

**ECONOMIC DEVELOPMENT  
SCARBOROUGH, MAINE**

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

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**SCARBOROUGH DOWNTOWN OMNIBUS MUNICIPAL DEVELOPMENT AND  
TAX INCREMENT FINANCING DISTRICT DEVELOPMENT PROGRAM**

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*Presented to:*

**SCARBOROUGH TOWN COUNCIL  
FOR PUBLIC HEARING  
November 7, 2018**

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### **EXHIBITS:**

#### ***Exhibits:***

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- B    Statutory Requirements & Thresholds Form
- C-1  Assessor’s Certificate of Original Assessed Value
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## APPLICATION COVER SHEET

### MUNICIPAL TAX INCREMENT FINANCING

#### A. General Information

1. Municipality Name: Town of Scarborough		
2. Address: 259 U.S. Route 1, Scarborough, ME 04074		
3. Telephone: (207)730-4000	4. Fax:	5. Email: thall@scarboroughmaine.org
6. Municipal Contact Person: Thomas Hall, Town Manager		
7. Business Name: Crossroads Holding, LLC		
8. Address: P.O. Box 485, Scarborough, ME 04070		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person: Rocco Risbara, III and Peter Michaud		
13. Principal Place of Business: 5 Washington Ave, Scarborough, ME 04074		
14. Company Structure (e.g. corporation, sub-chapter S, etc.): LLC		
15. Place of Incorporation: Maine		
16. Names of Officers: Rocco Risbara, III and Peter Michaud		
17. Principal Owner(s) Name: Rocco Risbara, III; William Risbara; Marc Risbara; Peter Michaud; Richard Michaud		
18. Address: P.O. Box 485, Scarborough, ME 04070		

#### B. Disclosure

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

#### 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	581	0	\$38.14/hr
2. Administrative Support, inc. Clerical	541	0	\$18.67/hr
3. Sales & Service	1,225	0	\$21.15/hr
4. Agriculture, Forestry & Fishing	0	0	\$0
5. Maintenance, Construction, Production, & Transportation	753	0	\$19.95/hr
<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	0	0	\$
2. Administrative Support, inc. Clerical	0	0	\$
3. Sales & Service	0	0	\$
4. Agriculture, Forestry & Fishing	0	0	\$
5. Maintenance, Construction, Production, & Transportation	0		\$
<i>*Please use the Occupational Cluster descriptions on the next page to complete this form.</i>			

Note: 3,100 estimated total and estimated detail based on projected build-out scenario; type of development (i.e. office, retail, industrial); multipliers of estimated employees per sq. feet of space; and employment ad wage data in Cumberland County; all for Crossroads development only.

## **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.

## **I. Introduction**

### **A. Scarborough's Downtown Redevelopment Plan**

Scarborough (the “Town”) is at a pivotal point in the Town’s development, with a rare and unique opportunity to re-imagine the concept of downtown, blending existing development with the creation of a new main street.

Historically, the Town has evolved around a series of villages, partly due to the Town’s geography and natural resource base. The Scarborough Marsh and its associated waterways geographically divide Scarborough and influenced the development of multiple villages within the town, rather than a single downtown.

Residents are generally comfortable with the multiple village concept, but they have noted that there are few central gathering places that create a sense of one community that you find in towns with a unique village center. Residents often identify with their village rather than the Town of Scarborough.

The largest and most central of the villages is Oak Hill. The area flanks the municipal campus (Town Hall, library, the majority of the school buildings) to the north. While Oak Hill has often been referred to as the “downtown,” Route 1 bisects the area, introducing significant traffic congestion. There are small shops and offices, but few communal spaces for people to gather and cross paths. Walkability is currently limited in Oak Hill, mostly due to the pass through traffic on Route 1.

The 2006 Comprehensive Plan outlined a new zoning strategy that emphasized design and building strategies to encourage village style development in Oak Hill. These zoning changes are in place and the area is slowly encouraging a mix of local stores and restaurants, consistent with a downtown, however that main street concept and the places for people to gather, sit and chat are rare.

In early 2018, an opportunity to reimagine the downtown area of Scarborough emerged. After 40 years of ownership, the operator of the Scarborough Downs Harness Race Track, sold the 500-acre parcel to a group of local investors. This mostly undeveloped parcel is located in the geographic center of town, just south of the Town’s municipal campus, and connected to Oak Hill through the Route One corridor.

The Town has long envisioned the potential of the Scarborough Downs property. In anticipation of the site’s development, the Town created a zoning district specifically for the property. Known as the Crossroads Planned Development District, the zoning ordinance gave immense flexibility in the types of uses in exchange for the creation of a “vibrant center for development in the heart of Scarborough.”

The local developers have embraced the concepts outlined in the 2006 Comprehensive Plan and developed a masterplan that illustrates how the parcel could be developed. In particular,

it addresses the concept of a main street, a downtown public square and a potential public private partnership for the development of a community center.

Over the course of the last two years, the Town has engaged the community in a series of workshops, charrettes, informational meetings and council workshops. Some of these community dialogues have taken place as part of the Comprehensive Plan Update process. Some have been specific to the masterplan specific to the Down's property. The Town also maintains a community engagement website as part of its comprehensive plan update process. A community survey was published in the local newspaper, which is mailed to Scarborough households. Lastly, a public hearing on the full plan will be held on November 7, 2018.

Given this backdrop, the Town has developed a planning document entitled the **Downtown Redevelopment Plan** which brings together initiatives identified in the existing 2006 Comprehensive Plan, existing studies such as the Oak Hill Pedestrian Plan, the 2005 Transportation Study, The Town of Scarborough's Comprehensive Energy and Sustainability Plan, and current draft of the 2018 Comprehensive Plan update. Given the proximity of Oak Hill, the municipal campus and Scarborough Downs, Scarborough has the rare opportunity of blending the history their village origins with the potential development of a new main street at Scarborough Downs. The Downtown Redevelopment Plan adopted by the Town of Scarborough's Town Council is attached hereto as Exhibit H.

## **B. Designation of TIF District**

In order to help accomplish the goals of Scarborough's Downtown Redevelopment Plan, the Town hereby designates the Scarborough Downtown Omnibus Municipal Development and Tax Increment Financing District (the "District" or "TIF District"). The District is shown on maps attached hereto as Exhibit A.

The true opportunity for Scarborough to achieve a "downtown" lies in blending the existing Oak Hill area with the new opportunity on The Scarborough Downs property. The ability of the Scarborough Down's masterplan to augment and complement the Town's historic center of commerce and civic activity (Oak Hill) is unique.

The map of Scarborough's downtown concept shows the municipal campus in the center with Oak Hill to the North of the campus and The Downs to the south. The Oak Hill areas were selected because of their current zoning designations of Town Village Center and Town Village Center 2. The area also picks up a small segment of Route 1 which will run in front of the new public safety building and includes small retailers, services and churches. Where properties were split by the zone, the full property was included. The Scarborough Down's property was selected due to its proximity to the municipal campus and Oak Hill and because of the developer's masterplan, which includes critical elements of a downtown such as a main street and town square.

All of Oak Hill is served by water and sewer. Within Oak Hill, there are still opportunities for infill and redevelopment. The Scarborough Downs project will extend water

and sewer throughout the property including the Main street area. The Scarborough Downs property will be planned from the start as a core part of the Town's evolving downtown.

The new Main Street created within the Scarborough Downs property, will include a town square as well as other civic uses, along with small retailers, restaurants, small offices and residential neighborhoods.

The proposed Downtown Area of 955 acres includes the following:

- 424 acres of The Downs property (a single parcel)
- 143 acres of the Municipal campus including Town Hall, Schools, the Public Library and a Park
- 338 acres in Oak Hill including small shops, restaurants, coffee shops, churches, banks, offices and the Post Office
- 50 acres along Route 1 in a business district that includes churches, medium sized offices and services
- The Oak Hill boundaries were determined by the existing Town and Village Center Zoning Districts
- The Oak Hill area has potential for infill development on vacant parcels and redevelopment on existing lots.
- The Comprehensive Plan calls for additional infill and density in Oak Hill as well as strategies for increasing walkability in the area.
- The Down's Masterplan includes a main street area with a town square, community center and small restaurants, stores and offices.
- The Down's Masterplan includes small lot single family homes, apartments and duplexes creating opportunity for residents to be within walkable distance to the main street.
- The Downs and Oak Hill are within walkable distances to the municipal campus.
- The strategy area represents 2.8% of the total acres within the Town.

## **II. Development Program Narrative**

### **A. The Development Program**

This development program (the "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 single municipal TIF district in order to capture the value of the real property improvements made within the District, and enable the use of taxes paid on increased assessed value in the District ("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 starting with fiscal year 2019-2020 through fiscal year 2049-2050, starting on July 1, 2019 and ending on June 30, 2050.

