



# TOWN OF WALDOBORO

P.O. Box J,  
1600 Atlantic Highway  
Waldoboro, ME 04572  
Phone: (207) 832-5369  
Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

February 26, 2020

Heather Johnson  
Commissioner of the Maine Department of Economic & Community Development  
Cross Office Building  
111 Sewall Street, Augusta, ME 04330

Dear Ms. Johnson,

The Town of Waldoboro is pleased to submit for your review the First Waldoboro Tax Increment and Financing District Development Program. This District and Development Program was approved by the residents of the Town of Waldoboro through a warrant vote on June 11, 2019.

It is our hope that the establishment of this program will provide economic development to the Town of Waldoboro, as it captures new values from a select group of properties that we anticipate having a significant amount of investment from the private sector. Many of our locations include properties in our industrial and commercially zoned districts. Other property lots that were chosen have factors that we believe will make the locations enticing for private investments over the thirty (30) year term that the Town of Waldoboro is seeking from the Maine Department of Economic & Community Development.

The documents that we are submitting in this proposal include a six (6) page summary outlining the scope of work and planned projects; tax and zoning maps of the proposed District; an Assessor's Certificate of the individual who verified the assessed values of the properties (Darryl McKenney); records of the lead up and results showing the June 11, 2019 results of this proposal; projections of the captured values from the proposed District; required documents provided by the Maine Department of Economic & Community Development; and a value sheet listing relevant information for the properties that are located in the proposed District that will be updated on an annual basis.

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

Please contact us if there are any questions or comments relating to our proposal.

Sincerely,

Julie Keizer, Town Manager of Waldoboro

Economic Development Project

Town of Waldoboro, Maine

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

---

Establishment of the First Waldoboro Tax Increment Financing District Development Program

---

Presented to:

The Town of Waldoboro

Public Hearing: May 30, 2019

Adopted by Town Warrant Vote: June 11, 2019

## Table of Contents

Section	Page
<b>I. <u>Introduction</u></b>	4
A. Summary of Establishment of the First Waldoboro Tax Increment Financing District Development Program	4
B. Physical Description and Original Assessed Value	4
<b>II. <u>Public Project Costs List</u></b>	4
<b>III. <u>Other Development Program Updates and Confirmations</u></b>	8
A. Relocation of Displaced Persons	8
B. Municipal Indebtedness	8
C. Description of commercial facilities, arts districts, improvements, or projects to be financed in whole or in part by the Development Program	8
D. Description of public facilities, improvements, or programs to be financed in whole or in part by the Development Program	8
E. Duration of the Program	8
F. Sources of Anticipated Revenues	8
G. Description of the Terms and Conditions of any agreements, contracts, or other obligations related to the Development Program	8
H. Proposed regulations and facilities to improve transportation	8
I. Environmental Controls	9
J. Proposed operation of the Development District, private and public, after the planned capital improvements are completed	9
<b>IV. <u>Municipal Approval</u></b>	9
A. Public Hearing	9
B. Town Meeting Approval	9
<b>V. <u>DECD Forms</u></b>	9
A. Application cover Sheet	9
B. Statutory Requirements & Thresholds Forms and Employment Goals	9

## **Exhibit List**

Exhibit A	Maps of the District
Exhibit B	Assessors Certificate
Exhibit C	Copy of the Notice of Public Hearing
Exhibit D	Copy of the Attested Public Hearing Minutes
Exhibit E	Copy of the Warrant Article and Results of the Vote held on June 11, 2019
Exhibit F-1	TIF Revenue Projections
Exhibit F-2	Tax Shift Projections
Exhibit G	Application Cover Sheet
Exhibit H	Statutory Requirements & Thresholds Form and Employment Goals
Exhibit I	TIF District Value Sheet

## **I. Introduction**

### **A. Summary of the Establishment of the First Waldoboro Tax Increment Financing District Development Program**

The Town of Waldoboro (the “Town”) seeks to establish the First Waldoboro Tax Increment Financing District (the “District”) and the Development Program (the “Development Program”). This creation places certain geographic acreage to the District, outlines projects to the approved public project list, and documents the assessed value of the nominated property loss to act as a base value as the lots in the District gain and capture value.

This is the first Tax Increment Financing District for the Town, which was approved by the residents of Waldoboro through a Town Warrant vote on June 11, 2019. This is being submitted to the Department of Economic and Community Development (the “Department”) to approve the language and plans set forth in this proposal. If approved, the Development Program would begin in this Fiscal Year (starting on July 1, 2019) and will end June 30, 2049.

This proposed District and Development Program seeks to (1) place 747.55 acres into a newly formed District to include the parcels in the industrial zones (including the Waldoboro Business Park and former Sylvania properties), undeveloped parcels along the commercial Route 1 zones, and parcels owned by the municipality. All public and privately owned parcels in the District are primarily for commercial use; (2) outline the proposed projects and uses for the captured funds from the Development Program, which does not include Credit Enhancement Agreements (CEA); and (3) establish a term for the District to 30 years through Fiscal Year 2048-2049.

### **B. Physical Description and Original Assessed Value**

The District is comprised of 747.55 acres and has an original assessed value property of \$18,367,310. Following approval from the Department of this District and Development Program, the Town will keep a record of the parcels and their original assessed value and provide updates to the file as the properties in the District provide new value. Please see Exhibit A for the maps of the District—both of the entire geographic area of the Town and the tax maps providing the Map and Lot numbers for the District properties—and Exhibit B for an Assessor’s Certificate of the individual responsible for providing the original assessed value for the District and each individual Lot within the District.

With the District and Development Program, the Town intends to establish a term of the District for the maximum duration of thirty (30) years. Please find attached—at both Exhibits F-1 and F-2—projections of estimated increased assessed value, TIF revenues, and tax shifts for the future years of the District.

## **II. Public Project Costs List**

The Public improvements that are being proposed in this Development Program requires approval from the Department to ensure they satisfy the eligibility requirements for TIF revenues. Please note that the cost estimates are preliminary. Any use of the TIF revenues for the proposed capital projects will not be utilized without authorizations from a town meeting or warrant indicating majority approval.

Costs of Improvements made Within the District	Eligibility Under Title 30-A	Estimated Costs
<p>1. Cost of funding Capital Improvements. TIF revenues may be applied to the construction of public water, municipal sewer, and natural gas service to areas along the commercial Route One corridor to expand commercial and industrial activities. The revenues may be used for engineering, construction, pump facilities, easements, and other consequences applicable to the installation of pipes.</p>	ss. 5225 (1)(A)(1)(a-d)	\$1,200,000
<p>2. Cost of funding Capital Improvements. TIF revenues may be applied to the installation of High-Speed Fiber to serve the commercial Route One corridor and the industrial zones in the District's footprint to meet commercial demand for faster broadband connectivity. The revenues may be used for engineering, feasibility studies, fiber lines, and associated equipment with installation.</p>	ss. 5225 (1)(A)(1)(a-d)	\$1,000,000
<p>3. Cost of funding Capital Improvements. TIF revenues may be applied to the construction of new roads, parking areas, and associated improvements, such as drainage structures, sewer and water lines, electrical and other utilities to enhance commercial capabilities in the Waldoboro TIF District. This will include engineering, easements, purchasing right-of-way, and construction.</p>	ss. 5225 (1)(A)(1)(a-d)	\$2,500,000
<p>4. Cost of funding Capital Improvements TIF revenues may be applied to the development of new industrial and/or commercial development parks to accommodate new development and provide jobs. This will include engineering, purchasing land, easements, and construction of infrastructure such as roads, water, sewer, and utilities,</p>	ss. 5225 (1)(A)(1)(a-d)	\$4,000,000

stormwater features, site development and buildings.		
5. Cost of funding Capital Improvement projects (the boat launch and parking) for commercial marine activities as defined by ss. 5222 (10A) including, but not limited to, ship building, fishing, aquaculture, and other marine related commercial activities.	ss. 5225 (1)(A)(1)(a-d)	\$500,000

<b>Costs of Improvements made Outside, but related to, the District</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Costs</b>
6. Municipal Sewer Extension to primarily serve the Waldoboro Business Park and adjacent commercial and industrially zoned properties located off State Route 32 North for commercial and industrial usage as it relates to the TIF District. The project includes engineering, design, and construction of the sewer infrastructure—including necessary pump stations and related equipment.	ss. 5225 (1)(B)(1-3)	\$3,500,000

<b>Community Wide Municipal Investments</b>	<b>Eligibility Under Title 30-A</b>	<b>Estimated Costs</b>
7. Costs of funding economic development events developed by the Town.	ss. 5225 (1)(C)(1)	\$45,000 (\$1,500 per year for 30 years)
8. Cost of services and equipment to provide skills, development, and training for jobs created and/or retained within the municipality (Training Funds).	ss. 5225 (1)(C)(4)	\$500,000
9. Costs for funding Capital Improvements for pedestrian trails, river walk trails, and rest areas to enhance Waldoboro's tourism industry that are connected to the Waldoboro Trail System that has significant potential to promote economic development.	ss. 5225 (1)(C)(6)	\$250,000

10. Costs associated with the development and/or maintenance of new or existing recreational trails with significant potential to promote economic development. The TIF revenues may be applied to the design, construction, and ongoing maintenance of the Waldoboro Trail System.	ss. 5225 (1)(C)(6)	\$600,000
11. Costs associated with providing local match to federal, state, regional, and foundation grants that support any of the purposes on Title 30-A Chapter 206, Subchapter 1 (Development Districts for Municipalities and Plantations). TIF revenues may be applied as a local match to grants deemed by the municipality to have significant potential for economic development—including, but not limited to, public infrastructure as it relates to commercial use.	ss. 5230	\$2,000,000
12. Cost of funding Capital Improvements. TIF revenues may be applied to locate areas for commercial marine activities as defined by ss. 5222 (10A) for such things as aquaculture, fishing, ship/boat building/repair and other commercial industries. Activities include site engineering, land purchase, and development. This includes using municipal-owned parcels if feasible.	ss. 5225 (1)(C)(8)	\$1,000,000
13. Cost of planning and implementing a marketing campaign to emphasize the Town as business friendly.	ss. 5225 (1)(C)(1)	\$15,000

**Total Estimated Project Costs: \$ 17,110,000**



### **III. Other Development Program Updates and Confirmations**

**A. Relocation of Displaced Persons**

No relocation of displaced persons will result from this Development Program.

**B. Municipal Indebtedness**

The Town reserves the right to issue municipal bonds to pay for capital improvements described in the Development Program. Any municipal bonds issued for such project would require the town approval process as normally required for municipal indebtedness.

**C. Description of commercial facilities, arts districts, improvements, or projects to be financed in whole or in part by the Development Program**

No commercial facilities, arts districts, improvements, or projects will be financed in whole or in part by this Program. The projects envisioned by this Program are municipally based.

**D. Description of public facilities, improvements, or programs to be financed in whole or in part by the Development Program**

All considered projects are listed under Section II (Public Project Costs List). All projects envisioned by this program would be municipally based with a focus on commercial/ industrial purposes.

