



STATE OF MAINE  
DEPARTMENT OF ECONOMIC  
AND COMMUNITY DEVELOPMENT



JANET T. MILLS  
GOVERNOR

HEATHER JOHNSON  
COMMISSIONER

November 15, 2019

John Eldridge  
Town Manager  
TOWN OF BRUNSWICK  
85 Union Street  
Brunswick, Maine 04011-2418

RE: Seahawk Omnibus (FKA Mölnlycke Manufacturing) Municipal *Tax Increment Financing* (TIF) District and Development Program *First Amendment* (AMD-1)

**A P P R O V E D**

Dear Mr. Eldridge,

The Maine Department of Economic and Community Development (DECD) reviewed and **EFFECTIVE TODAY APPROVED** the application to amend the above referenced Municipal TIF District and Development Program (Program). Based on the application, DECD notes/approves:

- a. Rename TIF District and Program from Mölnlycke Manufacturing to Seahawk Omnibus;
- b. Natural Selection, Inc., d/b/a Wild Oats Bakery and Cafe reimbursement limited to incremental taxes from NEW actual value of real property projected at \$493,000 total, or for a 10-year term beginning with fiscal year 2022, 35% annually plus 0.5% per new full-time equivalent job above 50 jobs, not to exceed 50% in any one year, during District term;<sup>1</sup>
- c. Company/Developer payments within sole Town Council discretion, after minimum one public hearing, limited to incremental taxes from NEW actual value and may include up to 100% reimbursement during District term;

Per December 3, 2012, original designation, DECD restates:

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>d. District term of 30 years ending June 30, 2042;</li> <li>e. District taxable Original Assessed Value of \$0 as of March 31, 2012 (April 1, 2011)—acreage 19.4;</li> <li>f. Real and personal property Increased Assessed Value (IAV) capture of up to 100% for TIF years 2-30;</li> <li>g. District revenues deposited/held in dedicated account[s] and applied <u>ONLY</u> toward approved activities/projects due completion <u>BEFORE/BY JUNE 30, 2042</u>, <ol style="list-style-type: none"> <li>i) Project Cost accounts to reimburse companies/developers for costs authorized by 30-A M.R.S.A. § 5225(1)(A) and DECD rules as amended from time to time <u>AND/OR</u> fund public activities/projects,</li> <li>ii) Sinking Fund Account to retire associated public debt, if any;</li> </ol> </li> <li>h. Mölnlycke Manufacturing US, LLC reimbursement limited to incremental taxes from <u>NEW</u> actual value of real and personal property projected at</li> </ol> | <p>\$2,155,176 total or, for a 20-year term beginning with fiscal year 2014, 35% annually plus 0.5% per new full-time equivalent job above 45 jobs, not to exceed 55% in any one year, during District term;<sup>1</sup></p> <ol style="list-style-type: none"> <li>i. <u>AFTER EXECUTION, TOWN MUST FORWARD A COPY</u> of any associated credit enhancement agreement and its amendment(s) or assignment(s) to DECD—enclosing completed matching <b>Application Cover Sheet</b> with detailed private project description and (if Company and not Developer) <b>Employment Goals Form</b>;</li> <li>j. Any non-captured incremental property values resulting in General Fund revenue/deposits <u>MUST</u> be included/reported with Town equalized assessed value;</li> <li>k. Any future amendment <u>MUST</u> comply with 30-A M.R.S.A. §§ 5221-5235 and DECD rules;</li> <li>l. When District expires, or is terminated, <u>BRUNSWICK MUST NOTIFY DECD IN WRITING.</u></li> </ol> |
|--|--|



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As further described in the Program, Town revenue allocation projected at \$14,010,268 may facilitate funding for an estimated \$29,700,000 in public costs and associated debt—if any. This funding MUST comply with already established Brunswick appropriation process—with activities/projects due completion BEFORE/BY JUNE 30, 2042. DECD restates approved public activities/projects costs listed below:

**WITHIN DISTRICT**

- m. Professional and administrative costs including prorated municipal staff salaries \$600,000;

**WITHIN MUNICIPALITY**

- n. Brunswick Downtown Association funding \$3,000,000;

**OUTSIDE DISTRICT ♦**

- o. Road improvements \$19,200,000;
- p. Public safety improvements \$3,900,000; \*
- q. Downtown Municipal TIF District portage \$3,000,000.

DECD notes while the Program may list multiple statutory citations with the public project costs in the application, not all citations apply to all activities/projects described within each cost description. Brunswick is obligated to verify proper authorization for each project cost to be undertaken. DECD advises Town to plan for debt retirement to coincide with District term end of June 30, 2042.

Please contact Development Program Officer Tina Mullins with questions about this certification. With this approval, the Department extends best wishes for the success of the District.

*Sincerely,*

Heather Johnson  
Commissioner

cc: via e-mail only

Senator Everett Brownie Carson (SD-24)—129<sup>th</sup> Legislature  
Representative Matthea Elisabeth Larsen Daughtry (HD-49)—129<sup>th</sup> Legislature  
Representative Ralph L. Tucker (HD-50)—129<sup>th</sup> Legislature  
Representative Joyce McCreight (HD-51)—129<sup>th</sup> Legislature  
Justin Poirier, MRS Director Property Tax Division  
Shana Cook Mueller, Bernstein, Shur, Sawyer & Nelson, P.A.

♦ To the extent a project is outside the District, Brunswick must prorate/allocate costs not directly related to or made necessary by establishment/operation of this District to other funding sources.

<sup>1</sup> See Program, pages 13-14, Section III (A) & (B) for definition and determination of a “full-time” employee.

\* Police project cost is not to establish a new precedent but based on (A) municipality gaining acreage as well as (B) future legislation sponsored by Midcoast Regional Redevelopment Authority (MRRRA) to cede traffic jurisdiction to Town.



## MTIF: Application Synopsis for Commissioner Consideration

### ■ DISTRICT DATA: PREVIOUS DATA GRAY

MUNICIPALITY		Brunswick		COUNTY	Cumberland	TERM	30	
DISTRICT NAME		Seahawk Omnibus (FKA Mölnlycke Manufacturing)						
ORIGINAL DISTRICT (OD): Y/N		N		AMENDED: Y/N		Y	# AMD	1
DOWNTOWN EXEMPT: Y/N		N	PAPER MILL EXEMPT:		N	RP/PP CAPTURE%		TIF year 1: 0% TIF year 2-30 100%
APPLICATION BASIS	To rename TIF from Mölnlycke Manufacturing to Seahawk Omnibus, add an omnibus feature, and authorize CEA with Natural Selection, Inc (d/b/a Wild Oats Bakery & Cafe) to incentivize their investment and operations within District. AMD-1 Town approved 10/21/2019							
HISTORY		[1/18/13] OD: District created to support private investment by manufacturer of single-use surgical and wound products, location on former Naval Air Station Brunswick (NASB) and to fund allowable municipal projects.						
TERM DATES	START: During Town's 2013 FY (July 1, 2012- June 30, 2013), effective with Commissioner's 1/18/13 OD approval letter. *					END: July 1, 2041- June 30, 2042 (FY 2042)		
DESIGNATION DATE OF ORIGINAL DISTRICT AND DEVELOPMENT PLAN:						12/3/2012		

Increased Assessed Value (IAV); Real/Personal Property (RP/PP)

(\*See Rule 19-100, Section 5 (D): As of the date of the Commissioner's approval letter, municipality may expend funds and incur obligations with respect to the approved project costs.

### ■ COMPANY OR DEVELOPER DATA

ENTITY ADDRESS	Mölnlycke Manufacturing US, LLC 192 Admiral Fitch Avenue, Brunswick ME 04011					
PROJECT	Build a 79,000 square foot world class manufacturing facility to include a \$14,500,000 building and \$36,000,000 equipment and other personal property investment.					
NEW INVSTMNT	\$50,500,000	FT JOBS NEW	20	2	23	-
NEW PAYROLL	\$2,108,000	AVG WAGE/YR	\$70,000	\$32,000	\$28,000	-
#NEW JOBS	45	FT JOBS RETAINED	n/app	-	-	-
AVGE WAGE	\$46,844	AVG WAGE/YR	n/app	-	-	-
ENTITY ADDRESS	Natural Selection, Inc., d/b/a Wild Oats Bakery & Café (owner/developer Shepherd Properties, LLC) 106 Union Street, Brunswick, Maine 04011					
PROJEC	Construction of approximately 19,000 square foot state-of-the-art facility to provide production/manufacturing space and retail/dining on the ground floor and office space on the second floor. Additionally, project includes a surface parking lot to provide 52 dedicated parking spaces and access to an additional 100-shared-parking spaces on an adjacent parking lot.					
NEW INVSTMNT	\$7,000,000	FT JOBS NEW	2	2	16	10
NEW PAYROLL	\$994,000	AVG WAGE/YR	\$52,000	\$35,000	\$30,000	\$34,000
#NEW JOBS	30	FT JOBS RETAINED	3	2	21	21
AVGE WAGE	\$33,133	AVG WAGE/YR	\$90,000	\$38,000	\$28,000	\$32,000

Company (CO); Developer (DEV)



## MTIF: Application Synopsis for Commissioner Consideration

### ■ STATUTORY REQUIREMENTS

WITHIN ACREAGE CAP?	19.4	Y	MUNICIPAL BONDS ISSUED? Y/N/MAY	M
ON SUITABLE PROPERTY?	Y		TAX SHIFTS CALCULATED?	Y
OAV CERTIFIED?	\$0	Y	PUBLIC NOTICE AND HEARING?	Y
WITHIN VALUE CAP?	Y		PASSED BY MAJORITY VOTE? 9/0	Y

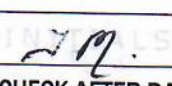
\*Downtown; Transit-Oriented Development; Community Wind Power; Single Taxpayer/High Valuation exemptions may apply (EX\*).

### ■ PLANNED REVENUE DISTRIBUTION

TO GENERAL FUND (NON-TIF)?		\$0	
FOR MUNICIPAL DEBT?		TBD	IF AMD, ANY BONDS TO DATE? n/app
FOR CREDIT ENHANCEMENT AGREEMENT?	Mölnlycke Manufacturing US, LLC: Actual: \$697,044 <u>Projected: \$1,458,132</u> Total: \$2,155,176		
	Natural Selections, Inc, D/B/A Wild Oats Bakery & Café: Projected: \$493,000		
REIMBURSEMENT	Mölnlycke Manufacturing US, LLC: 20-year reimbursement of real and personal property, beginning with FY 2014: Minimum 35% plus 0.5% per new FT equivalent job above 45 jobs, not to exceed 55% in any one year. <sup>1</sup>  Natural Selections, Inc, D/B/A Wild Oats Bakery & Café: 10-year reimbursement of real property only, starting FY 2022 through FY 2031: Minimum 35% plus 0.5% per new FT equivalent job above 50 jobs, not to exceed 50% in any one year. <sup>1</sup> <sup>1</sup> See Program, page 14, Section III (B) for definition and determination of a "full-time" employee.  Omnibus Feature: Town Council discretion, after minimum one public hearing, up to 100% reimbursement for up to and within District term.		
FOR BONA-FIDE ECONOMIC DEVELOPMENT?	\$2,552,270 <u>\$11,457,998</u> \$14,010,268		Actual <u>Projected</u> Total
PUBLIC PROJECTS/COSTS	[\$29,700,000]  (T1) Professional and administrative costs including prorated municipal staff salaries \$600,000; (T2) Road improvements \$19,200,000; Public safety improvements \$3,900,000*; Downtown District portage \$3,000,000; (T3) Brunswick Downtown Association funding \$3,000,000.  * Police project cost is not to establish new precedent, but, based on (A) municipality gaining acreage as well as (B) future legislation sponsored by Midcoast Regional Redevelopment Authority (MRRRA) to cede traffic jurisdiction to Town.  Town confirmed TIF revenue expenditures, from this District, for Tier 2 projects of road improvements and public safety, are prorated according to this TIF District's establishment/operation, and not solely as it may relate to the redevelopment of the former NASB (See e-mail dated 11/7/2019, from Bernstein Shur in file).		

Over TIF Term (OTT); §5225(1) (A-C) = Tier (T) 1-3

### ■ STAFF RECOMMENDATION

DEVELOPMENT PROGRAM OFFICER (DPO) REVIEWED APPLICATION AND OFFERS THIS OPINION:	Recommend approval to the best of my knowledge; no concerns.		
DPO RECOMMENDS COMMISSIONER APPROVAL?	Y		11/15/19
APPLICATION RECEIPT DATE	10/24/2019	CHECK AFTER DATA ENTRY <input type="checkbox"/>	

Form revised 6/4/19





**Bernstein, Shur,  
Sawyer & Nelson, P.A.**  
100 Middle Street  
PO Box 9729  
Portland, ME 04104-5029

T (207) 774-1200  
F (207) 774-1127

Shana Cook Mueller  
(207) 228-7134 direct  
smueller@bernsteinshur.com

October 25, 2019

Tina M. Mullins  
Department of Economic and Community Development  
111 Sewall Street  
Burton Cross Building, 3<sup>rd</sup> Floor  
Augusta, ME 04330

*Re: Seahawk Omnibus Municipal Development and TIF District*

Dear Tina:

Enclosed please find the application for the Seahawk Omnibus Municipal Development and Tax Increment Financing District as approved by the Town of Brunswick on October 21, 2019.

If you have any questions, please feel free to contact me.

Sincerely,

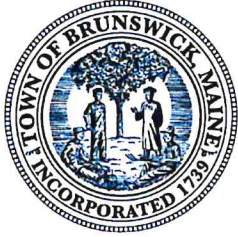
A handwritten signature in blue ink, appearing to read "Shana C. Mueller".

Shana Cook Mueller

Encls.

cc: John Eldridge, Town Manager





# Town of Brunswick, Maine

INCORPORATED 1739

OFFICE OF THE TOWN MANAGER

85 UNION STREET

BRUNSWICK, MAINE 04011-2418

TELEPHONE 207-725-6659

FAX 207-725-6663

October 22, 2019

Heather Johnson, Commissioner  
Maine Department of Economic  
and Community Development  
State House Station 59  
Burton Cross Building, 3rd Floor  
Augusta ME 04333

Re: Seahawk Omnibus Municipal Tax Increment Financing District

Dear Commissioner Johnson:

On behalf of the Town of Brunswick, I am submitting the application for the First Amended and Restated Mölnlycke Manufacturing Municipal Tax Increment Financing District, to be renamed the Seahawk Omnibus Municipal Tax Increment Financing District, as approved by the Town of Brunswick on October 21, 2019.

With this letter, I certify that all information contained in this application is true and correct to the best of my knowledge.

