-2-50C, 5-2-37, and 4-3-37.

A copy of the proposed development program for the district will be on file with the Hollis Town Clerk and may be reviewed at the offices of the Hollis Town Clerk during normal business hours.

All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time.

## LEGALS

STATE OF MAINE  
YORK, ss.

**DISTRICT COURT**  
**DISTRICT TEN**  
**DIVISION OF**  
**WESTERN YORK**  
**CIVIL ACTION**

DOCKET NO. RE-99-57

Norwest Bank Minnesota, N.A. as Trustee under that certain pooling and Servicing Agreement dated as of September 1, 1997, for Southern Pacific Secured Assets Corp., Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1997-3

PLAINTIFF

v.  
George F. Wheeler  
and  
Nancy M. Wheeler

DEFENDANTS

**ORDER FOR SERVICE**  
**BY PUBLICATION**

Upon Motion by Plaintiff, Norwest Bank Minnesota, N.A. as Trustee under that certain pooling and Servicing Agreement dated as of September 1, 1997, for Southern Pacific Secured Assets Corp., Mortgage Loan Asset-Backed Pass-Through Certificates, Series 1997-3, with supporting affidavit brought pursuant to M.R.Civ.P. 4(g) it is hereby ORDERED as follows:

1. This is an action brought by Plaintiff pursuant to 14 M.R.S.A. 6321 et. seq. for foreclosure upon a certain mortgage given by Defendants to Southern Pacific Funding Corporation, and recorded in the York County Registry of Deeds in Book 83-13, Page 136, subsequently assigned to Plaintiff, which real estate is located at Lot 23, Woodhill Acres, Skidmore Road, Limington, County of York and State of Maine. Reference is made to said mortgage for a description of the subject real estate.

2. Defendants George F. Wheeler and Nancy M. Wheeler are directed to appear and defend this action by serving an Answer to the Complaint filed in the Tenth District Court, Division of Western York, P.O. Box 95,

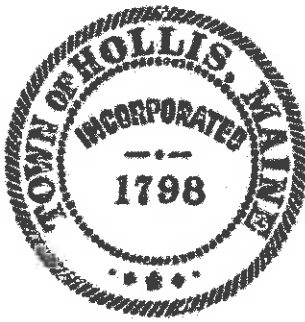
Nobody Does It Better!

Journal Tribune

Classifieds

282-1535 324-4444





Town Clerk's Office

## **Town of Hollis**

P.O. Box 9  
Hollis Center, Maine 04042  
Telephone (207) 929-8552

NOV 15 1999

October 20, 1999

Public Hearing

**Poland Springs Tax Increment Financing**

**Attendance: Mark R. Goodwin, Chairman of the Board**

**Martha E. Huff**

**Philip A. Weymouth**

**Claire M. Dunne, Town Clerk**

**Rob Fisher, Poland Springs**

**Kristin Tardif**

**George Campbell**

**Noreen Copp**

**Attorney, Paul Frusko**

**Allen Bingham, E.C.D.C.**

**Senator, James Libby**

**State Rep. Robert Daigle**

**State Rep. Savage**

**34 Hollis Residents were present**

*Notices appeared in the Journal and the Portland Press on the 9th and 10th of October, 1999. Notices were also posted in the usual places, Hollis Ctr. Post Office, Your Country Store all being in Hollis Center. Deer Pond Variety in North Hollis, Johnson's Garage in West Buxton Village. Also at the Municipal Center, The Town Clerk's office and the Selectmen's office. All being public and conspicuous places in said Town.*

*Mr. Goodwin, called the meeting to order at 7:05 PM. This is a Public Hearing on the T.I.F. I, would rather refer to it as a partnership with Poland Springs. Mark gave the guidelines that the meeting would take. This would be only on the T.I.F., and all questions will be answered, but would like them to come later in the meeting, possibly a lot of questions would be answered during the meeting.*

*At this time I would like introduce all of our guests that are here tonight to help answer any questions you may have.*

*Mr. Goodwin: asked Mr. Bingham from the Economic and Community Development Commission, to say a few words in general about the T.I.F.. Please take as informational only, and plug it into our situation. This is brief and generic concepts.*