**E. Duration of the Program**

The Town will have this program last for the maximum term of 30 years. The term will commence July 1, 2019 through June 30, 2049, provided the District is approved by DECD. The District shall become effective upon DECD approval.

**F. Sources of Anticipated Revenues**

TIF revenues are expected to be generated over the proposed 30-year term in private investment associated with new property improvements within the proposed District. 100% of increased assessed value of real estate taxable property in the District will be captured and applied to the Development Program.

**G. Description of the Terms and Conditions of any agreements, contracts, or other obligations related to the Development Program**

There will be no credit enhancement agreements (CEA), contracted or other obligations associated with the developer's private investment within the proposed District.

The Development Program requires establishment of a Development Program fund pledge to, and charged with, the payment of the project costs in the manner outlined in 30-A M.R.S.A. section 5227 (3)(A) (Supp. 2008).

The Development Program Fund is established consisting of a project cost account (Project Cost Account) pledged to and charged with payment of project costs outlined in the financial plan. The Project Cost Account shall consist of one or more Town cost subaccounts (the town project Cost Subaccount) pledged to and charged with the payment of costs of the Town's project costs. TIF revenues allocated to the Town will be to the Town project Cost Subaccount to finance such costs directly.

**H. Proposed regulations and facilities to improve transportation**

No proposed regulations and or facilities to improve transportation are required by the development activities proposed in the District.

**I. Environmental Controls**

The improvements contemplated by this Development Program will comply with all Federal, State, and Local environmental and land development laws, rules, regulations, and ordinances.

**J. Proposed operation of the Development District, private and public, after the planned capital improvements are completed**

All the real estate property improvements made by the private developer and located within the District will always be owned by the private developer or a related entity.

During the term of the District, the Select Board and/ or their designee(s) will be responsible for all administrative matters required of the Town concerning the implementation and operation of the District.

**IV. Municipal Approval**

**A. Public Hearing**

Attached—as Exhibit C—is an attested copy of the Notice of Public Hearing held on May 30, 2019, in accordance with the requirements of 30-A M.R.S.A. 5526(1), 5526(5), with respect to this Development Program. The notice was published in a newspaper of general circulation in the Town on a date at least ten (10) days prior to the public hearing.

Attached—as Exhibit D—is an attested copy of the minutes and attendance sheet of the public hearing held on May 30, 2019. The minutes outline an opportunity for attending audience members to ask questions regarding the establishment of the District and the Development Program. The minutes were certified by the Director of Planning and Development for Waldoboro and signed by an official Notary.

**B. Town Meeting Approval**

Attached—as Exhibit E—is an attested copy of the Warrant Article that was placed on the Town of Waldoboro June 11, 2019 ballot along with the results of the vote certified by the Town of Waldoboro Town Clerk.

**V. DECD Forms**

**A. Application Cover Sheet**

Attached—as Exhibit G—is a completed application cover sheet for this Development Program and District.

**B. Statutory Requirements & Thresholds Forms and Employment Goals**

Attached—as Exhibit H—is a completed Statutory Requirements & Thresholds and Employments Goals forms for this District.

The yellow areas on the map represents the total 2% of Waldoboro's land area that would be in the proposed Tax Increment Financing District. Any new value added to these properties starting in the next Fiscal Year would be designated towards a dedicated fund for capital improvements.

The highlighted areas include:

- The Waldoboro Business Park
- Undeveloped lots along Route 1
- The former Sylvania plant

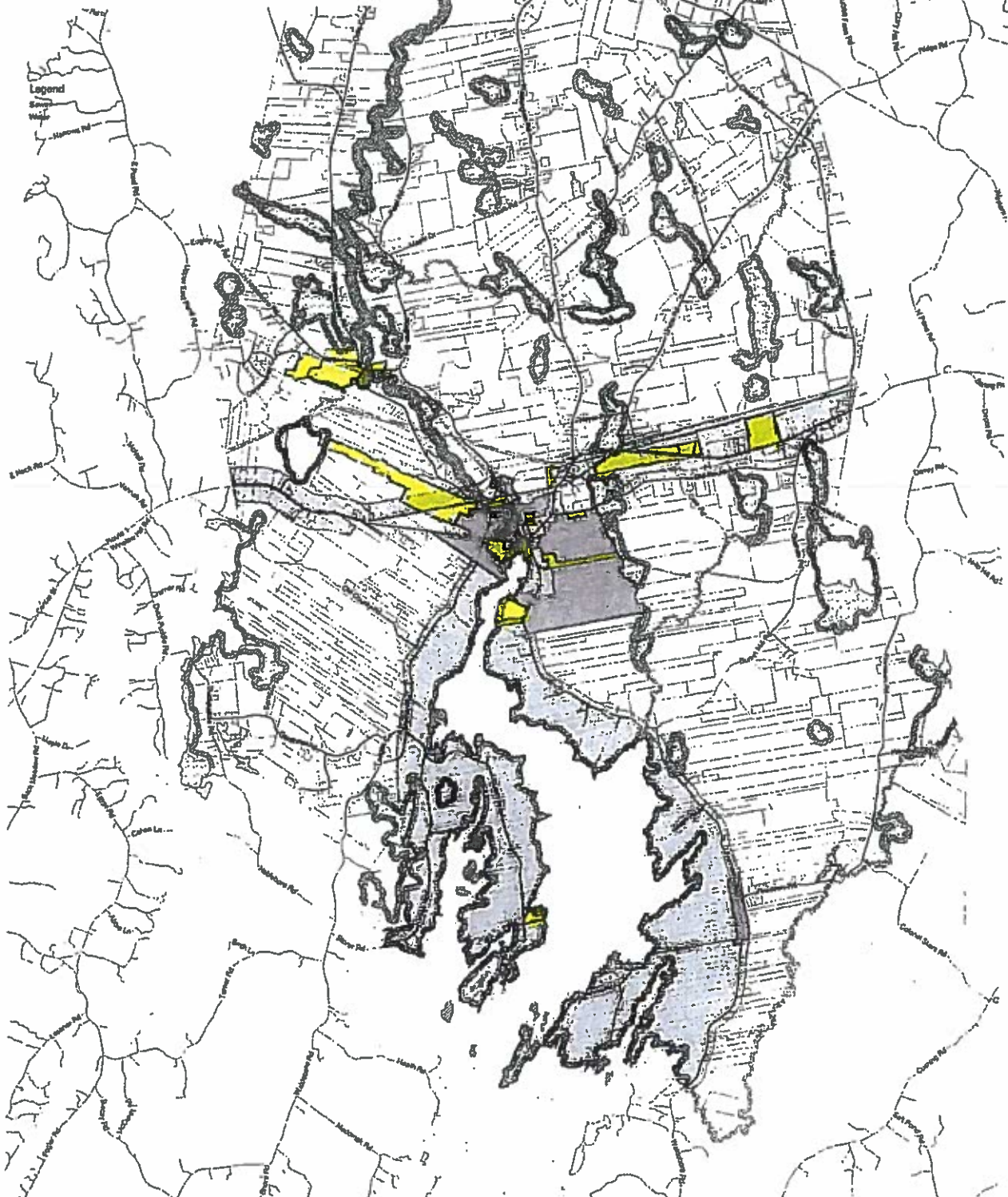
Exhibit A

The base of this map is the Town of Waldoboro's Land Use Map.

The Land Use Map combines the Zoning District and Shoreland Zones.

A copy of this base map is available at the Town of Waldoboro's municipal building.

This map will be accompanied by Tax Maps of the specific regions of the Town of Waldoboro that contain properties in the TIF District.