Sincerely,

  
John Eldridge  
Town Manager

Enclosures



**ECONOMIC DEVELOPMENT  
BRUNSWICK, MAINE**

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

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*First Amended and Restated*

**MÖLNLYCKE MANUFACTURING  
MUNICIPAL DEVELOPMENT AND  
TAX INCREMENT FINANCING DISTRICT**

**to be renamed:**

**SEAHAWK OMNIBUS MUNICIPAL DEVELOPMENT AND  
TAX INCREMENT FINANCING DISTRICT**

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*Approved by:*

**TOWN OF BRUNSWICK**

**DATED: October 21, 2019**



## APPLICATION COVER SHEET

### MUNICIPAL TAX INCREMENT FINANCING

#### A. General Information

1. Municipality Name: Town of Brunswick		
2. Address: 85 Union Street, Brunswick, Maine 04011		
3. Telephone: 207-725-6659	4. Fax: 207-725-6663	5. Email: jeldridge@brunswick.org
6. Municipal Contact Person: John Eldridge		
7. Business Name: Natural Selection, Inc., d/b/a Wild Oats Bakery & Cafe		
8. Address: 106 Union Street, Brunswick, Maine 04011		
9. Telephone: 207-232-8970	10. Fax:	11. Email: Marsh.Shep@gmail.com
12. Business Contact Person: Marshall Shepherd		
13. Principal Place of Business: 149 Maine Street, Brunswick, Maine 04011		
14. Company Structure (e.g. corporation, sub-chapter S, etc.): Sub-chapter S corporation		
15. Place of Incorporation: Maine		
16. Names of Officers: David Shepherd (President); Rebecca Shepherd (Vice President, Treasurer)		
17. Principal Owner(s) Name: David Shepherd and Rebecca Shepherd		
18. Address: 106 Union Street, Brunswick, Maine 04011		

#### B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
<input type="checkbox"/> job creation	<input type="checkbox"/> job retention	<input type="checkbox"/> capital investment
<input type="checkbox"/> training investment	<input type="checkbox"/> tax base improvement	<input type="checkbox"/> public facilities improvement
<input checked="" type="checkbox"/> <b>x other (list): Please refer to the Development Program</b>		
2. Check the specific items for which TIF revenues will be used (any that apply):		
<input type="checkbox"/> real estate purchase	<input type="checkbox"/> machinery & equipment purchase	<input type="checkbox"/> training costs
<input type="checkbox"/> debt reduction	<input checked="" type="checkbox"/> <b>x other (list): Please refer to the Development Program</b>	

#### C. Employment Data

List the company's goals for the number, type and wage levels of jobs to be created or retained as part of this TIF development project (*please use next page*).

**EMPLOYMENT GOALS**  
Company Goals for Job Creation and Job Retention

<i>A. Job Creation Goals</i>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Professional & Technical	2		\$52,000
2. Administrative Support, inc. Clerical	2		\$35,000
3. Sales & Service	16		\$30,000
4. Agriculture, Forestry & Fishing			\$
5. Maintenance, Construction, Production, & Transportation	10		\$34,000
<i>B. Job Retention Goals</i>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Professional & Technical	3		\$90,000
2. Administrative Support, inc. Clerical	2	1	\$38,000
3. Sales & Service	21	3	\$28,000
4. Agriculture, Forestry & Fishing			\$
5. Maintenance, Construction, Production, & Transportation	21	4	\$32,000
<i>*Please use the Occupational Cluster descriptions on the next page to complete this form.</i>			

**INSTRUCTIONS**

**A. Job Creation Goals.** Please list the number, type and wage level of jobs created as a result of the economic development incentive. NOTE: For this form, “full-time” employment means 30 hours or more; “part-time” employment means less than 30 hours. “Wage level” means the average annual wage paid for jobs created within an occupational cluster, e.g. either their annual salary, or their hourly wage times their annual hours. Also, “type” means “occupational cluster” which refers to the 12 categories defined below. Please include the number of your employees (both full-time and part-time) working within the category that most closely reflects their job duties.

**B. Job Retention Goals.** Please list the number, type and wage level of jobs retained as a result of the economic development incentive. Part B should be completed using same definitions in Part A.



## OCCUPATIONAL CLUSTERS

### 1. EXECUTIVE, PROFESSIONAL & TECHNICAL

**Executive, administrative and managerial.** Workers in executive, administrative and managerial occupations establish policies, make plans, determine staffing requirements, and direct the activities of businesses and other organizations. Workers in management support occupations, such as accountant and auditor or underwriter, provide technical assistance to managers.

**Professional specialty.** This group includes engineers; architects and surveyors; computer, mathematical, and operations research occupations; life, physical, and social scientists; lawyers and judges; social, recreational, and religious workers; teachers, librarians, and counselors; health diagnosing, assessment, and treating occupations; and communications, visual arts, and performing arts occupations.

**Technicians and related support.** This group includes health technologists and technicians, engineering and science technicians, computer programmers, tool programmers, aircraft pilots, air traffic controllers, paralegals, broadcast technicians, and library technicians.

### 2. ADMINISTRATIVE SUPPORT, INCLUDING CLERICAL

**Administrative support, including clerical.** Workers in this group prepare and record memos, letters and reports; collect accounts; gather and distribute information; operate office machines; and handle other administrative tasks.

### 3. SALES AND SERVICE

**Marketing and sales.** Workers in this group sell goods and services, purchase commodities and property for resale, and stimulate consumer interest.

**Service.** This group includes a wide range of workers in protective, food and beverage preparation, health, personal, private household, and cleaning and building services.

### 4. AGRICULTURE, FORESTRY AND FISHING

**Agriculture, forestry and fishing.** Workers in these occupations cultivate plants, breed and raise animals, and catch fish.

### 5. MAINTENANCE, CONSTRUCTION, PRODUCTION & TRANSPORTATION

**Mechanics, installers, and repairers.** Workers in this group adjust, maintain, and repair automobiles, industrial equipment, computers, and many other types of machinery.

**Construction trades and extractive.** Workers in this group construct, alter, and maintain buildings and other structures or operate drilling and mining equipment.

**Production.** These workers set up, adjust, operate, and tend machinery and/or use hand tools and hand-held power tools to make goods and assemble products.

**Transportation and material moving.** Workers in this group operate the equipment used to move people and materials. This group also includes handlers, equipment cleaners, helpers, and laborers who assist skilled workers and perform routine tasks.

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**EXHIBITS:**

A	TIF District Maps
B	Statutory Requirements & Thresholds
C	Assessor's Certification of Original Assessed Value
D-1	TIF Revenue Projections
D-2	TIF Revenue Projections, Page 2
D-3	Tax Shift Calculations
D-4	Projected Town Benefit Including BETE Reimbursement
E	Public Hearing Notice
F	Public Hearing Minutes
G	Town Council Resolution



## **I. Introduction**

### **A. Mölnlycke Health Care and Mölnlycke Manufacturing**

Mölnlycke Health Care (“Mölnlycke HC”) is a world-leading manufacturer of single-use surgical and wound products. The company has over 6,700 employees, with a combination of sales offices and manufacturing facilities in over 30 countries around the world. The company’s home office is in Gothenburg, Sweden.

Mölnlycke HC started in a town called Mölnlycke in Sweden in 1849 as a textile manufacturer. In the 1940s, Mölnlycke HC developed a dressing product called Mesorb. In the following decade, the 1950s, Mölnlycke HC developed OP-Plast, the first disposable drape material that helped to increase hospital efficiency and protection against surgical infections. This product helped to establish Mölnlycke HC as one of the world’s leading health care companies in hospital efficiency and infection control.

In the early 1990s, Mölnlycke HC introduced Safetac technology and set the stage for a whole range of wound care products that not only helped wound healing, but also drastically reduced pain and trauma for patients during dressing changes.

Today, Mölnlycke HC has two divisions: Surgical and Wound Care. Together, these divisions produce products that help both health care professionals and patients in the hospital and during patients’ recovery.

Wound Care’s innovation continued and in 2008, Mölnlycke HC acquired Pharmaset, a leading French manufacturer of single-use kits for surgical interventions. In 2009, Mölnlycke HC acquired JKT, a leading Polish provider of single-use hospital clothing and surgical supplies.

In 2010, the Wound Care division launched Avance™, a negative pressure wound treatment. This was also the year when Mölnlycke HC acquired Rynel, a developer and manufacturer of specialty hydrophilic polyurethane foam products in the United States.

One of Mölnlycke HC’s divisions, Surgical, is a full-line supplier of single-use products for the operating room. The division offers drapes, gowns, headgear and face masks, as well as scrub-suits. Surgical also has a line of antiseptics as well as surgical gloves with the proven highest quality in the business. Surgical also offers everything a surgical team needs for a given procedure on a single tray called ProcedurePak—increasing hospital efficiency by reducing set-up time in the operating room, making the ordering and stock-taking processes easier, and reducing waste.

Mölnlycke HC’s other division, Wound Care, provides products that promote wound healing, including a whole range of wound dressings and bandages and more traditional retention and compression products. Wound Care also has emollient products that help skin conditions such as eczema and psoriasis.

During the last few years, Mölnlycke HC has moved into biological and negative pressure wound treatments including Xelma, a biological wound treatment that provides an extra-cellular matrix protein that cells attach themselves to, which then kick-starts the wound

healing process. The company's negative pressure solution, Avance, promotes wound healing by creating negative pressure in the wound cavity.

Mölnlycke HC has manufacturing plants in nine (9) different countries. Production for wound care products currently takes place in Finland, the United Kingdom, and the United States. Surgical production takes place in Malaysia, Thailand, the Czech Republic, France, Poland, and Belgium.

With the U.S. market becoming a growing market for Mölnlycke HC, the company is investing in manufacturing facilities in the U.S. The company currently has a manufacturing facility in Wiscasset, Maine, the Brunswick, Maine site that is under construction, and a distribution center in Anderson, South Carolina. Mölnlycke Manufacturing US, LLC, located in Brunswick, Maine, is owned by Mölnlycke Health Care US, LLC which is located in Norcross, GA. Mölnlycke Health Care US, LLC is owned by Mölnlycke Health Care AB which is headquartered in Gothenburg, Sweden and is the parent entity.

The project that was initially envisioned for Brunswick has expanded since discussions began with the State of Maine and the Town of Brunswick in the second half of 2010. The Brunswick manufacturing facility will include construction of a \$14.5 million dollar building and an over \$36 million investment in equipment and other personal property. The investment in Brunswick will not negatively impact the Wiscasset facility. In fact it will serve to secure that facility since the products developed in Wiscasset will be the "raw materials" that will be used in the products manufactured in Brunswick. Additionally, the Brunswick manufacturing facility is expected to create 45 to 87 quality jobs with medical insurance and ERISA benefits. Total wage and salary estimates approach \$2 million annually.

## **B. Mölnlycke Manufacturing: Request for Tax Increment Financing Assistance**

Representatives of the entity that is now Mölnlycke Manufacturing US, LLC (hereinafter referred to as "Mölnlycke Manufacturing" or "Mölnlycke") first approached the State of Maine and the Town of Brunswick in the second half of 2010 to explore the possibility of the company locating a new wound care product manufacturing facility in Brunswick—specifically at Brunswick Landing. Since Mölnlycke was then looking at different locations around the world (and around Maine) to locate the next factory, it was imperative that the State of Maine, the Town of Brunswick and the Midcoast Regional Redevelopment Authority ("MRRA") work together, along with the local existing Mölnlycke Manufacturing site in Wiscasset, to come up with the best proposal to the Mölnlycke HC Board of Directors as to why the company should locate the new factory in Brunswick. The Mölnlycke Board later approved the Brunswick location based on a presentation that included all of the estimated economics of the project.

Since those early discussions, Mölnlycke reviewed its manufacturing strategy to support the continuing growth of the wound care business. Based on that review, Mölnlycke made the decision to greatly increase the level of capacity, automation and overall technology of the production machines slated for Brunswick. The machine upgrades and improvements created the need to also increase the clean room production space within the new Brunswick facility. This expansion of manufacturing capability necessitated additional improvements and upgrades to the overall electrical system for the facility, multiple HVAC systems, supporting



computer systems and software, and other miscellaneous support systems. The equipment upgrades also created the need for more skilled employees to support this investment in sophisticated equipment.

Mölnlycke Manufacturing requested that the Town of Brunswick provide tax increment financing assistance to assist with the development of its Brunswick manufacturing facility. This project fits in with the larger effort to redevelop the 1.7 million square feet of industrial, commercial and professional office space at the former Naval Air Station Brunswick (“NASB”), and is in accordance with the adopted Reuse Master Plan for NAS Brunswick (the “Reuse Master Plan”). The proposed tax increment financing district is a 19.4-acre collection of parcels within the former NAS Brunswick. It encompasses the “block” surrounded by Pegasus, Orion Street, Admiral Fitch Ave and Seahawk Avenue. Creating a tax increment financing district (the “District”), which will be developed into a world class manufacturing facility, will enhance the competitiveness of the Midcoast region and the State of Maine to attract, grow and create new businesses in the industry clusters identified in the Reuse Master Plan. These industries include: composite manufacturing, information technology, alternative energy development, research, development and manufacturing and tourism and convention businesses in the Midcoast region. The District is to be in place for a total of thirty (30) years, and is more fully described below in Section II(C)(1) of this Development Program, and is depicted on the maps attached as Exhibit A.

In furtherance of these goals, the Town plans to capture zero percent (0%) in year one and all one hundred percent (100%) of the increased assessed taxable real and personal property value located in the District in years 2 through 30 and use such revenues (the “TIF Revenues”) to fund infrastructure improvements, public safety equipment and its existing Downtown TIF District, and other administrative costs, all as further described in Table 1 herein. The Town will also enter into a 20-year credit enhancement agreement with Mölnlycke Manufacturing (the “Mölnlycke Manufacturing CEA”), as further described in this Development Program in Section III – Financial Plan.

### **C. First Amendment**

In 2019, the Town wishes to amend the District in order to (a) rename the District the Seahawk Omnibus Municipal Development and Tax Increment Financing District; (b) add omnibus capacity to the District, allowing credit enhancement agreements (“CEA”) to be used to attract new business and encourage business expansion, with new CEAs to be subject to Town Council review, a minimum of one public hearing, and Town Council approval (the Town Council may approve CEAs of up to 100% reimbursement to a developer or company for up to the full term of the District in the sole discretion of the Town Council after a public hearing); and (c) specifically authorize a new CEA with Natural Selection, Inc., d/b/a Wild Oats Bakery & Café, or affiliated/associated entity (“Wild Oats”) to incentivize their investment and operations within the District.

### **D. Wild Oats**

Wild Oats is a bakery, café and deli and has been in business in Brunswick for the past 28 years. Over the life of the business, Wild Oats has undergone eight (8) major renovations and

now employs more than forty (40) people. The business currently leases space in the Tontine Mall which does not allow for the growth needed for production space and additional parking. The proposed expansion includes construction of an approximately 19,000 square foot state-of-the-art facility at Brunswick Landing within the District that will provide production/manufacturing space and retail/dining on the ground floor and office space on the second floor. In addition, the project includes a surface parking lot that will provide 52 dedicated parking spaces and access to an additional 100 shared-parking spaces on an adjacent parking lot across the rear access drive. The total project cost is estimated at approximately \$7 million, most of which is intended to be financed through a local bank and the Small Business Administration. Shepherd Properties LLC will serve as the owner/developer for the project.