Under this Development Program, the Town will capture amounts paid on increased assessed value related to real property in the District as shown at Exhibit D-1, varying based on credit enhancement agreement terms and performance standard metrics described herein. The Town will retain and utilize the TIF Revenues to fund various infrastructure improvements and

other costs, all as further described in Table 1 herein, and to fund one or more credit enhancement agreements with developers of property in the District.

More specifically, first, the Town expects to capture 3% of increased assessed value on the entire District for its own municipal uses. Second, in addition, the Town expects to capture 40% of increased assessed value on the Scarborough Downs portion of the District for years 1-10 in order to fulfil a credit enhancement agreement planned with the owner of such property, Crossroads Holdings LLC (the “Downs Developer”), described more fully in Section IV. For years 11-20, such percentage will either be 25% or 40% depending upon whether the developer achieves certain standards. The captured value percentage on the Scarborough Downs portion of the District may be increased above the portion the Town captures for its own purposes for years 21-30 if the Downs Developer achieves the “bonus” more fully described in Section IV. Such captured value percentage relating to the Scarborough Downs portion of the District will vary depending upon how the parties fulfil the targets and standards in the various credit enhancement agreement terms outlined in Section IV. Third, the Town Council reserves its right to enter into future credit enhancement agreements with any party owning or developing property in the District so long as such credit enhancement agreement is the subject of a public hearing held by the Town Council and the Town Council votes to approve such agreement(s). Such credit enhancement agreements may include a reimbursement percentage of up to 100% of the increased assessed value of the developer/owner’s property for up to the full remaining term of the District at the Town Council’s discretion.

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

- Maintain existing tax revenues;
- Achieve the vision and goals contained in Scarborough’s Downtown Redevelopment Plan;
- Create long-term, stable employment opportunities for area residents;
- Attract businesses and promote the economic viability and sustainability of the general economy of the Town.

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 the Town, 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. This tax shift benefit will mitigate the adverse effect that the District’s increased assessed property value would have on the Town’s share of state aid to education (depending upon the application of applicable formulas on the Town), municipal revenue sharing and its county tax assessment. An estimate of the tax shift benefit is shown as Exhibit D-2 attached hereto.

## B. 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 address traffic congestion, which is a significant impediment to economic development and to quality of life. Town funds may also be used in support of general economic development initiatives. The Town plans to invest in its economy by improving municipal infrastructure and providing for the opportunity to use TIF Revenues to pay for economic development expenses. Please see [Table 1](#) below for a complete list of authorized projects and their respective cost estimates. In order to demonstrate an implementation plan for these projects, the table also includes a responsible party for moving the project forward and the reference applicable for each project to provisions of Scarborough's Downtown Redevelopment Plan.

**TABLE 1**  
**Town of Scarborough's Project Costs**

**Note:** The TIF Revenues from this District are not intended to fully fund each of the projects listed below—the total project cost estimates for the projects listed below may exceed the projected TIF Revenues available from this District. In addition, inclusion on this list does not require the Town to utilize TIF Revenues for these projects. Inclusion on this list makes it permissible for the Council to apply TIF Revenues for these projects if they are undertaken during the term of the District. The Town intends to incorporate TIF Revenue expenditure decisions into an annual budget process but in any event Town Council approval will be required for expenditure of TIF revenues on the project costs identified in this Table 1.

Project	Cost Estimate	Statutory Citation	Responsible Party	Downtown Redevelopment Plan Reference
1. <u>Traffic-Related Improvements:</u> Design and construction including but not limited to road, sidewalk, signalization, other utilities and services affected by traffic and road work, streetscape and traffic calming measures in various locations either inside the District or projects located outside the District but made necessary by or directly related to the District development.	\$7,000,000	30-A M.R.S.A. §§5225(1)(A), (1)(B)(1)	Town Engineer  Public Works Director  Economic Development Director  Planning Director	Pages 23-25

Project	Cost Estimate	Statutory Citation	Responsible Party	Downtown Redevelopment Plan Reference
2. <u>General Economic Development:</u> a. Salary and overhead costs associated with an economic development staff including a prorated portion of staff committed to economic development efforts; b. Costs associated with the Scarborough Economic Development Corporation (SEDCO); c. Economic development and planning studies and plans including market analyses of various types including arts development districts, feasibility and engineering studies related to other approved project costs, etc.; d. Consultant costs, legal costs as they relate to tax increment financing and economic development.	\$1,190,000	30-A M.R.S.A. §§5225(1)(A)(5), (1)(C)(1),  §§5225(1)(A)(5), (1)(C)(1),  §§5225(1)(A)(1), (1)(A)(4), (1)(A)(7), (1)(C)(1),  §§5225(1)(A)(4), (1)(C)(1),	Town Manager  Town Council  Economic Development Director  Planning Director  SEDCO Board of Directors	Pages 28, 30
<b>Total</b>	<b>\$8,190,000</b>			

### C. Strategic Growth and Development

By designating the District and adopting the Development Program, the Town is capitalizing on the tax shift benefits so that the Town will not lose new tax revenue to subsidy losses and increased obligations resulting therefrom. The District's designation and implementation of the Development Program is expected to improve and boost the Town's economy generally and enable the Town to accomplish the goals of the Downtown Redevelopment Plan.

### D. Improvements to the Public Infrastructure

The Town will use certain TIF Revenues for improvements to public infrastructure as set forth in Table 1.

### E. Operational Components

#### 1. Public Facilities/Improvements

See Table 1 for a description of public facilities/improvements.

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

The District is an “omnibus” district because the Town will have the option to approve credit enhancement agreements for property located within the District on a case by case basis as described herein. Specifically, the Town is authorizing a credit enhancement agreement with the owners of the Scarborough Downs facilities on terms described herein.

**3. Relocation of Displaced Persons**

Not applicable.

**4. Transportation Improvements**

The Town intends to improve various streets in order to facilitate and accommodate commercial business development.

**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 Council or its 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**

This Article III addresses the conditions for approval contained in 30-A M.R.S.A. § 5223(3). The proposed 955.06-acre District is shown in 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 collective Original Assessed Value of the property in the District was ninety-eight million two hundred fifty-three thousand seven hundred dollars (\$98,253,700) as of March 31, 2018 (April 1, 2017). A Certificate of the Original Assessed Value is shown in Exhibit C-1. In light of a commercial revaluation in 2018, the Town has determined to begin to capture increased assessed value over and above taxable assessed values of District properties as of April 1, 2018. For ease of administering calculations of Captured Assessed Values in the future, a table showing such values is attached as Exhibit C-2.

The Town will capture percentages of the increased assessed value of the taxable real property located within the District for the duration of the 30-year term of the District as described herein and shown in one potential scenario attached as Exhibit D-1. The Town will capture 3% of the increased assessed value (over the April 1, 2018 taxable assessed values) for its own uses on project costs identified in Table 1 hereof. The TIF Revenues so collected will fund and/or contribute to the funding of the approved projects which collectively increase the Town's ability to stand out in a competitive marketplace as a dynamic municipality in which to grow a business.

In addition, the Town will capture an additional percentage (over the April 1, 2018 taxable assessed values) on specific properties within the District relating to credit enhancement agreements approved by the Town Council. The first credit enhancement agreement approved by the Town Council is to be executed with the owner of the Scarborough Downs property located within the District. The Town Council may authorize and execute additional future credit enhancement agreements, or amendments to the Scarborough Downs credit enhancement agreement, thereby also affecting the percentage of increased assessed value captured in any given year for particular District property. See discussion below of credit enhancement agreements.

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

Upon each payment of property taxes for property located inside the District, the Town will deposit into a development program fund (the "Downtown Omnibus Development Program Fund" or "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 provided in 30-A M.R.S.A. § 5227(3). The Development Program Fund will consist of a project cost account (the "Project Cost Account"). All TIF Revenues will be deposited in the Project Cost Account except to the extent that the Town undertakes municipal bonded indebtedness to fund any project costs, in which case the percentage of TIF Revenues required to meet debt service obligation must be deposited into a sinking fund account (the "Sinking Fund Account").

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

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

The 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 one or more of its projects through public indebtedness.

### C. Credit Enhancement Agreements

Simultaneously with the designation of the District and adoption of the Development Program, the Town is also authorizing a credit enhancement agreement to be entered into with the Downs Developer. This particular credit enhancement agreement will include the following components:

- Reimbursement Percentage/Performance Standard Incentives: The Downs Developer will receive the following reimbursement of the TIF Revenues associated with the property it owns according to the table below:

TIF Years 1-10	40% of tax revenues paid on increased assessed value over the 2018 assessed values
TIF Years 11-15	25% of tax revenues paid on increased assessed value over the 2018 assessed values if Downs Developer does not satisfy performance standards; or  40% of tax revenues paid on increased assessed value over the 2018 assessed values if Downs Developer meets the following performance standards before the end of Year 10: (a) 500,000 minimum square feet of non-residential space; (b) complete infrastructure (roads, water and sewer) necessary for planned development; and (c) complete roads/utilities to enable Downtown.
TIF Years 16-20	25% of tax revenues paid on increased assessed value over the 2018 assessed values if Downs Developer does not satisfy performance standards; or  40% of tax revenues paid on increased assessed value over the 2018 assessed values if Downs Developer meets the following performance standards before the end of Year 15: (a) 900,000 minimum square feet of non-residential space; and (b) complete infrastructure (roads, water and sewer) necessary for planned development; and (c) complete roads/utilities to enable Downtown.