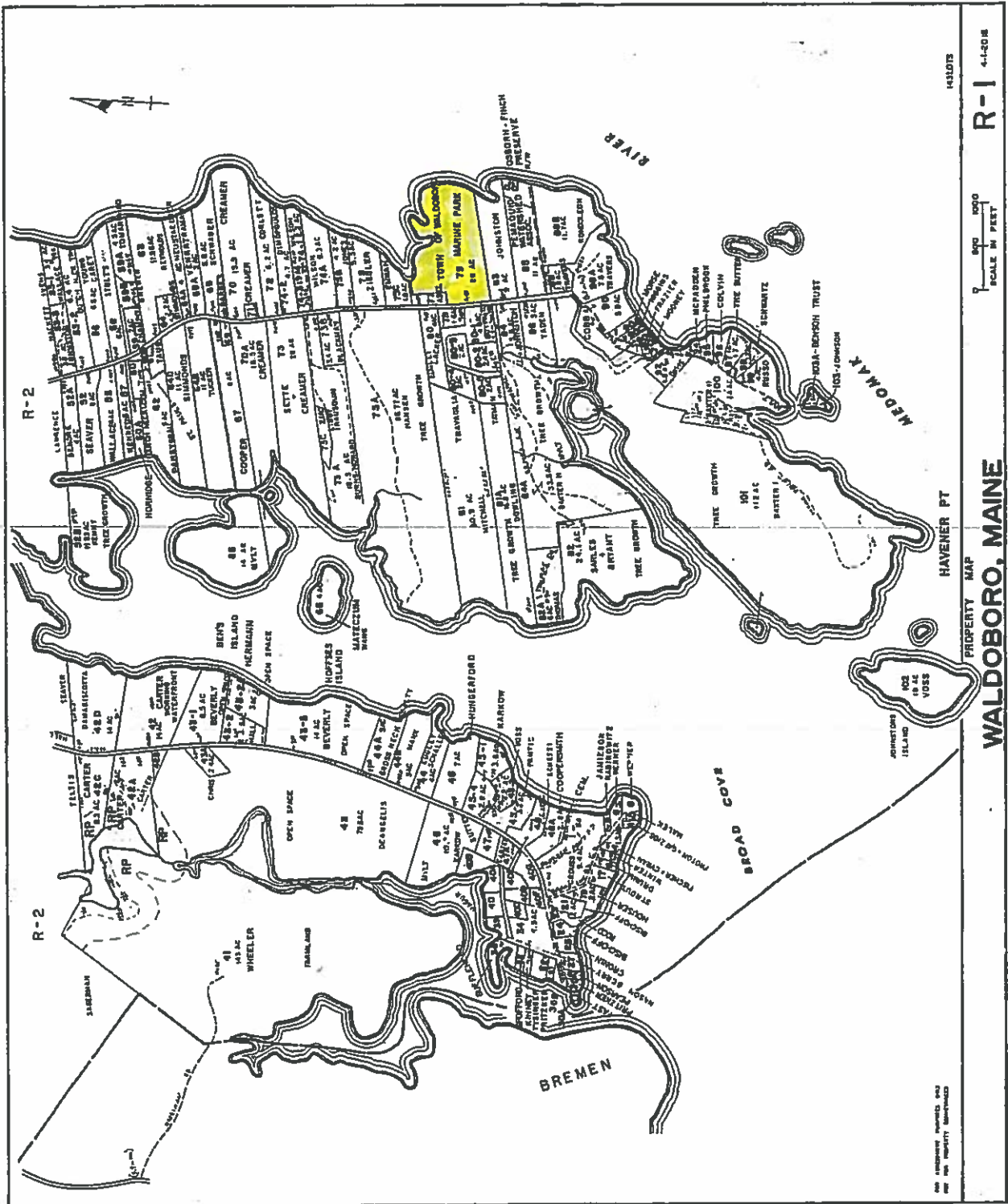




Exhibit A

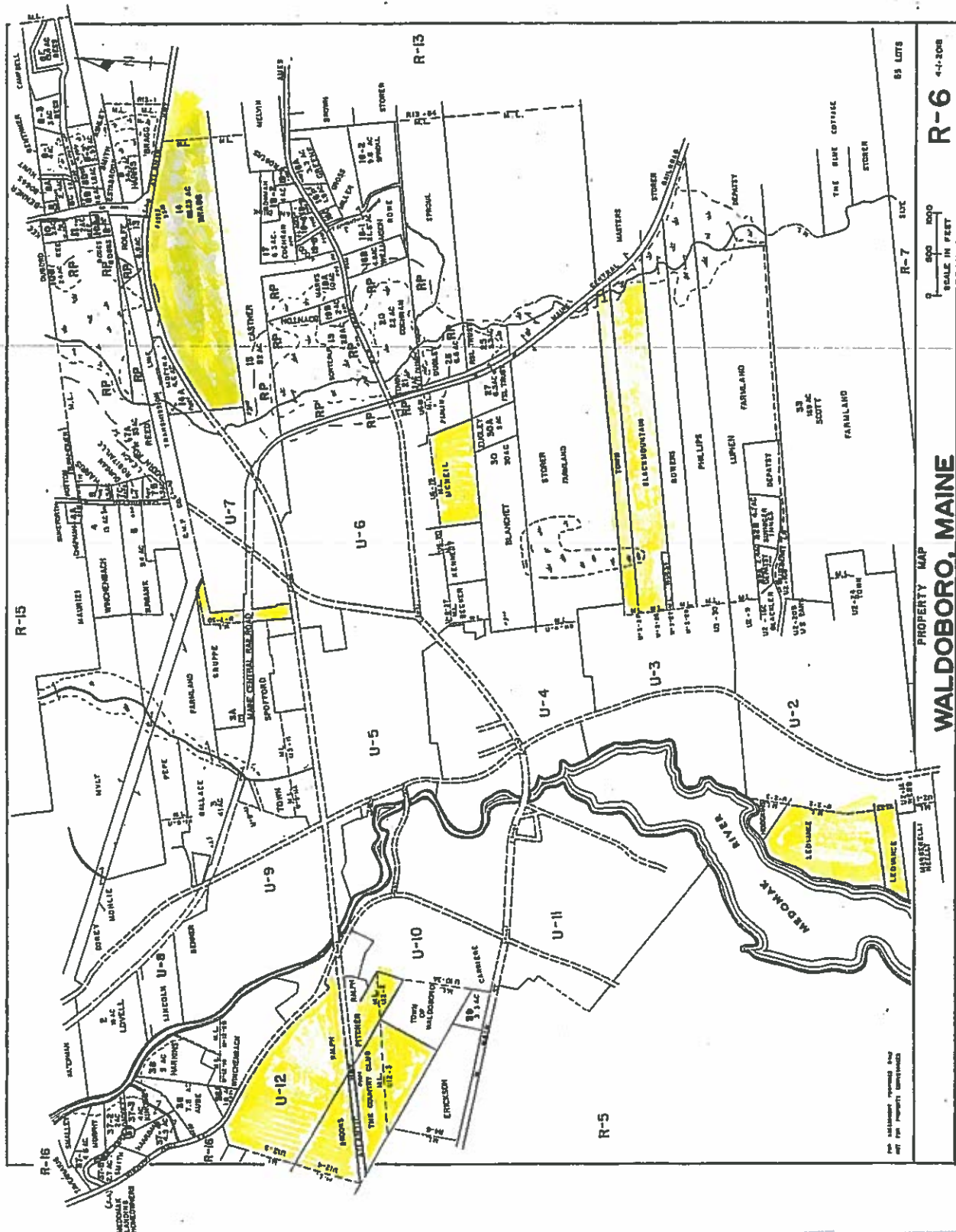


Exhibit A

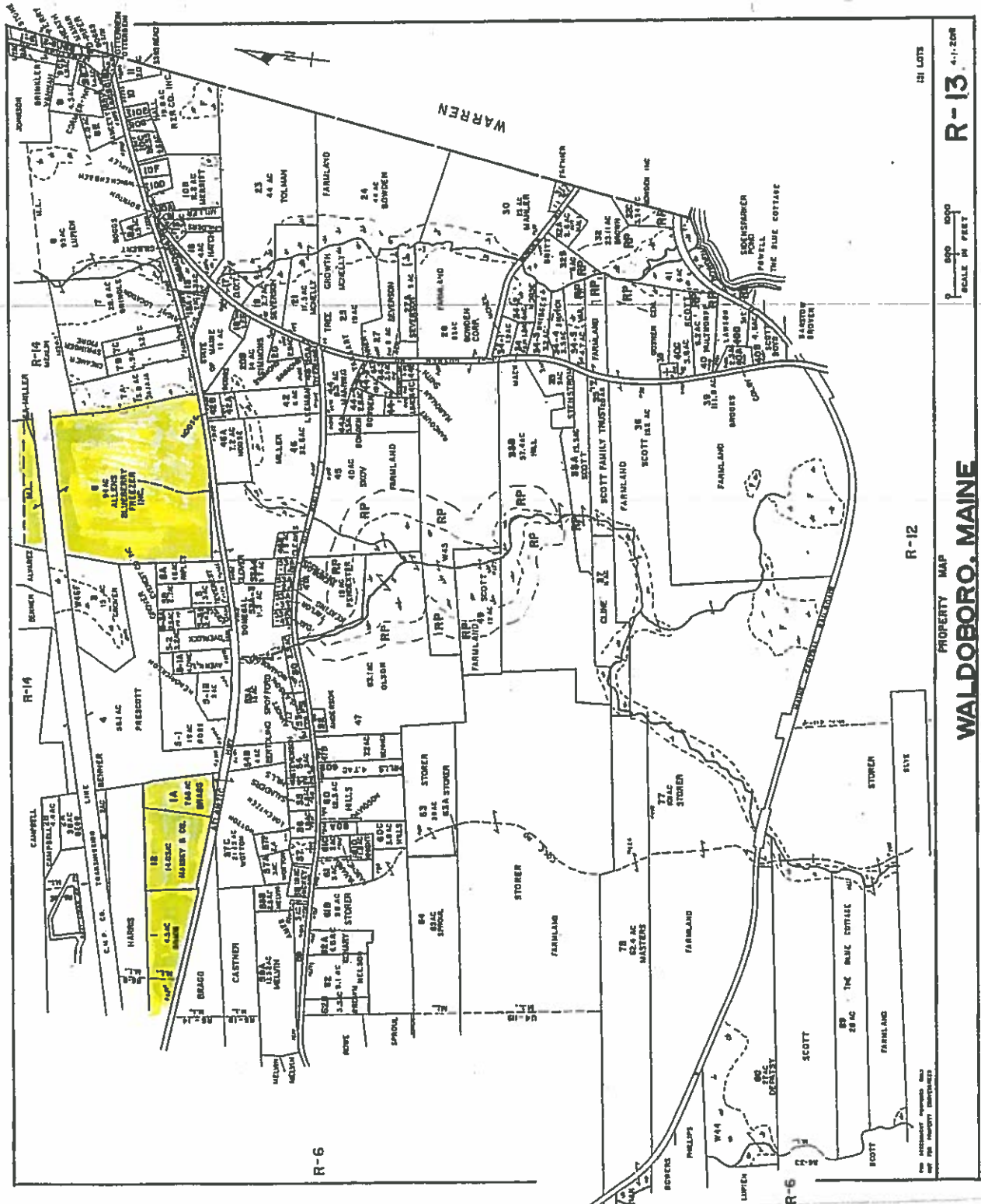
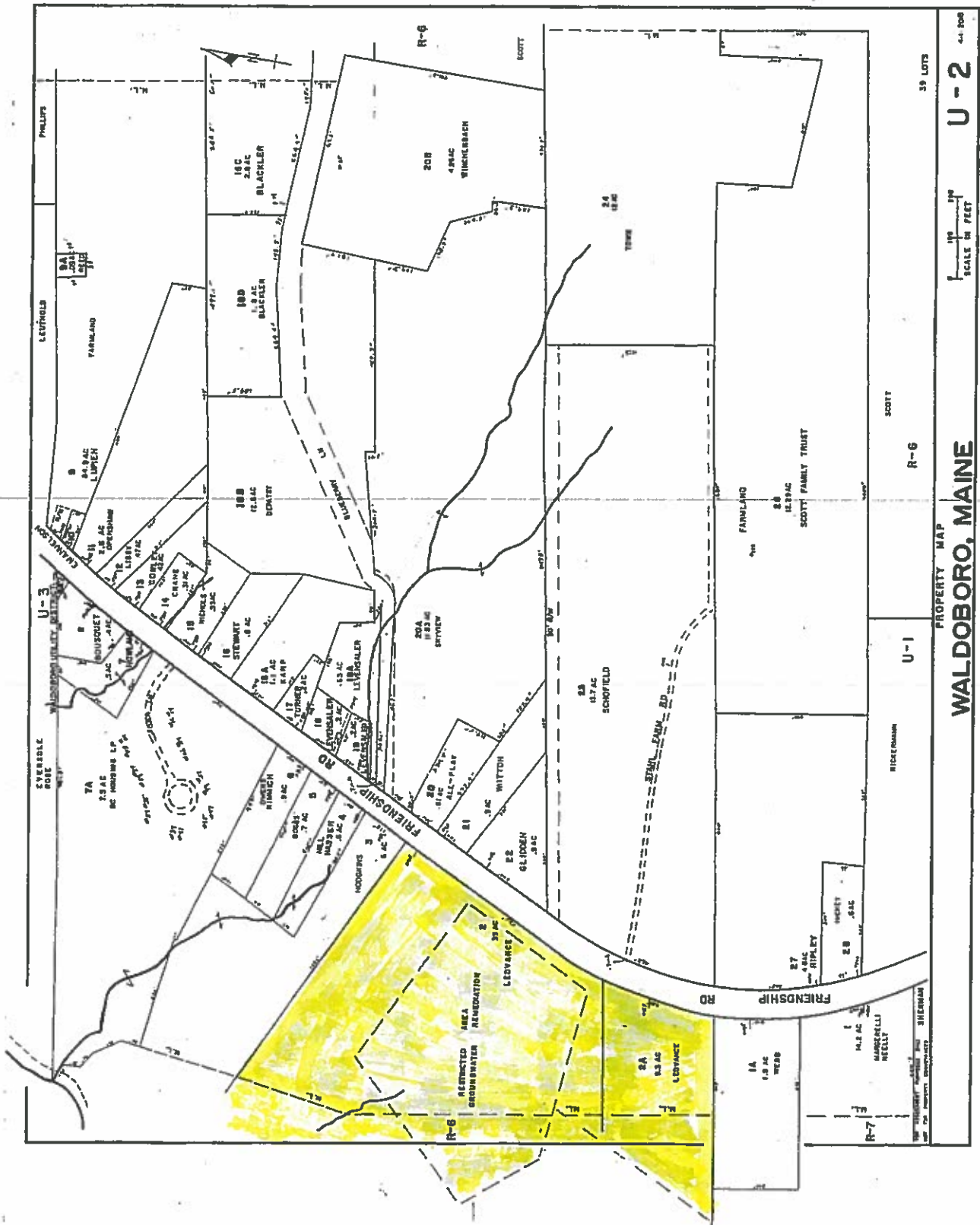
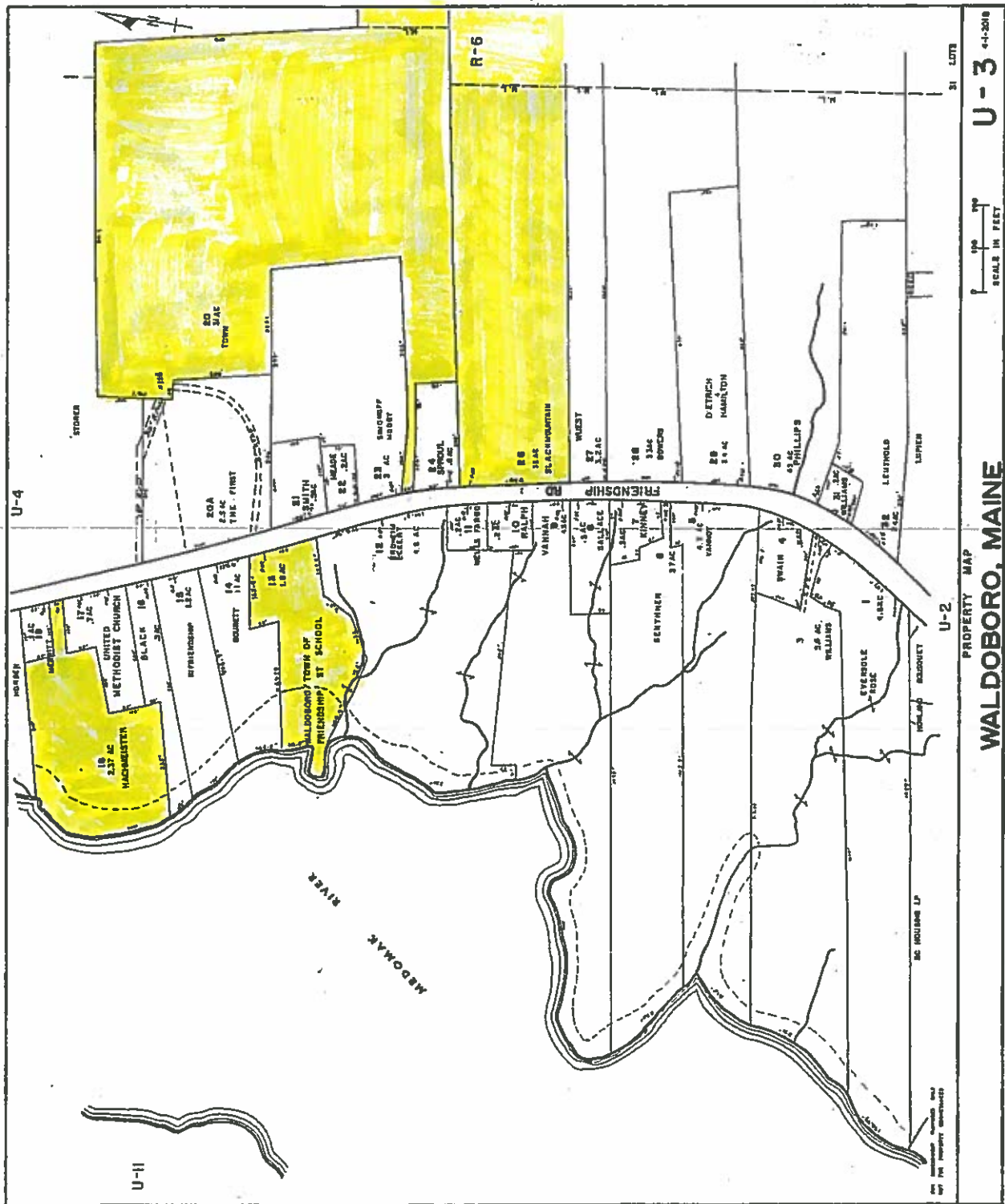


