



PAUL R. LEPAGE
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



GEORGE C. GERVAIS
COMMISSIONER

February 16, 2018

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

RE: Cook's Corner Omnibus Municipal *Tax Increment Financing* (TIF) District and *Development Program* (Program)

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 above referenced Municipal TIF District and Program. Based on the application, DECD notes/approves:

- a. District term of 30 years starting July 1, 2018 to and ending June 30, 2048;
- b. District taxable Original Assessed Value of \$40,058,600 as of March 31, 2017 (April 1, 2016)—acreage 205;
- c. Real Increased Assessed Value (IAV) capture of up to 100%;
- d. District revenues deposited/held in DEDICATED accounts and applied ONLY toward approved activities/projects,
 - i) Project Cost accounts to reimburse Company/Developer for costs authorized by 30-A M.R.S.A. § 5225(1)(A) and DECD rules as amended from time to time AND/OR fund public activities/projects,
 - ii) Sinking Fund Account to retire associated public debt, if any;
- e. Company/Developer credit enhancement agreement(s) within sole Town Council discretion are limited to incremental taxes from NEW actual value, may include up to 100% reimbursement during District term and may not be authorized without a public hearing (Program, Section IV, page 11);
- f. AFTER EXECUTION, TOWN MUST FORWARD COPY of any associated credit enhancement agreement and its amendment(s) or assignment(s) to DECD—enclosing completed matching **Application Cover Sheet** with detailed private project description and (if Company and not Developer) **Employment Goals Form**;
- g. Any non-captured incremental property values resulting in General Fund revenue/deposits MUST be included/reported with Town equalized assessed value;
- h. Any future amendment MUST comply with 30-A M.R.S.A. §§ 5221-5235 and DECD rules;
- i. When District expires, or is terminated, BRUNSWICK MUST NOTIFY DECD IN WRITING.

As further described in the Program, Town revenue allocation projected at \$27,407,978 may facilitate funding for an estimated \$46,500,000 in public costs and associated debt, if any, as further described in the Development Program. This funding MUST comply with Town appropriation process—with



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activities/projects due completion BEFORE/BY June 30, 2048. Approved public activities/projects costs are as follows:

WITHIN/OUTSIDE DISTRICT ◊

- j. Road and Infrastructure Improvements, and associated costs, including road construction, improvement and maintenance of storm water or sanitary sewer lines, water lines, electrical lines and street amenities \$27,000,000; ≈

OUTSIDE DISTRICT ◊

- k. Portage of revenues to Brunswick Downtown and Transit Oriented Municipal TIF District while its IAV capture remains 100% \$3,000,000; Δ

WITHIN MUNICIPALITY

- l. Recreational Trails \$1,500,000. ≈

WITHIN MUNICIPALITY/DISTRICT

- m. Economic Development (ED) efforts marketing Town as a business or arts location, including ED staff salaries, prorated municipal staff salaries or professional service costs; ^A regional marketing and tourism destination campaigns; permanent revolving loan funds, investment funds and grants programs per § 5225(1)(C)(3) for costs authorized by 30-A M.R.S.A. § 5225 and DECD rules as amended from time to time, but primarily for business startup/expansion efforts; grant matching related to 30-A M.R.S.A. §§ 5221-5235 economic development activities; technology systems updates prorated to business expansion/recruitment efforts including GIS system, computers and assessing software; business/tourism destination branding including directional signage and streetscape upgrades; economic/environmental studies and associated improvements of properties for commercial or future arts district use \$15,000,000; Φ ≈

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 the District term end of June 30, 2048.

MAINE IS OPEN FOR BUSINESS. 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,

George C. Gervais
Commissioner

cc: Senator Everett Brownie Carson (SD-24)—128th Legislature
Representative Matthea Elisabeth Larsen Daughtry (HD-49)—128th Legislature
Representative Ralph L. Tucker (HD-50)—128th Legislature



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Representative Joyce McCreight (HD-51)—128th Legislature
Justin Poirier, MRS Director Property Tax Division
Brian Doyle, Governor's Account Executive
Shana Cook Mueller, Bernstein, Shur, Sawyer & Nelson, P.A.

◇ To 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.

≈ Projects are common to development programs of Brunswick Landing II and Brunswick Executive Airport II TIF districts.

Δ Projects are common to development programs of Downtown & Transit-Oriented, Brunswick Landing II, Brunswick Executive Airport II and Molnlycke Manufacturing TIF districts.

EXCLUDING FOLLOWING COSTS/FUNDING:

Φ Public park(s)



**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

January 2, 2018

Tina Mullins
Department of Economic and
Community Development
111 Sewall Street
Burton Cross Building, 3rd Flr.
Augusta ME 04330

*Re: Cook's Corner Omnibus Municipal Development and TIF District
Brunswick*

Dear Tina:

Enclosed please find the application for the Cook's Corner Omnibus Municipal Development and TIF District as approved by the Town of Brunswick on December 18, 2017.

If you have any questions, please feel free to contact me at 207-228-7134.

Sincerely,

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

Shana Cook Mueller

Encl.

cc. Linda Smith

**ECONOMIC DEVELOPMENT
BRUNSWICK, MAINE**

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

**COOK'S CORNER OMNIBUS MUNICIPAL DEVELOPMENT AND TAX
INCREMENT FINANCING DISTRICT DEVELOPMENT PROGRAM**

Approved by:

TOWN OF BRUNSWICK

December 18, 2017



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

December 21, 2017

Commissioner George C. Gervais
Maine Department of Economic
and Community Development
State House Station 59
Burton Cross Building, 3rd Floor
Augusta ME 04333

Re: *Cook's Corner Omnibus Municipal Development and TIF District
Brunswick*

Dear Commissioner Gervais,

On behalf of the Town of Brunswick, I am submitting the enclosed application for the Cook's Corner Municipal Development and Tax Increment District Development Program.

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

APPLICATION COVER SHEET
Cook's Corner Omnibus TIF District

MUNICIPAL TAX INCREMENT FINANCING
--

A. General Information

1. Municipality Name: Town of Brunswick		
2. Address: 28 Federal Street, Brunswick, ME 04011		
3. Telephone: 207-725-6659	4. Fax: 207-725-6663	5. Email: jeldridge@brunswickme.org
6. Municipal Contact Person: John Eldridge, Town Manager		
7. Business Name:		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business:		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

B. Disclosure

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

C. Employment Data

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

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EXHIBITS:

Exhibits:

A-1, A-2 & A-3	TIF District Maps
B	Statutory Requirements & Thresholds
C	Assessor's Certificate of Original Assessed Value
D-1	TIF Revenue Projections
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E	Public Hearing Notice
F	Public Hearing Minutes
G	Town Council Resolution

I. Introduction

A. Cook's Corner Area

As noted in the 1998 Cook's Corner Master Plan, "Since the 1960s, Cook's Corner has become a regional shopping center, with more than one million square feet in retail space. This extraordinary growth occurred without the development of a unified plan or vision for the area. Brunswick is a large town encompassing 45 square miles, divided into East and West Brunswick by the Brunswick Naval Air Station. Cook's Corner forms the central location of East Brunswick, and is the location of a major junction that connects East Brunswick to downtown Brunswick, Topsham, Bath and the Harpswell Islands".

The 1998 Cook's Corner Master Plan went on to highlight key developments impacting the region at the time, including the construction of the Brunswick / Topsham By-pass, the Midcoast Hospital plan to construct a hospital / health care complex consisting of 160,000 square foot hospital and associated medical offices on a medical campus that is greater than 40 acres large, and reconfiguration of the NAS Brunswick's base housing plan. As these developments emerged over the past twenty years, the Cook's Corner area has continued its transition to a significant commercial area, building on to the original circa 1970s mall and including the MerryMeeting Plaza, Wal-Mart and Lowe's complex.

In August 2005, the Federal Base Realignment and Closure ("BRAC") Commission voted to close Naval Air Station Brunswick ("NAS Brunswick" or "NASB" or the "Base") and move its aircraft operations to Jacksonville, Florida. The 79-acre Topsham Annex located in Topsham, Maine was also included as part of the closure. On September 15, 2005, the final list was approved by the President of the United States. By law, both properties were required to close before September 15, 2011. For the Town of Brunswick, the Town of Topsham, Cumberland and Sagadahoc counties, and the State of Maine, that decision was the culmination of an intense process and significant community effort to keep the facility open to maintain an employment base of over 5,200 military and civilian personnel.

NAS Brunswick was built as a multi-purpose campus that has changed over many years to serve a variety of purposes. It has been an airport since its initial development in the late 1930s, built on the site of a municipal airfield. Its primary mission has been to house and maintain various patrol aircraft and other Navy aviation and non-aviation activities. The base is considered both an industrial facility where aircraft were hangared, maintained and flown, as well as a support facility with offices, retail buildings, housing and ancillary uses associated with a relatively self-contained operation. In total there are over 200 buildings totaling over 1.75 million square feet on the Base; forty of which buildings would be considered significant facilities.

The closure of NAS Brunswick represents one of the largest single employer relocations or closings in the history of the state. The State Planning Office conducted an assessment of impact closure and revised the state gross product projection for 2015 downward by \$390 million, cutting the projected growth rate from two percent to approximately one percent. They also revised the state population growth downward by 7,400 as a result of the base closure.

Projected state personal income was also reduced by \$370 million. Revenues to the State of Maine are also expected to be reduced by some \$20 million.