- Maximum Downs Developer Reimbursement: The initial non-bonus reimbursement to the Downs Developer shall be limited to \$55 million in total revenues.
- Residential Cap: The Downs Developer shall be permitted to construct up to 750 single-family detached dwelling units (affordable and/or senior single-family detached dwelling units do not count toward the cap).

- CEA Bonus Option for Achieving “desired development”: Developer can receive a bonus reimbursement of 10% (once prior reimbursement has terminated) of tax revenues paid on increased assessed value over the 2018 assessed values through Year 30, with a maximum annual reimbursement of \$2 million, if the Downs Developer’s project has achieved the “desired development” by the end of Year 20 (if met before Year 20, bonus begins at that time):
  - The project has reached the maximum developer reimbursement of \$55 million; and,
  - The project has met the minimum value creation of \$615 million in the Master Plan if a Downtown and Community Center are constructed or are under construction / or / the project has met the minimum value creation of \$500 million in the Master Plan if a Downtown and Community Center are not constructed or under construction; and,
  - The project has met the minimum of 1,500,000 square feet of non-residential space.
- Downtown Process: The Town and the Downs Developer agree to a process to be completed no later than the end of Year 5 of the District to determine/refine elements and costs of the “Downtown.”
- Community Center Land Option and Process: The Downs Developer agrees to provide an option on project land for a possible future community center, which must be exercised by the end of Year 5 of the District.
- School Land Option and Process: The Downs Developer agrees to provide an option on project land for a possible future school site, which must be exercised by the end of Year 5 of the District.
- Council Updates: The Downs Developer will make regular progress reports to the Council on the development.

The Town Council is authorized, following a public hearing, to vote to amend the terms of the credit enhancement agreement with the Downs Developer.

In addition, the District is a so-called “omnibus” district which means that the Scarborough Town Council will be permitted in the future to enter into credit enhancement agreements with individual property owners in the District as it sees fit for up to the full term of the District for up to 100% of the captured assessed value so long as the Town Council holds a public hearing prior to the approval of any such credit enhancement agreement. One such credit enhancement agreement could relate to the construction of facilities or buildings leased by State Government or the municipality located in a downtown tax increment financing district pursuant to Title 30-A M.R.S.A. § 5225(1)(D).

**V. Financial Data**

The statutory requirements and thresholds for approval required by Section 5223(3) of Title 30-A in the TIF Statute are set forth in Exhibit B. Financial projections related to the District are contained in Exhibits D-1 and D-2.

**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 the designation of the District and the adoption of the Development Program for the District, published in 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 November 7, 2018, in accordance with the requirements of 30-A M.R.S.A. § 5226(1).

**B. Minutes of Public Hearing**

The Town Clerk has provided an attested copy of the minutes of the November 7, 2018 public hearing before the Scarborough Town Council, a copy of which is contained in Exhibit F. This exhibit also provides a record of the vote of the Town Council on the designation of the District and the adoption of the Development Program.

**C. Order and Authorizing Vote**

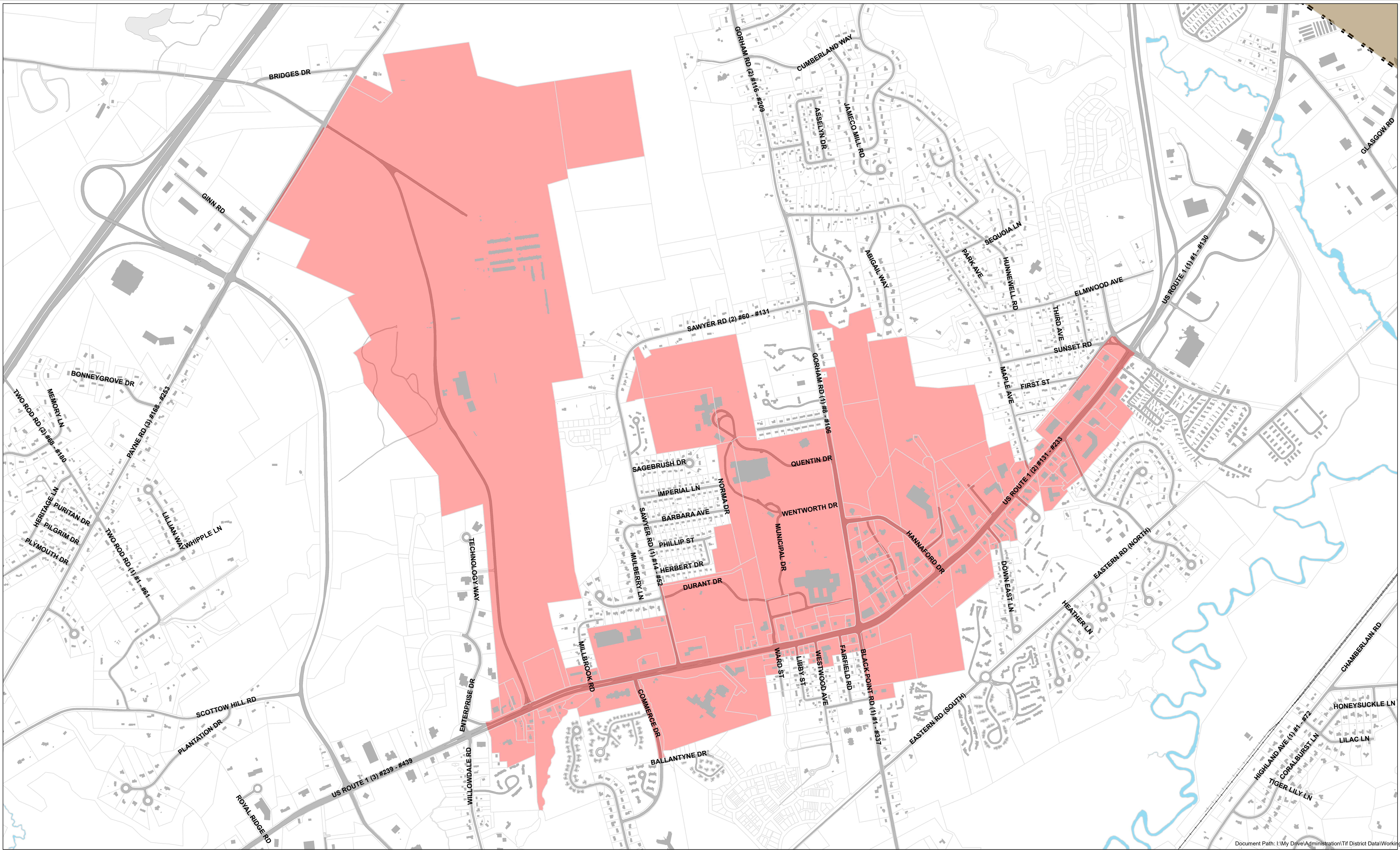
A copy of the Town Council Order posted for the public hearing and approved by the Scarborough Town Council is provided in Exhibit G and is attested by the Town Clerk.