Exhibit A







## Exhibit A

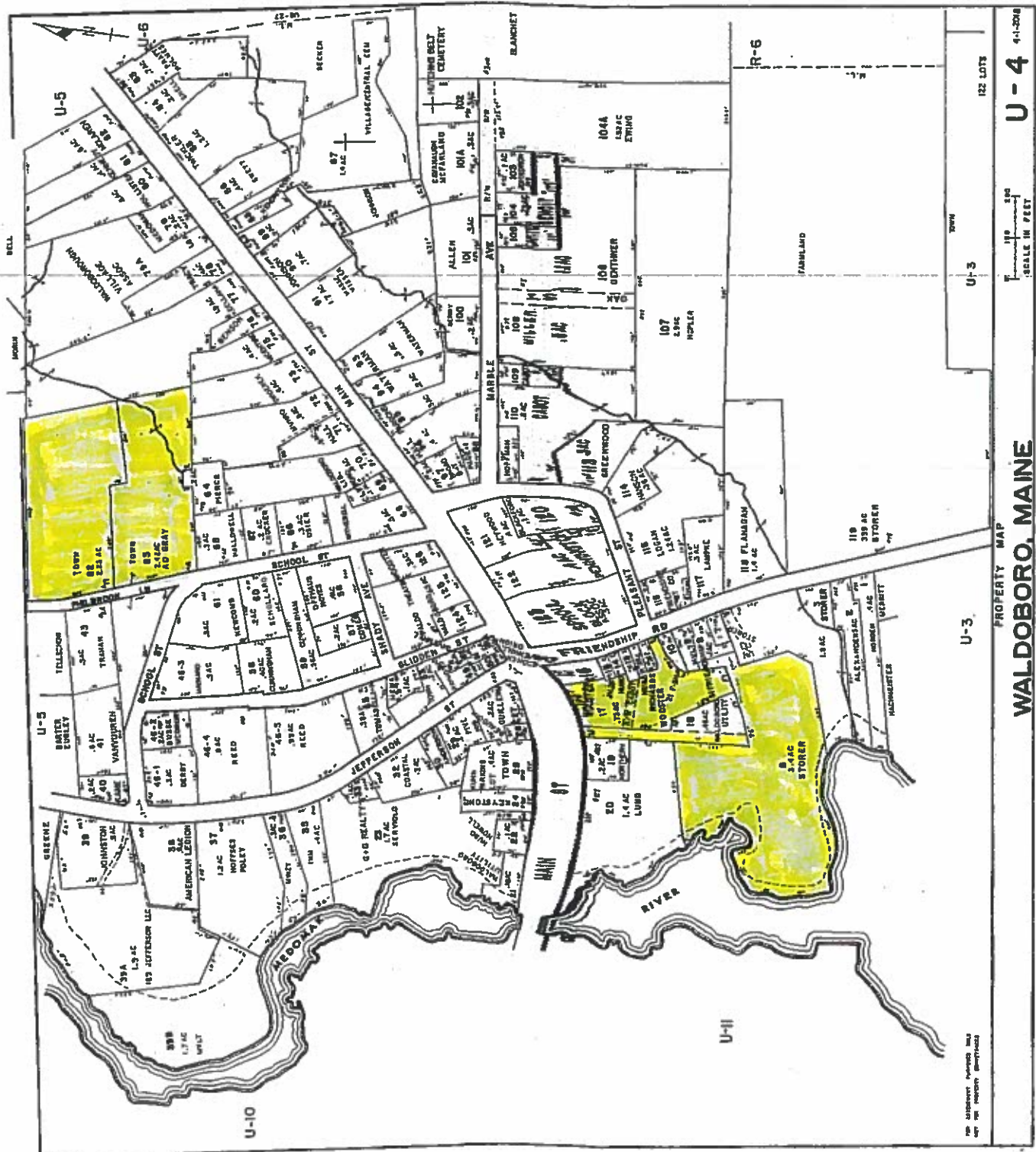


Exhibit A

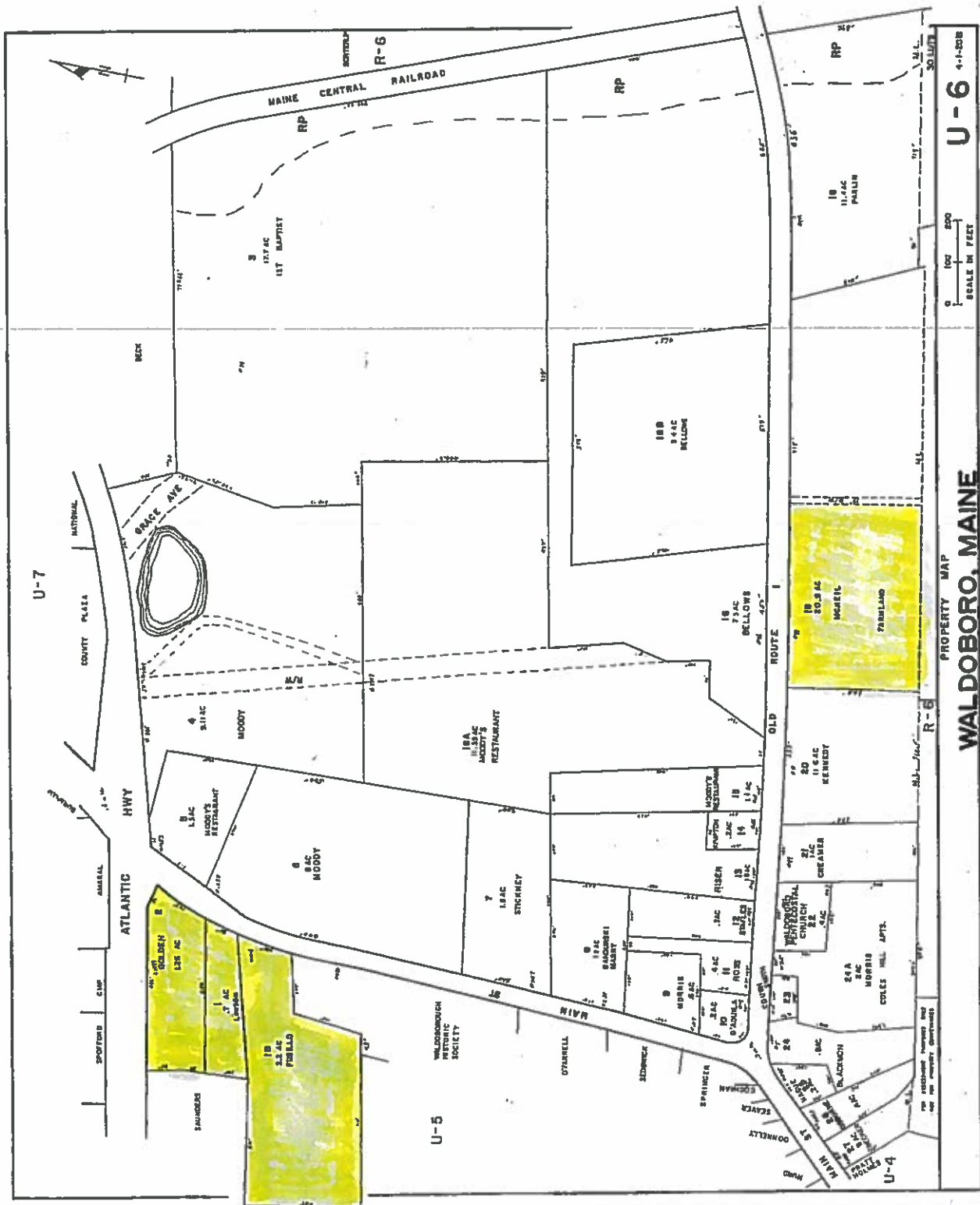


Exhibit A