Mr. Bingham: I am a policy and planning director, at the Economic and Community Development Commission. I have been a principal Administrator of the Tax Increment and Planning since 1993. In your hands, as a Municipality you have the most powerful Economic Development tools available. Increment Financing is a program that uses your money, it is under your control. The State administers this program, and through it's authority, reviews and approves the application. The review and approval are based on compliance of the State Statutes, they only council the towns on what they should do or not do. I would like to explain the concept of the program. In the early 80's the Legislature recognized that Municipalities had a problem, in using their resources to support economic development projects. They wanted to encourage towns to have economic development, so they had to remove a few disincentives. A disincentive is, as a town gets wealthier, and the value increases the State pays less in subsidies, such as education funding revenue sharing, and the towns share of County taxes goes up.

If a town wants to have economic development, they could dedicate a portion of its available resources or prospective resources to economic development, by giving financial assistance to a business that is making an investment or an infrastructure, or a development project or something of that nature. This increases the town value, so what happens is the State will cut the education subsidy, revenue sharing, and the County will increase the towns share of taxes. The financial hit from lost subsidies, would make economic development a very low priority. The legislature in the early 80's said in a limited scope, they would eliminate that financial hit. The way they allow towns to create geographic areas within the community where the value is expected to grow, either as a result of a company building, or some other change that will cause the value to increase in that area. The benefit to the town is value in the economic development district does not have to be reported to the State, if the towns resources and existing tax revenue are held harmless, the T.I.F. only uses the incremental taxes from that district. What the town currently has is a resource that is unchanged, funding stay the same, revenue sharing stay the same and the County taxes stay the same. So the overall value of economic development in any town will effect the entire region. Poland Springs building a facility in Hollis is going to benefit the whole region, so there is a willingness to accept some opportunity cost for the greater benefit.

The use of the Tax Increment Financing funds have a very narrow parameter, it can not be used for just general purposes within the town. There are limitations on the types of property that can be included in the T.I.F. district, it has to be blighted or near development or suitable for commercial development. There are limitations to the area you can include in a T.I.F. district sheltered area is 5% of the town's total acreage, and there is a value limitation. The town can not include in a T.I.F. district any more than 5% of the towns total value. That value has to do with the value before development occurs. In this case it is the value of the land before Poland Springs builds a plant on it. A T.I.F. district can not last longer than 30 years. Also there are very strict limitations on what the money can be used for. There are 3 general categories, the first level is the investment that are made in the T.I.F. district. I will use a general concept as an example. The T.I.F. district will go around the Poland

Spring plant. The town development program as proposed would supply a certain amount of funding back to the company to help it off set some of the cost of the investment. It is a perfectly acceptable use of the T.I.F. funds in the district, or if the town was going to run a utility line, run roads into that district or bring the district out to the highways and move it outward and include other property in it. Those investments are fine, they are in the district. The second level of projects cost are those investments the town makes that are outside the district but are related to the district in some way. In this case you have to expect some traffic impact, public safety impacts ect. They are related to it. The third use of the T.I.F., for economic development programs, is fairly hard to pin down but we have approved it for economic development programs, hiring economic development staff, marketing for your community as a place for economic growth, acquiring land for building a business park, those type of things. The message is it has to be related to the development district and to economic development. It is limited use of funds, funds you can not use anywhere else. That is why you have those protections and shelters of the values that is added to the district, so the town does not see a financial hit from the County tax side. This is a very shallow and basic discussion of the implication of the T.I.F.. My department has no authority other than to insure that the development program or a T.I.F. district is created in accordance with the law, and the use of funds are used in accordance with the law, and that the limitations are met. We work with the communities to make sure the development programs are met, and if the requirements are met. The Commissioner has no choice but to approve the district. The department does not help a town or a business negotiate. We do not get involved in that way. The town has shown a remarkable variety of creativity in their application of this flexible statute, to meet their development needs. You have a project laying in front of you, and you have a decision to make, with respect to it, I am here to help in anyway that I can. Any questions.