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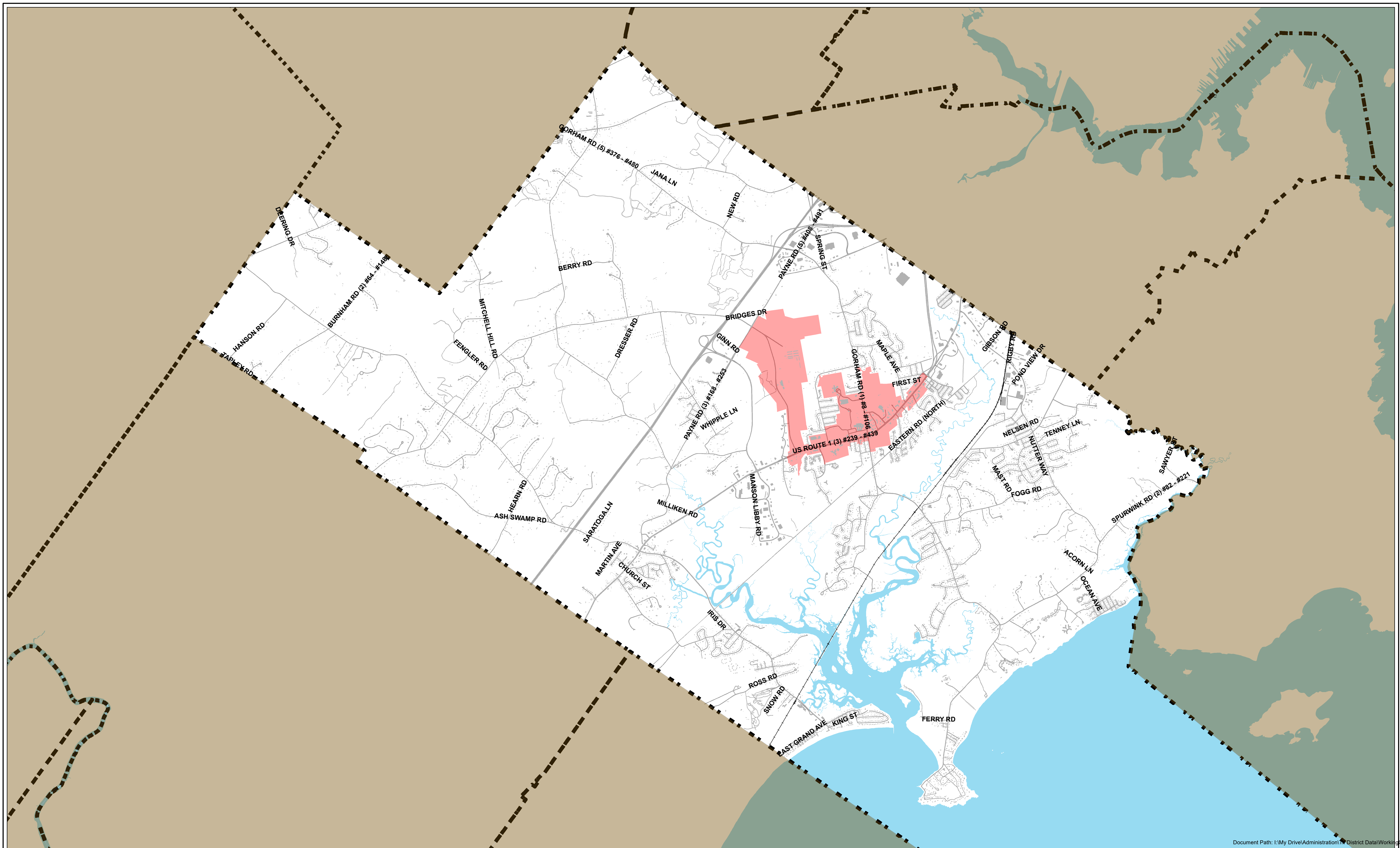
**EXHIBITS**

***Exhibits:***

- A TIF District Maps
- B Statutory Requirements & Thresholds
- C-1 Assessor's Certificate of Original Assessed Value
- C-2 April 1, 2018 Taxable Assessed Values
- D-1 TIF Revenue Projections
- D-2 Tax Shift Projections
- E Public Hearing Notice
- F Public Hearing Minutes
- G Council Order
- H Downtown Revitalization Plan



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**Town Of  
Scarborough  
Maine**  
<http://www.scarboroughmaine.org>

Disclaimer: The data contained within the Scarborough GIS is intended as a public resource of general information. The Town of Scarborough makes no warranty or representation as to the accuracy, timeliness or completeness of any of the data, and shall assume no liability for the data contained, for omissions, or any decision made or action taken or not taken in reliance upon any of the data. Parcel data is intended for general map reference only and is a general representative of approximate lot configuration, and is not intended for boundary determination, legal description, delineation, or transfer. Any service utility information shown is intended for general information only. Other utilities may be present, and the appropriate utility owner should be contacted for detailed information. GIS data is not intended for engineering design. Field verification is recommended.



 Proposed TIF District  
Print Date: 10/25/2018

## Exhibit A Scarborough Downtown Omnibus TIF District

**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Scarborough Downtown Omnibus Municipal TIF District**

<b>SECTION A.   Acreage Caps</b>		
1. Total <b>municipal</b> acreage;	34,560	
2. Acreage of <b>proposed</b> Municipal TIF District;	955.06	
3. <b>Downtown-designation</b> <sup>1</sup> acres in proposed Municipal TIF District;	955.06	
4. <b>Transit-Oriented Development</b> <sup>2</sup> acres in proposed Municipal TIF District;	0	
5. <b>Total acreage [=A2-A3-A4]</b> of proposed Municipal TIF District counted toward 2% limit;	0	
6. <b>Percentage [=A5÷A1]</b> of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	0	
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>  Avesta Housing/2.78   Bessey School Affordable Housing/7.15   BOR Zone/6.60   Downtown/955.66 Enterprise Business Park/69.41   Haigis Parkway/320.40   New England Expedition/75.15	Existing	481.49
	Proposed	955.06
	Total:	1,436.55
<b>30-A § 5223(3) EXEMPTIONS<sup>4</sup></b>		
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	955.06	
9. Acreage of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts:	0	
10. Acreage of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts:	0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> <sup>5</sup> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such acreage also factored in Exemptions 8-10 above:	0	
12. <b>Total acreage [=A7-A8-A9-A10-A11]</b> of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	481.49	
13. <b>Percentage of total acreage [=A12÷A1]</b> of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.393	
14. <b>Real property</b> in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;	0	0
b. In need of rehabilitation, redevelopment or conservation;	0	0
c. Suitable for commercial or arts district uses.	892.33	93.43
<b>TOTAL (except for § 5223 (3) exemptions a., b. <u>OR</u> c. must be at least 25%)</b>		

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

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

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

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

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

**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Scarborough Downtown Omnibus Municipal TIF District**

<b>SECTION B.   Valuation Cap</b>		
1. <b>Total TAXABLE</b> municipal valuation—use most recent April 1;	4,012,292,612	
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;	98,253,700	
3. <b>Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts:</b>  BOR Zone/2,312,000      Enterprise Business Park/544,800      Haigis Parkway/8,563,500 New England Expedition/1,298,300      Downtown/98,148,300	Existing	12,718,600
	Proposed	98,253,700
	Total:	110,972,300
<b>30-A § 5223(3) EXEMPTIONS</b>		
4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district;	98,253,700	
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts:	0	
6. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts:	0	
7. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Single Taxpayer/High Valuation</b> <sup>6</sup> Municipal TIF districts:	0	
8. <b>Taxable OAV</b> in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above:	0	
9. <b>Total taxable OAV [=B3-B4-B5-B6-B7-B8]</b> of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	12,718,600	
10. <b>Percentage of total taxable OAV [=B9÷B1]</b> of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	.317	

COMPLETED BY	
NAME :	Larissa Crockett
DATE :	October 24, 2018


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

**TOWN OF SCARBOROUGH  
SCARBOROUGH DOWNTOWN OMNIBUS MUNICIPAL DEVELOPMENT AND TAX  
INCREMENT FINANCING DISTRICT**

**ASSESSOR CERTIFICATE**

The undersigned Assessor for the Town of Scarborough does hereby certify pursuant to the provisions of M.R.S.A. Title 30-A § 5227(2), that the assessed value of taxable real property in the **Scarborough Downtown Omnibus Municipal Development and Tax Increment Financing District** as described in the Development Program to which this certificate is attached, was \$ 98,253,700 as of March 31, 2018 (April 1, 2017). A table showing the original assessed value by parcel is provided below.

IN WITNESS THEREOF, this Certificate has been executed this 25 day of October 2018.

  
Assessor, Town of Scarborough

10/25/2018  
Date

**ORIGINAL ASSESSED VALUE PARCEL TABLE**

<b>Tax Map and Lot Number</b>	<b>Acreage</b>	<b>Original Assessed Value as of March 31, 2018 (April 1, 2017)</b>
R052004	423.64	\$7,888,900
R053002	2.6	\$211,000
R053003	15	\$30,000
R058028D	16.23	\$82,800
R058032	16.3	\$752,800
R058032D	0.69	\$197,700
R058032E	0.69	\$162,200
R058032F	0.69	\$163,000
R058032H	0	\$28,400
R058032A	0.78	\$1,451,000
R058032B	0.9	\$425,200
R058032C	2.5	\$841,300
R058032J	0.68	\$493,700
R058032K	0.28	\$166,400
R058032M	1.5	\$795,600
R058032N	0.6	\$401,000
R058032P	1.6	\$834,300
R058032Q	1.19	\$561,600
R058032R	1	\$958,400
R058032S	4.7	\$500
R058032T	8	\$800

R059016	23.34	\$0
R059021	1.3	\$0
R059024	53.3	\$0
R059025	9	\$0
R059026	16	\$0
U039001	0.43	\$219,000
U039002	0.18	\$130,500
U039003	0.37	\$127,400
U039006	0.73	\$276,300
U039010	5.02	\$0
U039048	0.76	\$268,700
U039049	0.92	\$291,400
U039050	0.7	\$416,900
U040002	4.72	\$2,363,900
U040004	1.33	\$84,000
U040005	0.59	\$234,600
U040006	0.79	\$341,600
U040007	6.8	\$221,200
U040008	5.72	\$2,885,300
U040009	1.34	\$825,000
U040023	0.5	\$626,200
U040025	14.51	\$0
U040025A	1.27	\$0
U040031	0.9	\$150,300
U041001	1.85	\$2,002,400
U041002	7.15	\$2,630,800
U041002A	22	\$0
U041005	2.44	\$1,440,900
U041006	25.6	\$0
U041010	0.6	\$0
U041011	1.22	\$0
U041012	0.19	\$0
U041013	5.7	\$0
U042067	3.97	\$0
U043001	2.66	\$0
U043002	1.01	\$668,200
U043003	0.83	\$513,800
U043005	0.33	\$365,400
U043006	0.75	\$723,100
U043703	0.83	\$233,800
U043702	0.83	\$121,600
U043704	0.83	\$261,800
U043701	0.83	\$156,400
U043008	0.5	\$0
U043009	0.77	\$512,400