The Town will enter into a 10-year credit enhancement agreement with Wild Oats (the “Wild Oats CEA”), starting in fiscal year 2021-2022 through fiscal year 2030-2031, as further described in this Development Program in Section III – Financial Plan.

#### **E. Designation of TIF District**

In designating the Amended District and adopting this Amended and Restated Development Program, the Town can accomplish the following goals:

- Maintain existing tax revenues;
- Realize new tax revenues generated by new development within the District;
- Create long-term, stable employment opportunities for areas residents;
- Advance redevelopment of the former Naval Air Station Brunswick by attracting investment and promoting the economic viability and sustainability of the general economy of the Town, and the Midcoast Maine region; and
- Improve the overall economy of the State of Maine.

In addition, by creating the District, the Town will “shelter” the increase in municipal valuation that development in the District will bring about. This is particularly significant, because the original assessed value of the District was zero dollars (\$0) as of March 31, 2012 (April 1, 2011). This tax shelter will mitigate the impacts that the District’s increased assessed property value would have on the Town’s share of state aid to education, municipal revenue sharing and its county tax assessment. An estimate of the tax shelter benefit is shown as Exhibit D-3 attached hereto.



## **II. Development Program Narrative**

### **A. The Projects**

#### **1. Municipal Projects**

The Town desires to foster the redevelopment of the 3,300 acres and 1.7 million square feet of industrial, commercial and professional office space at NASB. The commercial redevelopment of the base, however, will have significant impacts on the Town, which the Town plans to mitigate in part through the use of its share of TIF revenues.

Development within the District will provide a revenue source for the Town's economic development projects. The Town plans to use its portion of the TIF Revenues for several projects that will enhance the exposure and viability of the Town as a vibrant place to locate a business, to visit and to work. The Town plans to invest in its infrastructure by improving roads leading to and from the District, purchasing new public safety equipment needed to provide public safety services to the District and the former NAS Brunswick, and by contributing TIF Revenues to fund projects set forth in the Town's existing Downtown TIF District, along with additional administrative expenses outlined on Table 1.

Regarding the Town's proposed road improvements, the Maine Department of Transportation completed a comprehensive traffic study in 2010 that specifically related to enhancing the redevelopment of NASB. Throughout the study and the public meetings leading up to the final report, a constant theme that was raised was the need for safe and efficient travel routes to the former base. The base is located in the geographic center of the Town of Brunswick and does not have direct rail access. All employees, deliveries and exports will likely take place over the various streets and roads that lead into the Town of Brunswick and to Brunswick Landing. The streets and roads that the Town has identified on Table 1 are a combination of local connectors to Brunswick Landing or connectors from the region into the Town of Brunswick that subsequently route traffic to the former NASB.

Regarding the Town's plan to use TIF revenues to purchase public safety vehicles, the redevelopment of NASB instantly adds over 3,300 acres and 200 non-residential buildings to the jurisdiction of the Town—not counting the new commercial buildings that will be built in the future as a result of redevelopment efforts. In order to provide adequate public safety services to this new area of the Town, the Town will need to stretch its existing fleet of public safety (police, rescue and fire) vehicles further each year. Additionally, MRRA is planning to submit proposed legislation that would cede jurisdiction for traffic enforcement on the base to the Town, which would result in the Town's police officers enforcing speeding and other traffic laws on the former base, in addition to providing general public safety services. The Town currently has a fleet of 22 police vehicles, most of which are already on the road 24 hours per day, seven days per week, all 52 weeks of the year. The Town also has a fleet of 13 fire department vehicles, 3 of which are ambulances. The ambulances are replaced approximately every 3 years. As a direct result of the redevelopment of the former NASB, the Town's fleet of public safety vehicles will incur significantly increased mileage, wear and tear, which will require the Town to replace them with greater frequency than prior to any redevelopment activity at the former NASB. Since

the Town's need to replace its public safety vehicles (police, fire and rescue vehicles) with much greater frequency is directly related to and made necessary by the redevelopment of the former NASB and the District, the Town will use TIF funds to cover the cost of up to four (4) public safety vehicles each year.

The Town plans to use TIF Revenues as part of its overall plan to use its location and resources to attract and retain businesses that want to take advantage of Brunswick's business-friendly location at the gateway to the Midcoast while offering their employees a rich, dynamic and high quality of life. Please see Table 1 herein for a complete list of authorized projects and their respective cost estimates.

**TABLE 1**  
**Town of Brunswick's Project Development Costs**

**Note:** The Town's project list is a global master project list that the Town has created for this District and Development Program and for any future districts and development programs that the Town may create in the future at the location of and to foster the redevelopment of the former NASB. The TIF Revenues from this District are not intended to fully fund each of the projects listed below—indeed, the total project costs for the projects listed below far exceed the Town's estimated share of the TIF Revenues from this District.

Project	Cost Estimate	Statutory Cite	Project Status Update 2019
<p><u>Road Improvements:</u> The Town will use TIF funds to improve and maintain Town-owned roads and streets that form the transportation routes most directly impacted by the creation of the District and the redevelopment of the former NASB. Improvements to the designated portions of the roads and streets identified below are directly related to and made necessary by the redevelopment of the NASB and the creation of the District, which will significantly increase the amount of commercial traffic going to/from the District from the Town's Downtown and other locations throughout the Town. Local road/street reconstruction is estimated to cost \$175,000/mile (approximately 36.55 miles), and individual projects are expected to have a 10-year lifespan.</p> <ol style="list-style-type: none"> <li>1. River Road (5.01 miles)</li> <li>2. Bath Road (4.75 miles)</li> <li>3. Federal Street (.59 miles)</li> <li>4. McKeen Street (1.59 miles)</li> <li>5. Maine Street (2.22 miles)</li> <li>6. Pleasant Hill Road (4.12 miles)</li> <li>7. Jordan Avenue (1.55 miles)</li> <li>8. Mere Point Road (5.46 miles)</li> <li>9. Middle Bay Road (1.16 miles)</li> <li>10. Durham Road (3.44 miles)</li> <li>11. Casco Road (1.92 miles)</li> <li>12. Union Street (.77 miles)</li> <li>13. Church Road (1.93 miles)</li> <li>14. Bunganuc Road (2.04 miles)</li> </ol>	<p>\$640,000/year</p> <p>\$19,200,000 (total 30 years)</p>	<p>30-A M.R.S.A. § 5225(1)(B)(1)</p>	<p>In process</p>



Project	Cost Estimate	Statutory Cite	Project Status Update 2019
<p><u>Public Safety Improvements:</u> As a direct result of the redevelopment of the NASB and the creation of the District, the Town will now be required to replace public safety equipment in the form of fire trucks, police cars and ambulances at an increased frequency in order to provide public safety services to the businesses locating in the former NASB and the District. Prior to the closure of the NASB, these areas were under the jurisdiction of the federal government, and did not receive (or require) Town-provided police, fire and rescue services. Since the Town's need to replace its public safety vehicles (police, fire and rescue vehicles) with much greater frequency is directly related to and made necessary by the redevelopment of the former NASB and the District, the Town will use TIF funds to cover the cost of up to four (4) public safety vehicles each year.</p>	<p>\$130,000/year  \$3,900,000 (total 30 years)</p>	<p>30-A M.R.S.A. § 5225(1)(B)(2)</p>	<p>In process</p>
<p><u>Downtown TIF Projects:</u> The Town will use TIF funds to mitigate the impacts of the District on the Town's downtown area by funding projects described in the 2010 Brunswick Downtown Municipal Development and Tax Increment Financing District Development Program, as it may be amended from time to time; provided that the provisions of 30-A M.R.S.A. Sec. 5225(1)(B)(3) (Supp. 2011) must continue to be met, as is the case currently. Specifically, any public facilities and improvements funded through the Downtown TIF must be located within the Downtown TIF District, and the entire tax increment from the Downtown TIF must be committed to the development program for the Downtown TIF.</p>	<p>\$100,000/year  \$3,000,000 (total 30 years)</p>	<p>30-A M.R.S.A. § 5225(1)(B)(3)</p>	<p>In process</p>

<b>Project</b>	<b>Cost Estimate</b>	<b>Statutory Cite</b>	<b>Project Status Update 2019</b>
<u>Brunswick Downtown Association:</u> The Town will be authorized to provide annual funding to the Brunswick Downtown Association to help fund economic development programs or events designed to foster economic development within the Town's Downtown, or to help fund the marketing of the Town as a business location.	\$100,000/year  \$3,000,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(C)(1)	In process
<u>Professional &amp; Administrative Costs:</u> The Town will fund professional services costs and administrative costs (i.e., pro rata portions of the Town Assessor, Town Manager and Business Development Manager salaries) related to the negotiation and completion of this development program and the credit enhancement agreement with Mölnlycke Health Care Company, and the ongoing administration of the Town's TIF programs.	\$20,000/year  \$600,000 total 30 years)	30-A M.R.S.A. § 5225(1)(A)(4) and (5)	In process
<b>Total Municipal Project Costs:</b>	<b>\$990,000/year</b>  <b>\$29,700,000</b> <b>(total 30 years)</b>		

## **2. Mölnlycke Manufacturing Projects**

Mölnlycke Manufacturing will use payments made to it by the Town to fund development of its facilities within District boundaries to include: site improvements, building construction, machinery and equipment purchases, project financing and employee training, all of which are authorized project costs pursuant to 30-A M.R.S.A. §§ 5225(1)(A) and 5225(1)(C).

## **3. Wild Oats Projects**

Wild Oats will use its payments made to it by the Town to fund development of its facilities within the District boundaries to include: site improvements, building construction, machinery and equipment purchases, project financing and employee training, all of which are authorized project costs pursuant to 30-A M.R.S.A. §§ 5225(1)(A) and 5225(1)(C).

## **B. Strategic Growth and Development**

The Town's designation of the TIF District and pursuit of this Development Program constitute a good and valid public purpose pursuant to Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well-being of both the Town and the Midcoast Maine Region, by providing jobs, contributing to property taxes and diversifying the region's economic base.

## **C. The Development District**

### **1. Physical Description**

The proposed District will encompass a 19.4-acre portion of the former NASB. The District is a rectangle bordered by Pegasus, Orion Street, Admiral Fitch Avenue and Seahawk Avenue. The District is comprised of real property that: Mölnlycke Manufacturing leases from MRRA (the "Mölnlycke Property"); property that Mölnlycke Manufacturing has on option to lease in the future; and two additional parcels to which Mölnlycke Manufacturing has no current or intended future rights. One of those areas, a 1.69 acre parcel depicted in Exhibit A, will be used by Wild Oats (the "Wild Oats Property") and will be the subject of the CEA with Wild Oats. Maps of the amended District are presented in Exhibit A.

### **2. Statutory Requirements and Thresholds**

The Statutory Requirements and Threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. § 5223(3) are set forth in Exhibit B.

### **3. Duration of the Program**

The District will begin with the Town's July 1, 2012 – June 30, 2013 fiscal year and will continue for a total of thirty (30) years, culminating in fiscal year July 1, 2041 - June 30, 2042.

### **4. Certification of Original Assessed Value**

The original assessed value of the District was zero dollars (\$0) as of March 31, 2012 (April 1, 2011). The Assessor's Certificate of Original Assessed Value is included as Exhibit C.

## **D. The Development Program**

The Town's designation of the District and adoption of this Development Program create a single municipal TIF district in order to capture the value of the taxable real and personal property improvements made within the District and enable the use of TIF Revenues for various municipal economic development projects and company investment.

Under this Development Program, the Town will capture zero percent (0%) in year one and one hundred percent (100%) in all remaining years, of the increased assessed taxable real and personal property value over the original assessed property value of the District and retain the tax revenues generated by the captured assessed taxable real and personal property value for designated economic development purposes.

The Town entered into a twenty (20) year credit enhancement agreement with Mölnlycke Manufacturing beginning in year two (2013-2014) of the TIF term. The calculation and allocation of TIF Revenues is more specifically described below in Section III – Financial Plan.

The Town will also enter into a ten (10) year credit enhancement agreement with Wild Oats beginning in year ten of the District (fiscal year 2021-2022). The calculation and allocation of TIF Revenues is more specifically described below in Section III – Financial Plan.

By adopting this Amended and Restated Development Program, the Town will underscore Brunswick’s growing reputation as a commercial hub and desirable place in which to locate a business; support quality economic development in Brunswick by entering into a credit enhancement arrangement with the companies; and shelter the new municipal taxable real and personal property value from impacting the overall State valuation for the Town, thereby minimizing (a) decreases in the Town’s State school subsidy and State revenue sharing, and (b) potential increases in the Town’s county tax assessments.

Further, approval of this Amended and Restated Development Program and the designation of the District will have a neutral or positive impact on the existing tax base, because, given that the original assessed value of the entire District is zero dollars (\$0), all of the assessed value within the District will be captured. In addition, at the end of the 30-year term of this Development Program, the Town will emerge with a substantial amount of new taxable real and personal property value to add to its municipal tax base. Additionally, the Mölnlycke Manufacturing investment includes \$34 million in manufacturing equipment. This equipment is not captured within TIF program and will result in a BETE reimbursement from the State of Maine to the Town for a portion of the taxable value. The annual BETE reimbursement value is estimated to be \$297,400.

This Amended and Restated Development Program is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the “TIF Statute”). Subsequent to a Public Hearing and Town Council vote, adoption of this Development Program will be effective upon approval by DECD.

## **E. Improvements to the Public Infrastructure**

As further set forth in Table 1, the Town will use certain TIF Revenues for road improvements set forth as projects within the approved in the Brunswick Downtown TIF, and improvements made necessary by but outside of the District.

## **F. Operational Components**

### **1. Public Facilities**

The Town plans to use a percentage of the TIF Revenues to fund certain projects approved within the existing Downtown TIF District.



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

Mölnlycke Manufacturing completed construction of a 79,000 square foot \$14.5 million facility within the District and invested over \$34 million in manufacturing equipment. TIF revenues will be used to help fund financing costs, real property assembly costs and professional services associated with the project.

Wild Oats plans to operate at a new 19,000 square foot state-of-the-art facility at Brunswick Landing that will provide production/manufacturing space and retail/dining on the ground floor and office space on the second floor. As part of the expansion project, Wild Oats anticipates equipment costs of approximately \$1 million. The land that Wild Oats plans to acquire for this project has been subdivided from a larger parcel occupied by Flight Deck Brewing. The portion Wild Oats intends to utilize is not being utilized by Flight Deck Brewing.