Mr. Goodwin: are there any questions for Mr. Bingham, I am hopeful Mr. Bingham will be able to stay with us for the remaining part of the meeting.

Mr. Goodwin: What I would like to do now is take our unique situation and insert it in to the States plan , and try to give you an idea of what a T.I.F. is for. Here are some of my crude visual aids I have made up, so if there are any art teachers here they may want to leave. First thing I would like to do is give you a rough idea of what the town is into on an annual basis out side of the T.I.F.. Every year the State comes in and does a valuation to your town, they come up with an assessment number , then they go back to the State and look at your towns assessment and come up with their figures and then calculate school subsidy, revenue sharing and County Taxes. The higher your assessment, the less they feel you need in revenue. The County says you are doing just fine, so they increase your County taxes. That is the way it is, every time a house is built our assessment goes up. The town needs to deal with it and take into consideration the T.I.F., you have your total assessment, what ever is sheltered is theoretically subtracted from your assessment or not added to it which ever. You come up with an adjusted amount, and then you go through the same process as before. So every time you increase your State assessment you are looking at loss of your school

subsidy and revenue sharing and having an increase in your County taxes. This is where the T.I.F. comes in and helps us as far as shelters. Here are my crude drawings Mr. Goodwin's drawing on the following 6 pages.

Mr. Couling: How can we predict 25 years down the road.

Mr. Goodwin: I don't know, we pretty much have to give it our best shot.

Gentleman on the left What if the Legislature changes the program? Mr. Goodwin asked if Mr. Bingham could answer that question.

Mr. Bingham: The Town has the ability to amend or change the T.I.F. district any time they wish, by going through the same process, a public hearing, and before the Town at a Town Meeting for a vote. If you find later on down the road, some how the education funding or some other component of the over all package has changed, you have option of modifying your financial plan of the development program to meet your needs for example you could shift some money away from the economic development investment.

Mr. Goodwin: So going over it again real quick, if we do it with the T.I.F. we receive 8.5 million in the general fund and 7.2 million from the T.I.F. equaling 15.7 million. Poland Springs 13.3 million back into their facility, and this is taxable. Without the T.I.F. we would receive about 50/50 with the state 13.5 verses 13.5, we are ahead of the game by a couple of hundred thousands dollars. What we have to do with the 7.2 million dollars, as Mr. Brigham said is we have to account for that. With the T.I.F. process and the procedures behind it, they want to make sure that amount that we get goes back in to an economic development plan. Our situation is unique in that we are starting from ground zero. Every tax dollar we get is basically from residential homes, so every dollar we spend at town meeting on the warrant, the cost goes on the tax payers back. We now have to come up with an idea that will enhance or promote economic development in our town, we could buy fire equipment, Mr. Brigham said we couldn't but we can because we do not have an enough equipment, about 8 pieces of fire equipment ranging from 1990 back to the 60's, so we would be able to do this out of the T.I.F. fund instead of the general fund and taxes. Highway equipment, basically we try to work and patch what we can with Bob's equipment. We have to keep more roads clear, because we will have more traffic now. We see a possible need for newer equipment now. When we mentioned this to Mr. Bingham, again he said we already have a highway department, well basically we don't, so again we can tap in to these fund appropriately to take care of that issue. There are a lot of thing that are on the warrant that could be moved over into the sheltered funds. That was one of the exciting things that came up. We are lucky that Poland Springs came in the way that the did.

We can take some of the T.I.F. revenue proposed and propose an economic plan for the town of Hollis. We will have it done professionally, using our comprehensive plan, our zoning ordinances that we have. What the town basically wants, what area, whats the best traffic route, we can provide our selves with a document that we can work off, so that we are proactive instead of reactive. We are saying, lets plan a head for the next project if there is one.

*Joan Gannett, so what you are saying is we give them the tax break, they have to use that money for the facility and improvements. Then we tax them on everything. Mr. Goodwin: thats right.*

*Mrs. Gannett, thats good enough for me.*

*With no other questions the Meeting was adjourned at 8:05 PM.*

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*Claire M. Dunne, Town Clerk of Hollis, Maine*