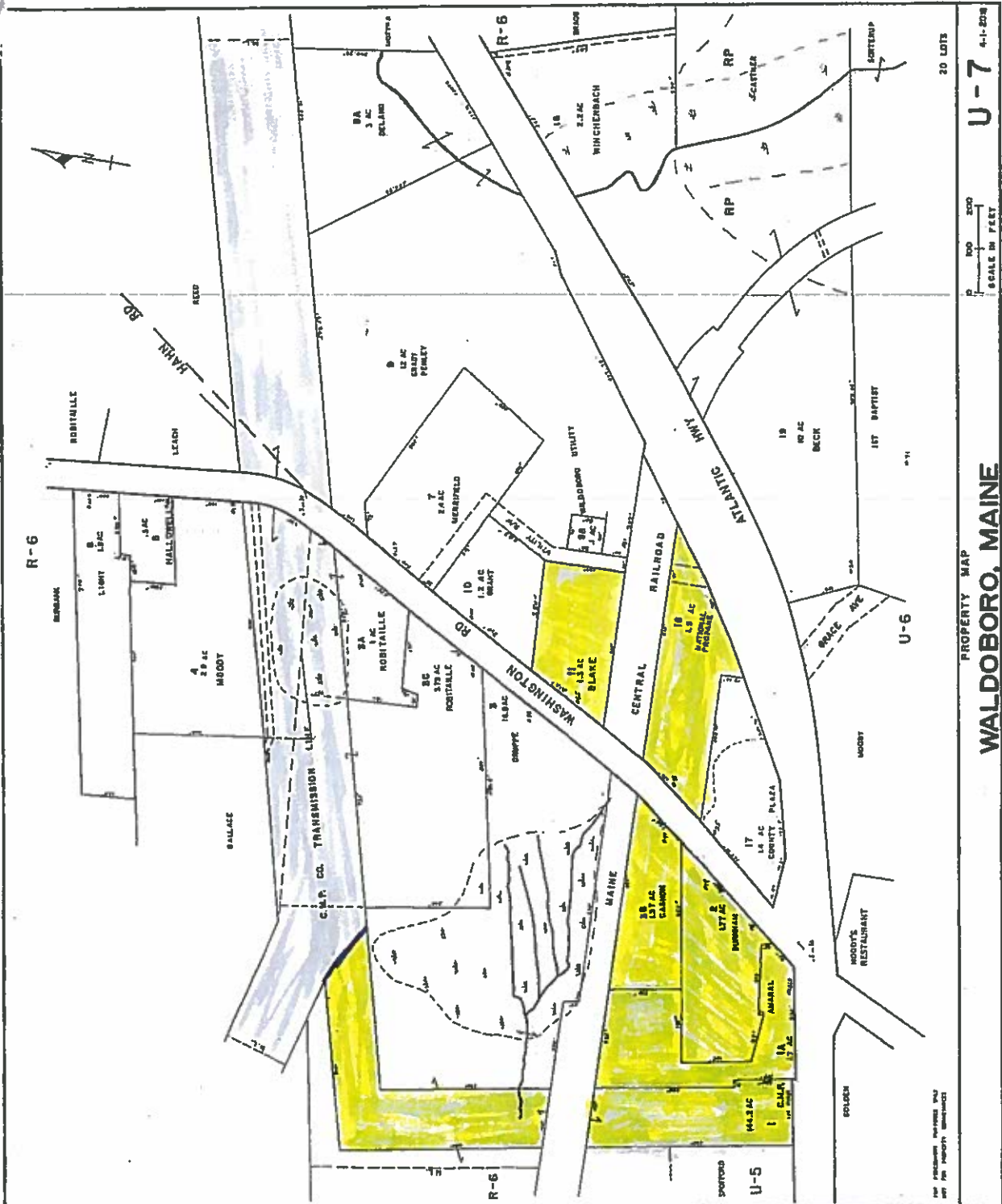




Exhibit A

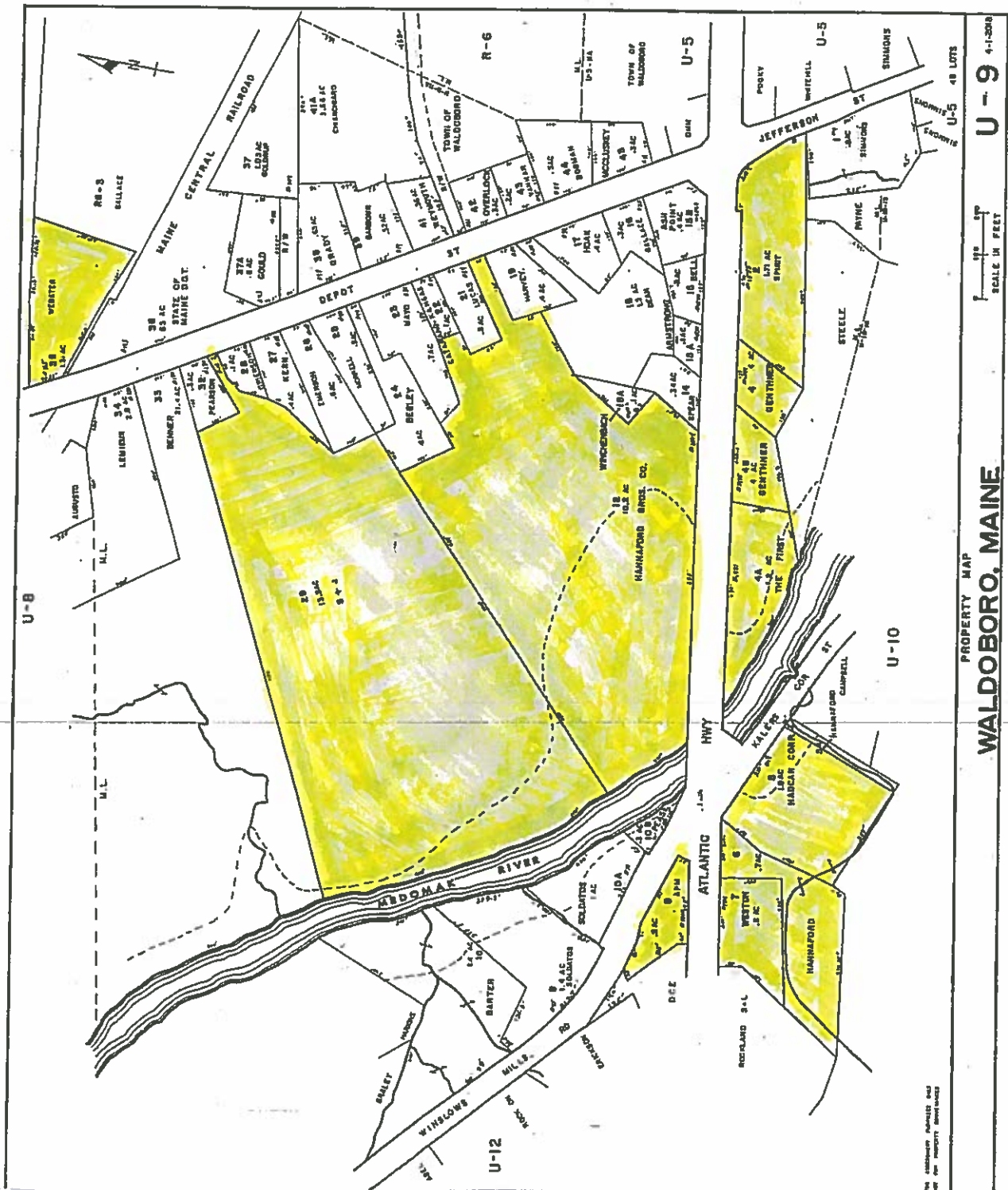
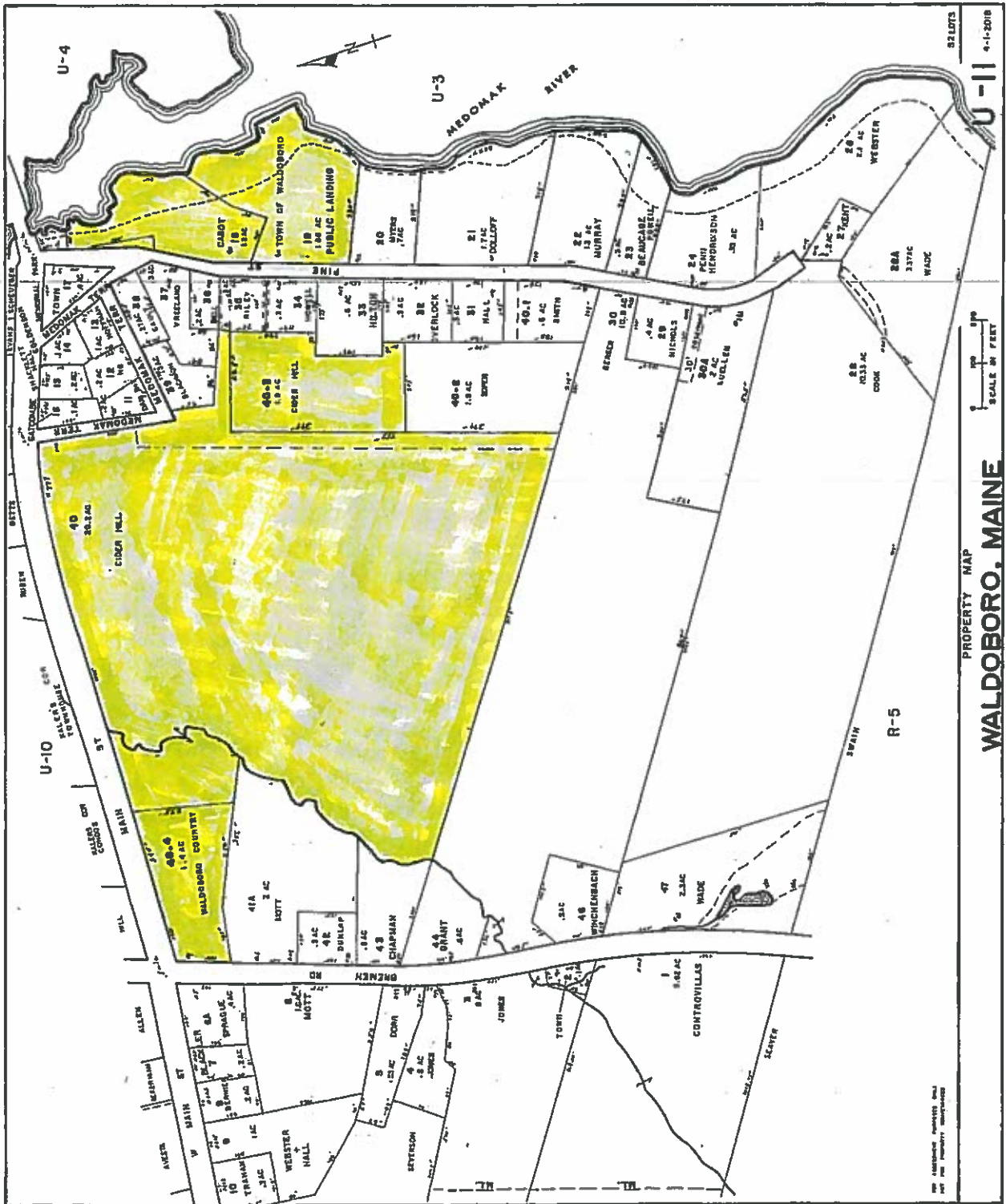