## **3. Relocation of Displaced Persons.**

Not applicable.

## **4. Transportation Improvements**

The Town will fund road improvements made necessary by the increased traffic to the District from other parts of the Town.

## **5. Environmental Controls**

The improvements made under this Amended and Restated Development Program will meet or exceed all federal, state and local environmental laws, regulations and ordinances and will comply with all applicable land use requirements for the Town.

## **6. Plan of Operation**

All of the real and personal property improvements made by the companies and located within the District will at all times be owned by the companies or a related entity.

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

## **III. Financial Plan**

The District will encompass a total of 19.4 acres of property. Since the federal government and MRRA are both tax exempt entities, the collective original assessed value of the property in the District was zero dollars (\$0) as of March 31, 2012 (April 1, 2011).

The Town will capture zero percent (0%) in year one and one-hundred percent (100%) of the increased assessed value for the balance of the 30-year term of the District. The TIF

Revenues so collected will fund and/or contribute to the funding of the approved municipal projects, including each of the projects described on Table 1 hereof, which collectively increase the Town's ability to stand out in a competitive marketplace as a dynamic municipality in which to grow a business. All taxable real and personal property value captured in the District will be added to the general tax rolls at the end of the TIF term.

#### **A. Mölnlycke Manufacturing CEA**

Mölnlycke Manufacturing will pay property taxes on the taxable Mölnlycke Property located within the District. The Town has entered into a 20-year CEA with Mölnlycke Manufacturing related to the Mölnlycke Property. Mölnlycke's annual percentage share of the Tax Increment Revenues is tied to the number of full-time equivalent ("FTE") employees on Mölnlycke's payroll who are eligible for employment benefits. Each year, Mölnlycke will report the company's FTE employment count to the Town on the form attached to the Mölnlycke Manufacturing CEA as Attachment 1. Each January during the term of the CEA, the Town calculates the average number of FTE employees reported by Mölnlycke during the prior calendar year in order to determine Mölnlycke's percentage share of the Tax Increment Revenues for following Tax Year. Using this calculation, the Town allocates an amount of Tax Increment Revenues to Mölnlycke as follows: (i) a base minimum of thirty-five percent (35%) of the Tax Increment Revenues each year; and (ii) an additional one-half percent (0.5%) of the Tax Increment Revenues for each additional FTE job created by Mölnlycke in excess of forty-five (45) FTE jobs. Regardless of the number of FTE employees employed by Mölnlycke, the Tax Increment Revenues reimbursement to Mölnlycke shall not exceed fifty-five percent (55%) of the Tax Increment Revenues in any one year.

Upon each payment of property taxes by the Mölnlycke, the Town will deposit into a development program fund the entirety of the property tax payments related to the Mölnlycke Property constituting TIF Revenues (the "Development Program Fund"). The Development Program Fund is pledged to and charged with the payment of the project costs in the manner provided in 30-A M.R.S.A. § 5227(3). The Development Program Fund consists of segregated accounts, including a sinking fund account ("Sinking Fund Account") and a project cost account (the "Project Cost Account"). The Town will deposit the TIF Revenues necessary to pay debt service on any bonds issued to pay for District improvements, if any, into the Sinking Fund Account. The money in this account is pledged to and charged with the payment of interest and principal on municipal indebtedness related to the improvements in the District. The Town will deposit any additional TIF Revenues into (a) a subaccount or subaccounts of the Project Cost Account to be used for CEA payments to Mölnlycke pursuant to the Mölnlycke Manufacturing CEA (the "Mölnlycke Project Cost Subaccount") and/or (b) to a subaccount of the Project Cost Account for other approved municipal projects outlined in this Development Program and not financed with Town indebtedness (the "Town Project Cost Subaccount").

Estimates of the increased assessed property values of the District and the anticipated TIF Revenues generated by the District are shown in Exhibits D-1 and D-2; the estimated tax shifts are shown in Exhibit D-3; and projected total Town benefit, including estimated BETE reimbursements are shown in Exhibit D-4.

## **B. Wild Oats CEA**

Wild Oats will pay taxes on its taxable property located within the District. The Town will enter into a ten (10) year CEA with Wild Oats relating to Wild Oats Property starting in fiscal year 2021-2022 running through fiscal year 2030-2031. Wild Oats' annual percentage share of the Tax Increment Revenues is tied to the number of full-time equivalent ("FTE") employees on Wild Oats' payroll who are eligible for employment benefits. Each year, Wild Oats will report the company's FTE employment count to the Town on an annual basis on the form attached to the Wild Oats CEA as Attachment 1. Each January during the term of the CEA, the Town calculates the average number of FTE employees reported by Wild Oats during the prior calendar year in order to determine Wild Oats' percentage share of the Tax Increment Revenues for following Tax Year. Using this calculation, the Town allocates an amount of Tax Increment Revenues to Wild Oats as follows: (i) a base minimum of thirty-five percent (35%) of the Tax Increment Revenues each year; and (ii) an additional one-half percent (0.5%) of the Tax Increment Revenues for each additional FTE job created by Wild Oats in excess of fifty (50) FTE jobs. Regardless of the number of FTE employees employed by Wild Oats, the Tax Increment Revenues reimbursement to Wild Oats shall not exceed fifty percent (50%) of the Tax Increment Revenues in any one year.

Upon each payment of property taxes by the Wild Oats, the Town will deposit into the Development Program Fund the entirety of the Wild Oats property tax payments related to the Wild Oats Property constituting TIF Revenues.<sup>1</sup> The Development Program Fund is pledged to and charged with the payment of the project costs in the manner provided in 30-A M.R.S.A. § 5227(3). The Development Program Fund consists of segregated accounts, including the Sinking Fund Account and the Project Cost Account. The Town will deposit the TIF Revenues necessary to pay debt service on any bonds issued to pay for District improvements, if any, into the Sinking Fund Account. The money in this account is pledged to and charged with the payment of interest and principal on municipal indebtedness related to the improvements in the District. The Town will deposit any additional TIF Revenues into (a) a subaccount or subaccounts of the Project Cost Account to be used for CEA payments to Wild Oats pursuant to the Wild Oats CEA (the "Wild Oats Project Cost Subaccount") and/or (b) the Town Project Cost Subaccount for other approved municipal projects outlined in this Development Program and not financed with Town indebtedness.

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

Mölnlycke Manufacturing, Wild Oats, and other entities within the District will pay for and/or finance all private improvements located within the District through private sources.

## **D. Public Indebtedness**

None of the project costs will be met through public indebtedness at this time. The Town, however, reserves the right to incur bonded indebtedness for approved projects in the

<sup>1</sup> Although the Town captures the value of real and personal property improvements within the District, the CEA with Wild Oats will only involve the capture of increased assessed value as to the real property of Wild Oats.

future, provided that the timing and funding of any bonded projects complies with all statutory requirements for paying bonded indebtedness with TIF Revenues.

#### **IV. Financial Data**

The District satisfies all of the statutory requirements and thresholds set forth in Section 5223(3) of the TIF Statute, as demonstrated in Exhibit B.

Certification by the Town's Tax Assessor of the original assessed value of the District is set forth in Exhibit C.

#### **V. Tax Shifts**

In accordance with the TIF Statute, the table set forth in Exhibit D-4 identifies the tax shifts that the Town estimates will result during the term of the District.

#### **VI. Municipal Approvals**

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

Attached as Exhibit E is a copy of the Notice of Public Hearing regarding the establishment of the amended and restated Seahawk Omnibus Municipal Development and Tax Increment Financing District and adoption of this amended and restated Development Program for the District, published in the *Times Record*, a newspaper of general circulation in the Town, on October 10, 2019, a date at least ten (10) days prior to the public hearing. The public hearing on the Amended and Restated District designation and Development Program was held on October 21, 2019, in accordance with the requirements of 30-A M.R.S.A. § 5226(1). A copy of the original notice of public hearing published in the *Times Record* on November 23, 2012 is also included at Exhibit E.

##### **B. Minutes of Public Hearing Held by Town Council**

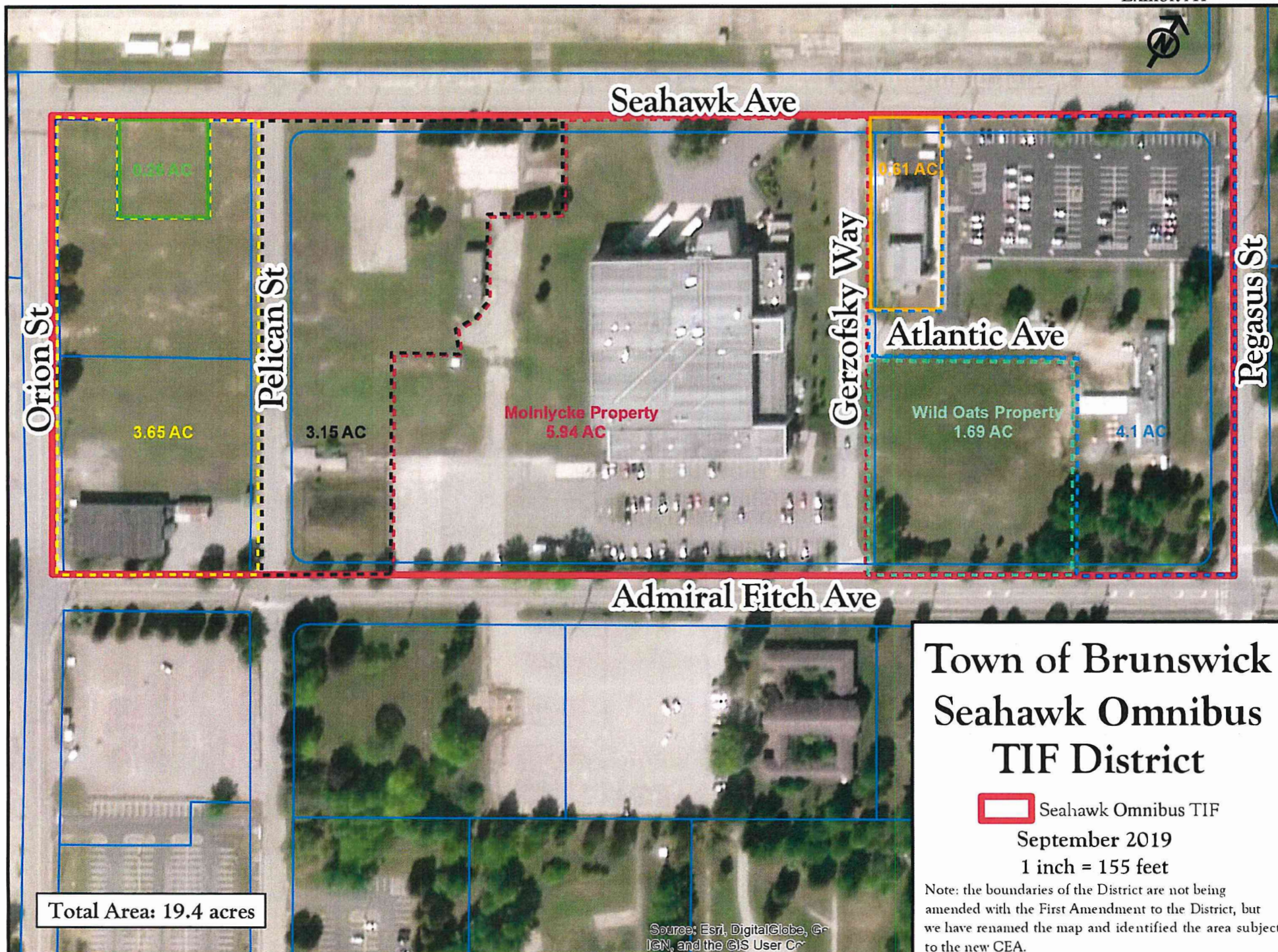
Attached as Exhibit F is a certified copy of the minutes of the public hearing held on October 21, 2019, at which time the proposed Amended and Restated District and Development Program were discussed by the public. A copy of the certificate minutes of the public hearing that took place on December 3, 2012 is also included at Exhibit F.

##### **C. Authorizing Votes**

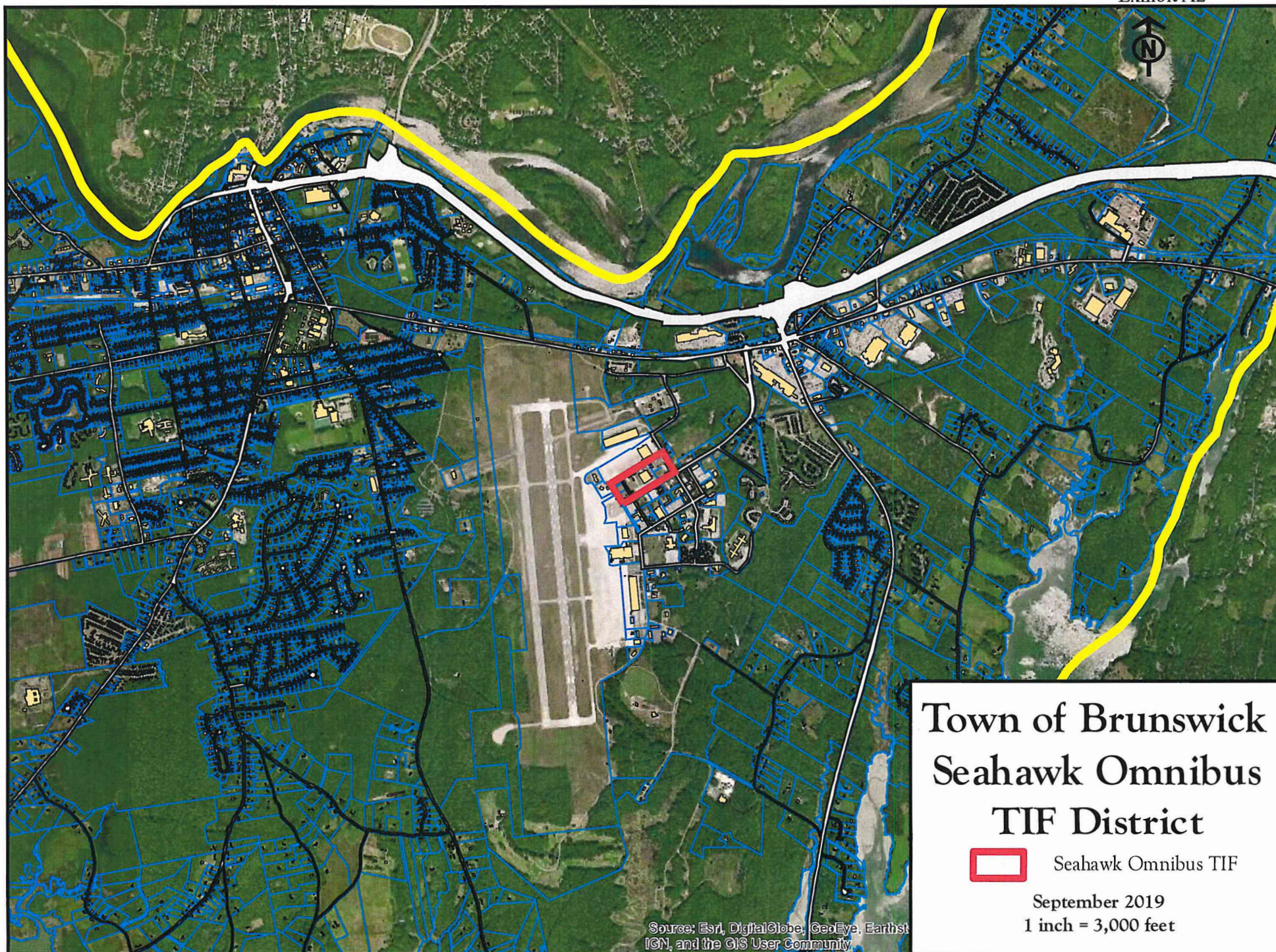
Attached as Exhibit G is a copy of the Brunswick Town Council Resolution adopting this Amended and Restated Development Program, which Resolution was adopted by the Council at a meeting of the Council duly called and held on October 21, 2019. A copy of the Brunswick Town Council Resolution designating the District and adopting the original Development Program is included at Exhibit G.