In other economic displacement events such as plant closings, most individuals continue to live in the community, albeit with reduced income, and they still contribute to the economy, have children in local schools, and participate in the activities of the community. In the case of a base closure and realignment, however, an entire segment of the population leaves the area, which increases vacancy rates and eliminates millions of dollars spent in the local economy on everything from housing, food, transportation and energy costs, to professional services and entertainment.

The impact of the closure is so large that the Maine Legislature created the Midcoast Regional Redevelopment Authority ("MRRA") for the purpose of managing the transition of this large military facility back into the fabric of the region and to support the rapid and successful redevelopment of NAS Brunswick. MRRA is a public municipal corporation.

The redevelopment of the Brunswick Landing campus occurs adjacent to and dramatically impacts the surrounding commercial, retail and residential presence in the Cook's Corner area. As noted above, the 1998 Cook's Corner Master Plan stated that "Cook's Corner forms the central location of East Brunswick, and is the location of a major junction that connects East Brunswick to downtown Brunswick, Topsham, Bath and the Harpswell Islands". The NAS Brunswick closure (2011) occurred in the middle of a severe multi-year national recession. Cook's Corner has been recovering steadily from these adverse impacts, due in part to the improved national, state and local economy, but also because of the increased level of activity on Brunswick Landing. There are over 100 employers and over 1,500 employees on the Brunswick Landing campus now. In addition, the Southern Maine Community College and the University of Maine have a strong presence on the Brunswick Landing; SMCC currently enrolls 900 students at the Brunswick Landing campus. Their close proximity to Cook's Corner has had a positive impact on the Cook's Corner area, including the Cook's Corner Mall.

According to the Retail Association of Maine and the National Retail Federation, in Maine, currently retail supports more than 200,000 jobs in over 19,000 establishments and contributes more than \$10 billion to the state's economy. Retail is the number one private industry employer in Maine, supporting one in every five jobs. Retail at Cook's Corner is a critical component for a healthy Brunswick community. The Cook's Corner Mall alone offers over 300,000 square feet of Mall rental space. There are 26 stores occupying more than 259,000 square feet of the available Mall space. Over 90 employees work in the 26 stores located at the Mall.

Medical services are also an increasing presence in the Cook's Corner area. The Mid Coast Hospital opened its Cook's Corner campus in 2001 and expanded in 2009 with a new Emergency Department and additional Medical/Surgical inpatient beds. Mid Coast – Parkview Health was created in 2015 when Parkview Adventist Medical Center joined with Mid Coast Health Services to realign healthcare services in the region. Mid Coast Hospital has been recognized as a "Best Regional Hospital" and as one of the two best hospitals in Maine by U.S. News & World Report for 2015-16. U.S. News & World Report survey data for the latest year available shows that 27,064 patients visited the hospital's emergency room. The hospital had a

total of 4,653 admissions. Its physicians performed 1,273 inpatient and 6,537 outpatient surgeries. The Hospital's presence has drawn other medical services to the area, including supporting services such as Advanced Orthotic & Prosthetic Service and Coastal Ortho as well as a 20,000 square foot facility currently under construction on the Brunswick Landing and a 30,000 square foot facility proposed further to the east on Bath Road.

The redevelopment at Brunswick Landing combined with the recovery occurring with Cook's Corner retail, commercial and increasing medical services activity has created a reinvigorated Cook's Corner area. As a result, traffic in the area has increased, putting a large demand on the intersections at Bath Road. This expansion of the commercial area has had the result that some land may now be better served as commercial use, but lacks appropriate vehicular and pedestrian access. The Town of Brunswick has undertaken traffic studies and analysis of the Cook's Corner area, including but not limited to, consideration of an Admiral Fitch Avenue to Gurnet Road corridor and a Gurnet Road to Thomas Point Road corridor as part of an overall effort to create the necessary improvements to expand access.

B. Role for Tax Increment Financing in Improvements

To enhance redevelopment in Cook's Corner, the Town has been working to improve traffic conditions in the area. Over the past year, the Town has engaged stakeholders in an intensive process to identify the potential for a new corridor between Admiral Fitch Avenue on the Brunswick Landing and Gurnet Road in the Cook's Corner area. The Town, MRRA, Brunswick Landing Venture, LCC, Winslow Property Management / Katz Properties and Priority Real Estate Group have been exploring the feasibility of a connector road between Admiral Fitch Avenue on the Brunswick Landing and Gurnet Road in the Cook's Corner area.

The firm of Milone and MacBroom was engaged in 2016 and produced a Preliminary Design Report (PDR) for the Construction of the Cook's Corner Connector Road in June 2017. Milone and MacBroom are continuing to work with the Town and stakeholders to develop final engineering and bid specifications for this project with the goal of releasing bid documents in early January 2018.

Other projects for the Cook's Corner area will include continuing to improve access to the Brunswick Landing and Cook's Corner retail, commercial and medical uses; to improve interconnectedness between Cook's Corner, Brunswick Landing and the downtown; to improve recreational trail opportunities in and adjacent to the area; to encourage balanced growth in all the Town's economic sectors; and, to undertake general economic development activities as outlined in Table 1.

C. Designation of Tax Increment Financing District

The Town will designate the ***Cook's Corner Omnibus Municipal Development and Tax Increment Financing District*** which will encompass approximately 205 acres. The Cook's Corner TIF District is located in the Cook's Corner area of Brunswick, which is located approximately five miles east of the downtown, and is primarily defined as the commercial area around the intersection of Gurnet Road and Bath Road. Beginning at its northwestern corner, the District is bounded on the north by Gurnet Road, extending to the east beyond and encompassing

Thomas Point Road. The eastern boundary of the District is roughly along the western edge Walmart's Tibbetts Drive, then crossing back over Thomas Point Road, running along and encompassing the Perryman Drive housing, to the Gurnet Road just south of the Perryman Drive/Gurnet Road intersection. The boundary line then runs south along the western side of Gurnet Road and follows the southerly and westerly property line of the former Navy housing now listed as Parcel 40-12 on the tax maps. The District is bounded on the west by the Brunswick Landing TIF District until the boundary line again meets Gurnet Road at the northwest corner of the District. [The Cook's Corner District is shown on maps at Exhibits A-1, A-2 and A-3.]

II. Development Program Narrative

A. The Development Program

This Development Program is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "TIF Statute"). The Town's designation of the District combined with the adoption of this Development Program create a municipal TIF district in order to capture the value of the taxable real property improvements made within the District, and enable the use of TIF Revenues for various municipal and other economic development projects. The Development Program will run for the same 30-year period as the District designation.

The Town will capture one hundred percent (100%) of the new taxable real property value located in the TIF District. The Town anticipates the following types of projects in the District that will result in increased value: additional housing in the Forrestal – Intrepid compounds, growth of medical use facilities, increased retail occupancy and new construction and other commercial activities. The Town reserves the right to adjust the District capture of increased assessed value downward in order to account for the fact that the assessed value of District property has already and potentially will again in the future increase due to a revaluation process rather than through property improvements. This adjustment will be determined annually based upon the Town's budgeted Development Program needs. Any future credit enhancement agreements must acknowledge the potential for the measurement of captured assessed value to be affected by a revaluation.

By adopting this Development Program, the Town will significantly contribute to the already ongoing efforts to maximize the benefits achieved through the redevelopment occurring on Brunswick Landing and to reinvigorate the Cook's Corner Mall area, including mixed use development and new housing. It will also underscore Brunswick's growing reputation as a commercial hub and desirable place in which to locate a business and promote additional economic development in Brunswick by extending the possibility of credit enhancement arrangements between the Town and future developers.

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

- Maintain existing tax revenues;

- Enjoy enhanced future tax revenues generated by new development within the Cook's Corner District;
- Create long-term, stable employment opportunities for areas residents;
- Assist MRRA in attracting businesses and promoting the economic viability and sustainability of the general economy of the Town, the Midcoast Maine region and the State of Maine.

Thus, 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 wellbeing of both the Town and the Midcoast Maine Region by providing jobs, contributing to property taxes and diversifying the region's economic base.

In addition, by creating the District, the Town will "shelter" the increase in municipal valuation that development in the District will bring about. An estimate of the tax shift benefit is shown as Exhibit D-2 attached hereto.

B. The Municipal Projects

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 within and leading to / from the District, by contributing TIF Revenues to fund projects set forth in the Town's existing Downtown – Transit Oriented TIF District, recreational trail opportunities and supporting general economic development efforts, as outlined in Table 1.

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

Notes:

* 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 exceed the Town's estimated TIF Revenues from the District. The project cost estimates are reflective of the estimated total cost for each project.

