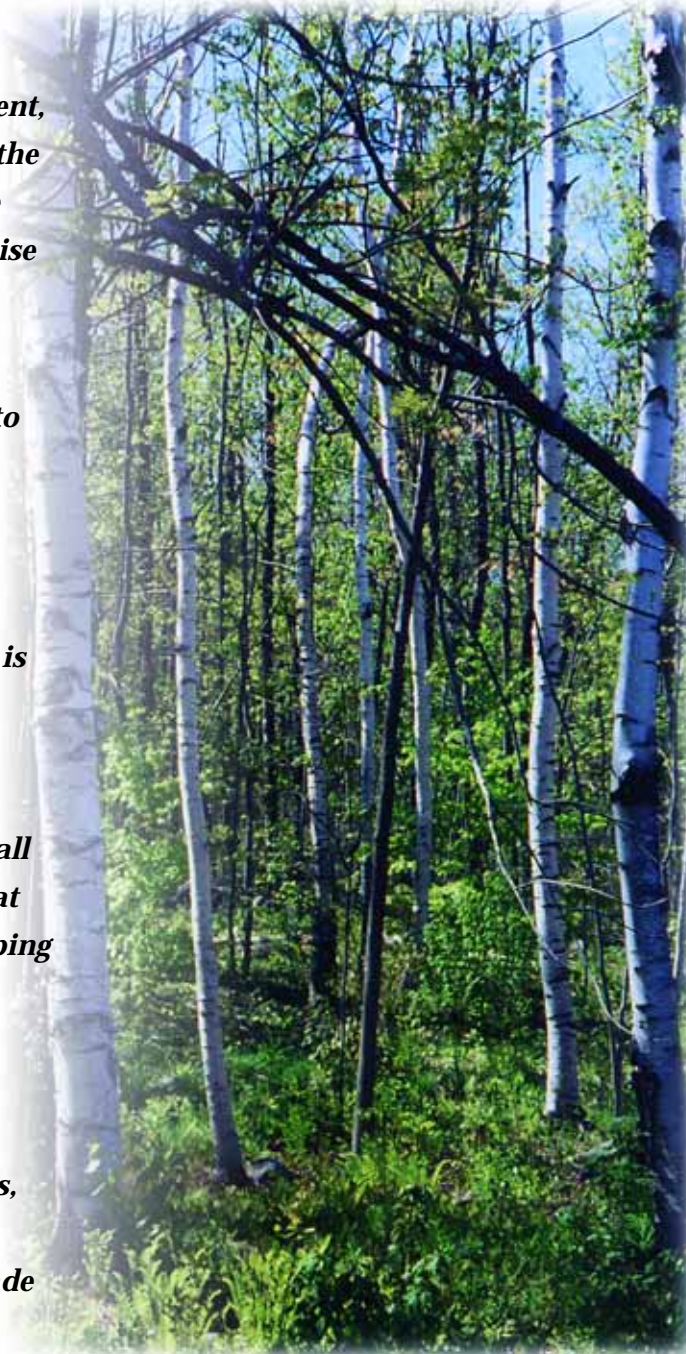


What is Libby Hill?

Location, history, smart development, available work force, community, the natural environment—these are the distinguishing features that comprise Gardiner, Maine.

Considered a market hub from its earliest days, Gardiner continues to explore and implement innovative ways to advance economic and community growth. Libby Hill Business Park is the result of this forward-thinking approach which is pivotal to retaining and growing existing businesses and to attract new ones. The Libby Hill project is part of the City of Gardiner's overall economic development strategy that includes revitalizing and redeveloping the downtown shopping district, and creating open spaces for the community to enjoy. Making the dream a reality is a partnership between local citizens, city officials, the Joint Downtown-Libby Hill Committee, Gardiner Board of Trade and a team of consultants.



Where enterprise and prosperity meet

To make Gardiner, Maine your address for business success, contact...



Department of Economic and Community Development
6 Church Street • Gardiner, Maine 04356
207-582-6888 • Fax 207-582-6895
e-mail: econdev@GardinerMaine.com
or visit our web site: www.GardinerMaine.com

Libby Hill
Business Park



Open for business...

Covering 140 acres of city-owned land, the Libby Hill Business Park features 16 affordable lots ranging in size from 2.4 to 17 acres, and zoned for commercial and industrial

development. Each lot is served by municipal roadways, water, sewer and power lines.