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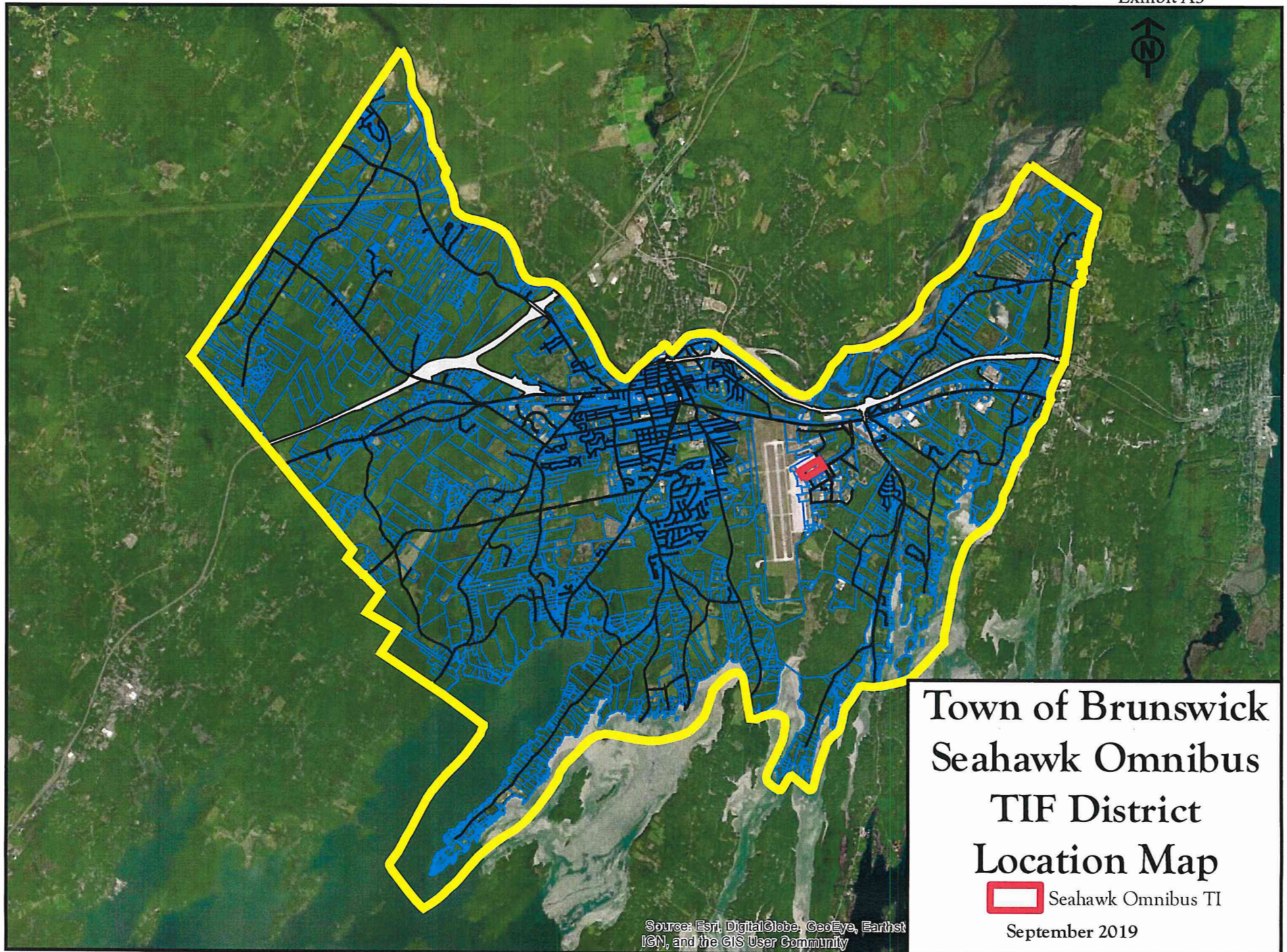
# Town of Brunswick Seahawk Omnibus TIF District

 Seahawk Omnibus TIF

September 2019  
1 inch = 3,000 feet

Source: Esri, DigitalGlobe, GeoEye, Earthstar  
IGN, and the GIS User Community







**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Seahawk Omnibus Municipal Tax Increment Financing District**

<b>SECTION A.   Acreage Caps</b>		
1. Total <b>municipal</b> acreage;	28,800	
2. Acreage of <b>proposed</b> Municipal TIF District;	19.4	
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;	19.4	
6. <b>Percentage</b> [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	.07%	
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>  Downtown & Transit-Oriented TIF/89.97 acres      Seahawk Omnibus TIF/19.4 acres Brunswick Landing II TIF/542 acres      Brunswick Executive Airport II TIF/146 acres Cook's Corner TIF/205 acres	Existing	982.97
	Proposed	19.4
	Total:	1002.37
<b>30-A § 5223(3) EXEMPTIONS<sup>4</sup></b>		
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	89.97 acres	
9. Acreage of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts:	89.97 acres*	
10. Acreage of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts:	0 acres	
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: Brunswick Landing II TIF/542 acres Brunswick Executive Airport II TIF/146 acres Seahawk Omnibus TIF/19.4 acres	707.4 acres	
12. <b>Total acreage</b> [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	205 acres	
13. <b>Percentage of total acreage</b> [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	0.71%	
14. <b>Real property</b> in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;		
b. In need of rehabilitation, redevelopment or conservation;		
c. Suitable for commercial or arts district uses.	19.4	100%
<b>TOTAL (except for § 5223 (3) exemptions a., b. <u>OR</u> c. must be at least 25%)</b>		100%

\*Note: same district as the Downtown District

<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> PTDZ districts approved through December 31, 2008.

**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Seahawk Omnibus Municipal Tax Increment Financing District**

<b>SECTION B.   Valuation Cap</b>		
1. <b>Total TAXABLE</b> municipal valuation—use most recent April 1; (4/1/2019)	\$2,327,111,266	
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;	\$0	
3. <b>Taxable OAV of all existing/proposed</b> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts: Downtown & Transit-Oriented TIF/\$71,082,500      Seahawk Omnibus TIF/\$0 Brunswick Landing II TIF/\$0      Brunswick Executive Airport II TIF/\$0 Cook's Corner TIF/\$40,058,600	Existing	\$111,141,100
	Proposed	\$0
	Total:	\$111,141,100
<b>30-A § 5223(3) EXEMPTIONS</b>		
4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	\$71,082,500	
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts: Downtown & Transit-Oriented TIF/\$71,082,500	\$71,082,500*	
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: Brunswick Landing II TIF/\$0 Brunswick Executive Airport II TIF/\$0 Seahawk Omnibus TIF/\$0	0	
9. <b>Total taxable OAV</b> [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$40,058,600	
10. <b>Percentage of total taxable OAV</b> [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.72%	

COMPLETED BY	
NAME:	Shana Cook Mueller
DATE:	September 27, 2019

\*Note: same district as the Downtown District

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



**EXHIBIT C**

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**TOWN OF BRUNSWICK**

**Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District  
(to be renamed "Seahawk Omnibus Municipal Development and  
Tax Increment Financing District")**

**ASSESSOR'S CERTIFICATE**

The undersigned Assessor for the Town of Brunswick, Maine does hereby certify pursuant to the provisions of 30-A M.R.S. § 5227(2) that the taxable assessed value of the real and personal property of the Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District (to be renamed "Seahawk Omnibus Municipal Development and Tax Increment Financing District") was zero dollars (\$0) as of March 31, 2012 (April 1, 2011).

IN WITNESS WHEREOF, this Certificate has been executed as of the 5<sup>th</sup> day of November 2019.

Town of Brunswick Assessor



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Printed name: Nicholas Cloutier

<b>Town of Brunswick</b> <b>Seahawk Omnibus Municipal Development and Tax Increment Financing District</b> <b>Captured Values and Taxes</b>								
<b>TIF Year</b>	<b>Fiscal Year</b>	<b>Additional Growth</b>	<b>District Value</b>	<b>Incremental Value</b>	<b>Capture Rate</b>	<b>Captured Value</b>	<b>Tax Rate</b>	<b>Tax Increment</b>
1	2012 - 2013	\$ -	\$ -	\$ -	0.00%	\$ -	\$ -	\$ -
2	2013 - 2014	9,388,700	9,388,700	9,388,700	100.00%	9,388,700	26.54	249,176
3	2014 - 2015	157,100	9,545,800	9,545,800	100.00%	9,545,800	27.40	261,555
4	2015 - 2016	55,500	9,601,300	9,601,300	100.00%	9,601,300	28.36	272,293
5	2016 - 2017	(147,300)	9,454,000	9,454,000	100.00%	9,454,000	29.35	277,475
6	2017 - 2018	1,786,200	11,240,200	11,240,200	100.00%	11,240,200	18.37	206,482
7	2018 - 2019	(239,800)	11,000,400	11,000,400	100.00%	11,000,400	18.92	208,128
8	2019 - 2020	1,700	11,002,100	11,002,100	100.00%	11,002,100	19.72	216,961
9	2020 - 2021	2,000,000	13,002,100	13,002,100	100.00%	13,002,100	19.72	256,401
10	2021 - 2022	3,500,000	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
11	2022 - 2023	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
12	2023 - 2024	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
13	2024 - 2025	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
14	2025 - 2026	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
15	2026 - 2027	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
16	2027 - 2028	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
17	2028 - 2029	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
18	2029 - 2030	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
19	2030 - 2031	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
20	2031 - 2032	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
21	2032 - 2033	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
22	2033 - 2034	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
23	2034 - 2035	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
24	2035 - 2036	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
25	2036 - 2037	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
26	2037 - 2038	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
27	2038 - 2039	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
28	2039 - 2040	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
29	2040 - 2041	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
30	2041 - 2042	-	16,502,100	16,502,100	100.00%	16,502,100	19.72	325,421
<b>Totals</b>		<b>\$ 16,502,100</b>						<b>\$ 8,782,321</b>

Notes:

- TIF years 1-8 reflect actual values and tax rates
- TIF years 9-10 assume increased value for Wild Oats and tax rate of \$19.72/1,000
- TIF years 11-30 assume level values and tax rate of \$19.72/1,000

<b>Town of Brunswick</b> <b>Seahawk Omnibus Municipal Development and Tax Increment Financing District</b> <b>Proposed Credit Enhancements</b>													
TIF Year	Fiscal Year	Tax Rate	<u>Molnlycke Manufacturing</u>					<u>Wild Oats Café &amp; Deli</u>					Total Credit Enhancement
			Additional Value	Cumulative Value	Employment Projections	Enhancement Percentage	Credit Enhancement	Additional Value	Cumulative Value	Employment Projections	Enhancement Percentage	Credit Enhancement	
1	2012 - 2013	\$ -	\$ -	\$ -	45	35.0%	\$ -	\$ -	\$ -		0.0%	\$ -	\$ -
2	2013 - 2014	26.54	9,388,700	9,388,700	45	35.0%	87,212	-	-		0.0%	-	87,212
3	2014 - 2015	27.40	157,100	9,545,800	46	35.5%	92,852	-	-		0.0%	-	92,852
4	2015 - 2016	28.36	55,500	9,601,300	54	39.5%	107,556	-	-		0.0%	-	107,556
5	2016 - 2017	29.35	(147,300)	9,454,000	54	39.5%	109,603	-	-		0.0%	-	109,603
6	2017 - 2018	18.37	946,800	10,400,800	74	49.5%	94,576	-	-		0.0%	-	94,576
7	2018 - 2019	18.92	(38,300)	10,362,500	75	50.0%	98,029	-	-		0.0%	-	98,029
8	2019 - 2020	19.72	(6,500)	10,356,000	80	52.5%	107,216	-	-	50	0.0%	-	107,216
9	2020 - 2021	19.72	-	10,356,000	83	54.0%	110,279	2,000,000	2,000,000	60	0.0%	-	110,279
10	2021 - 2022	19.72	-	10,356,000	85	55.0%	112,321	3,000,000	5,000,000	80	50.0%	49,300	161,621
11	2022 - 2023	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
12	2023 - 2024	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
13	2024 - 2025	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
14	2025 - 2026	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
15	2026 - 2027	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
16	2027 - 2028	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
17	2028 - 2029	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
18	2029 - 2030	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
19	2030 - 2031	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	50.0%	49,300	161,621
20	2031 - 2032	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	0.0%	-	112,321
21	2032 - 2033	19.72	-	10,356,000	87	55.0%	112,321	-	5,000,000	80	0.0%	-	112,321
22	2033 - 2034	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
23	2034 - 2035	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
24	2035 - 2036	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
25	2036 - 2037	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
26	2037 - 2038	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
27	2038 - 2039	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
28	2039 - 2040	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
29	2040 - 2041	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
30	2041 - 2042	19.72	-	10,356,000	87	0.0%	-	-	5,000,000	80	0.0%	-	-
<b>Totals</b>			<b>\$ 2,155,176</b>					<b>\$ 493,000</b>					<b>\$ 2,648,176</b>

## Notes:

1. Years 1-8 reflect actual assessed values, tax rates and state valuation.
2. Projected increased assessed values were based on estimates provided by Natural Selection, LLC DBA Wild Oats.
3. Assessed value and state valuation assumed to remain constant during the balance of the term of District.
4. State Aid to Education Benefit determined based on most recent Form ED 279 for the school department.
5. County Tax Benefit based on most recent County mil rate.
6. State Revenue Sharing Benefit determined using 2020 Revenue Sharing Projections of State Treasurer.
7. Projections are much less likely to be accurate for years further in the future.