	Project	Cost Estimate	Statutory Cite
1.	<p><u>Road and Infrastructure Improvements (and associated costs) within and adjacent to the Cook's Corner area:</u></p> <p>(a) The Cook's Corner area (in the vicinity of the intersections of Gurnet Road, Thomas Point Road and Bath Road), adjacent to the Brunswick Landing District, may have various improvements made necessary by the District development, including but not limited to road construction, improvement and maintenance of storm water or sanitary sewer lines, water lines, electrical lines and amenities on streets; and,</p> <p>(b) Currently, the roads within Brunswick Landing are owned and maintained by MRRA. MRRA has requested that the Town take over the roads within Brunswick Landing as public roads. In the event that the Town agrees to take any of the Brunswick Landing roads as public roads, the Town will use TIF funds to construct, improve and maintain those roads. A prorated portion of the cost of these projects will be eligible to be paid for with District TIF revenues. Such proration will be measured based on the extent to which the projects are made necessary by or are directly related to the District development.</p>	<p>\$900,000/year (for 30 years)</p> <p>\$27,000,000 (total for 30 years)</p>	<p>30-A M.R.S.A. § 5225(1)(A), (A)(2), (A)(3), (A)(4), and § 5225 (B)(1) or (B)(2)</p>

	Project	Cost Estimate	Statutory Cite
2.	<p>"Downtown TIF Projects: The Town will use TIF funds to mitigate the impacts of the new Cook's Corner District on the Town's downtown area by funding projects described in the Brunswick Downtown and Transit Oriented Municipal Development and Tax Increment Financing District Development Program; 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. The Town's investment in the Cook's Corner area, which is primarily a vehicular focused commercial experience, must be counterbalanced by investment in the Downtown, which encourages pedestrian and other multimodal uses such as the Amtrak, MetroBreez and Brunswick Explorer. Any development in the Cook's Corner area is going to work against Downtown efforts at moving the Town away from dependence upon motorist traffic. Thus, the Cook's Corner District's impact on the municipality can be mitigated by providing TIF revenues for the Downtown development program projects. Projects such as sidewalks, enhanced lighting, and green space improvements will mitigate the impacts of the Cook's Corner investment on the Town's efforts at focusing on transit as opposed to vehicular transportation. 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</p> <p>\$3,000,000 (total 30 years)</p>	<p>30-A M.R.S.A. § 5225(1)(B)(3)</p>

	Project	Cost Estimate	Statutory Cite
3.	<p><u>General Economic Development:</u> The Town will use TIF funds on a broad array of projects and programs to promote economic development throughout the Town and to fund the marketing of the municipality as a business or arts location, including:</p> <ul style="list-style-type: none"> a) Support economic development staffing and professional services at the municipal level (including salaries of economic development staff and prorated salaries of other municipal staff who may be called in to provide economic development services as well as prorated professional services costs and fees); b) Participate in regional marketing campaigns to promote Brunswick as a business destination and a tourist destination; c) Establish/support permanent economic development revolving loan funds, investment funds and grants, likely through the local economic development corporation (currently, the Brunswick Development Corporation) and primarily related to business start-up and expansion costs; d) Create a reserve fund to be used as the local match for state and federal economic development grants for projects that would otherwise be permissible to be funded under this development program as well as the following: <ul style="list-style-type: none"> o Local match for grants to fund transit service capital costs associated with a new or expanded transit service (in the case of funding a contract provider of transit services, a prorated portion of such contract relating to capital costs of the services as opposed to operating costs). o Local match for grants to fund costs of improvements made within the tax increment financing district; e) Provide funds to support the Town's business expansion and recruitment efforts through the enhancement of the Town's technology systems such as updating and improving the Town's geographic information system ("GIS") and upgrading computers and assessing software that support business recruitment efforts; f) Promote the identity and branding of the Town as a place to do business and as a tourist destination through investments such as signage and streetscapes; and, g) Support economic studies and environmental studies and improvements of properties within the Town of Brunswick to determine and help realize their most effective commercial or arts district use. 	<p>\$500,000/year (for 30 years)</p> <p>\$15,000,000 (total for 30 years)</p>	<p>30-A M.R.S.A. §§ 5225(1)(A)(4), (1)(C)(1),(C)(2), & (C)(3)</p> <p>With respect to 3(d): 30-A M.R.S.A. §§ 5230, 5225(1)(A) & (C)(7)(a)</p>

	Project	Cost Estimate	Statutory Cite
4.	<u>Recreational Trails with Significant Potential to Promote Economic Development</u> : The Town will use TIF funds for costs related to planning, design, construction, maintenance, grooming and improvements to new or existing recreational trails designed to enhance the draw to the Town, including bridges that are part of the trail corridor, used all or in part for hiking, bicycling, cross-country skiing or other uses.	\$50,000/year (for 30 years) \$1,500,000 (total for 30 years)	30-A M.R.S.A. § 5225(1)(C)(6)
	Total Municipal Project Costs:	\$1,550,000/year (for 30 years)	
	Grand Total	\$46,500,000 (total for 30 years)	

Note: Project 1 is common to the Brunswick Landing, and Brunswick Executive Airport Tax Increment Financing Districts. Projects 2 and 3(a) are common to the Downtown, Brunswick Landing, Executive Airport and Molncke Tax Increment Financing Districts. Project 3 is common to the Brunswick Landing and Brunswick Executive Airport Tax Increment Financing Districts. Project 4 is common to the Brunswick Landing and Brunswick Executive Airport Tax Increment Financing Districts.

C. Strategic Growth and Development

By creating the Cook's Corner District, the Town is able to capitalize on the momentum and maximize the economic redevelopment potential of the Cook's Corner TIF District by streamlining the process for future businesses seeking to locate within either this District or the Brunswick Landing TIF District. With the Brunswick Landing and Cook's Corner TIF Districts in place, the Town can immediately focus on negotiating and finalizing credit enhancement agreements within each District that will meet the needs of individual developers and the Town. Having the TIF Districts in place will greatly enhance the marketability and development potential for commercial and industrial use of properties within the TIF Districts.

D. Improvements to the Public Infrastructure

As further set forth in Table 1 above, the Town will use certain TIF Revenues for road and other related public infrastructure.

E. Operational Components

1. Public Facilities

The Town plans to use a portion of the TIF Revenues to fund certain projects approved within the existing Downtown and Cook's Corner TIF Districts.

2. Commercial Improvements Financed Through Development Program

At this time, no commercial improvements will be financed through the Development Program and all commercial development will be privately funded. The Town may, in the future, share a percentage of the TIF Revenues with future developers pursuant to the terms of such Credit Enhancement Agreements (CEAs) that may be negotiated with such developers. Unless a credit enhancement agreement is negotiated and approved, all privately owned property in the District is expected to be improved, constructed and operated by the private owners.

3. Relocation of Displaced Persons.

None anticipated.

4. Transportation Improvements

The Town will fund road improvements as outlined in the Table 1 hereof.

5. Environmental Controls

The improvements made under this 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

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. Physical Description

Note that the details in this Article III address the conditions for approval contained in 30-A M.R.S.A. § 5223(3). The 205 acre District is shown on Exhibit A. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. § 5223(3) are set forth in Exhibit B.

IV. Financial Plan

The Town will capture one hundred percent (100%) of the increased assessed value of the real property located within the District for the duration of the 30-year term of the District. The Town reserves the right to adjust the District capture of increased assessed value downward in order to account for the fact that the assessed value of District property has already and potentially will again in the future increase due to a revaluation process rather than through property improvements. This adjustment will be determined annually based upon the Town's budgeted Development Program needs. Personal property tax value will not be captured within the District. The District will commence with the July 1, 2018 – June 30, 2019 Fiscal Year and end with the July 1, 2047 – June 30, 2048 Fiscal Year.

Upon each payment of real property taxes for property located inside the District, the Town will deposit into a development program fund (the "Development Program Fund") the entirety of the property tax payments constituting TIF Revenues. The Development Program Fund is pledged to and charged with the payment of the project costs in the manner and in the order provided in 30-A M.R.S.A. § 5227(3). The Development Program Fund will consist of a development sinking fund account (the "Sinking Fund Account"), and a project cost account (the "Project Cost Account").

The TIF Revenues deposited into the Project Cost Account will be available to the Town and future developers by application to the Town. Payments to any future developers would be made through future credit enhancement agreements. As an omnibus District, this Development Program authorizes the Town Council to consider applications by developers/property owners located inside the District for future credit enhancement agreements. Such proposed credit enhancement agreements may be for up to the full term of the District and for up to one hundred percent (100%) reimbursement. No credit enhancement agreement shall be duly authorized and approved without a duly noticed public hearing and approving vote of the Town Council.

All assessed real property value captured in the District will be added to the general tax rolls at the end of the TIF term.

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

A. Costs and Sources of Revenues

Private improvements will result in the captured assessed value that will generate Tax Increment Revenues. Current and future developers owning or leasing properties located within the District will pay for and/or finance all private improvements located in the District through private sources.

B. Indebtedness

The Town reserves the right to finance its projects through public indebtedness.

V. Statutory Requirements and Thresholds

The statutory requirements and thresholds for approval required by Section 5223(3) of the TIF Statute are set forth in Exhibit B.

VI. Tax Shifts

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

VII. Municipal Approvals

A. Notice of Public Hearing

Attached as Exhibit E hereto is a copy of the Notice of Public Hearing regarding adoption of the Development Program for the District, published in the *Times Record*, a newspaper of general circulation in the Town, on a date at least ten (10) days prior to the public hearing. The public hearing on the Development Program was held on December 18, 2017, in accordance with the requirements of 30-A M.R.S.A. § 5226(1).