Exhibit A





# TOWN OF WALDOBORO

P.O. Box J,  
1600 Atlantic Highway  
Waldoboro, ME 04572  
Phone: (207) 832-5369  
Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

Exhibit B

## Assessor's Certificate of Original Assessed Value for

### *First Waldoboro Tax Increment Financing District and Development Program*

I, Darryl McKenney, the undersigned Tax Assessor for the Town of Waldoboro, Maine, do hereby certify that the attached tax maps under Exhibit A showing the locations and boundaries of the individual properties identified in Exhibit I are an accurate description of the proposed TIF District. As indicated in Exhibit H, the total land area in this proposal will total 747.55 acres out of the total municipal acreage of 43,385.39.

I hereby certify pursuant to 30-A MRS § 5227 (2) that the Original Assessed Value of the taxable real estate property in the proposed TIF District as of March 31, 2019 was \$18,367,310.

In witness whereof, this certificate has been executed by me on this day of 2-12-2020.

Darryl McKenney

Municipal Assessor, Town of Waldoboro



# otices --

nda K. Yarmosh, Esq., 316 Townsend  
Boothbay Harbor, ME 04538.

RE: MARCY RAE TILAS, Docket No.  
-0117. Petitions that name be changed  
ARCY RAE WHITCOMB, whose address  
9 Duck Puddle Road, Nobleboro, ME  
5.

ate of LINDA M. WILLIS, late of  
oboro, Deceased. Docket No. 2019-  
. Petition for formal probate of will and  
al appointment of James A. Willis as  
onal Representative whose address is  
Depot Street, Waldoboro, ME 04572.  
E: 05/03/2019

Catherine H. Moore,  
Register of Probate 19-20

## LEGAL ADVERTISING

### OTICE OF PUBLIC SALE

otice is hereby given that in  
ordance with the Judgment  
Foreclosure and Sale entered  
ch 28, 2019 in the action entitled  
ral Home Loan Mortgage  
oration v. Mark L. Stultz,  
the Wiscasset District Court,  
ket No. RE-18-46, wherein the  
rt adjudged the foreclosure of a  
tgage granted by Mark L. Stultz  
ortgage Electronic Registration  
ems, Inc., as nominee for E-  
1, Inc. dated April 2, 2007 and  
rded in the Lincoln County  
istry of Deeds in Book 3839,  
e 44, the period of redemption  
ng expired, a public sale of the  
erty described in the mortgage  
be conducted on

June 20, 2019 at 10:00 AM  
At Bendett & McHugh, P.C.,  
0 Danforth Street, Suite 104,  
Portland, Maine

ie property is located at 333  
e Road, Whitefield, Maine, as  
ribed in said mortgage. The  
will be by public auction.  
bidders for the property will  
equired to make a deposit of  
0.00 in certified or bank check  
e time of the public sale made  
ble to Bendett & McHugh, P.C.,  
h deposit is non-refundable as  
e highest bidder. The balance  
e purchase price shall be paid  
in sixty (60) days of the public

In the event a representative  
e mortgagee is not present at  
time and place stated in this  
e, no sale shall be deemed  
ve occurred and all rights to  
edule a subsequent sale are  
ved. If the sale is set aside  
ny reason, the Purchaser at  
sale shall be entitled only to  
urn of the deposit paid. The  
haser shall have no further  
rse against the Mortgageor,

## LEGAL ADVERTISING

### NOTICE OF PUBLIC SALE

Noticè is hereby given that in  
accordance with the Judgment  
of Foreclosure and Sale entered  
November 6, 2018 in the action  
entitled U.S. BANK NATIONAL  
ASSOCIATION, as Trustee for  
LEHMAN XS TRUST MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2005-9N v. Scott A. Lane,  
by the Wiscasset District Court,  
Docket No. WISDC-RE-17-17,  
wherein the Court adjudged the  
foreclosure of a mortgage granted  
by Scott A. Lane to IndyMac Bank,  
F.S.B. dated November 1, 2005 and  
recorded in the Lincoln County  
Registry of Deeds in Book 3586,  
Page 84, the period of redemption  
having expired, a public sale of the  
property described in the mortgage  
will be conducted on

June 6, 2019 at 10:00 AM  
At Bendett & McHugh, P.C.,  
30 Danforth Street, Suite 104,  
Portland, Maine

The property is located at 795  
Cross Point Road, Edgecomb,  
Maine, as described in said  
mortgage. The sale will be by  
public auction. All bidders for the  
property will be required to make  
a deposit of \$5,000.00 in certified or  
bank check at the time of the public  
sale made payable to Bendett &  
McHugh, P.C., which deposit is  
non-refundable as to the highest  
bidder. The balance of the purchase  
price shall be paid within sixty (60)  
days of the public sale. In the event  
a representative of the mortgagee  
is not present at the time and place  
stated in this notice, no sale shall  
be deemed to have occurred and all  
rights to reschedule a subsequent  
sale are reserved. If the sale is set  
aside for any reason, the Purchaser  
at the sale shall be entitled only to  
a return of the deposit paid. The  
Purchaser shall have no further  
recourse against the Mortgageor,  
the Mortgagee or the Mortgagee's  
attorney.

This property will be sold as is.  
Additional terms will be announced  
at the public sale.

U.S. BANK NATIONAL  
ASSOCIATION, as Trustee for  
LEHMAN XS TRUST MORTGAGE  
PASS-THROUGH CERTIFICATES,  
SERIES 2005-9N  
by its attorneys,  
Bendett & McHugh, P.C.  
30 Danforth Street, Ste. 104  
Portland, ME 04101  
207-221-0016

# More PUBLIC NOTICES on page 7A

## TOWN OF JEFFERSON SEEKING ROOFING BIDS

The Town of Jefferson is seeking bids to remove and replace th  
shingles on the Town Office roof. All bids must be submitted to th  
Town Office by 4 PM on Friday, May 31, 2019. Bids will be opened a  
5:15 PM on Monday, June 3, 2019. The Select Board reserves the righ  
to accept or reject any or all bids.

For Specs contact the Town Office at 207-549-7401.

## Public Notice Great Salt Bay Sanitary District Water Division

GSBSD will be flushing hydrants in the towns of  
Damariscotta and Newcastle during the next four weeks.  
Customers may experience a temporary discoloration of  
water and low pressure. Flushing the water is a vital part  
of our maintenance program. We regret any inconvenience  
this may cause. If discoloration persists, please contact the  
office at 563-3010, Mon.-Fri., 7:00 a.m. to 3:00 p.m.

## Town of Waldoboro Notice of Public Hearing Regarding

The creation of a Municipal Tax Increment Financing District know  
as the "Waldoboro Municipal Tax Increment Financing District" and it  
Development program.

Notice is hereby given that the Town Of Waldoboro will hold a publi  
hearing on:

May 30, 2019

At 6:00 p.m. at the

Municipal Town Office

1600 Atlantic Highway, Waldoboro Maine 04572

The purpose of the public hearing is to receive public comments o  
the "Waldoboro Municipal Tax Increment Financing District" and th  
Development program, pursuant to Chapter 206 of Title 30-A of th  
Maine Revises Statutes, as amended. The Waldoboro Municipal Ta  
Increment District consists of certain property which is predominatel  
located along Route One, in the Downtown Village and the industria  
district located along Route 32.

A copy of the proposed Waldoboro Municipal Tax Increment Distric  
and its Development Program will be on file with the Town Clerk durin  
normal business hours. All interested persons are invited to attend th  
public hearing and will be given an opportunity to be heard at that time



[illegible]



# TOWN OF WALDOBORO

P.O. Box J,  
1600 Atlantic Highway  
Waldoboro, ME 04572  
Phone: (207) 832-5369  
Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

Exhibit D

## Town of Waldoboro Minutes

### Public Hearing for Proposed Tax Increment Financing (TIF) District

May 30, 2019

#### Attendance:

Presenters: Bill Najpauer and Max Johnstone

Audience: Elaine Abel

#### Start:

The hearing officially opened at 6:00pm.

#### Public Questions:

The floor was opened to residents who had questions relating to the proposed TIF.

Elaine attended on behalf of residents of the Dutch Neck area. Elaine wanted to know more about the TIF, and what the Marine Park's inclusion on the list of properties means for future development.

Bill responded by explaining what a TIF is. A TIF captures new values of the selected properties to provide funding for public infrastructure products to provide economic growth to Waldoboro. Bill said that the inclusion of Marine Park was so it could be a recipient of TIF workplan projects that would benefit the water-dependent industries. Max noted that because the funds are gained by capturing new value, there would be no efforts to send businesses to build on the Marine Park because it is tax exempt as a town-owned property. Max continued by mentioning that the projects envisioned for the Marine Park will be improvements to the landing due to its economic importance.



# TOWN OF WALDOBORO

P.O. Box J.  
1600 Atlantic Highway  
Waldoboro, ME 04572  
Phone: (207) 832-5369  
Fax: (207) 832-6061

[www.waldoboromaine.org](http://www.waldoboromaine.org)

## Closing:

With no more questions from the audience, the public hearing for the proposed Waldoboro TIF District was adjourned at 6:20pm.

I certify that I was in attendance of the public hearing for the proposed Waldoboro TIF District and can attest to these minutes being an accurate reflection of the public hearing.

Maxwell Johnstone, Director of Planning and Development for Waldoboro

State of Maine

Lincoln County

The foregoing instrument was acknowledged before me this day of 12<sup>th</sup> Feb. 2020, at Waldoboro, Maine, by Maxwell Johnstone to be his/ her free act and deed.