U043009A	1.44	\$0
U043010	0.42	\$337,200
U043011	1.38	\$179,500
U043033	0.19	\$190,700
U043034	0.19	\$177,400
U043035	0.18	\$278,500
U043040	0.59	\$238,500
U043042	0.31	\$0
U043043	0.23	\$238,700
U043054	0.25	\$217,900
U043054A	0.14	\$144,900
U043054B	0.19	\$167,900
U043055	0.24	\$226,200
U043056	2.27	\$0
U043069	0.2	\$0
U043077	0.56	\$285,300
U043078	0.55	\$432,000
U044001	1.51	\$1,521,600
U044002	1.6	\$1,115,500
U044003	0.99	\$1,169,200
U044004	0.64	\$192,000
U044005	0.19	\$219,500
U044006	0.8	\$388,100
U044007	3.32	\$1,400,000
U044007A	0	\$140,900
U044008	35.6	\$537,700
U044008A	1.41	\$696,100
U044008B	18.19	\$6,165,100
U044008C	0	\$317,700
U044008D	0.6	\$76,200
U044009	1.64	\$1,146,600
U044011	2.87	\$1,260,400
U044012	0.78	\$377,500
U044014	1.03	\$727,800
U044015	6.43	\$2,289,700
U044016	2.6	\$1,610,300
U044017	21.33	\$0
U044017A	8.3	\$7,979,600
U044018	1.26	\$500,800
U045001	2.31	\$309,800
U045001B	2.57	\$155,900
U045001A	2.57	\$1,761,000
U045002	0.42	\$252,800
U045003A	2.1	\$1,180,900
U045004	3.96	\$1,724,900

U045004A	5.68	\$305,100
U045005	3.9	\$1,548,900
U045006	0.84	\$436,100
U045013A	1.5	\$1,041,600
U045013B	1.08	\$812,500
U045013C	2.1	\$1,937,300
U045017	0.71	\$801,700
U045018	0.5	\$245,300
U045018A	0.33	\$366,500
U045018B	0.93	\$499,100
U045019	0.51	\$390,700
U045020	0.95	\$406,400
U045022	1.17	\$788,800
U045025	1.02	\$420,800
U045035	0.23	\$194,500
U045036	0.39	\$265,000
U0452101	0.25	\$153,600
U046001	3.1	\$0
U046002	0.92	\$392,600
U046003	1.34	\$1,619,600
U046004	6.05	\$3,346,200
U047069	1.05	\$717,300
U047091	0.94	\$484,100
U047092	1.91	\$3,982,100
U047094	5.83	\$3,226,100
Roads	46.5	\$0
		\$
<b>Totals</b>	<b>955.06</b>	<b>\$98,253,700</b>

**TOWN OF SCARBOROUGH  
SCARBOROUGH DOWNTOWN OMNIBUS MUNICIPAL DEVELOPMENT AND TAX  
INCREMENT FINANCING DISTRICT  
APRIL 1, 2018 TAXABLE ASSESSED VALUES**

Explanatory Note: In light of a 2018 commercial revaluation, the Town has elected to begin capturing increased assessed value at April 1, 2018 taxable assessed values instead of beginning to capture applicable percentages at the original assessed values for parcels that are identified in Exhibit C-1. For purposes of assisting the Town in capturing the appropriate amount of increased assessed value, this Exhibit C-2 shows taxable assessed values of District properties as of April 1, 2018.

**APRIL 1, 2018 TAXABLE ASSESSED VALUES - PARCEL TABLE**

<b>Tax Map and Lot Number</b>	<b>Acreage</b>	<b>Taxable Assessed Value as of April 1, 2018</b>
R052004	423.64	\$7,265,700
R053002	2.6	\$211,000
R053003	15	\$30,000
R058028D	16.23	\$32,500
R058032	16.3	\$752,800
R058032A	0.78	\$2,003,100
R058032B	0.9	\$612,800
R058032C	2.5	\$1,855,200
R058032D	0.69	\$470,600
R058032E	0.69	\$327,200
R058032F	0.69	\$385,300
R058032H	0	\$65,500
R058032J	0.68	\$668,200
R058032K	0.28	\$467,100
R058032M	1.5	\$1,242,800
R058032N	0.6	\$724,800
R058032P	1.6	\$1,246,100
R058032Q	1.19	\$652,300
R058032R	1	\$1,029,800
R058032S	4.7	\$16,900
R058032T	8	\$16,000
R059016	23.34	\$0
R059021	1.3	\$0
R059024	53.3	\$0
R059025	9	\$0
R059026	16	\$0
U039001	0.43	\$276,800
U039002	0.18	\$130,500
U039003	0.37	\$127,400
U039006	0.73	\$289,100

U039010	5.02	\$0
U039048	0.76	\$359,300
U039049	0.92	\$447,400
U039050	0.7	\$613,800
U040002	4.72	\$3,049,600
U040004	1.33	\$227,300
U040005	0.59	\$283,500
U040006	0.79	\$345,900
U040007	6.8	\$221,200
U040008	5.72	\$4,029,700
U040009	1.34	\$867,000
U040023	0.5	\$797,500
U040025	14.51	\$0
U040025A	1.27	\$0
U040031	0.9	\$192,300
U041001	1.85	\$2,790,900
U041002	7.15	\$6,718,600
U041002A	22	\$0
U041005	2.44	\$1,518,600
U041006	25.6	\$0
U041010	0.6	\$0
U041011	1.22	\$0
U041012	0.19	\$0
U041013	5.7	\$0
U042067	3.97	\$0
U043001	2.66	\$0
U043002	1.01	\$938,800
U043003	0.83	\$521,800
U043005	0.33	\$417,200
U043006	0.75	\$694,300
U043008	0.5	\$0
U043009	0.77	\$519,600
U043009A	1.44	\$0
U043010	0.42	\$451,100
U043011	1.38	\$179,500
U043033	0.19	\$248,800
U043034	0.19	\$230,400
U043035	0.18	\$274,900
U043040	0.59	\$389,900
U043042	0.31	\$0
U043043	0.23	\$344,000
U043054	0.25	\$254,500
U043054A	0.14	\$144,900
U043054B	0.19	\$167,900
U043055	0.24	\$238,000

U043056	2.27	\$0
U043069	0.2	\$0
U043077	0.56	\$285,300
U043078	0.55	\$597,000
U043701	0.83	\$248,500
U043702	0.83	\$248,500
U043703	0.83	\$248,500
U043704	0.83	\$248,500
U044001	1.51	\$2,290,000
U044002	1.6	\$2,251,500
U044003	0.99	\$1,138,500
U044004	0.64	\$156,100
U044005	0.19	\$219,500
U044006	0.8	\$515,100
U044007	3.32	\$1,153,900
U044007A	0	\$248,000
U044008	35.6	\$537,700
U044008A	1.41	\$846,200
U044008B	18.19	\$7,235,200
U044008C	0	\$416,800
U044008D	0.6	\$76,200
U044009	1.64	\$1,258,700
U044011	2.87	\$1,715,300
U044012	0.78	\$465,300
U044014	1.03	\$1,033,000
U044015	6.43	\$2,787,300
U044016	2.6	\$1,766,800
U044017	21.33	\$0
U044017A	8.3	\$13,992,500
U044018	1.26	\$769,200
U045001	2.31	\$713,200
U045001A	2.57	\$2,763,200
U045001B	2.57	\$2,763,200
U045002	0.42	\$450,500
U045003A	2.1	\$1,065,400
U045004	3.96	\$2,195,900
U045004A	5.68	\$834,500
U045005	3.9	\$1,790,500
U045006	0.84	\$523,300
U045013A	1.5	\$1,526,800
U045013B	1.08	\$1,060,600
U045013C	2.1	\$2,180,700
U045017	0.71	\$870,000
U045018	0.5	\$391,700
U045018A	0.33	\$572,100

U045018B	0.93	\$598,600
U045019	0.51	\$606,000
U045020	0.95	\$627,500
U045022	1.17	\$945,900
U045025	1.02	\$436,600
U045035	0.23	\$194,500
U045036	0.39	\$353,800
U0452101	0.25	\$153,600
U046001	3.1	\$0
U046002	0.92	\$471,600
U046003	1.34	\$2,147,700
U046004	6.05	\$3,677,200
U047069	1.05	\$641,000
U047091	0.94	\$592,200
U047092	1.91	\$3,651,500
U047094	5.83	\$4,095,700
Roads	46.5	0
<b>Totals</b>	<b>955.06</b>	<b>\$131,021,800</b>