B. Minutes of Public Hearing Held by Town Council

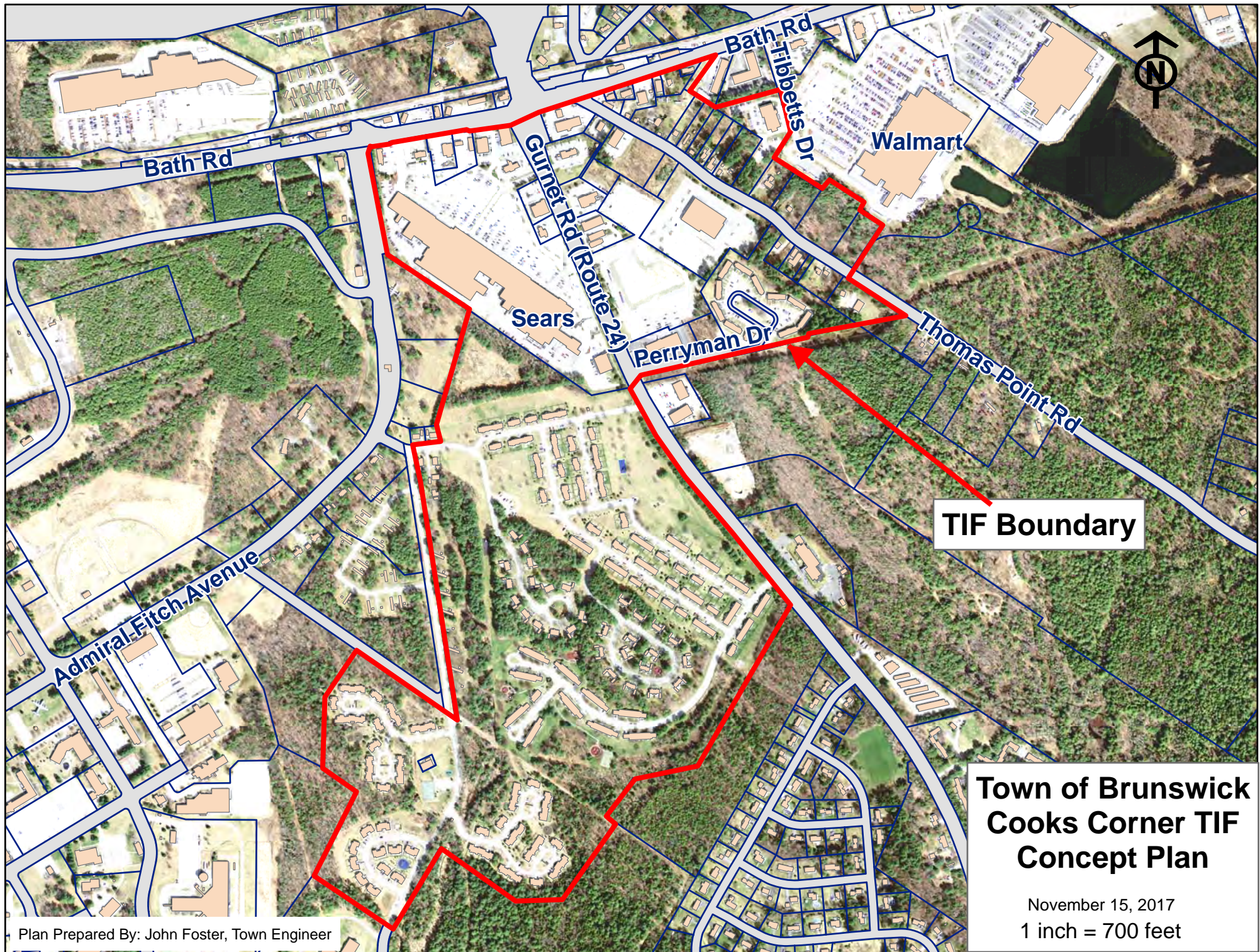
Attached as Exhibit F hereto is a certified copy of the minutes of the public hearing held on December 18, 2017, at which time the Development Program was discussed by the public.

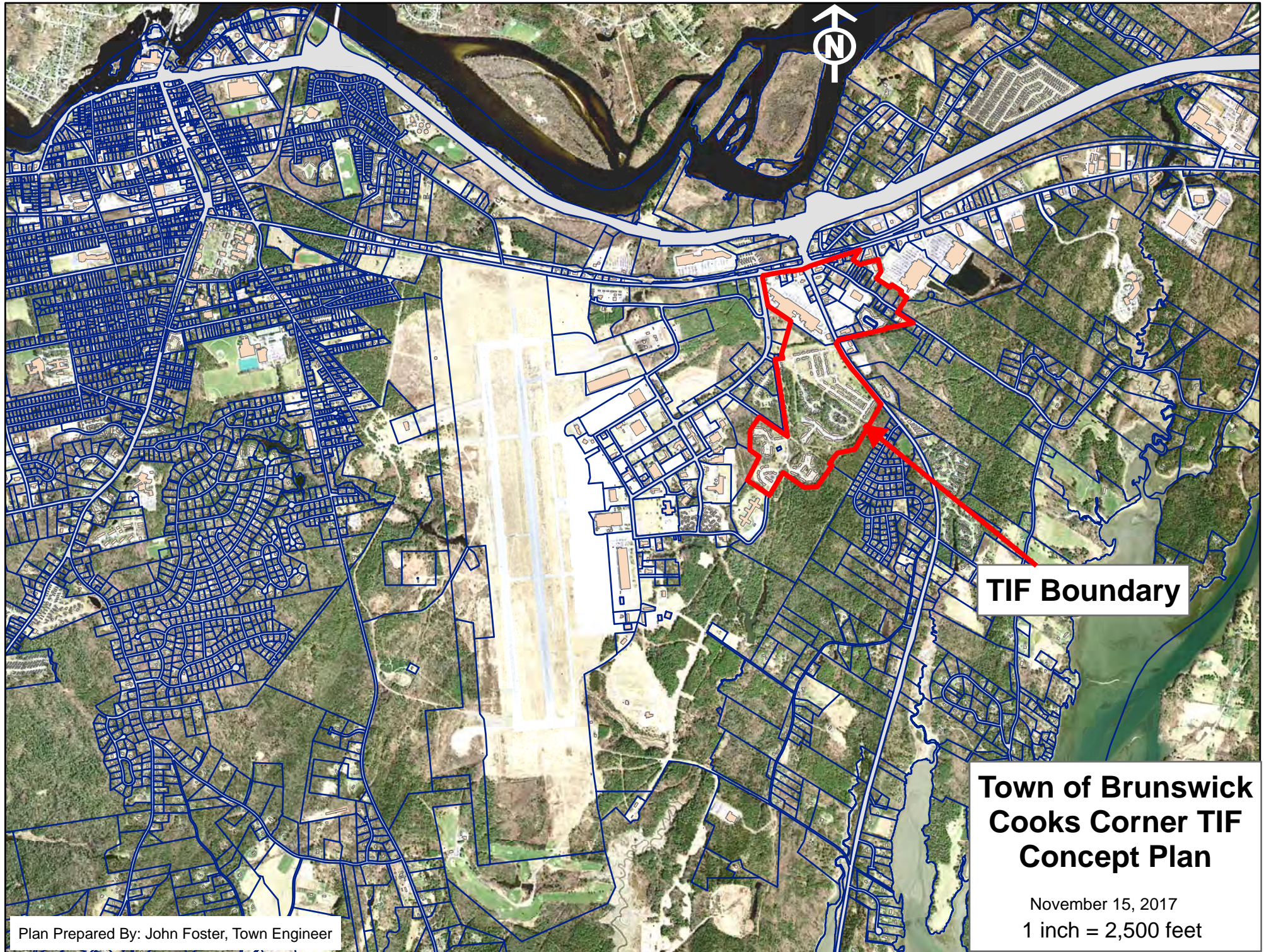
C. Authorizing Votes

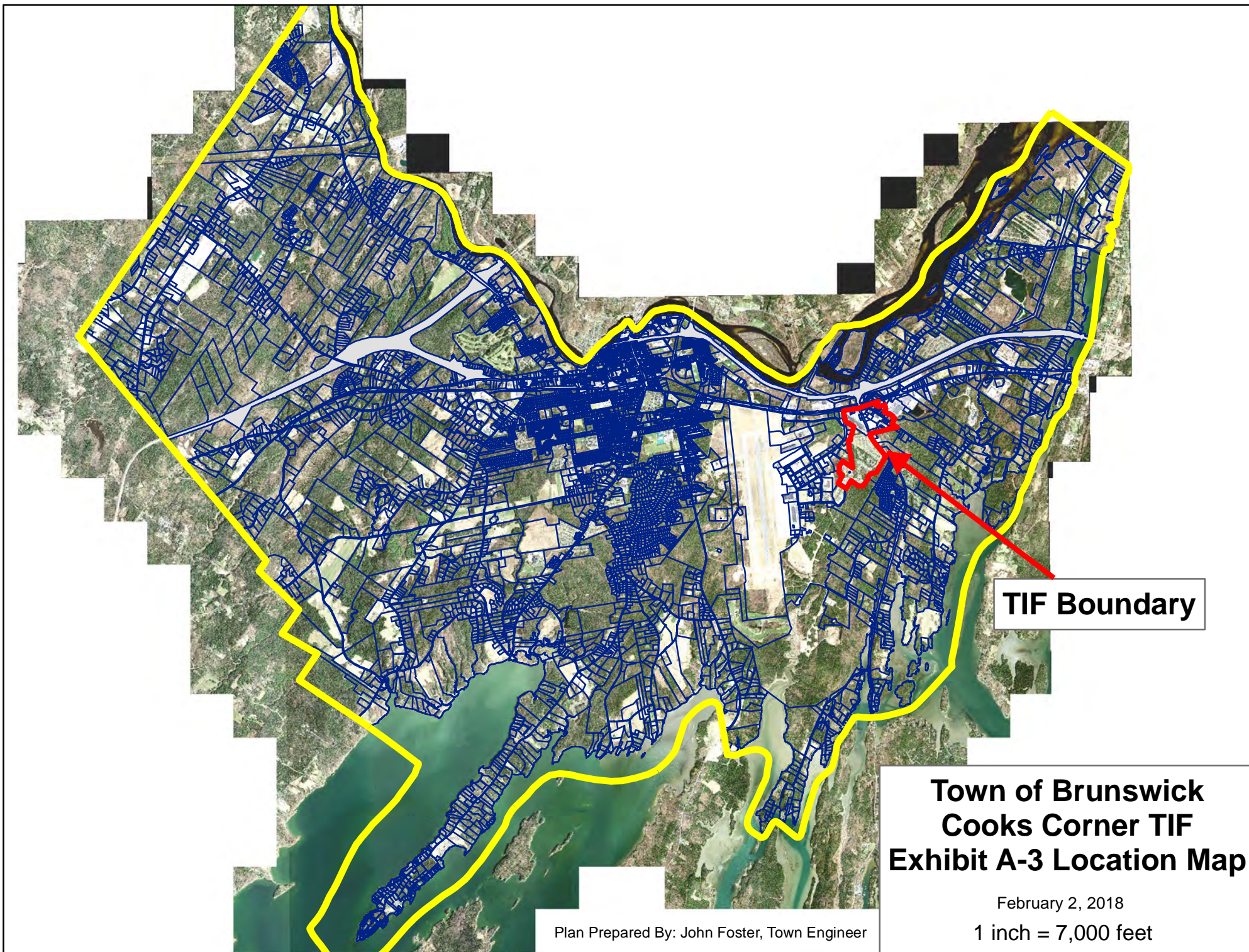
Attached as Exhibit G hereto is a copy of the Brunswick Town Council Resolution approving the Development Program, which Resolution was adopted by the Council at a meeting of the Council duly called and held on December 18, 2017.