Signature of Notary Public

**JODEE M. KELLEY**  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
April 14, 2023

Exhibit E



## ***Town of Waldoboro, Maine***

<http://www.waldoboromaine.org>

P.O. Box J  
Waldoboro, ME 04572-0911  
Phone: (207) 832-5369  
Fax: (207) 832-6061

I, Eileen F. Dondlinger, Clerk of the Town of Waldoboro, do hereby certify that the following is a true and accurate copy of votes recorded from the Town of Waldoboro Annual Town Meeting held June 11, 2019.

VOTED: To adopt the municipal development and tax increment financing district and the development program for the district known as the "Waldoboro Municipal Tax Increment Financing District".

Yes votes      280

No votes      186

Dated: June 21, 2019

A handwritten signature in cursive script that reads "Eileen F. Dondlinger".

Eileen F. Dondlinger  
Waldoboro Town Clerk

Board of Selectmen recommends. Vote: In Favor 4, Opposed 0, Absent 1  
Budget Committee recommends. Vote: In Favor 5, Opposed 0, Absent 4

YES 375  
NO 109

#### ORDINANCE ARTICLES

Exhibit E

**Article 32.** Shall the Town vote to "declare the Waldoboro Consumer Fireworks Ordinance to be null and void, and replace it with one that prohibits sale, ownership, and discharge of consumer fireworks in Waldoboro. Aerial Fireworks displays for public viewing, set off by non-profit organizations, will be allowed between 8:30 P.M. and 10:00 P.M. on Waldoboro Day, Memorial Day, Independence Day, and New Year's Eve by written permit. This article was submitted by petition.

YES 279  
NO 249

**Article 33.** Shall an ordinance entitled "An Ordinance Amending the Shellfish Conservation Ordinance" be enacted? A copy of the proposed ordinance is on file at the Office of Town Clerk for public inspection.

YES 334  
NO 137

**Article 34.** Shall an ordinance entitled "An Ordinance Amending the Land Use Ordinance of the Town of Waldoboro, Maine" be enacted? A copy of the proposed ordinance is on file at the Office of the Town Clerk for public inspection.

YES 277  
NO 181

**Article 35.** Shall the voters of the Town of Waldoboro adopt the municipal development and tax increment financing district and the development program for the district known as the "Waldoboro Municipal Tax Increment Financing District"? A copy is attached and on file at the Office of the Town Clerk for public inspection.

YES 280  
NO 186

## Exhibit E

Town of Waldoboro

Warrant Article

Shall the voters of the Town of Waldoboro adopt the municipal development and tax increment financing district and the development program for the district known as the "Waldoboro Municipal Tax Increment Financing District" with such approval to be pursuant to the following findings, terms and provisions?

WHERRAS, The Town of Waldoboro (the Town) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to create a tax increment financing district and development program for such district; and

WHEREAS, creating the Waldoboro Municipal Tax Increment Financing District (the District) and the District's development program (the Development Program) will help provide new employment opportunities within the Town, provide opportunities for economic development in the Town and surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

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

Whereas; the Town Meeting shall vote to adopt the District and Development Program; and

WHEREAS; it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the District and Development Program.

Now THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:

Section 1. The Town hereby approves the Tax Increment Financing District and Development Program therefor; such approval to be pursuant to the following findings, terms and provisions:

Section 2. The Town hereby finds and determines the following, demonstrating the District's compliance with the State statute:

- a. At least twenty-five percent (25%), by area, of real property within the District is suitable for commercial uses; 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 existing development districts within the Town (including this District) does not exceed five percent (5%) of the total acreage of the Town; and
- c. The original assessed value of all existing tax increment financing districts (including this District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 2019; and
- d. The Development program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse

economic effect on , or detriment to , any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts Waldoboro Municipal Tax Increment Development presented at the Town Meeting in the form attached hereto and such Tax Increment Development District is hereby incorporated by reference into this vote as the Waldoboro Municipal tax Increment District and Development Program.

Section 4. Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

Section 5. The Town Manager, or their duly appointed representative, be and hereby is authorized, empowered, and directed to submit the Waldoboro Municipal Tax Increment Development District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

Section 6. The Town Manager, or her duly appointed representative, be and hereby is authorized and empowered to make such revisions to the Development Program as the Town Manager, or her duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this article or the basis structure and intent.

Section 7. The foregoing District and Development program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Town Manager, or the Select board

Exhibit E

**Exhibit F-1: Estimated Captured Assessed Values**  
**First Waldoboro Tax Increment Financing District and Development Program**

Tax Year	TIF Year	Base Captured Value (\$)	Projected Increased Value (\$)	Total TIF District Value (\$)	Percentage Captured	Projected Captured Value (\$)	Projected Mil Rate	Total Town Revenue (\$)
2019-2020	1	18,367,310	0	0	100%	0	18.20	0
2020-2021	2	18,367,310	50,000	18,417,310	100%	50,000	18.40	920.0
2021-2022	3	18,367,310	550,000	18,917,310	100%	550,000	18.60	10,230.0
2022-2023	4	18,367,310	1,450,000	19,017,310	100%	1,450,000	18.80	27,260.0
2023-2024	5	18,367,310	1,641,731	20,809,041	100%	1,641,731	20.00	32,840.0
2024-2025	6	18,367,310	2,649,821	21,017,131	100%	2,649,821	20.20	53,530.0
2025-2026	7	18,367,310	2,857,912	21,225,222	100%	2,857,912	20.40	58,303.2
2026-2027	8	18,367,310	3,066,002	21,433,312	100%	3,066,002	20.60	63,159.6
2027-2028	9	18,367,310	3,274,093	21,641,403	100%	3,274,093	20.80	68,099.2
2028-2029	10	18,367,310	3,482,183	21,849,493	100%	3,482,183	21.00	73,122.0
2029-2030	11	18,367,310	3,690,273	22,057,583	100%	3,690,273	21.20	78,225.0
2030-2031	12	18,367,310	3,893,364	22,265,674	100%	3,893,364	21.40	83,310.2
2031-2032	13	18,367,310	4,109,454	22,476,764	100%	4,109,454	21.60	88,754.4
2032-2033	14	18,367,310	4,314,454	22,681,855	100%	4,314,454	21.80	94,045.2
2033-2034	15	18,367,310	4,522,635	22,889,945	100%	4,522,635	22.00	99,506.0
2034-2035	16	18,367,310	4,751,534	23,118,844	100%	4,751,534	22.20	105,494.4
2035-2036	17	18,367,310	4,980,434	23,347,744	100%	4,980,434	22.40	111,552.0
2036-2037	18	18,367,310	5,188,524	23,555,834	100%	5,188,524	22.60	117,271.4
2037-2038	19	18,367,310	5,396,615	23,763,925	100%	5,396,615	22.80	123,051.6



**Exhibit F-1: Estimated Captured Assessed Values**  
**First Waldoboro Tax Increment Financing District and Development Program**

2038-2039	20	18,367,310	5,604,705	23,972,015	100%	5,604,705	23.00	128,915.0
2039-2040	21	18,367,310	5,812,795	24,180,105	100%	5,812,795	23.20	134,861.6
2040-2041	22	18,367,310	6,020,886	24,388,196	100%	6,020,886	23.40	140,891.4
2041-2042	23	18,367,310	6,228,976	24,596,286	100%	6,228,976	23.60	147,004.4
2042-2043	24	18,367,310	6,437,067	34,804,377	100%	6,437,067	23.80	153,200.6
2043-2044	25	18,367,310	6,645,157	25,012,467	100%	6,645,157	24.00	159,480.0
2044-2045	26	18,367,310	6,895,271	25,262,581	100%	6,895,271	24.20	166,859.0
2045-2046	27	18,367,310	7,145,395	25,512,705	100%	7,145,395	24.40	174,338.0
2046-2047	28	18,367,310	7,395,519	25,762,829	100%	7,395,519	24.60	181,941.6
2047-2048	29	18,367,310	7,745,643	26,012,953	100%	7,745,643	24.80	192,100.8
2048-2049	30	18,367,310	7,995,643	26,263,077	100%	7,995,643	25.00	199,900.0
Totals:			138,409,740		100%	13,840,974		3,068,170.0
Averages:			4,613,658		100%	4,613,658		105,799.0

**Assumptions:**

1. This forecast shows projections over the course of a 30-year period
2. Current Base Captured Value in the District continues for the duration of the new District and newly added District property results in additional value over time as projected by Town Assessor.
3. Mil rate increase over time based on Town trends.
4. Town will capture 100% of the increased value under duration of the District.
5. Projections less likely to be accurate farther into the future.

**Exhibit F-2: Tax Shift Benefits**  
**First Waldoboro Tax Increment Financing District and Development Program**

Tax Year	TIF Year	County Tax Benefit (\$)	State Revenue Sharing Benefit (\$)	State Education Benefit (\$)	Total Tax Shift Benefit (\$)
2019-2020	1	0	0	0	0
2020-2021	2	4.17	3,794.09	450.00	4,248.27
2021-2022	3	45.89	3,797.87	4,950.00	8,793.77
2022-2023	4	120.99	3,804.68	13,050.00	16,975.67
2023-2024	5	136.98	3,806.13	14,775.58	18,718.70
2024-2025	6	221.10	3,813.75	23,848.39	27,883.23
2025-2026	7	238.46	3,815.32	25,721.21	29,774.99
2026-2027	8	255.82	3,816.89	27,594.02	31,666.73
2027-2028	9	273.19	3,818.46	29,466.84	33,558.49
2028-2029	10	290.55	3,820.037	31,339.65	35,450.23
2029-2030	11	307.91	3,821.61	33,212.46	37,341.98
2030-2031	12	324.86	3,823.15	35,040.28	39,188.28
2031-2032	13	342.89	3,824.78	36,985.09	41,152.75
2032-2033	14	359.99	3,826.33	38,830.09	43,016.41
2033-2034	15	377.36	3,827.90	40,703.72	44,908.98
2034-2035	16	396.46	3,829.63	42,763.81	46,989.90
2035-2036	17	415.56	3,831.36	44,823.91	49,070.83
2036-2037	18	432.92	3,832.94	46,696.72	50,962.58
2037-2038	19	450.29	3,834.51	48,569.54	52,854.33
2038-2039	20	467.65	3,836.08	50,442.35	54,746.08

**Exhibit F-2: Tax Shift Benefits**  
**First Waldoboro Tax Increment Financing District and Development Program**

2039-2040	21	485.01	3,837.65	52,315.16	56,637.82
2040-2041	22	502.38	3,839.23	54,187.97	58,529.58
2041-2042	23	519.74	3,840.80	56,060.78	60,421.32
2042-2043	24	537.10	3,842.37	57,933.60	62,313.08
2043-2044	25	554.46	3,843.95	59,806.41	64,204.82
2044-2045	26	575.33	3,845.84	62,057.44	66,478.61
2045-2046	27	596.20	3,847.73	64,308.56	68,752.48
2046-2047	28	617.07	3,849.62	66,559.67	71,026.36
2047-2048	29	646.29	3,852.26	69,710.79	74,209.34
2048-2049	30	667.15	3,854.15	71,960.79	76,482.09
<b>Totals:</b>		11163.79	111,029.10	1,204,165.00	1,326,358.00
<b>Averages:</b>		372.13	3,700.97	40,138.83	44,211.93