Exhibit D-1 - TIF Revenue Projections

All Increases are Calculated Starting from April 1, 2018 Values

Year	Increased Property Values from Downs Parcel from April 1, 2018	Increased Property Values from Balance of District from April 1, 2018	Increased Property Values from Total TIF District from April 1, 2018	Percentage of Captured Value from the Downs Property for the CEA from April 1, 2018	Percentage of Captured Value from the Total District Used for Down's CEA from April 1, 2018	Percentage of Captured Value from the Total District for Municipal Purposes from April 1, 2018	Total Percent of Captured Value from the District	Value Captured from Downs Property for CEA from April 1, 2018	Value Captured from Total District for Municipal Purposes from April 1, 2018	Total Value Captured for TIF District	Projected Tax Rates	Projected Revenues for the CEA from Downs Parcel from April 1, 2018	Projected Revenues for Municipal Purposes based on increased Revenues from April 1, 2018	Projected Revenues from Captured Assessed Value in TIF District from April 1, 2018	Percentage of Projected Revenues from CAV for Total TIF District from April 1, 2018	Total Projected Revenues from April 1, 2018	Percentage of Total new Revenues for General Fund from April 1 2018	Total new Revenues for General Fund from April 1 2018
1	\$ 25,990,000	\$ 1,237,561	\$ 27,227,561	40%	38%	3%	41%	\$ 10,396,000	\$ 816,827	\$ 11,212,827	\$ 16.49	\$ 171,430	\$ 13,469	\$ 184,900	41%	\$ 448,982	59%	\$ 264,083
2	\$ 61,640,000	\$ 2,475,122	\$ 64,115,122	40%	38%	3%	41%	\$ 24,656,000	\$ 1,923,454	\$ 26,579,454	\$ 16.49	\$ 406,577	\$ 31,718	\$ 438,295	41%	\$ 1,057,258	59%	\$ 618,963
3	\$ 106,192,580	\$ 5,512,683	\$ 111,705,263	40%	38%	3%	41%	\$ 42,477,032	\$ 3,351,158	\$ 45,828,190	\$ 16.98	\$ 721,460	\$ 56,918	\$ 778,378	41%	\$ 1,897,280	59%	\$ 1,118,902
4	\$ 152,042,580	\$ 13,072,244	\$ 165,114,824	40%	37%	3%	40%	\$ 60,817,032	\$ 4,953,445	\$ 65,770,477	\$ 17.49	\$ 1,063,948	\$ 86,657	\$ 1,150,605	40%	\$ 2,888,559	60%	\$ 1,737,954
5	\$ 199,067,580	\$ 14,309,805	\$ 213,377,385	40%	37%	3%	40%	\$ 79,627,032	\$ 6,401,322	\$ 86,028,354	\$ 18.02	\$ 1,434,805	\$ 115,346	\$ 1,550,151	40%	\$ 3,844,862	60%	\$ 2,294,711
6	\$ 229,792,580	\$ 23,547,366	\$ 253,339,946	40%	36%	3%	39%	\$ 91,917,032	\$ 7,600,198	\$ 99,517,230	\$ 18.56	\$ 1,705,947	\$ 141,057	\$ 1,847,004	39%	\$ 4,701,898	61%	\$ 2,854,894
7	\$ 259,942,580	\$ 24,784,927	\$ 284,727,507	40%	37%	3%	40%	\$ 103,977,032	\$ 8,541,825	\$ 112,518,857	\$ 19.12	\$ 1,987,670	\$ 163,289	\$ 2,150,959	40%	\$ 5,442,973	60%	\$ 3,292,015
8	\$ 297,842,580	\$ 26,022,488	\$ 323,865,068	40%	37%	3%	40%	\$ 119,137,032	\$ 9,715,952	\$ 128,852,984	\$ 19.69	\$ 2,345,799	\$ 191,306	\$ 2,537,105	40%	\$ 6,376,878	60%	\$ 3,839,773
9	\$ 333,592,580	\$ 35,260,049	\$ 368,852,629	40%	36%	3%	39%	\$ 133,437,032	\$ 11,065,579	\$ 144,502,611	\$ 20.28	\$ 2,706,186	\$ 224,417	\$ 2,930,603	39%	\$ 7,480,560	61%	\$ 4,549,957
10	\$ 369,192,580	\$ 36,497,610	\$ 405,690,190	40%	36%	3%	39%	\$ 147,677,032	\$ 12,170,706	\$ 159,847,738	\$ 20.89	\$ 3,084,831	\$ 254,234	\$ 3,339,066	39%	\$ 8,474,478	61%	\$ 5,135,412
11	\$ 419,867,580	\$ 39,135,171	\$ 459,002,751	40%	37%	3%	40%	\$ 167,947,032	\$ 13,770,083	\$ 181,717,115	\$ 21.52	\$ 3,613,500	\$ 296,273	\$ 3,909,773	40%	\$ 9,875,770	60%	\$ 5,965,997
12	\$ 441,142,580	\$ 40,372,732	\$ 481,515,312	40%	37%	3%	40%	\$ 176,457,032	\$ 14,445,459	\$ 190,902,491	\$ 22.16	\$ 3,910,496	\$ 320,128	\$ 4,230,625	40%	\$ 10,670,948	60%	\$ 6,440,323
13	\$ 482,792,580	\$ 41,610,293	\$ 524,402,873	40%	37%	3%	40%	\$ 193,117,032	\$ 15,732,086	\$ 208,849,118	\$ 22.83	\$ 4,408,093	\$ 359,101	\$ 4,767,193	40%	\$ 11,970,029	60%	\$ 7,202,835
14	\$ 505,967,580	\$ 44,247,854	\$ 550,215,434	40%	37%	3%	40%	\$ 202,387,032	\$ 16,506,463	\$ 218,893,495	\$ 23.51	\$ 4,758,280	\$ 388,080	\$ 5,146,361	40%	\$ 12,936,003	60%	\$ 7,789,643
15	\$ 536,927,580	\$ 45,485,415	\$ 582,412,995	40%	37%	3%	40%	\$ 214,771,032	\$ 17,472,390	\$ 232,243,422	\$ 24.22	\$ 5,200,921	\$ 423,114	\$ 5,624,035	40%	\$ 14,103,784	60%	\$ 8,479,749
16	\$ 551,927,580	\$ 46,722,976	\$ 598,650,556	40%	37%	3%	40%	\$ 220,771,032	\$ 17,959,517	\$ 238,730,549	\$ 24.94	\$ 5,506,605	\$ 447,957	\$ 5,954,562	40%	\$ 14,931,904	60%	\$ 8,977,342
17	\$ 581,052,580	\$ 47,960,537	\$ 629,013,117	40%	37%	3%	40%	\$ 232,421,032	\$ 18,870,394	\$ 251,291,426	\$ 25.69	\$ 5,971,101	\$ 484,797	\$ 6,455,899	40%	\$ 16,159,902	60%	\$ 9,704,004
18	\$ 590,877,580	\$ 49,198,098	\$ 640,075,678	40%	37%	3%	40%	\$ 236,351,032	\$ 19,202,270	\$ 255,553,302	\$ 26.46	\$ 6,254,229	\$ 508,123	\$ 6,762,352	40%	\$ 16,937,432	60%	\$ 10,175,081
19	\$ 605,627,580	\$ 50,435,659	\$ 656,063,239	10%	9%	3%	12%	\$ 60,562,758	\$ 19,681,897	\$ 80,244,655	\$ 27.26	\$ 1,650,666	\$ 536,439	\$ 2,187,105	12%	\$ 17,881,304	88%	\$ 15,694,199
20	\$ 615,382,580	\$ 51,673,220	\$ 667,055,800	10%	9%	3%	12%	\$ 61,538,258	\$ 20,011,674	\$ 81,549,932	\$ 28.07	\$ 1,727,571	\$ 561,790	\$ 2,289,361	12%	\$ 18,726,338	88%	\$ 16,436,977
21	\$ 615,382,580	\$ 52,910,781	\$ 668,293,361	10%	9%	3%	12%	\$ 61,538,258	\$ 20,048,801	\$ 81,587,059	\$ 28.92	\$ 1,779,398	\$ 579,717	\$ 2,359,115	12%	\$ 19,323,913	88%	\$ 16,964,797
22	\$ 615,382,580	\$ 54,148,342	\$ 669,530,922	10%	9%	3%	12%	\$ 61,538,258	\$ 20,085,928	\$ 81,624,186	\$ 29.78	\$ 1,832,780	\$ 598,215	\$ 2,430,995	12%	\$ 19,940,488	88%	\$ 17,509,494
23	\$ 615,382,580	\$ 55,385,903	\$ 670,768,483	10%	9%	3%	12%	\$ 61,538,258	\$ 20,123,054	\$ 81,661,312	\$ 30.68	\$ 1,887,763	\$ 617,300	\$ 2,505,063	12%	\$ 20,576,667	88%	\$ 18,071,603
24	\$ 615,382,580	\$ 56,623,464	\$ 672,006,044	10%	9%	3%	12%	\$ 61,538,258	\$ 20,160,181	\$ 81,698,439	\$ 31.60	\$ 1,944,396	\$ 636,992	\$ 2,581,388	12%	\$ 21,233,069	88%	\$ 18,651,681
25	\$ 615,382,580	\$ 57,861,025	\$ 673,243,605	10%	9%	3%	12%	\$ 61,454,566	\$ 20,197,308	\$ 81,651,874	\$ 32.54	\$ 2,000,005	\$ 657,310	\$ 2,657,315	12%	\$ 21,910,337	88%	\$ 19,253,023
26	\$ 615,382,580	\$ 59,098,586	\$ 674,481,166	10%	9%	3%	12%	\$ 59,664,492	\$ 20,234,435	\$ 79,898,927	\$ 33.52	\$ 2,000,000	\$ 678,274	\$ 2,678,274	12%	\$ 22,609,131	88%	\$ 19,930,857
27	\$ 615,382,580	\$ 60,336,147	\$ 675,718,727	9%	9%	3%	12%	\$ 57,926,691	\$ 20,271,562	\$ 78,198,253	\$ 34.53	\$ 2,000,000	\$ 699,904	\$ 2,699,904	12%	\$ 23,330,134	88%	\$ 20,630,230
28	\$ 615,382,580	\$ 61,573,708	\$ 676,956,288	9%	8%	3%	11%	\$ 56,239,506	\$ 20,308,689	\$ 76,548,195	\$ 35.56	\$ 2,000,000	\$ 722,221	\$ 2,722,221	11%	\$ 24,074,048	89%	\$ 21,351,827
29	\$ 615,382,580	\$ 62,811,269	\$ 678,193,849	9%	8%	3%	11%	\$ 54,601,462	\$ 20,345,815	\$ 74,947,278	\$ 36.63	\$ 2,000,000	\$ 745,248	\$ 2,745,248	11%	\$ 24,841,600	89%	\$ 22,096,352
30	\$ 615,382,580	\$ 64,048,830	\$ 679,431,410	9%	8%	3%	11%	\$ 53,011,128	\$ 20,382,942	\$ 73,394,071	\$ 37.73	\$ 2,000,000	\$ 769,006	\$ 2,769,006	11%	\$ 25,633,539	89%	\$ 22,864,533
30 year Totals:								\$ 3,169,492,406	\$ 442,351,413	\$ 3,611,843,819		\$ 78,074,456	\$ 12,308,402	\$ 90,382,858		\$ 410,280,070		\$ 319,897,212