Exhibits:

A-1, A-2 & A-3	TIF District Maps
B	Statutory Requirements & Thresholds
C	Assessor's Certificate of Original Assessed Value
D-1	TIF Revenue Projections
D-2	Tax Shift Projections
E	Public Hearing Notice
F	Public Hearing Minutes
G	Town Council Resolution







TIF Boundary

**Town of Brunswick
Cooks Corner TIF
Exhibit A-3 Location Map**

February 2, 2018

1 inch = 7,000 feet

Plan Prepared By: John Foster, Town Engineer

STATUTORY REQUIREMENTS AND THRESHOLDS
Cook's Corner Omnibus Municipal Tax Increment Financing District

SECTION A. Acreage Caps		
1. Total municipal acreage;	28,800	
2. Acreage of proposed Municipal TIF District;	205	
3. Downtown-designation ¹ acres in proposed Municipal TIF District;	0	
4. Transit-Oriented Development ² acres in proposed Municipal TIF District;	0	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;	205	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	.71%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ Downtown & Transit-Oriented TIF/89.97 acres Molnlycke Manufacturing TIF/19.4 acres Brunswick Landing II TIF/542 acres Brunswick Executive Airport II TIF/146 acres Cook's Corner TIF/205 acres	Existing	797.37
	Proposed	205
	Total:	1002.37
30-A § 5223(3) EXEMPTIONS⁴		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;	89.97 acres	
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:	89.97 acres*	
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0 acres	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above: Brunswick Landing II TIF/542 acres Brunswick Executive Airport II TIF/146 acres Molnlycke Manufacturing TIF/19.4 acres	707.4 acres	
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	205 acres	
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	0.71%	
14. Real property 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.	89.08	43.45%
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		43.45%

*Note: same district as the Downtown District

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

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

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

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

⁵ PTZ districts approved through December 31, 2008.

STATUTORY REQUIREMENTS AND THRESHOLDS
Cook's Corner Omnibus Municipal Tax Increment Financing District

SECTION B. Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1; (4/1/2017)	\$2,300,363,500	
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	\$40,058,600	
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: Downtown & Transit-Oriented TIF/\$71,082,500 Molnlycke Manufacturing TIF/\$0 Brunswick Landing II TIF/\$0 Brunswick Executive Airport II TIF/\$0 Cook's Corner TIF/\$40,058,600	Existing	\$71,082,500
	Proposed	\$40,058,600
	Total:	\$111,141,100
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	\$71,082,500	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts: Downtown & Transit-Oriented TIF/\$71,082,500	\$71,082,500*	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts:	0	
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above: Brunswick Landing II TIF/\$0 Brunswick Executive Airport II TIF/\$0 Molnlycke Manufacturing TIF/\$0	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$40,058,600	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.74%	

COMPLETED BY	
NAME :	Julia Henze
DATE :	December 18, 2017

*Note: same district as the Downtown District

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

Town of Brunswick, Maine

Cook's Corner Omnibus Municipal Development and Tax Increment Financing District

ASSESSOR'S CERTIFICATE

The undersigned Town Assessor for the Town of Brunswick, Maine does hereby certify pursuant to the provisions of 30-A M.S.R.A. Section 5227(2) that the taxable assessed value of the real property of the Cook's Corner Omnibus Municipal Development and Tax Increment Financing District was forty million, fifty-eight thousand, six hundred dollars (\$40,058,600) as of March 31, 2017 (April 1, 2016).

IN WITNESS WHEREOF, this Certificate has been executed as of the 28th day of December, 2017.

Town of Brunswick

Deputy Assessor


Angela Bradstreet

Note: The total acreage of the Cook's Corner Omnibus Municipal Development and Tax Increment Financing District is 205 acres. This includes approximately 6.9 acres of the land under the roads and 198.1 acres in tax parcels.

**Cook's Corner Omnibus Municipal Development and Tax Increment Financing District
Parcel List**

Tax Map and Parcel Number	Acreage	Original Assessed Value	Original Tax Exempt Value	Original Taxable Assessed Value
042 012 000 000	122.32	\$ 9,767,100	\$ -	\$ 9,767,100
040 751 000 000	0.39	193,200	-	193,200
042 002 000 000	0.92	110,800	-	110,800
042 005 00A 000	1.20	83,400	-	83,400
042 006 000 000	0.57	144,000	-	144,000
042 007 000 000	0.57	21,300	-	21,300
042 008 000 000	2.02	22,800	-	22,800
042 010 000 000	0.92	141,800	-	141,800
042 011 000 000	1.04	19,900	-	19,900
042 012 000 000	1.19	114,200	114,200	-
CC1 015 000 000	6.33	1,963,700	-	1,963,700
CC1 021 000 000	0.41	35,900	-	35,900
CC1 025 000 000	0.61	53,400	-	53,400
CC1 027 000 000	0.43	257,000	-	257,000
CC1 028 000 000	1.17	726,400	-	726,400
CC1 029 000 000	0.06	5,300	-	5,300
CC1 029 00A 000	1.33	591,400	-	591,400
CC1 030 000 000	7.54	1,686,700	-	1,686,700
CC1 030 000 001	0.00	767,700	-	767,700
CC1 031 000 000	24.65	12,284,800	-	12,284,800
CC1 031 00A 000	0.37	364,500	-	364,500
CC1 031 00B 001	0.68	247,200	-	247,200
CC1 031 00B 002	0.00	386,000	-	386,000
CC1 033 000 000	0.70	559,600	-	559,600
CC1 034 000 000	0.72	504,400	-	504,400
CC1 037 000 000	6.00	2,981,900	2,981,900	-
CC1 038 000 000	1.04	862,300	-	862,300
CC1 039 000 000	0.68	751,500	-	751,500
CC1 041 000 000	1.51	759,600	-	759,600
CC1 042 000 000	1.89	2,545,200	-	2,545,200
CC1 043 000 000	0.75	65,600	-	65,600
CC2 016 000 000	2.74	2,325,400	-	2,325,400
CC2 024 000 000	0.22	73,900	-	73,900
CC2 025 000 000	0.16	138,000	-	138,000
CC2 027 000 000	0.45	118,300	-	118,300
CC2 027 00A 000	0.15	111,200	-	111,200
CC2 029 000 000	0.69	318,100	-	318,100
CC2 030 000 000	0.24	151,400	-	151,400
CC2 031 000 000	0.10	144,200	-	144,200
CC2 032 000 000	0.30	164,400	-	164,400
CC2 036 000 000	0.50	69,500	-	69,500
CC2 037 000 000	0.50	43,800	-	43,800
CC2 038 000 000	0.29	51,600	10,500	41,100
CC2 040 000 000	0.50	77,500	-	77,500
CC2 041 000 000	0.50	88,600	-	88,600
CC2 042 000 000	1.00	67,300	10,500	56,800
CC2 051 000 000	1.75	224,400	10,500	213,900
Totals	198.10	\$ 43,186,200	\$ 3,127,600	\$ 40,058,600

Ex_D-1 TIF Values

Cooks Corner TIF District
Captured Values, Taxes, and Net Program Requirements

YEARS	LOCAL VALUATION		TAX RATE		EQUALIZED VALUATION	
Base: 2016	Original:	\$ 39,865,400	Base Rate:	29.35	Original:	\$ 56,950,571
Start: 2018	Growth Rate	0.00%	Growth Rate:	0.00%	Eq. Ratio:	70.00%
					Mkt Growth:	0.00%
					Total Growth:	0.00%