**Assumptions:**

1. No tax shift losses occur when a TIF captures all of the new value.
2. These projections assume that the formulas and general inputs for state subsidies and county taxes do not change over the projected time period. Projections are less likely to be accurate farther into the future.
3. Assessment ration in the Town is 100% when new property value arrives, such that the market value of new property is used for assessment purposes.
4. Values are rounded to the nearest \$0.01

**LINCOLN COUNTY****MAINE REVENUE SERVICES  
PROPERTY TAX DIVISION****PROPOSED 2020 STATE VALUATION****MUNICIPALITY****STATE VALUATION**

ALNA	\$87,700,000
BOOTHBAY	\$981,650,000
BOOTHBAY HARBOR	\$726,900,000
BREMEN	\$213,600,000
BRISTOL	\$1,056,800,000
DAMARISCOTTA	\$357,850,000
DRESDEN	\$151,650,000
EDGECOMB	\$230,150,000
JEFFERSON	\$369,900,000
MONHEGAN PLANTATION	\$80,500,000
NEWCASTLE	\$300,350,000
NOBLEBORO	\$323,400,000
SOMERVILLE	\$55,950,000
SOUTH BRISTOL	\$692,700,000
SOUTHPORT	\$664,900,000
WALDOBORO	\$501,900,000
WESTPORT ISLAND	\$221,300,000
WHITEFIELD	\$201,200,000
WISCASSET	\$470,850,000

**TOTAL****\$7,689,250,000**

## APPLICATION COVER SHEET

Exhibit G

## MUNICIPAL TAX INCREMENT FINANCING

## A. General Information

1. Municipality Name: <b>Waldoboro</b>		
2. Address: <b>1600 Atlantic Highway (Mailing: PO Box J)</b>		
3. Telephone: <b>207-832-5369</b>	4. Fax: <b>207-832-6061</b>	5. Email: <b>planning@waldoboromiane.org</b>
6. Municipal Contact Person: <b>Maxwell Johnstone</b>		
7. Business Name: <b>None Applicable</b>		
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 \*(N/A)\*

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
job creation	job retention	capital investment
training investment	tax base improvement	public facilities improvement
other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
real estate purchase	machinery & equipment purchase	training costs
debt reduction	other (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: **N/A (No Credit Enhancements)**

**STATUTORY REQUIREMENTS AND THRESHOLDS**  
**Waldoboro 1<sup>st</sup> TIF District**

Exhibit H

SECTION A.   Acreage Caps		
1. Total municipal acreage;	43,385.39	
2. Acreage of proposed Municipal TIF District;	747.55	
3. Downtown-designation <sup>1</sup> acres in proposed Municipal TIF District;	0	
4. Transit-Oriented Development <sup>2</sup> acres in proposed Municipal TIF District;	0	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;	747.55	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	1.72%	
7. Total acreage of all existing/proposed Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: <sup>3</sup> Waldoboro 1 <sup>st</sup> TIF District/ 747.55 Acres	Existing	0
	Proposed	747.55
	Total:	747.55
30-A § 5223(3) EXEMPTIONS <sup>4</sup>		
8. Acreage of an existing/proposed Downtown Municipal TIF district;	0	
9. Acreage of all existing/proposed Transit-Oriented Development Municipal TIF districts:	0	
10. Acreage of all existing/proposed Community Wind Power Municipal TIF districts:	0	
11. Acreage in all existing/proposed Municipal TIF districts common to <sup>5</sup> Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above:	0	
12. Total acreage [=A7-A8-A9-A10-A11] of all existing/proposed Municipal TIF districts counted toward 5% limit;	747.55	
13. Percentage of total acreage [=A12÷A1] of all existing/proposed Municipal TIF districts (CANNOT EXCEED 5%).	1.72%	
14. Real property 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.	747.55	100%
<b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>		<b>100%</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**  
**Waldoboro 1<sup>st</sup> TIF District**

Exhibit H

SECTION B.   Valuation Cap		
1. Total TAXABLE municipal valuation—use most recent April 1;	\$481,288,000	
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;	\$18,367,310	
3. Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts: Waldoboro 1 <sup>st</sup> TIF District/ \$18,367,310 OAV	Existing	0
	Proposed	\$18,367,310
	Total:	\$18,367,310
30-A § 5223(3) EXEMPTIONS		
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	0	
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts:	0	
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0	
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation <sup>6</sup> 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) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above:	0	
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	\$18,367,310	
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	3.82%	

COMPLETED BY	
NAME:	
DATE:	2-12-2020

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

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

Exhibit H

**\*DOES NOT APPLY. WALDOBORO WILL NOT HAVE CEA\***

<i>A. Job Creation Goals</i>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Professional & Technical			\$
2. Administrative Support, inc. Clerical			\$
3. Sales & Service			\$
4. Agriculture, Forestry & Fishing			\$
5. Maintenance, Construction, Production, & Transportation			\$
<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			\$
2. Administrative Support, inc. Clerical			\$
3. Sales & Service			\$
4. Agriculture, Forestry & Fishing			\$
5. Maintenance, Construction, Production, & Transportation			\$
<i>*Please use the Occupational Cluster descriptions on the next page to complete this form.</i>			

**INSTRUCTIONS**

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

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



## OCCUPATIONAL CLUSTERS

Exhibit H

### 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.

Waldoboro 1st TIF District Values  
Individual Real Estate Values

Exhibit I

Map/Lot	Acres	Address	Account ID	2019 Value	New Value	Captured
R1/79	20	1460 Dutch Neck Road	2847	0	0	0
R6/14	69.23	2393 Atlantic Highway	264	103,000	103,000	0
R13/1	14.5	2500 Atlantic Highway	262	76,000	76,000	0
R13/1A	7.66	2640 Atlantic Highway	2967	48,000	48,000	0
R13/1B	14.06	2600 Atlantic Highway	362	227,000	227,000	0
R13/6	94	3100 Atlantic Highway	24	112,000	112,000	0
U2/2	39	405 Friendship Road	763	328,000	328,000	0
U2/2A	9.3	467 Friendship Road	878	227,000	227,000	0
U3/13	1.82	129 Friendship Road	2799	0	0	0
U13/18	2.37	81 Friendship Road	2072	212,000	212,000	0
U3/20	31	126 Friendship Road	2304	0	0	0
U3/26	32	190 Friendship Road	1815	157,000	157,000	0
U4/6	3.41	37 Friendship Road	2149	424,000	424,000	0
U4/17	0.75	877 Main Street	2510	52,000	52,000	0
U4/62	2.23	17 Philbrook Lane	1514	0	0	0
U4/63	2.42	56 School Street	2809	0	0	0
U6/1	0.74	1230 Main Street	2665	22,000	22,000	0
U6/1B	3.28	1216 Main Street	1235	90,000	90,000	0
U6/2	1.26	1837 Atlantic Highway	834	107,000	107,000	0
U6/19	20.92	99 Old Route One	1986	279,000	279,000	0
U7/1	4.12	1840 Atlantic Highway	409	200,310	200,310	0
U7/1	0	1840 Atlantic Highway	410	86,800	86,800	0
U7/1A	1.75	1860 Atlantic Highway	2503	256,000	256,000	0
U7/2	1.77	14 Washington Road	1135	193,000	193,000	0
U7/3B	1.37	40 Washington Road	2286	97,000	97,000	0
U7/11	1.32	65 Washington Road	655	267,000	267,000	0
U7/16	1.94	41 Washington Road	1029	320,000	320,000	0
U9/2	1.71	1555 Atlantic Highway	1914	969,000	969,000	0
U9/4	0.44	1519 Atlantic Highway	800	371,000	371,000	0
U9/4A	1.22	1471 Atlantic Highway	730	917,000	917,000	0
U9/4B	0.43	1495 Atlantic Highway	799	169,000	169,000	0
U9/5	1.98	17 Kalers Corner Street	882	3,333,000	3,333,000	0
U9/6	0.78	1411 Atlantic Highway	2127	115,000	115,000	0
U9/7	0.8	1401 Atlantic Highway	2390	545,000	545,000	0
U9/8	0.5	1400 Atlantic Highway	1974	344,000	344,000	0
U9/12	10.28	1504 Atlantic Highway	1907	181,000	181,000	0
U9/12	0	1504 Atlantic Highway	2466	43,000	43,000	0
U9/29	13.5	126 Depot Street	2202	201,000	201,000	0
U9/35	1.3	165 Depot Street	1072	75,000	75,000	0
U10/27	0.65	110 Kalers Corner Street	2303	109,000	109,000	0
U11/18	1.25	50 Pine Street	354	182,000	182,000	0
U11/19	1.88	56 Pine Street	2839	0	0	0
U11/40	20.2	777 Main Street	2454	132,000	132,000	0
U11/40-3	1.84	50 Medomak Terrace Street	3444	23,000	23,000	0
U11/40-4	1.4	4 Bremen Road	65	326,000	326,000	0
U12/1	1.49	1341 Atlantic Highway	3104	1,071,000	1,071,000	0
U12/1A	1.12	1325 Atlantic Highway	920	708,000	708,000	0

U12/2	6.6	1301 Atlantic Highway	2102	172,000	172,000	0
U12/3	21.27	1201 Atlantic Highway	304	77,000	77,000	0
U12/4	34.04	1200 Atlantic Highway	272	86,000	86,000	0
U12/5	119.51	1340 Atlantic Highway	1810	521,000	521,000	0
U12/7	0.84	1376 Atlantic Highway	580	111,000	111,000	0
U12/9	1.31	76 Winslows Mills road	171	307,000	307,000	0
U12/11	2.25	108 Winslows Mills Road	1249	114,000	114,000	0
U13/6	0.39	61 Cross Street	58	9,000	9,000	0
U13/7	0.27	41 Cross Street	1559	75,000	75,000	0
U13/8	0.52	5 Cross Street	2287	0	0	0
U13/9	1.34	971 Winslows Mills Road	686	123,000	123,000	0
U13/9A	3.03	951 Winslows Mills Road	75	90,000	90,000	0
U13/10	0.73	931 Winslows Mills Road	2841	64,000	64,000	0
U13/14	1.64	1001 Winslows Mills Road	351	87,000	87,000	0
U13/16	1.64	42 Cross Street	57	324,000	324,000	0
U13/18	1.08	44 Cross Street	1637	200	200	0
U13/19	0.13	114 Cross Street	1560	24,000	24,000	0
U13/22	5.64	116 Cross Street	16	117,000	117,000	0
U14/10A	3.72	40 North Nobleboro Road	519	131,000	131,000	0
U14/10-1	6.74	26 One Pie Road	1558	244,000	244,000	0
U14/10-2	50	110 One Pie Road	3509	569,000	569,000	0
U14/10-3	10.75	141 One Pie Road	2696	874,000	874,000	0
U14/10-4	7.93	181 One Pie Road	3510	539,000	539,000	0
U14/12	21.19	1060 Winslows Mills Road	1839	11,000	11,000	0
Total	747.55			18367310	18,367,310	0