Notes/Assumptions:

- Projections are based on tax rates increasing 3% annually starting in Year 3.
- Scarborough Downs Property meets all of their performance measures pursuant to the CEA.
- The CEA is tied to the Scarborough Downs Property.
- The projections of increased assessed value for the Scarborough Downs Property were based on market analysis and build out scenario provided by the Developer. Town officials arrived at projections of increased value for the remaining acreage of the District.
- These projections do not include future revaluations which will occur. If a revlauation is included at 10-year intervals, the Developer could achieve \$81 million in total reimbursements.

## Exhibit D-2 | Tax Shift Benefits

### Town of Scarborough - Scarborough Downtown Omnibus TIF District

Fiscal Year	TIF Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Shift Benefits
2019-2020	1	-	-	-	-
2020-2021	2	-	-	-	-
2021-2022	3	-	\$7,071	\$3,450	\$10,521
2022-2023	4	\$0	\$16,755	\$8,149	\$24,904
2023-2024	5	\$0	\$28,877	\$13,986	\$42,863
2024-2025	6	\$0	\$41,424	\$19,978	\$61,402
2025-2026	7	\$0	\$54,158	\$26,007	\$80,164
2026-2027	8	\$0	\$62,630	\$29,989	\$92,619
2027-2028	9	\$0	\$70,792	\$33,804	\$104,596
2028-2029	10	\$0	\$81,038	\$38,564	\$119,602
2029-2030	11	\$0	\$90,849	\$43,090	\$133,939
2030-2031	12	\$0	\$100,461	\$47,497	\$147,958
2031-2032	13	\$0	\$114,149	\$53,723	\$167,872
2032-2033	14	\$0	\$119,894	\$56,319	\$176,214
2033-2034	15	\$0	\$131,112	\$61,361	\$192,473
2034-2035	16	\$0	\$137,387	\$64,164	\$201,551
2035-2036	17	\$0	\$145,722	\$67,871	\$213,592
2036-2037	18	\$0	\$149,770	\$69,664	\$219,434
2037-2038	19	\$0	\$157,606	\$73,120	\$230,726
2038-2039	20	\$0	\$160,263	\$74,288	\$234,552
2039-2040	21	\$0	\$50,523	\$24,291	\$74,815
2040-2041	22	\$0	\$51,343	\$24,679	\$76,022
2041-2042	23	\$0	\$51,367	\$24,690	\$76,057
2039-2041	24	\$0	\$51,390	\$24,701	\$76,091
2040-2042	25	\$0	\$51,413	\$24,712	\$76,125
2041-2043	26	\$0	\$51,437	\$24,723	\$76,160
2039-2042	27	\$0	\$51,408	\$24,709	\$76,117
2040-2043	28	\$0	\$50,306	\$24,189	\$74,495
2041-2044	29	\$0	\$49,237	\$23,683	\$72,920
2039-2043	30	\$0	\$48,200	\$23,193	\$71,392
2040-2044		\$0	\$47,194	\$22,716	\$69,910
2041-2045		\$0	\$46,217	\$22,254	\$68,471
2039-2044		\$0	-	-	\$0
<b>Totals:</b>		<b>\$0</b>	<b>\$2,269,991</b>	<b>\$1,073,565</b>	<b>\$3,343,556</b>
<b>Averages:</b>		<b>\$0</b>	<b>\$75,666</b>	<b>\$35,785</b>	<b>\$107,857</b>

#### Assumptions:

1. Data sources include the 2018 mil rate/commitment reported by the Town, Cumberland County's FY2018 Tax Commitment, the State Treasurer's Office Municipal Revenue Sharing projections for FY2019 (07/01/18 - 06/30/19) published 03/29/18, and the Maine Department of Education 10/22/18 2018-2019 ED 279 form for Scarborough Public Schools. The Town is a so-called minimum receiver so there is no tax shift impact with respect to education aid as a result. The projection assumes this occurs for the District term.
2. Tax shift losses are comprised of declining subsidies in revenue sharing and increasing obligations to pay county taxes. Tax shift losses occur a couple of years following the year in which the new assessed value is first recognized in the assessment. No tax shift losses occur when a TIF captures all of the new value.
3. These projections assume that the formulas and general inputs for state subsidies and county taxes do not change over time and they assume that all other values in other communities are static relative to one another except for the new value assessed. The projections are less likely to be accurate farther into the future.
4. Assumes the assessment ratio in the Town is 100% when new property value arrives, such that the market value of new property is used for assessment purposes.
5. The projections above assume that no tax increment financing district is put in place, thus the mil rate is reduced by the influx of new value in the Town. This analysis factors in tax shift impacts resulting from the project's new assessed value into future commitments and mil rate calculations to arrive at projected property tax payments.

# CLASSIFIED

**INCLUDING**  
At Your Service  
Public Notices  
Garage Sales  
Antiques & Auctions

Friday, October 26, 2018

Portland Press Herald

SECTION C

## HELP WANTED

### General Help

#### PORTLAND JETPORT 2 Maintenance Porters

FT. Incl snow removal/landscaping.  
Sun - Thurs  
4pm - 12am  
Tues - Sat  
4pm - 12am  
Compensation:  
\$12.00 - 16.00 /hr  
Background/pre-employment screen  
req. Compensation  
based on exp.  
**Call M-F 772-7028**  
**or Apply Online:**  
**spplus.com & click**  
**CAREERS.**

#### PORTLAND JETPORT (6) Shuttle Bus Drivers

Various shifts  
(24 hr operation)  
365 days/yr

Background/  
pre-employment  
screen req. Compensation based  
on experience.

**Call M-F 772-7028**  
**or Apply Online:**  
**spplus.com**  
**& click CAREERS**

### Healthcare

#### HYGIENIST

The Office of Charles E. Brown DDS is looking for a hygienist for 3 days per week. Candidate must be congenial, a

## PUBLIC NOTICES

### Public Notices

Public Notices are a permanent and independent record of government and court actions. These include state and local government meetings, rule making, available contracts, zoning changes, and many more, as required by law. In addition, parties to some court proceedings, such as foreclosures, probate, and estate actions are required to publish notices to ensure notification of affected parties, as well as the general public. These notices also alert business owners, large and small, to potential government contractual jobs, helping to ensure economic activity across a level playing field. Public notices have existed to ensure transparency in all levels of government since the founding of the United States.