TIF	Fiscal	Additional	District	Incremental	Capture	Captured	Tax	Tax	Mkt.	Incremental	Captured
Year	Year	Growth	Value	Value	Rate	Value	Rate	Increment	Ratio	Eq. Value	Eq. Value
Base	2016 - 2017	\$ -	\$ 39,865,400	\$ -	0.00%	\$ -	\$29.35	\$ -	70.00%	\$ -	\$ -
0	2017 - 2018	40,246,800	80,112,200	-	0.00%	-	18.37	-	100.00%	-	-
1	2018 - 2019	9,500,000	89,612,200	49,746,800	19.00%	9,451,892	18.37	173,631	100.00%	49,746,800	9,451,892
2	2019 - 2020	10,500,000	100,112,200	60,246,800	32.00%	19,278,976	18.37	354,155	100.00%	60,246,800	19,278,976
3	2020 - 2021	10,000,000	110,112,200	70,246,800	42.00%	29,503,656	18.37	541,982	100.00%	70,246,800	29,503,656
4	2021 - 2022	9,500,000	119,612,200	79,746,800	49.00%	39,075,932	18.37	717,825	100.00%	79,746,800	39,075,932
5	2022 - 2023	7,500,000	127,112,200	87,246,800	52.00%	45,368,336	18.37	833,416	100.00%	87,246,800	45,368,336
6	2023 - 2024	7,500,000	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
7	2024 - 2025	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
8	2025 - 2026	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
9	2026 - 2027	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
10	2027 - 2028	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
11	2028 - 2029	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
12	2029 - 2030	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
13	2030 - 2031	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
14	2031 - 2032	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
15	2032 - 2033	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
16	2033 - 2034	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
17	2034 - 2035	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
18	2035 - 2036	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
19	2036 - 2037	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
20	2037 - 2038	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
21	2038 - 2039	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
22	2039 - 2040	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
23	2040 - 2041	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
24	2041 - 2042	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
25	2042 - 2043	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
26	2043 - 2044	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
27	2044 - 2045	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
28	2045 - 2046	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
29	2039 - 2040	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
30	2040 - 2041	-	134,612,200	94,746,800	57.00%	54,005,676	18.37	992,084	100.00%	94,746,800	54,005,676
		\$ 94,746,800				\$ 1,492,820,692		\$27,423,116			

Exhibit D-1

**Cook's Corner Omnibus Municipal Tax Increment Financing District
30 Year Projection
Captured Values, Taxes, and Net Program Requirements**

YEARS		LOCAL VALUATION					TAX RATE				
Base 2016		Original: \$ 40,058,600					Base Rate: 29.35				
Start 2018		Equalization (market) ratio: 70%									
TIF Year	Fiscal Year	Additional Growth	District Value	Incremental Value	Capture Rate	Returned to General Fund	Retained Value	Tax Rate	Retained Tax Revenue	Mkt. Ratio	
Base	2016 - 2017	\$ - (a)	\$40,058,600	\$ -	0%		\$ -	\$29.35 (a)	\$ - (a)	70%	
0	2017 - 2018	40,195,900 (b)	80,254,500	-	0%		-	18.37 (b)	- (b)	100%	
1	2018 - 2019	9,500,000	89,754,500	49,695,900	19% (c)	40,253,679	9,442,221	18.37	173,454	100%	
2	2019 - 2020	10,500,000	100,254,500	60,195,900	32%	40,933,212	19,262,688	18.37	353,856	100%	
3	2020 - 2021	10,000,000	110,254,500	70,195,900	42%	40,713,622	29,482,278	18.37	541,589	100%	
4	2021 - 2022	9,500,000	119,754,500	79,695,900	49%	40,644,909	39,050,991	18.37	717,367	100%	
5	2022 - 2023	7,500,000	127,254,500	87,195,900	52%	41,854,032	45,341,868	18.37	832,930	100%	
6	2023 - 2024	7,500,000	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
7	2024 - 2025	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
8	2025 - 2026	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
9	2026 - 2027	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
10	2027 - 2028	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
11	2028 - 2029	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
12	2029 - 2030	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
13	2030 - 2031	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
14	2031 - 2032	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
15	2032 - 2033	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
16	2033 - 2034	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
17	2034 - 2035	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
18	2035 - 2036	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
19	2036 - 2037	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
20	2037 - 2038	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
21	2038 - 2039	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
22	2039 - 2040	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
23	2040 - 2041	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
24	2041 - 2042	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
25	2042 - 2043	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
26	2043 - 2044	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
27	2044 - 2045	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
28	2045 - 2046	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
29	2046 - 2047	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
30	2047 - 2048	-	134,754,500	94,695,900	57%	40,719,237	53,976,663	18.37	991,551	100%	
Cumulative		\$ 94,695,900					\$ 27,407,978				
Average Annual							\$ 40,746,013	\$ 49,733,221	\$ 913,599		

Notes:

(a) The original assessed value is as of March 31, 2017. This was prior to the real property revaluation project conducted by the Assessing Department, and the estimated ratio of assessed property values to current market values was 70%.

(b) A real property revaluation was conducted in 2016-17 to bring the Town's real property assessed values in line with market values - a 100% assessed to market ratio. The October 6, 2017 tax commitment, with values as of April 1, 2017, resulted in an increase in the proposed Cooks Corner TIF District's assessed values of \$40,246,800, along with a corresponding decrease in the tax rate from \$29.35 to \$18.37 per thousand.

(c) The Town may capture one hundred percent (100%) of the new taxable real property value located in the TIF District. The Town reserves the right to adjust the District capture of increased assessed value downward in order to account for the fact that the assessed value of District property has increased due to a revaluation process rather than through property improvements. This adjustment will be determined annually, and the amount of captured tax increment revenues to be retained will be based upon the Town's budgeted Development Program financing requirements. For the purposes of this table, the capture rate is estimated to capture tax revenues generated by the value of the anticipated additional growth in the District. The value not captured each year will be returned to the municipal general fund.

Exhibit E

Public Hearing Notice

**NOTICE OF PUBLIC HEARING
TOWN OF BRUNSWICK**

Regarding

**A Municipal Tax Increment Financing Development Program for the District Known As
The "Cook's Corner Omnibus Municipal Development and Tax Increment Financing
District"**

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

December 18, 2017

at the

Brunswick Town Office at 85 Union Street, 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 approval of the development program for the municipal tax increment financing district identified above, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The Cook's Corner TIF district consists of 205 acres of property located as delineated: The Cook's Corner TIF District is located in the Cook's Corner area of Brunswick, which is located approximately five miles east of the downtown, and is primarily defined as the commercial area around the intersection of Gurnet Road and Bath Road. Beginning at its northwestern corner, the District is bounded on the north by Gurnet Road, extending to the east beyond and encompassing Thomas Point Road. The eastern boundary of the District is roughly along the western edge Walmart's Tibbetts Drive, then crossing back over Thomas Point Road, running along and encompassing the Perryman Drive housing, to the Gurnet Road just south of the Perryman Drive/Gurnet Road intersection. The boundary line then runs south along the western side of Gurnet Road and follows the southerly and westerly property line of the former Navy housing now listed as Parcel 40-12 on the tax maps. The District is bounded on the west by the Brunswick Landing TIF District until the boundary line again meets Gurnet Road at the northwest corner of the District.

The proposal will include providing the Town Council authority to enter into future Credit Enhancement Agreements with individual businesses.

All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. The Development Program is available for review by all interested parties at the Town Clerk's Office, Brunswick Town Hall, 85 Union Street, Brunswick, Maine.

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Hopkinson & Arbondanza
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Portland, Maine 04101
or you may email it to pkemp@habin.com

NOTICE
BRUNSWICK SEWER DISTRICT
NOTICE OF REGULAR MONTHLY MEETING

The regular monthly meeting of the Board of Trustees of the Brunswick Sewer District will be held at 8:30 a.m. on Thursday, December 14, 2017 in the Board Room at District offices at 10 Pine Tree Rd., Brunswick, Maine. As always, the public is invited to attend. The draft meeting agenda may be viewed at our www.brunswicksewer.org website.

NOTICE
The Brunswick and Topsham Water District Board of Trustees will hold its regular monthly meeting at their offices located at 280 River Road, Topsham, Maine on Monday, December 11, 2017 at 8:30 p.m.

NOTICE
The monthly meeting of the Board of Trustees of the Bath Water District will be held at the district office at 1 Lumbard St., Bath, on Monday, December 11, 2017 at 8:00pm.

The purpose of the public hearing is to receive public comments on the approval of the Second Amendment to the development programs for the municipal tax increment financing districts identified above, development programs for which were first adopted on October 24, 2013 and first amended on September 14, 2016, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The districts are also known as the "Landing TIF" and the "Airport TIF". The Landing TIF district consists of 842 acres of property located at the former Naval Air Station Brunswick and the Airport TIF district consists of 146 acres of property located at the former Naval Air Station Brunswick.

All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. The Second Amendment is available for review by all interested parties at the Town Clerk's Office in the Brunswick Town Hall, 85 Union Street, Brunswick, Maine and at the Curtis Memorial Library, 23 Pleasant Street, Brunswick, Maine.

NOTICE
NOTICE OF PUBLIC HEARING
TOWN OF BRUNSWICK
Regarding
A Municipal Tax Increment Financing Development Program for the District Known As The "Cook's Corner Quaternary Cultural Development and Tax Increment Financing District"

Notice is hereby given that the Brunswick Town Council will hold a public hearing on
December 18, 2017
at the
Brunswick Town Hall at 85 Union Street, 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 approval of the development programs for the municipal tax increment financing districts identified above, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The Cook's Corner TIF district consists of 201 acres of property located at Brunswick. The Cook's Corner TIF District is located in the Cook's Corner area of Brunswick, which is bounded approximately five miles east of the downtown, and is generally defined as the commercial area around the intersection of Grand Road and Bath Road. Beginning at its northwestern corner, the District is bounded on the north by Grand Road, continuing on the east beyond and encompassing Thomas Road. The eastern boundary of the District is roughly along the western edge of Walworth's Tidewater Drive, then crossing back over Thomas Road, running along and encompassing the Pine Tree Road, in the Grand Road just south of the Pine Tree Road intersection. The boundary line then runs south along the westerly side of Grand Road and follows the westerly and westerly property line of the former Navy housing now listed on Parcel 40-11 on the last map. The District is bounded on the west by the Brunswick Landing TIF District with the boundary line again with Grand Road at the north-west corner of the District.