**Town of Brunswick**  
**Seahawk Omnibus Municipal Development and Tax Increment Financing District**  
**Estimated Tax Shifts**

<b>TIF Year</b>	<b>Fiscal Year</b>	<b>Captured Value</b>	<b>Mkt. Ratio</b>	<b>Captured Eq. Value</b>	<b>Education Aid</b>	<b>Revenue Sharing</b>	<b>County Tax</b>	<b>Total Shift</b>
1	2012 - 2013	\$ -	-	-	\$ -	\$ -	\$ -	-
2	2013 - 2014	9,388,700	70%	13,412,429	-	10,788	8,392	19,181
3	2014 - 2015	9,545,800	70%	13,636,857	108,641	10,132	8,914	127,686
4	2015 - 2016	9,601,300	70%	13,716,143	112,231	11,008	9,262	132,502
5	2016 - 2017	9,454,000	70%	13,505,714	113,844	9,720	9,090	132,654
6	2017 - 2018	11,240,200	100%	11,240,200	110,612	7,930	7,771	126,312
7	2018 - 2019	11,000,400	100%	11,000,400	95,654	7,919	7,607	111,180
8	2019 - 2020	11,002,100	100%	11,002,100	91,083	11,247	7,506	109,836
9	2020 - 2021	13,002,100	100%	13,002,100	91,097	13,297	8,862	113,257
10	2021 - 2022	16,502,100	100%	16,502,100	107,657	16,890	11,231	135,779
11	2022 - 2023	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
12	2023 - 2024	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
13	2024 - 2025	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
14	2025 - 2026	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
15	2026 - 2027	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
16	2027 - 2028	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
17	2028 - 2029	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
18	2029 - 2030	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
19	2030 - 2031	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
20	2031 - 2032	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
21	2032 - 2033	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
22	2033 - 2034	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
23	2034 - 2035	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
24	2035 - 2036	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
25	2036 - 2037	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
26	2037 - 2038	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
27	2038 - 2039	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
28	2039 - 2040	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
29	2040 - 2041	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
30	2041 - 2042	16,502,100	100%	16,502,100	136,637	16,890	11,231	164,759
<b>Totals</b>					<b>\$ 3,563,568</b>	<b>\$ 436,736</b>	<b>\$ 303,258</b>	<b>\$ 4,303,561</b>

## Notes:

1. Years 1-8 reflect actual assessed values, tax rates and state valuation.
2. Projected increased assessed values were based on estimates provided by Natural Selection, LLC DBA Wild Oats.
3. Assessed value and state valuation assumed to remain constant during the balance of the term of District.
4. State Aid to Education Benefit determined based on most recent Form ED 279 for the school department.
5. County Tax Benefit based on most recent County mil rate.
6. State Revenue Sharing Benefit determined using 2020 Revenue Sharing Projections of State Treasurer.
7. Projections are much less likely to be accurate for years further in the future.

<p style="text-align: center;"><b>Town of Brunswick</b>  <b>Seahawk Omnibus Municipal Development and Tax Increment Financing District</b>  <b>Projected Town Benefit Inclusive of Estimated BETE Reimbursement</b></p>														
<u>Estimated Annual Investment</u>						<u>Estimated Annual Assessed Value</u>			<u>Estimated Total Benefit to Town</u>					
TIF Year	Fiscal Year	Real Property	Non-BETE Personal Property	BETE Qualified Personal Property	Projected Cumulative Investment	Real Property	Non-BETE Personal Property	BETE Qualified Personal Property	Tax Rate	State BETE Reimbursement	% of TIF Revenue	TIF Revenue	Total Town Revenues	
1	2012 - 2013	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	\$ -	\$ -	0.0%	\$ -	\$ -	\$ -
2	2013 - 2014	9,359,500	29,200	-	9,388,700	9,359,500	29,200	-	26.54	-	65.0%	161,964	\$	161,964
3	2014 - 2015	-	157,100	14,824,500	24,370,300	9,359,500	186,300	14,824,500	27.40	203,096	64.5%	168,703	\$	371,799
4	2015 - 2016	80,600	(25,100)	5,366,100	29,791,900	9,440,100	161,200	20,190,600	28.36	286,303	60.5%	164,737	\$	451,040
5	2016 - 2017	-	(147,300)	1,074,300	30,718,900	9,440,100	13,900	21,264,900	29.35	312,062	60.5%	167,872	\$	479,935
6	2017 - 2018	1,481,700	304,500	5,645,200	38,150,300	10,921,800	318,400	26,910,100	18.37	247,169	54.2%	111,906	\$	359,076
7	2018 - 2019	(201,500)	(38,300)	(3,009,900)	34,900,600	10,720,300	280,100	23,900,200	18.92	226,096	52.9%	110,098	\$	336,194
8	2019 - 2020	-	1,700	4,752,533	39,654,833	10,720,300	281,800	28,652,733	19.72	282,516	50.6%	109,746	\$	392,262
9	2020 - 2021	2,000,000	-	-	41,654,833	12,720,300	281,800	28,652,733	19.72	282,516	57.0%	146,122	\$	428,638
10	2021 - 2022	3,000,000	500,000	500,000	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
11	2022 - 2023	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
12	2023 - 2024	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
13	2024 - 2025	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
14	2025 - 2026	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
15	2026 - 2027	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
16	2027 - 2028	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
17	2028 - 2029	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
18	2029 - 2030	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
19	2030 - 2031	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	50.3%	163,800	\$	451,246
20	2031 - 2032	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	65.5%	213,100	\$	500,546
21	2032 - 2033	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	65.5%	213,100	\$	500,546
22	2033 - 2034	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
23	2034 - 2035	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
24	2035 - 2036	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
25	2036 - 2037	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
26	2037 - 2038	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
27	2038 - 2039	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
28	2039 - 2040	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
29	2040 - 2041	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
30	2041 - 2042	-	-	-	45,654,833	15,720,300	781,800	29,152,733	19.72	287,446	100.0%	325,421	\$	612,867
<b>Totals</b>									<b>\$ 7,876,123                      \$ 6,134,145                      \$ 14,010,268</b>					

Notes: TIF years 1-8 reflect actual values and tax rates  
TIF years 9-10 assume increased value for Wild Oats and tax rate of \$19.72/1,000  
TIF years 11-30 assume level values and tax rate of \$19.72/1,000



**EXHIBIT E**

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**NOTICE OF PUBLIC HEARING  
TOWN OF BRUNSWICK  
Regarding**

**An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The "Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District"  
(to be renamed "Seahawk Omnibus Municipal Development and Tax Increment Financing District")**

Notice is hereby given that the Brunswick Town Council will hold a public hearing on

**October 21, 2019, at the  
Brunswick Town Council Chambers at 85 Union Street, Brunswick, Maine,  
The Public Hearing will be at 6:30 p.m.**

The purpose of the public hearing is to receive public comments on the amended and restated Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District, to be renamed the Seahawk Omnibus Municipal Development and Tax Increment Financing District (the "District") and adoption of the Amended and Restated Development Program and Financial Plan for said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

In addition to changing the name of the District, the Amended and Restated Development Program will add omnibus capacity to the District allowing credit enhancement agreements ("CEA") to be used to attract new business and encourage business expansion, with new CEAs to be subject to Town Council review, a minimum of one public hearing, and Town Council Approval (the Town Council may approve CEAs of up to 100% reimbursement to a developer or company for up to the full term of the District in the sole discretion of the Town Council after a public hearing), and will authorize a new CEA with Wild Oats or affiliated/associated entity relating to a project such business is proposing within the District.

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

The text of the proposed amendment is too extensive to be included with this notice. Anyone having questions about the proposed amendment or wishing to obtain copies of it should contact the Brunswick Town Clerk's Office during regular office hours (Mon-Weds 8:30 am to 4:30 pm, Thursday 8:30 am to 6:00 pm, and Friday 8:30 am to 3:00 pm).

**INDIVIDUALS NEEDING AUXILIARY AIDS FOR EFFECTIVE COMMUNICATION  
PLEASE CONTACT THE TOWN MANAGER'S OFFICE AT 725-6659 (TDD 725-5521)**



A TRUE RECORD  
ATTEST:   
TOWN CLERK, BRUNSWICK, ME

OCT 23 2019

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Thursday, October 10, 2019 The Times Record B5

SSIFIED

MIN EXTRA CASH

## A NEWSPAPER CARRIER

**INDEPENDENT CONTRACTOR NEEDED FOR WISCASSET**  
Route runs through Wiscasset and Westport Island areas.

Make \$500 bi-weekly plus tips  
Delivery is 7 days a week  
Deadlines are 6 a.m. daily and 7:30 on Sundays  
Approximately 4 hours/90 miles/80-120 customers daily  
Valid driver's license, insurance and reliable vehicle required

**\$400 SIGN-ON BONUS**  
\$133 at 30 days | \$133 at 60 days | \$134 at 90 days)

Contact Nicole Gervais with questions at  
91-6001 or ngervais@mainetoday.com

Portland Press Herald  
Maine Sunday Telegram  
pressherald.com

Serious inquiries only, please.  
Detailed rate of pay is dependent on number of papers delivered each day.

### Public Notice

#### NOTICE OF PUBLIC HEARING TOWN OF BRUNSWICK Regarding

An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The "Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District"  
(to be renamed "Seahawk Omnibus Municipal Development and Tax Increment Financing District")

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October 21, 2019, at the  
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In addition to changing the name of the District, the Amended and Restated Development Program will add omnibus capacity to the District allowing credit enhancement agreements ("CEA") to be used to attract new business and encourage business expansion, with new CEAs to be subject to Town Council review, a minimum of one public hearing, and Town Council Approval (the Town Council may approve CEAs of up to 100% reimbursement to a developer or company for up to the full term of the District in the sole discretion of the Town Council after a public hearing), and will authorize a new CEA with Wild Oats or affiliated/associated entity relating to a project such business is proposing within the District.

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

The text of the proposed amendment is too extensive to be included with this notice. Anyone having questions about the proposed amendment or wishing to obtain copies of it should contact the Brunswick Town Clerk's Office during regular office hours (Mon-Weds 8:30 am to 4:30 pm, Thursday 8:30 am to 6:00 pm, and Friday 8:30 am to 3:00 pm).

INDIVIDUALS NEEDING AUXILIARY AIDS FOR EFFECTIVE COMMUNICATION PLEASE CONTACT THE TOWN MANAGER'S OFFICE AT 725-6659 (TDD 725-5521)

Frances M. Smith  
Town Clerk of Brunswick, Maine



**NOTICE  
NOTICE OF PUBLIC HEARING  
TOWN OF BRUNSWICK  
Regarding**

A Municipal Tax Increment Financing Development Program for the District Known As The "Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District"

Notice is hereby given that the Brunswick Town Council will hold a public hearing on December 3, 2012, at the Brunswick Municipal Meeting Room at 16 Station Avenue, Brunswick, Maine. The Public Hearing will be at 7:00 p.m.

The purpose of the public hearing is to receive public comments on the designation of the proposed Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District (the District) and adoption of a Development Program and Financial Plan for said District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. Copies of the proposed Tax Increment Financing documents are available at the Town Clerk and Town Managers Office during normal business hours.

The designated municipal development and tax increment financing district consists of 19.4 acres of property located at Brunswick Landing at the former NAS Brunswick.

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

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**EXHIBIT F**

**Public Hearing Minutes**

A TRUE RECORD  
ATTEST:   
TOWN CLERK, BRUNSWICK, ME

OCT 23 2019

**Draft**  
**BRUNSWICK TOWN COUNCIL**  
**Minutes**  
**October 21, 2019**  
**Regular Meeting – 6:30 P.M.**  
**Executive session after business meeting**  
**Council Chambers**  
**Town Hall**  
**85 Union Street**

**Councilors Present:** W. David Watson, Stephen S. Walker, Dan Jenkins, John M. Perreault, Christopher Watkinson, Jane F. Millett, James Mason, Kathy Wilson, and Dan Ankeles

**Councilors Absent:** None

**Town Staff Present:** John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk; Ryan Leighton, Assistant Town Manager; Julia Henze, Finance Director; Matt Panfil, Planning and Development Director; Sally Costello, Director of Economic and Community Development; and TV video crew

Chair John Perreault called the meeting to order, asked for roll call, and led the Pledge of Allegiance.

**Adjustments to Agenda:** None

**Public Comments/Announcements:** (for items not on the agenda) *(This item was discussed at 6:30 p.m.)*

**Jim Trusiani**, 6 Pleasant Street, spoke regarding funding options for the new elementary school and fire station and questioned how they are paid for prior to the bonds being issued.

Manager Eldridge responded to Mr. Trusiani's questions; Councilor Millett and Councilor Watkinson also commented on these responses.

**MANAGER'S REPORT** *(This item was discussed at 6:40 p.m.)*

**a) Financial Update**

Manager Eldridge provided this update.

**b) Absentee Ballots**

Fran Smith, Town Clerk, provided this information.

**c) Stormwater at Brunswick Landing and Airport**

Manager Eldridge provided this update.

**Suzanne Johnson**, Harding Road and Restoration Advisory Board, spoke regarding this item.

Councilor Millett, Councilor Ankeles, and Councilor Walker spoke regarding this item.

**d) Air Control Tower at Brunswick Executive Airport**

Manager Eldridge provided this update.

Councilor Walker and Councilor Wilson spoke regarding this item.

**e) Maine Street Pool Table**

Manager Eldridge provided this update.

**f) Village Review Guidelines**

Manager Eldridge provided this update.

**PUBLIC HEARING**

- 138. The Town Council will hear public comments on amendments to the General Assistance Maximums, and will take any appropriate action. (Town Manager Eldridge) *(This item was discussed at 7:04 p.m.)***

Chair Perreault opened the public hearing.

Manager Eldridge introduced this item, and responded to questions from Councilor Millett.

Chair Perreault closed the public hearing.

There was no objection to voting this evening.

**Councilor Millett moved, Councilor Watkinson seconded, to adopt the annual General Assistance Maximums, as required by state law, on an emergency and regular basis. The motion carried with nine (9) yeas.**

*(A copy of the maximums will be attached to the official minutes.)*

- 139. The Town Council will hear public comments on “An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The “Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District” (to be renamed “Seahawk Omnibus Municipal Development and Tax Increment Financing District”), and will take any appropriate action. (Town Manager Eldridge) *(This item was discussed at 7:08 p.m.)***

*(This item's minutes are more detailed as a state requirement for the Tax Increment Financing Development Program)*

Chair Perreault opened the public hearing.

Sally Costello, Director of Economic and Community Development, provided an overview of the amendment to the Molnlycke TIF District. This included providing a map of the district's location, which is on Brunswick Landing and is a 19.4-acre site. She listed the three purposes of this amendment:

- 1) to rename the District the Seahawk Omnibus Municipal Development and Tax Increment Financing District;
- 2) to add omnibus capacity to the District which allows for additional credit enhancement agreements to be used to attract new business and encourage business expansion;
- 3) to authorize the Town Manager to enter into a new credit enhancement agreement (CEA) with Natural Selection Inc. (Wild Oats).