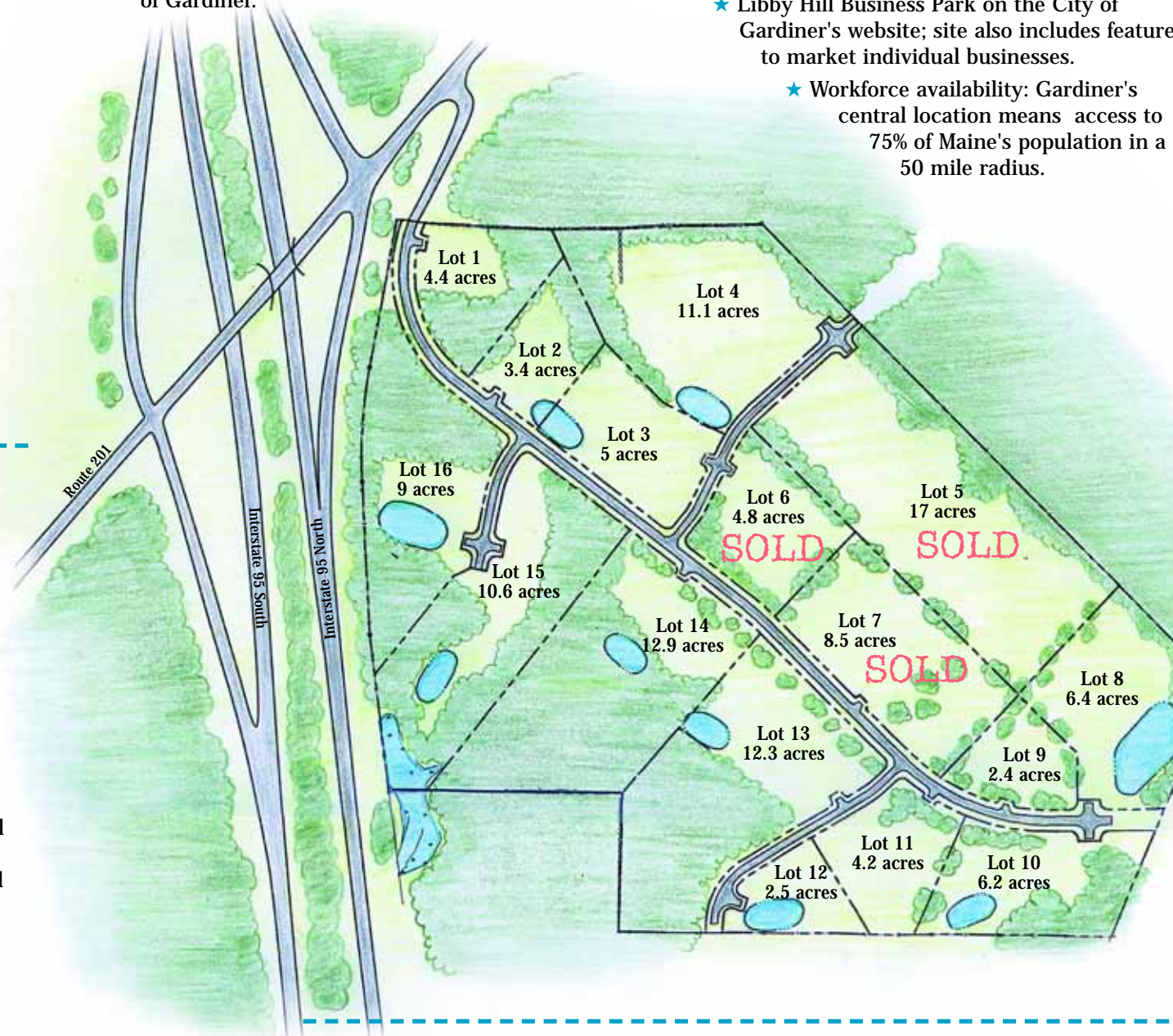
Location is probably the most important factor in site selection. Libby Hill is conveniently located off Route 201 and is directly accessible to I-95 and I-495.

...and initiatives for business

The City of Gardiner has implemented several initiatives to 1) streamline the process of siting a business and lot development and 2) provide financing and planning assistance.

- ★ The city designated Enterprise Zones: Libby Hill Business Park, downtown Gardiner, and the Associated Grocers Business Park to be eligible for tax increment financing (TIF). Businesses in these zones will benefit from special financing opportunities and city development. Gardiner can also leverage economic benefits from state and federal development programs. Other finance assistance includes a revolving loan fund and a loan guarantee program.
- ★ Competitive lot pricing.

- ★ State and federal environmental permitting for Libby Hill—often time-consuming and expensive—has been completed by the city of Gardiner.



- ★ A simulated imaging service offered by the city can help take the guess work out of site development.
- ★ Libby Hill Business Park on the City of Gardiner's website; site also includes feature to market individual businesses.
 - ★ Workforce availability: Gardiner's central location means access to 75% of Maine's population in a 50 mile radius.

Community of Gardiner

Locating a business in Gardiner provides many benefits... it's also a great place to live, work and play. Look at the many reasons why people choose to live here:

- ★ The city is situated along the Kennebec River where the Cobbosseecontee Stream enters into it. A short drive (or boat ride) leads you to Maine's renowned coast and to the west our beautiful mountain region. Portland is 45 miles south, the state capitol is only six miles north.
- ★ Population of only 6,745
- ★ Rich history, unique architecture reminiscent of the days when shipbuilding, ice harvesting and manufacturing were the main industries.
- ★ Great schools—elementary, middle and high school where a large investment in technology has been made.
- ★ Area cultural attractions include the historic Gardiner Public Library and Johnson Hall Performing Arts Center, and homes with historical significance.
- ★ City-owned dockage on the Kennebec River.