The proposal will include providing the Town Council authority to enter into future Credit Enhancement Agreements with individual businesses.

All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. The Development Program is available for review by all interested parties at the Town Clerk's Office, Brunswick Town Hall, 85 Union Street, Brunswick, Maine and at the Curtis Memorial Library, 23 Pleasant Street, Brunswick, Maine.

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TOWN CLERK, BRUNSWICK, ME

Exhibit F

Public Hearing Minutes

Approved
BRUNSWICK TOWN COUNCIL
Minutes
December 18, 2017
7:00 P.M. – Regular Meeting
Council Chambers
Town Hall
85 Union Street

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TOWN CLERK, BRUNSWICK, ME

Councilors Present: W. David Watson, Stephen S. Walker, Suzan Wilson, Daniel E. Harris, Jane F. Millett, Sarah E. Brayman, Kathy Wilson, and Alison Harris

Councilors Absent: Councilor John M. Perreault

Town Staff Present: John S. Eldridge, III, Town Manager; Fran Smith, Town Clerk; Julia Henze, Finance Director; Linda Smith, Economic Development Director; Anna Breinich, Planning and Development Director; Ken Brilliant, Fire Chief; Jared Woolston, Town Planner; and TV video crew.

Chair Alison Harris called the meeting to order. The Town Clerk provided roll call and acknowledged that the meeting was properly noticed.

Chair Alison Harris led the Pledge of the Allegiance.

Adjustments to Agenda:

To add Item 162 - The Town Council will consider a letter of support for a Trout Unlimited grant through the Sewell Foundation for conservation and restoration of Mare Brook and other waters in Brunswick.

Recognition of outgoing Council members Sarah E. Brayman and Daniel E. Harris (*This item was discussed at 7:07 p.m.*)

Chair Alison Harris introduced this item.

Councilor Jane Millett recognized Councilor Sarah Brayman and presented her with a plaque on behalf of the Council.

Councilor Sarah Brayman made a few remarks.

Councilor David Watson recognized Councilor Daniel Harris and presented him with a plaque on behalf of the Council.

Councilor Daniel Harris made a few remarks.

(ADDED) Recognition of Anna Breinich (Retiring)

Manager Eldridge and Charles Frizzle recognized Ms. Breinich for her ten years of service.

Ms. Breinich made a few remarks.

Chair Alison Harris spoke about her time as Council Chair and thanked the Council and staff.

CONSENT AGENDA *(This item was discussed at 7:25 p.m.)*

- a) Approval of the minutes of December 4, 2017**
- b) Approval of a Municipal Quitclaim Deed for property depicted as Map 041, Lot 011, Sub 000, Typ 012**
- c) Acceptance of a section of Botany Place Drive**
- d) Acceptance of a parcel of land off Hemlock Road**

Councilor Kathy Wilson moved, Councilor Suzan Wilson seconded, to approve the consent agenda. The motion carried with eight (8) yeas.

(A copy of supporting material for Items CA-b, CA-c, and CA-d will be attached to the official minutes.)

PUBLIC COMMENTS *(for items not on the agenda) (This item was discussed at 7:25 p.m.)*

Alicia Heyburn, 215 Pennellville Road, spoke about concerns with the proposed tower on Pennellville Road.

Kristin Collins, Town Attorney, spoke regarding this item and responded to questions from Councilor Stephen Walker.

CORRESPONDENCE *(This item was discussed at 7:33 p.m.)*

Councilor Jane Millett stated the Council had received several pieces of correspondence regarding the item on the discontinuance of Pine Street.

UPDATE ON COMMITTEE ACTIVITIES *(This item was discussed at 7:34p.m.)*

Reports were given on the following committees: the Teen Center Advisory Committee, the Brunswick Downtown Association, the Fire Station Task Force, the Finance Committee, and the School Building Committee.

MANAGER'S REPORT

- a) Financial update** *(This item was discussed at 7:45 p.m.)*

Manager Eldridge provided this report.

- b) Report on holiday trash and recycling pick-up schedule** *(This item was discussed at 7:45 p.m.)*

Manager Eldridge provided this report.

c) **Dog licensing reminder** *(This item was discussed at 7:46 p.m.)*

Manager Eldridge provided this report.

PUBLIC HEARING

154. The Town Council will hear public comments on an application for a renewal special amusement license for the Brunswick Lodge of Elks #2043, 179 Park Row, and will take any appropriate action. (Town Manager Eldridge) *(This item was discussed at 7:47 p.m.)*

Chair Alison Harris opened the public hearing.

Fran Smith, Town Clerk, introduced this item and responded to questions from Councilor Jane Millett.

Chair Alison Harris closed the public hearing.

Councilor Suzan Wilson moved, Councilor David Watson seconded, to approve a special amusement license for the Brunswick Lodge of Elks #2043, 179 Park Row. The motion carried with eight (8) yeas.

155. The Town Council will hear public comments on a proposed Cook's Corner Omnibus Municipal Development and Tax Increment Financing District Development Application, and take any appropriate action. (Town Manager Eldridge) *(This item was discussed at 7:48 p.m.)*

Chair Alison Harris opened the public hearing.

Manager Eldridge introduced this item, stating it was for a new tax increment financing district in the Cooks Corner area.

Linda Smith, Director of Economic Development, provided a quick overview of the proposed TIF. She added that Shanna Cook Mueller, Town Attorney for the TIF, was present if the Council had questions. Ms. Smith showed the boundaries and included parcels that are most likely to have growth so the most value can be captured over the next thirty years. The Town believes it is on the threshold of some economic growth in this area. Housing is not typically included, but it is included this time since the new owners of the housing units are interested in doing infill. The rest of the TIF focuses on economic development. This will help support the Council's economic goals for east Brunswick and the rest of community.

Councilor Jane Millett asked Ms. Smith to emphasize that the Council is not voting to approve the road, just setting the stage for possible funding options.

Town Council Minutes

December 18, 2017

Page 4

Ms. Smith said this is the opportunity to support development projects like roads, recreational trails, and even the downtown area. Support is not being asked for an individual activity, but for the establishment of the TIF district to possibly fund future projects.

Councilor Stephen Walker said the infill in the residential area, with up to 150 new units, could equal many more children. He asked if is there anything in the TIF to offset the educational costs or to support educational funding.

Ms. Smith responded that traditional TIF districts do not support education funding. In the MRRA TIFs, the adverse impact of the base closure was articulated and it was allowed to have the agreement include education costs as a development program activity for those two TIFs, but this would not be entertained for this proposed TIF.

Councilor Stephen Walker responded he hoped the benefit of this TIF would offset those costs in other ways and provide support for future schools.

Chair Alison Harris asked Ms. Smith if the benefit of the TIF is that it shelters tax dollars, which could potentially increase our state aid to education and revenue sharing, and reduce our county taxes.

Ms. Smith responded by explaining the town is retaining more of its potential revenue and doing it in a way that it doesn't trigger how state education aid is calculated. With increased value the state isn't looking at that assessment and its potential decrease in our state aid funding.

Councilor Sarah Brayman asked why the boundary goes across the middle of Perryman Drive and not further south to the edge of the GM4 zone.

Ms. Smith responded that this was part of the discussion of where to literally draw the line, and it seemed by looking at the activity that this was a place to cut it off.

Manager Eldridge, responding to Councilor Sarah Brayman's question asking if the boundaries could be adjusted in the future, said that they could be. He added a TIF is limited in acreage and value and some of the discussion had been around what was expected beyond this line. He confirmed Councilor Sarah Brayman's comment that this TIF's boundaries could have been bigger.

Ms. Smith added this is also looking at how much activity is expected over a period of time.

Councilor Suzan Wilson said retaining value is sheltering value. This is the part of the discussion where the public can understand how the state funding comes into play. She explained how the state calculates their aid based on assessments and values. So if there is new growth and it is not sheltered, the state uses those numbers, which leads to less money for the town.

There was no public comment on this issue.

Chair Alison Harris closed the public hearing.

There was no objection to taking action tonight.

Councilor David Watson moved, Councilor Daniel Harris seconded, to adopt a Town Council resolution “Designating the Cook’s Corner Omnibus Municipal Development and Tax Increment Financing District and Adopting a Development Program for Such District”. The motion carried with eight (8) yeas.

(A copy of the TIF Resolution and related materials will be attached to the official minutes.)

- 156. The Town Council will hear public comments regarding a proposed Second Amendment to the Brunswick Landing II Omnibus Municipal Development and Tax Increment Financing District Development Program, and take any appropriate action. (Town Manager Eldridge) (This item was discussed at 8:01 p.m.)**

Chair Alison Harris opened the public hearing.

Chair Alison Harris said this item is almost identical to item 157 that relates to the Airport district.

Manager Eldridge said this is a minor amendment that allows the funding of projects with debt service in this TIF district, which is common in most TIF districts.

There was no public comment on this issue.

Chair Alison Harris closed the public hearing.

There was no objection to taking action tonight.

Councilor Jane Millett moved, Councilor Stephen Walker seconded, to adopt a Town Council resolution “Adopting the Second Amendment to the Brunswick Landing II Omnibus Municipal Development and Tax Increment Financing District Development Program.” The motion carried with eight (8) yeas.