Ms. Costello continued by saying the Town has been approached by the owners of Wild Oats for economic development assistance, including TIF revenues, for a proposed business expansion at Brunswick Landing. The project site is within the Molnlycke TIF District, on Lot 17 at the corner of Admiral Fitch and Gerzofsky Way. The expansion project will include an approximately 19,000-sf new construction facility for business operations that will provide production/manufacturing space and retail/dining space on the ground floor and office space on the second floor. The total project costs are estimated to be approximately \$7 million for acquisition, construction and equipment. Currently Wild Oats is located on Maine Street and is a tenant in the Tontine Mall. The lease agreement at the Mall expires on August 31, 2020 and it is the intention of the owners to relocate the business to the Landing upon completion of construction, estimated for November 2020.

Ms. Costello added that in order to retain this long-standing iconic Brunswick business, several economic development incentives are needed for the proposed project to proceed. The project will be a public-private partnership and anticipates the following sources: debt financing (loans from Bath Savings and the SBA); owner equity; various financial incentives from the Pine Tree Zone Development Zone Tax Credit program; a Community Development Block Grant (CDBG); and TIF revenues. Town staff has reviewed the financial information for the debt financing of the Wild Oats expansion project which indicates the need for additional operating subsidy to support debt service costs. The proposed CEA agreement, more fully described in First Amendment, is consistent with the existing Molnlycke CEA that is tied to job creation. It allows for a baseline of thirty-five percent (35%) reimbursement of real property taxes plus a one-half percent (1/2%) additional reimbursement for each net new full-time equivalent (FTE) employee. However, unlike the Molnlycke CEA, which is a twenty (20) year agreement, the proposed CEA with Wild Oats is a ten-year agreement, with the reimbursement capped at fifty percent (50%) of the TIF revenues associated with Wild Oats' project. The proposed CEA with Wild Oats, combined with other economic development incentives, are necessary to meet the requirements of the contemplated debt financing.

Ms. Costello added that the economic development benefits to the Town of Brunswick and specific to the Wild Oats CEA include the following: retains an iconic Brunswick business that employs over 40 people; creates jobs (estimated to be 30 new FTE positions); and fulfills an expressed master plan element for Brunswick Landing for a manufacturing- retail facility that serves current tenants and attracts additional customers; generates additional real property tax



revenue; and shelters the District's incremental taxable valuation thereby minimizing decreases in state aid to education and municipal revenue sharing, and increases in county tax assessment. The benefit to the Town includes a \$1.2 million dollar total tax shift that would come from the Wild Oats project. There is \$11 of private investment per \$1 of public investment.

Councilor Millett asked if the downtown district will still benefit from TIF with the proposed changes; Ms. Costello responded yes.

Councilor Watkinson asked about the requirement for 30 more full time jobs as being the required amount or if it is a cap.

Ms. Costello responded there is 35% baseline up to 50% cap. They have to be full time employees or two part-time to one full time.

Councilor Ankeles thanked Ms. Costello for her work and asked about other property in that district that might become developed.

Jeff Jordan, Deputy Executive Director of MRRA, responded to Councilor Ankeles question stating that said Molnlycke is considering a 20,000 square foot expansion of their warehouse, to begin construction next year. They have an option on a section of property between Pelican Street and Orion Street.

Manager Eldridge said the FTE jobs can be combined part-time jobs, and Ms. Costello confirmed this, with a certain number of hours combined.

Councilor Watson asked if the State approved the amendment yet, to which Ms. Costello responded that the Town has not yet filed it and Manager Eldridge said that the State is aware this amendment is coming.

Public Comments were made by the following members of the public:

**Rick Wilson**, Brackett Road, spoke in support of Wild Oats, saying that as a lifelong citizen of the Brunswick area who frequents Maine street and has seen it evolve over his life, and as an educator for the Brunswick School Department. Wild Oats' dedication and commitment to this community has benefitted all ages within our community and all grades within our schools. He spoke of the job opportunities for students and donations to nonprofits this business has provided over the last 30 years. To him, Wild Oats is a TIF poster child and embodies what TIF's are designed to do and who they should be applied to.

**Jim Trusiani**, 6 Pleasant Street, echoed what Mr. Wilson said. He added that nobody's taxes will go to pay for this TIF and it should be done. The only money that is being credit enhanced is the new value from the businesses.

**Jeff Jordan**, Deputy Executive Director of MRRA, said he was speaking on behalf of the MRRA Board and the Executive Director, that they support this TIF. They are pleased about being able to bring this iconic Brunswick business to the Landing. They look forward to being partners with Wild Oats and the food opportunities they will provide to some 2,000 workers at Brunswick Landing.

**Becky Shephard**, resident of Union Street and owner of Wild Oats, indicated that they would have loved to stay in the downtown area, but there was not a space for them. Their next option was to stay in Brunswick. This amendment is a critical part of making this project happen at this location. They wish to thank the Council in advance for their support.

Chair Perreault closed the public hearing.

**MOTION:**

**Councilor Watkinson moved, Councilor Watson seconded, to approve “An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The “Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District” (to be renamed “Seahawk Omnibus Municipal Development and Tax Increment Financing District”).**

Councilor Wilson said she will not be going to the new location at noon as it will be too busy with all the workers in the area.

Councilor Millett said this will be a nice alternative to food chains near the Landing. Wild Oats will be a real addition to this area.

Councilor Jenkins said his friends who work for Wayfair are excited about Wild Oats coming to Brunswick Landing.

Manager Eldridge said that for clarity what the Council is doing tonight is adopting Exhibit G, “the Town of Brunswick, Maine Town Council Resolution - Adopting the Amended and Restated Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District Development Program (to be renamed the ‘Seahawk Omnibus Municipal Development and Tax Increment Financing District Development Program’.”

Chair Perreault said he support Wild Oats 100%.

**VOTE ON MOTION:**

**Councilor Watkinson moved, Councilor Watson seconded, to approve “An amendment to the Municipal Tax Increment Financing Development Program for the District Known As The “Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District” (to be renamed “Seahawk Omnibus Municipal Development and Tax Increment Financing District”). The motion carried with nine (9) yeas.**

*(A copy of the adopted Resolution and the Seahawk TIF application will be attached to the official minutes.)*

**NEW BUSINESS**

140. **The Town Council will consider a shared parking agreement for sections of the Recreation Center’s parking lot on Neptune Drive with the YMCA and the building’s owner at 24 Venture Avenue, and will take any appropriate action. (Town Manager Eldridge) (This item was discussed at 7:31 p.m.)**

Manager Eldridge introduced this item, and responded to questions from Councilor Wilson, Councilor Millett, Councilor Walker, and Councilor Watkinson.

**Bill Haggett**, West Bath and YMCA, spoke regarding this item, and responded to questions from Chair Perreault, Councilor Walker, Councilor Watkinson, and Councilor Millett.

**Sabrina Murphy**, Chief Executive Officer of the YMCA, responded to question from Councilor Millett.

**Irl Rosner**, Princes Point Road and YMCA Board member, spoke regarding this item. Councilor Watson spoke regarding this item.

**Anthony Yuodsnukis**, 276 Bunganuc Road and Board member and, spoke regarding this item.

**CR Davis**, President of the YMCA Board, spoke regarding this item.

**Councilor Millett moved, Councilor Wilson seconded, to approve a shared parking agreement involving use of sections of the Recreation Center parking lot on Burbank Avenue with the YMCA and the owner of its building at 24 Venture Avenue. The motion carried with nine (9) yeas.**

*(A copy of a memo from Town Manager John Eldridge, along with the parking agreement will be attached to the official minutes.)*

141. **The Town Council will consider setting a public hearing for November 4, 2019, for “An Ordinance Establishing the Compensation of the Town Council of the Town of Brunswick, Maine”, and will take any appropriate action. (Councilor Jane Millett) (This item was discussed at 8:05 p.m.)**

Councilor Millett introduced this item.

Councilor Jenkins, Councilor Ankeles, Councilor Wilson, Councilor Millett, Councilor Watson, and Councilor Watkinson spoke regarding this item.

**Councilor Millett moved, Councilor Wilson seconded, to set a public hearing for November 4, 2019, for “An Ordinance Establishing the Compensation of the Town Council of the Town of Brunswick, Maine” at an amount of \$4,000 for Council and \$5,000 for Council Chair. The motion carried with nine (9) yeas.**

142. **The Town Council will consider adopting a resolution publicly supporting the Recycling Reform for Maine project of the Natural Resources Council of Maine, and will take any appropriate action. (Councilor Dan Ankeles) (This item was discussed at 8:23 p.m.)**

Councilor Ankeles introduced this item and read the Resolution.

**Councilor Ankeles moved, Councilor Millett seconded, to adopt a “Resolution Supporting Recycling Reform for Maine”. The motion carried with nine (9) yeas.**

*(A copy of the resolution will be attached to the official minutes.)*

- 143. The Town Council will consider adopting a “Resolution Against the Proliferation of Nuclear Weapons”, and will take any appropriate action. (Councilor Jane Millett) *(This item was discussed at 8:29 p.m.)***

Councilor Millett introduced this item and read the Resolution.

Councilor Watson and Councilor Ankeles spoke regarding this item.

**Councilor Millett moved, Councilor Mason seconded, to adopt the “Resolution Against the Proliferation of Nuclear Weapons”. The motion carried with nine (9) yeas.**

*(A copy of the resolution will be attached to the official minutes.)*

- 144. (ADDED) The Town Council will consider authorizing the Town Manager to write a letter regarding stormwater concerns at the Brunswick Landing for the upcoming meeting with the US Navy, and will take any appropriate action.**

Manager Eldridge spoke regarding this item and restated Councilor concerns.

Councilor Watkinson and Chair Perreault asked questions, to which Mr. Jordan, Deputy Executive Director of MRRA, responded.

Councilor Mason asked questions, to which Manager Eldridge responded.

Councilor Wilson, Councilor Walker, Councilor Millett, Councilor Watkinson, and Councilor Watson spoke regarding this item.

**Chair Perreault moved, Councilor Watkinson seconded, to authorize the Town Manager to write a letter strongly advising the federal government to look at our stormwater at the Landing. The motion carried with nine (9) yeas.**

**CORRESPONDENCE/COMMITTEE REPORTS** *(This item was discussed at 8:48 p.m.)*

Reports were given regarding the Farmer’s Market Committee and the BDA auction’s success.

Councilor Jenkins spoke regarding the MetroBreez Service and Manager Eldridge spoke regarding this item, as well.

Councilor Ankeles provided correspondence from the public about the amount of money Portland received to assist with the asylum seekers and questioned why Brunswick isn’t getting a share of that money. He also said there has been a request to extend Explorer bus service to Pegasus Landing or the Recreation Center.



October 21, 2019

Page 8

Councilor Mason said he wants to make sure that those who are willing to help the asylum seekers have their information provided to the appropriate people. Manager Eldridge commented on this.

Councilor Wilson and Councilor Ankeles discussed the CMP project and Manager Eldridge responded to a question from Councilor Wilson.

Councilor Millett spoke on asylum seekers and Brunswick getting help from Portland.

**CONSENT AGENDA** *(This item was discussed at 9:02 p.m.)*

- a) Approval of the Minutes of October 7, 2019
- b) Adoption of "Small Business Saturday" Proclamation
- c) Approval of a Cribbage license for the Elks #2043

**Councilor Watson moved, Councilor Walker seconded, to approve Consent Agenda Items CA-b and CA-c. The motion carried with nine (9) yeas.**

**Councilor Watson moved, Councilor Jenkins seconded, to approve Consent Agenda Item CA-a. The motion carried with eight (8) yeas. Councilor Watkinson absented as he was not at that meeting.**

*(A copy of the Ca-b will be attached to the official minutes.)*

**Executive Session: Personnel Matter per 1 M.R.S.A. §405(6)(A)**

**Chair Perreault moved, Councilor Watson seconded, to go into executive session to discuss a Personnel Matter per 1 M.R.S.A. §405(6)(A), and to adjourn after executive session. The motion carried with nine (9) yeas.**

The regular meeting adjourned at 9:03 p.m.

**PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT WWW.BRUNSWICKME.ORG.**

Frances M. Smith  
Town Clerk  
October 23, 2019

November 4, 2019  
*Date of Approval*

\_\_\_\_\_  
Council Chair

A TRUE RECORD  
ATTEST:   
TOWN CLERK, BRUNSWICK, ME

OCT 23 2019

**Approved**  
**BRUNSWICK TOWN COUNCIL**  
**Minutes**  
**December 3, 2012**  
**Executive Session - 6:00 P.M.**  
**7:00 P.M.**  
**Municipal Meeting Room**  
**Brunswick Station**  
**16 Station Avenue**

**Councilors Present:** Chair Joanne T. King, W. David Watson, Benjamin J. Tucker, Suzan Wilson, John M. Perreault, Gerald E. Favreau, Margo H. Knight, Sarah E. Brayman, and Benet Pols

**Councilors Absent:** None

**Town Staff Present:** Gary Brown, Town Manager; Fran Smith, Town Clerk/Assistant to Town Manager; John Eldridge, Finance Director; Richard Rizzo, Police Chief; Anna Breinich, Director of Planning and Development ; Tom Farrell, Director of Parks and Recreation; Dan Devereaux, Marine Resources Officer; Joel Bruce, Police Sergeant; and TV video crew

Chair King called the meeting to order and asked the Town Clerk for roll call.

**Executive session – Personnel matter to discuss the Town Manager’s evaluation per M.R.S.A. §405(6)(A)**

**Councilor Watson moved, Councilor Wilson seconded, to go into executive session for a Personnel matter to discuss the Town Manager’s evaluation per M.R.S.A. §405(6)(A). The motion carried with eight (8) yeas. Councilor Pols arrived after the vote.**

**MEETING RESUMES**

Chair King resumed the meeting and asked for the Pledge of Allegiance.

**Public Comment:**

**John Moncure**, Chair of MRRA, read a letter from the Board wishing to establish a committee to improve communications between the Town and MRRA.

**Nat Wheelwright**, 299 Durham Road, encouraged the Council to speak out against corporate money in politics.

**Correspondence:**

Councilor Perreault asked a question about a crash on River Road involving a town vehicle, to which Manager Brown responded.

**Adjustments to the Agenda:**

Removing item 130

**MANAGER'S REPORT:**

**(a) Council Committee Updates**

No reports were given.

**(b) People Plus Update**

Stacy Frizzle, Executive Director of People Plus, made this update.

**(c) Permission to accept and expend the State Department of Conservation shoreline and harbor management planning grant (*Action required*)**

Manager Brown spoke regarding this item.

Councilor Wilson spoke regarding this item.