State and local notices are published in Maine newspapers and are also recorded at mainenotices.com, where anyone can browse or search notices, and sign up to receive email alerts when relevant notices appear.

### Public Notice

**City of Sanford/  
Village of Springvale,  
Maine  
NOTICE OF BIDS  
FOR: SNOWPLOWING  
THE WESTERN RURAL  
SECTION OF  
SANFORD/  
SPRINGVALE**

The City of Sanford, Maine will receive sealed bids for: **SNOWPLOWING THE WESTERN RURAL SECTION OF SANFORD/SPRINGVALE** until **11:00 a.m. on Tuesday, October 30, 2018** at the Public Works Office, 156 School Street, Sanford, Maine, at which time

Please take notice that Clean Harbors Environmental Services, Inc., Williams Terminal, 17 Main Street, South Portland, ME 04106 phone # (207) 799-8111 is intending on filing an application for an ABBREVIATED LICENSE RENEWAL with the Maine Department of Environmental Protection (DEP) pursuant to the provisions of Title 38 M.R.S. §§ 1301 to 1319-Y for a Hazardous Waste Transfer Facility on November 13, 2018. The application is for the temporary storage, up to ten (10) days maximum, of hazardous waste in transit at 17 Main Street in South Portland.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction on this application, must be received by the Department, in writing, no later than 20 days after the application is accepted by the Department as complete for processing. Public comment on the application will be accepted throughout the processing of the application.

The application and supporting documentation are available for review at Department offices in Augusta, located in the Ray Building on the AMHI Complex off Hospital Street during normal

### Public Notice

#### Notice to Contractors Invitation for Bids

State of Maine, DAFS is conducting a competitive bid process for renovations to the Bureau of Alcoholic Beverages and Lottery Operations (BABLO) building in Hallowell, Maine. Bids will be opened and read aloud at State of Maine, DAFS, 111 Sewall Street, 77 SHS, 4th Floor, Augusta, Maine at 2:00 p.m. on November 15, 2018.

The Work encompasses replacement of approximately 9,900 square feet of existing ballasted roof system with new roof system including: air vapor barrier, rigid insulation, cover board, EPDM membrane, and metal fascia system.

Bid Documents will be available for purchase at Spillers Reprographics on October 29, 2018.

A mandatory pre-bid conference will be conducted on November 06, 2018 at 10:00 a.m. at the BABLO building located at 10 Water Street, Hallowell, ME.

### Public Notice

#### PUBLIC NOTICE OF INTENT TO FILE

Please take notice that

Sprague Operating Resources LLC located at 59 Main Street, South Portland Maine 04106, 207-799-4899 is intending on filing an Marine Oil Terminal Facility Renewal License application with the Maine Department of Environmental Protection (DEP) pursuant to the provisions of Title 38 M.R.S.A., Section 541, et. seq. and Chapter 600 of the Department's Oil Discharge Prevention and Pollution Control Regulations on March 3rd 2019. The application is for November 3rd, 2018 renewal of Marine Oil Terminal Facility License at 59 Maine Street, South Portland, Maine 04106.

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction on this application, must be received by the Department, in writing, no later than 20 days after the application is accepted by the Department as complete for processing. Public comment on the application will be accepted throughout the processing of the application. The application and supporting documentation are available for review at Department offices in Augusta, located in the Ray Building on the AMHI Com-

plex off Hospital Street during normal working hours. A copy of the application and supporting documentation may also be seen at the municipal office in South Portland, Maine. Written public comments may be sent to Jamie Hoover at the Bureau of Remediation and Waste Management, 17 State House Station, Augusta, Maine 04333-0017.

### Public Notice

#### Town of Cumberland Planning Board - Site Walk Saturday, November 3, 2018 9:30 am

On Saturday, November 3, 2018, beginning at 9:30 am, the Planning Board will conduct a site walk at a parcel on Tuttle Road (next to Bunker's Way), tax map R04, lot 10 for the proposed Christmas Creek subdivision. The public is welcome to attend.

### Public Notice

#### TOWN OF SCARBOROUGH NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Scarborough Town Council will hold a public hearing on Wednesday, November 7, 2018 at 6:00

p.m. in the Scarborough Municipal building in Scarborough at 259 US Route 1, for purposes of receiving public comments on the following: (1) the adoption of the Town of Scarborough Down-town Redevelopment Plan; (2) the designation of the **Scarborough Downtown Omnibus Municipal Development and Tax Increment Financing District** (the District) as well as adoption of the development program for the district to encompass approximately 955 acres generally covering an area that includes the former Scarborough Downs property excluding the portion with frontage on Haigis Parkway, extending in a northerly direction along the Route One corridor including parcels with frontage thereto, including the entire municipal/school campus and the

commercial properties in Oak Hill, ending at the intersection with Greenacre Lane; and (3) the approval of a credit enhancement agreement with the owners of the Scarborough Downs property within the District.

The public hearing is proposed pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. Copies of the proposed Development Program and maps for the proposed district are on file with the Town Clerk and may be obtained from and reviewed at the offices of the Town Clerk during normal business hours. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at the hearing.

### Public Notice

**STATUTORY POWER OF SALE NOTICE OF  
MORTGAGEE'S SALE OF REAL ESTATE  
FIXTURES AND  
TANGIBLE AND INTANGIBLE PERSONAL  
PROPERTY OF TEMPO DULU, LLC  
163 DANFORTH STREET, PORTLAND, MAINE**

**November 16, 2018 at 11:00 a.m.**

By virtue of 11 M.R.S.A. § 9-1604 and 9-1610, 14 M.R.S.A. § 6203-A, and in execution of the provisions of a certain Security Agreement given by Tempo Dulu, LLC to Bar Harbor Bank & Trust dated as of May 8, 2014 (the "Security Agreement") and the Power of Sale contained

**Exhibit F**

**Minutes of Public Hearing and City Council Meeting**

**IN TOWN COUNCIL  
ORDER # \_\_\_\_\_**

**WHEREAS**, the Town of Scarborough (the "Town") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "Act"), to designate a specified area within the Town as the **Scarborough Downtown Omnibus Municipal Development and Tax Increment Financing District** (the "District") and adopt a development program (the "Development Program") for the District pursuant to the Act; and

**WHEREAS**, in order to designate a so-called "downtown" tax increment financing district, the Act requires such district to be related to the Town's downtown redevelopment plan (the "Downtown Redevelopment Plan") that describes the Town's comprehensive plan for the physical and economic redevelopment of its downtown; and

**WHEREAS**, there is a need for economic development in the Town of Scarborough, in the surrounding region, and in the State of Maine; and

**WHEREAS**, there is a need to improve and broaden the tax base of the Town; and to improve the general economy of the Town and the surrounding region; and

**WHEREAS**, designation of the District and adoption of the Development Program will help to improve and broaden the tax base in the Town and improve the economy of the Town and the region by attracting business development to the District; and

**WHEREAS**, there is a need to implement continued economic development initiatives in those areas of Scarborough in and near the District area through the establishment of the District in accordance with the provisions of Act; and

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

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

**ORDERED AS FOLLOWS:**

**Section 1.** The Town of Scarborough hereby adopts the **Town of Scarborough Downtown Redevelopment Plan** in such form and as presented to the Town Council.

**Section 2.** The Town of Scarborough hereby designates the **Scarborough Downtown Omnibus Municipal Development and Tax Increment Financing District** and hereby adopts the Development Program for said District; such designation and adoption to be pursuant to the following findings, terms, and provisions:

**Section 3.** The Town Council hereby finds and determines that:

(a) The designation of the District and adoption of the related Development Program will make a contribution to the economic growth and well-being of the Town of Scarborough and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town of Scarborough, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

(b) The Town Council has considered all evidence, if any, presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the District and the Development Program. Pursuant to Title 30-A M.R.S.A. Section 5223(3)(D), downtown tax increment financing districts are exempt from certain statutory requirements and thresholds, including valuation and acreage caps.

**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 the proposed Development Program for the District to the Department for review and approval pursuant to the requirements of 30-A M.R.S.A. § 5226.

**Section 5.** The foregoing designation of the District and approval 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 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/her discretion, from time to time, to make such revisions to the Development Program as the Town Manager, or his duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and/or the Development Program by the Department, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the District and the Development Program.

**Section 7.** The Town Manager is hereby authorized and directed to enter into the specific credit enhancement agreement with the owners of the Scarborough Downs property in substantially the form as presented to the Town Council and consistent with the terms of the credit enhancement agreement that are described in the Development Program. The Town Council is hereby authorized to enter into additional credit enhancement agreements, if any, with business entities located within the boundaries of the District, following a duly noticed public hearing, to be in such form and to contain such terms and provisions not inconsistent with the Development Program.

Dated:

## **Exhibit H**

### **Downtown Redevelopment Plan**