(A copy of the TIF Resolution and related materials will be attached to the official minutes.)

- 157. The Town Council will hear public comments regarding a proposed Second Amendment to the Brunswick Executive Airport II Omnibus Municipal Development and Tax Increment Financing District Development Program, and take any appropriate action. (Town Manager Eldridge) (This item was discussed at 8:03 p.m.)**

Chair Alison Harris opened the public hearing.

Manager Eldridge said this is the same amendment the Council just approved and would allow for funding projects with debt service in this TIF district.

There was no public comment on this issue.

Chair Alison Harris closed the public hearing.

No objection to taking action tonight.

Councilor Jane Millett moved, Councilor Kathy Wilson seconded, to adopt a Town Council resolution "Adopting the Second Amendment to the Brunswick Executive Airport II Omnibus Municipal Development and Tax Increment Financing District Development Program." The motion carried with eight (8) yeas.

(A copy of the TIF Resolution and related materials will be attached to the official minutes.)

- 158. The Town Council will hear public comments for amendments to Chapter 11 – Marine Activities, Structures and Ways providing for late fees and changes to lottery and expiration dates, and amendments to the Master Fee Schedule to reflect these fees, to be enacted on an emergency and regular basis and will take any appropriate action. (Town Manager Eldridge) *(This item was discussed at 8:04 p.m.)***

Chair Alison Harris opened the public hearing.

Fran Smith, Town Clerk, introduced this item.

There was no public comment.

Chair Alison Harris closed the public hearing.

Councilor Kathy Wilson moved, Councilor Jane Millett seconded, to waive the Council rules to allow the Council to vote tonight. The motion carried with eight (8) yeas.

Councilor Suzan Wilson moved, Councilor Kathy Wilson seconded, to adopt amendments to Chapter 11 – Marine Activities, Structures and Ways and the Master Fee Schedule, to clarify language for late fees and lottery dates, on an emergency and a regular basis, as stated in the proposed language. The motion carried with eight (8) yeas

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

NEW BUSINESS

- 159. The Council will consider action on a request by Bowdoin College for a discontinuation of a portion of Pine Street to aid in the flexibility of the design and placement of accessory buildings for the upgraded Whittier Field Complex, and take any appropriate action. (Town Manager Eldridge) *(This item was discussed at 8:08 p.m.)***

Manager Eldridge introduced this item.

Matt Orlando, Senior Vice President for Finance and Administration & Treasurer of Bowdoin College, stated what the college is requesting.

Councilor Sarah Brayman asked questions, to which Mr. Orlando replied.

Councilor Jane Millett and Councilor Stephen Walker asked questions, to which Manager Eldridge responded.

John Cunningham, Eaton Peabody, attorney for Bowdoin College, spoke regarding this item.

Public Comments from the following:

Scott Overbey, 50 Chamberlain Ave

Larry Kline, 16 Hawthorne Street

Paul Ouellette, 52 Pejepscot Terrace

Councilor Sarah Brayman and Councilor Stephen Walker asked questions, to which Mr. Orlando responded.

Councilor Daniel Harris, Councilor Kathy Wilson, Councilor Suzan Wilson, Councilor Jane Millett, and Chair Alison Harris spoke regarding this item.

Councilor Sarah Brayman asked a question, to which Mr. Cunningham responded.

MOTION #1

Councilor David Watson moved, Councilor Daniel Harris seconded, to approve the order entitled "Town of Brunswick, Maine In Town Council –Order of Discontinuance of a portion of Pine Street."

Councilor Jane Millett, Councilor Stephen Walker, Councilor David Watson, Councilor Suzan Wilson, and Councilor Sarah Brayman spoke regarding the motion.

VOTE ON MOTION #1:

Councilor David Watson moved, Councilor Daniel Harris seconded, to approve the order entitled "Town of Brunswick, Maine In Town Council –Order of Discontinuance of a portion of Pine Street." The motion carried with seven (7) yeas. Councilor Stephen Walker was opposed.

MOTION #2

Councilor David Watson moved, Councilor Daniel Harris seconded, to authorize the Town Manager to execute the easement agreement between Bowdoin College, Pine Grove Cemetery and the Town of Brunswick, the agreement between Bowdoin College, Pine Grove Cemetery and the Town of Brunswick regarding the discontinuance of a portion of Pine Street relating to the waiver of damages for discontinuance, and any other agreements, the Town Manager, in consultation with the Town Attorney, deems necessary to implement the order of discontinuance.

Councilor Sarah Brayman and Chair Alison Harris spoke regarding this motion.

Councilor David Watson asked questions, to which Mr. Orlando responded.

VOTE ON MOTION:

Councilor David Watson moved, Councilor Daniel Harris seconded, to authorize the Town Manager to execute the easement agreement between Bowdoin College, Pine Grove Cemetery and the Town of Brunswick, the agreement between Bowdoin College, Pine Grove Cemetery and the Town of Brunswick regarding the discontinuance of a portion of Pine Street relating to the waiver of damages for discontinuance, and any other agreements, the Town Manager, in consultation with the Town Attorney, deems necessary to implement the order of discontinuance. The motion carried with seven (7) yeas. Councilor Stephen Walker was opposed.

(A copy of the discontinuance order will be attached to the official minutes.)

160. The Town Council will consider adopting “A Resolution Authorizing an Appropriation and Grant of Available Tax Increment Financing Proceeds to the Midcoast Regional Redevelopment Authority”, and will take any appropriate action. (TIF Committee) *(This item was discussed at 9:06 p.m.)*

Councilor David Watson spoke regarding this item.

Steve Levesque, Executive Director of MRRA, spoke regarding this item, and responded to questions from Councilor David Watson, Councilor Sarah Brayman, and Councilor Stephen Walker.

Councilor Suzan Wilson and Councilor Jane Millett spoke regarding this item.

Councilor David Watson moved, Councilor Daniel Harris seconded, to adopt “A Resolution Authorizing an Appropriation and Grant of Available Tax Increment Financing Proceeds to the Midcoast Regional Redevelopment Authority.” The motion carried with eight (8) yeas.

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

161. The Town Council will receive an oral report from the Human Rights Task Force, and will take any appropriate action. (Councilor Sarah Brayman, Councilor Jane Millett, and Councilor Kathy Wilson) *(This item was discussed at 9:18 p.m.)*

Councilor Sarah Brayman, Councilor Jane Millett, and Councilor Kathy Wilson gave this report.

Councilor Stephen Walker spoke regarding this item.

162. (ADDED) The Town Council will consider a letter of support for a Trout Unlimited grant through the Sewell Foundation for conservation and restoration of Mare Brook and other waters in Brunswick, and will take any appropriate action. (Councilor Stephen Walker) *(This item was discussed at 9:23 p.m.)*

Councilor Stephen Walker introduced this item.

Councilor Jane Millett spoke regarding this item.

Councilor Stephen Walker moved, Councilor Jane Millett seconded, for the Town to submit a letter of support for a Trout Unlimited grant through the Sewell Foundation for conservation and restoration of Mare Brook and other waters in Brunswick. The motion carried with eight (8) yeas.

Councilor David Watson moved, Councilor Sarah Brayman seconded, to adjourn the meeting. The motion carried with eight (8) yeas.

The meeting adjourned at 9:27 p.m.

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

*Frances M. Smith
Town Clerk
December 20, 2017*

January 16, 2018
Date of Approval

Council Chair

FEB - 9 2018

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TOWN CLERK, BRUNSWICK, ME

Exhibit G

Town Council Resolution

DEC 21 2017
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ATTEST 
TOWN CLERK, BRUNSWICK, ME

EXHIBIT G

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

**Designating the Cook's Corner Omnibus Municipal Development and Tax Increment
Financing District and Adopting a Development Program for Such 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 Cook's Corner Omnibus Municipal Development and Tax Increment Financing District (the "District") and to adopt a development program for the District; and

WHEREAS, there is a need to support, encourage and facilitate the development and redevelopment of commercial space within the Town in the area known as Cook's Corner in Brunswick; and

WHEREAS, there is a need to support additional employment opportunities for 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, the Town desires to designate the District at this time to ensure that any new taxable value located in the District would be captured in a tax increment financing ("TIF") district and to adopt a development program for the District (the "Development Program"); and

WHEREAS, the Town expects to submit such District and Development Program application to the Maine Department of Economic and Community Development ("DECD") and to receive an approval of DECD for such District and Development Program; and

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 (excluding the Town's districts that are exempt from such requirement) 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 (excluding the Town's districts that are exempt from such requirement) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 1, 2017; and

d. The designation of the District 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 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.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby designates the Cook's Corner Omnibus Municipal Development and Tax Increment Financing District, as more particularly described in the narrative presented to the Town Council as part of the materials supporting the Town's designation of the District and adoption of the Development Program.

Section 3. The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed designation of the District to DECD for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226(2).

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

Section 5. 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 as he may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the District designation by DECD, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Council in designating the District. The Town Manager, or his duly appointed representative, is hereby authorized and empowered to enter into a credit enhancement agreement or credit enhancement agreements on behalf of the Town relating to property within the District on terms identified at a future duly noticed public hearing or hearings and approved by affirmative vote or affirmative votes of the Town Council.

Section 6. This Resolution shall take effect immediately upon adoption.

Proposed to Town Council:	December 18, 2017
Public Hearing:	December 18, 2017
Adopted by Town Council:	December 18, 2017

DEC 21 2017

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ATTEST

TOWN CLERK, BRUNSWICK, ME