**Councilor Wilson moved, Councilor Tucker seconded, to accept and expend the State Department of Conservation shoreline and harbor management planning grant in an amount of \$20,000. The motion carried with nine (9) yeas.**

*(A copy of a memo from Dan Devereaux and the grant application will be attached to the official minutes are included in your packet.)*

**(d) Acceptance of Forfeited Asset (*Action Required*)**

**Councilor Watson moved, Councilor Favreau seconded, to accept and expend Forfeited Assets related to Criminal Action Docket No. CR-12-3997, with a total value of \$2,210.00 and Criminal Action Docket No. CR-12-3215, with a total value of \$1,080.00. The motion carried with nine (9) yeas.**

*(A copy of the court documents will be attached to the official minutes.)*

**(e) (ADDED) Passengers numbers on AMTRAK**

Manager Brown provided this information and responded to a question from Councilor Watson.

Councilor Favreau and Councilor Pols spoke regarding this item.

**PUBLIC HEARINGS**



- 123. The Town Council will hear public comments on an ordinance to exempt active duty military from paying excise tax on vehicles, and will take any appropriate action. (Chair King and Councilor Watson)**

Manager Brown spoke regarding this item.

Chair King opened the public hearing.

**Marty Diller**, Vice Chairman American Legion - Brunswick, spoke regarding this item.

Chair King closed the public hearing.

Councilor Pols, Chair King, Councilor Tucker, and Councilor Watson spoke regarding this item.

Councilor Perreault asked a question, to which Chair King responded

**Councilor Watson, moved, Chair King seconded, to adopt an ordinance to exempt active duty military from paying excise tax on vehicles. The motion carried with eight (8) yeas. Councilor Pols was opposed.**

*(A copy of the proposed ordinance will be attached to the official minutes.)*

- 124. The Town Council will hear public comments on amendments to the General Assistance Ordinance Maximums, to be enacted on an emergency and regular basis, and will take any appropriate action. (Manager)**

Chair King opened and closed public hearing.

Councilor Watson spoke regarding this item.

**Councilor Favreau moved, Councilor Knight seconded, to adopt amendments to the General Assistance Ordinance Maximums, to be enacted on an emergency and regular basis. The motion carried with nine (9) yeas.**

*(A copy of adopted amounts will be attached to the official minutes.)*

- 125. The Town Council will hear public comments on the Mölnlycke TIF proposal, and will take any appropriate action. (Manager)**

Chair King opened the public hearing.

Steve Levesque, Executive Director of MRRA, spoke regarding this item. MRRA has reviewed application materials for the TIF and the Credit Enhancement Agreement. They have met with the Town Manager to discuss this item, and the MRRA Board supports this TIF.

No one else spoke for or against the TIF proposal.

Chair King closed the public hearing.

Councilor Tucker asked if there any factors that the Council must consider or findings that the Council needs to make in supporting this TIF.

Manager Brown responded that the prepared Resolution contains the specific findings that the Council must make in order to designate the District and adopt the Development Program for the District. He added this is a unique business so there are no findings needed indicating that the company is not competing with an existing business.

Councilor Watson welcomed Mölnlycke to Brunswick, stating it's a huge benefit for the Town, MRRA and the region. This TIF is a great way to support them.

Chair King agreed with Councilor Watson's sentiment.

**Councilor Wilson moved, Councilor Watson seconded, to adopt the "Town Council Resolution Designating the Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District." The motion carried with nine (9) yeas.**

*(A copy of the adopted Development program and credit enhancement agreement will be attached to the official minutes.)*

#### **NEW BUSINESS**

- 126. The Town Council will consider setting a public hearing for December 17, 2012, to consider an amendment to the Town Zoning Ordinance, Chapter 2, Section 216, relating to the review of demolitions in the Village Review Overlay Zone, and will take any appropriate action. (Manager)**

Manager Brown spoke regarding this item.

Councilor Brayman, Councilor Tucker, Councilor Favreau, Councilor Watson, Councilor Perreault, Councilor Knight, Councilor Wilson, and Councilor Pols spoke regarding this item.

**Charles Frizzle**, chair of the Planning Board, spoke and responded to questions from Councilor Brayman.

Councilor Perreault asked questions, to which Chair King responded.

**Councilor Watson moved, Councilor Wilson seconded, to set a public hearing for December 17, 2012, to consider an amendment to the Town Zoning Ordinance, Chapter 2, Section 216, relating to the review of demolitions in the Village Review Overlay Zone.**

**The motion carried with six (6) yeas. Councilor Perreault, Councilor Brayman and Councilor Pols were opposed.**

127. The Town Council will consider adopting the “Resolution Pertaining to Use Of The Special Revenue Fund for Recreation Programs To Fund A Feasibility Study For An Outdoor Aquatic Facility,” and will take any appropriate action.  
(Manager)

Manager Brown and Jeff Ward, Chair of the Recreation Commission, spoke regarding this item.

Councilor Favreau spoke regarding this item.

Councilor Pols asked a question, to which Mr. Farrell responded.

**Councilor Wilson moved, Councilor Watson seconded, to adopt the “Resolution Pertaining to Use Of The Special Revenue Fund for Recreation Programs To Fund A Feasibility Study For An Outdoor Aquatic Facility.” The motion carried with nine (9) yeas.**

*(A copy of the adopted resolution will be attached to the official minutes.)*

128. The Town Council will consider reappointing Larissa Darcy to the Brunswick Development Corporation for a three year term to expire on September 7, 2015, and will take any appropriate action. (Chair King)

Chair King spoke regarding this item.

Councilor Knight, Councilor Wilson, Councilor Tucker,

Councilor Perreault and Councilor Pols asked questions, to which Councilor Wilson, Manager Brown and Chair King responded.

**Chair King moved, Councilor Favreau seconded, to reappoint Larissa Darcy to the Brunswick Development Corporation for a three year term to expire on September 7, 2015. The motion carried with nine (9) yeas.**

129. The Town Council will consider appointments to the Town’s Boards and Committees, and will take any appropriate action. (Appointments Committee)

Councilor Watson made the following nominations, which were supported unanimously by the Council.

Benjamin Duffy to serve on the Cable TV Committee

William Locke to serve on the Personnel Board

Alex Anesko and Michael Wilson to serve on the Recycling & Sustainability Committee

130. The Town Council will discuss the Town Manager's performance review, and determine if any action is needed.

This item was removed.

**CONSENT AGENDA**

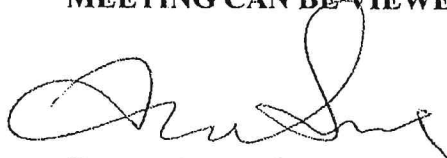
- (a) Approval of the minutes of November 19, 2012
- (b) Appointment of Fran Smith as Registrar of Voters
- (c) Approval of tax abatement for James Miller D/B/A Cosmic Bodyworks

Councilor Watson moved, Councilor Favreau seconded, to approve the consent agenda. The motion carried with nine (9) yeas.

Councilor Watson moved, Councilor Favreau seconded, to adjourn the meeting. The motion carried with nine (9) yeas.

The meeting adjourned at 8:15 p.m.

**PLEASE NOTE: THESE MINUTES ARE ACTION MINUTES. THE ENTIRE MEETING CAN BE VIEWED AT [WWW.BRUNSWICKME.ORG](http://WWW.BRUNSWICKME.ORG).**



*Frances M. Smith  
Town Clerk/Assistant to the Town Manager  
December 5, 2012*

December 17, 2012  
*Date of Approval*

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*Council Chair*

**A TRUE RECORD  
ATTEST:**   
**TOWN CLERK, BRUNSWICK, ME**

**Exhibit G**  
**Town Council Resolution**

**TOWN OF BRUNSWICK, MAINE**  
**TOWN COUNCIL RESOLUTION**

**Adopting the Amended and Restated Mölnlycke Manufacturing Municipal Development and Tax Increment Financing District Development Program (to be renamed the “Seahawk Omnibus Municipal Development and Tax Increment Financing District Development Program”)**

**WHEREAS**, the Town of Brunswick (the “Town”) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend previously established tax increment financing (“TIF”) districts and development programs within the Town; and

**WHEREAS**, the Town designated the District and adopted a Development Program for the District on December 3, 2012 in order to capture the value of real property improvements made within the District, and to enable the use of TIF revenues for various municipal and other economic development projects and the Maine Department of Economic and Community Development (the “Department”) issued a full approval of the District and the Development Program effective as of January 18, 2013; and

**WHEREAS**, amending the Development Program for the District will help to continue to create new employment for the citizens of the Town and the surrounding region; improve and broaden the tax base of the Town; and improve the economy of the Town and the State of Maine; and

**WHEREAS**, the Town Council has held a public hearing on [date], upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town, on the question of adopting the Amended and Restated Development Program for the District in accordance with the requirements of 30-A M.R.S.A. § 5226; and

**WHEREAS**, the Town Council has considered the comments provided at the public hearing, both for and against the adoption of the Amended and Restated Development Program, if any; and

**WHEREAS**, In addition to changing the name of the District, the Amended and Restated Development Program will add omnibus capacity to the District allowing credit enhancement agreements (“CEA”) to be used to attract new business and encourage business expansion, with new CEAs to be subject to Town Council review, a minimum of one public hearing, and Town Council Approval; and

**WHEREAS**, it is expected that approval will be sought and obtained from the Department, approving the Amended and Restated Seahawk Omnibus Municipal Development and Tax Increment Financing District and Development Program.

**NOW THEREFORE BE IT RESOLVED AS FOLLOWS:**

**Section 1.** The Town of Brunswick hereby adopts the Amended and Restated Seahawk Omnibus Municipal Development and Tax Increment Financing District and Development Program, pursuant to the following findings, terms, and provisions:

**Section 2.** The Town Council hereby finds and determines that:

**A TRUE RECORD**  
**ATTEST:**   
**TOWN CLERK, BRUNSWICK, ME**

**OCT 23 2019**



**Exhibit G**  
**Town Council Resolution**

a. Pursuant to Title 30-A M.R.S.A. Section 5226(5) pertaining to TIF district and development program amendments, this Amended and Restated Development Program does not result in the District being out of compliance with any of the conditions of 30-A M.R.S.A. Section 5223(3) which pertain to the percentage of area within the District that is suitable for commercial use, the TIF acreage caps for single TIF districts and for all TIF districts in the Town, and the total TIF district valuation cap.

b. The adopting of the Amended and Restated Development Program will make a contribution to the economic growth and well-being of the Town of Brunswick and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town of Brunswick, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

**Section 3.** 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 is hereby established as set forth in the Development Program, as amended. To the extent the Amended and Restated Development Program conflicts with anything contained within the corresponding original development program, the Amended and Restated Development Program shall govern.

**Section 4.** The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed Amended and Restated Development Program to the Department for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226.

**Section 5.** The foregoing adoption of the Amended and Restated Development Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the Amended and Restated Development Program by the Department, without requirement of any further action by the Town, the Town Council, or any other party.

**Section 6.** The Town Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the documents related to the Amended and Restated Development Program as he may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the Amended and Restated Development Program by the Department, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Council in adopting the Amended and Restated Development Program.

**Section 7.** The Town Manager is hereby authorized and directed to enter into such credit enhancement agreements, in the name of and on behalf of the Town, such agreements to be in such form and to contain such terms and provisions, be in compliance with any applicable procedural requirements, and be not inconsistent with the Amended and Restated Development Program, as the Town Manager may approve, the Town Manager's approval to be conclusively evidenced by his execution thereof.

**Section 8.** This Resolution shall take effect immediately upon adoption.

Proposed to Town Council: October 21, 2019  
Public Hearing: October 21, 2019  
Adopted by Town Council: October 21, 2019

**A TRUE RECORD**  
**ATTEST:**   
**TOWN CLERK, BRUNSWICK, ME**

**OCT 23 2019**

**TOWN OF BRUNSWICK, MAINE  
TOWN COUNCIL RESOLUTION**

**Designating the Mölnlycke Manufacturing Municipal Development and Tax Increment  
Financing District**

**WHEREAS**, the Town of Brunswick (the "Town") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate specific areas within the Town as the Mölnlycke Manufacturing 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 to encourage and facilitate the rapid redevelopment of industrial, commercial and professional office space within the Town at the former naval air base known as the Naval Air Station Brunswick ("NAS Brunswick"); and

**WHEREAS**, the recent closure of NAS Brunswick creates an acute need to provide additional employment opportunities for the residents of the Town and the surrounding region; to improve and broaden the tax base of the Town; and to improve the general economy of the Town, the surrounding region and the State of Maine; and

**WHEREAS**, adopting and implementing the District and Development Program will help to create new employment for the citizens of the Town and the surrounding region; improve and broaden the tax base of the Town; and improve the economy of the Town and the State of Maine; and

**WHEREAS**, the Town Council has held a public hearing on December 3, 2012, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town, on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. § 5226; and

**WHEREAS**, the Town Council has considered the comments provided at the public hearing, both for and against the designation of the District, if any; and

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



**NOW THEREFORE BE IT RESOLVED AS FOLLOWS:**

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

a. At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is in need of rehabilitation, redevelopment or conservation or is suitable for commercial uses as defined in 30-A M.R.S.A. § 5223(3); and

b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town (including this proposed District, but not including the Town's Downtown TIF District) does not exceed five percent (5%) of the total acreage of the Town; and

c. The original assessed value of all existing and proposed tax increment financing districts (including this proposed District, but not including the Town's Downtown TIF District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 1, 2011; and

d. The designation of the District and pursuit of the Development Program will generate substantial economic benefits for the Town and its residents and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town, including stimulating new employment opportunities, a broadened and improved tax base and economic stimulus, and therefore the designation of the District and adoption of the Development Program constitutes a good and valid public purpose. The Town Council has considered all evidence, if any, presented to the Council 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 designation of the District and adoption of the Development Program.

e. To the best of the Town's knowledge, the aggregate value of municipal and plantation general obligation indebtedness financed through the proceeds of any tax increment financing districts within Cumberland County do not exceed \$50 million.

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

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

**Section 4.** The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed designation of the District and Development Program to Department for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226(2).

**Section 5.** The foregoing designation of the District and adoption of the Development Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by the Department, without requirement of any further action by the Town, the Town Council, or any other party.

**Section 6.** The Town Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the documents designating the District and adopting the Development Program as he may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the District and the Development Program by the Department, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Council in designating the District and adopting the Development Program.

**Section 7.** The Town Manager be and hereby is authorized and directed to enter into the credit enhancement agreement contemplated by the Development Program, 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 Town Manager may approve, the Town Manager's approval to be conclusively evidenced by his execution thereof.

**Section 8.** This Resolution shall take effect immediately upon adoption.

Proposed to Town Council:  
Public Hearing:  
Adopted by Town Council:

December 3, 2012  
December 3, 2012

A TRUE RECORD  
ATTEST:   
TOWN CLERK, BRUNSWICK, ME