



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	10/28/2020	Department	Planning/Economic Dev
Agenda Item	4.f Set Public Hearing Date for November/Amendment to EJP TIF/Libby Hill TIF		
Est. Cost	n/a		

Background Information	<p>The City Council is being asked to set a Public Hearing Date for a possible amendment to the EJP and Libby Hill TIF.</p> <p>The purposes of these proposed amendments are to:</p> <p>(1) alter the boundaries of the districts resulting from new parcel boundaries due to ownership changes and a new development project, and</p> <p>2) add new project costs as permissible uses of TIF revenues by the City</p> <p>No credit enhancement agreements are being proposed with these amendments.</p> <p>The amendments are meant to better facilitate the City's economic development goals.</p>
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Requested Action	'I move to set November 18th as a Public Hearing for a possible amendment to the EJP and Libby Hill TIF.'
City Manager and/or Finance Review	The City Manager recommends the above action.
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



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October 21, 2020

Gardiner City Council
City of Gardiner
6 Church Street
Gardiner, ME 04345

**Re: Amendments to the EJ Prescott and Area-Wide Libby Hill TIF
Districts**

Dear Council Members:

I have assisted the City in preparing two TIF district amendment applications: the EJ Prescott TIF District and the Area-Wide Libby Hill TIF District. The purposes of these amendments are to (1) alter the boundaries of the districts resulting from new parcel boundaries due to ownership changes and a new development project, and (2) add new project costs as permissible uses of TIF revenues by the City. No credit enhancement agreements are being proposed with these amendments. The amendments are meant to better facilitate the City's economic development goals.

EJ Prescott TIF District

The EJ Prescott TIF District was first approved by the Maine Department of Economic and Community Development ("DECD") in 2005. The City created the EJ Prescott TIF District in order to capture increased assessed value from a new development within the Libby Hill Business Park and to utilize tax increment revenues to fund a variety of economic development expenditures by the City such as road improvements, economic development signage, and capital improvements in the Libby Hill Business Park area. The EJ Prescott Development Program also included a credit enhancement agreement (the "CEA") between the City and the developer, EJ Prescott, for a term of ten years. There are no longer any City obligations under this arrangement and thus the District continues to generate TIF revenues for municipal economic development uses.

The Development Program was amended in 2011 to extend the term of years from 10 to 30 years, increase the acreage of the EJ Prescott TIF District, and add public project costs.

This proposed Second Amendment would seek to change the EJ Prescott TIF District's acreage by (a) removing one parcel, identified as tax map 7 lot 18A-3, from the District, and (b) adding four parcels, identified as tax map 7 lots 5, 18-A, 28, and 29,¹ to the District. These changes to the District boundaries reflect additional parcels purchased by EJ Prescott, the developer, upon which EJ Prescott is currently undertaking an expansion of its existing facility. There are no proposed credit enhancement agreements associated with this new development in the EJ Prescott TIF District. This Second Amendment would also seek to add new public project costs including, for example: natural gas infrastructure costs, technology and broadband infrastructure costs, lights and sidewalk improvements, environmental improvement projects, recreational trail maintenance and construction, and costs associated with a new public safety facility.

Area-Wide Libby Hill TIF District

The City created the Area-Wide Libby Hill TIF District in 2009 in order to capture increased assessed value from commercial development within the Libby Hill Business Park and to utilize tax increment revenues to fund a variety of economic development expenditures by the City. The Development Program was amended and restated in 2012, adding the ability for the City to enter into future credit enhancement agreements to provide reimbursements to property owners or developers of up to 100% for up to the entire term of the Libby Hill TIF District.

This proposed Second Amendment seeks to adjust the boundaries of the Libby Hill TIF District by adding one lot, identified as tax map 7 lot 18A-3,² to the District. This Second Amendment would also add new public project costs including, including natural gas infrastructure costs, technology and broadband infrastructure costs, lights and sidewalk improvements, environmental improvement projects, environmental studies and engineering costs, recreational trail maintenance and construction, and costs associated with a new public safety facility. As with the proposed Second Amendment to the EJ Prescott TIF District, there are no credit enhancement agreements associated with this Second Amendment to the Libby Hill TIF District.

At your meeting on October 28, 2020, the Council will be able to set a public hearing date and potential vote on each of these amendments for your November meeting. Please let me, Tracey Desjardins, or Curt Lebel know if you have any questions about these proposed amendments.

¹ Note that in September 2020, lots 5, 28, and 29 were merged with lot 18A-4, a parcel already included in the EJ Prescott TIF District, pursuant to the City's Planning Board subdivision process.

² Note that lot 18A-3 was merged with lots 18A-1 and 18A-2, parcels already included in the Libby Hill TIF District, pursuant to the City's Planning Board process.

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Sincerely,



Shana Cook Mueller

Enclosures – Map and Plan of Proposed Boundary Changes and Development

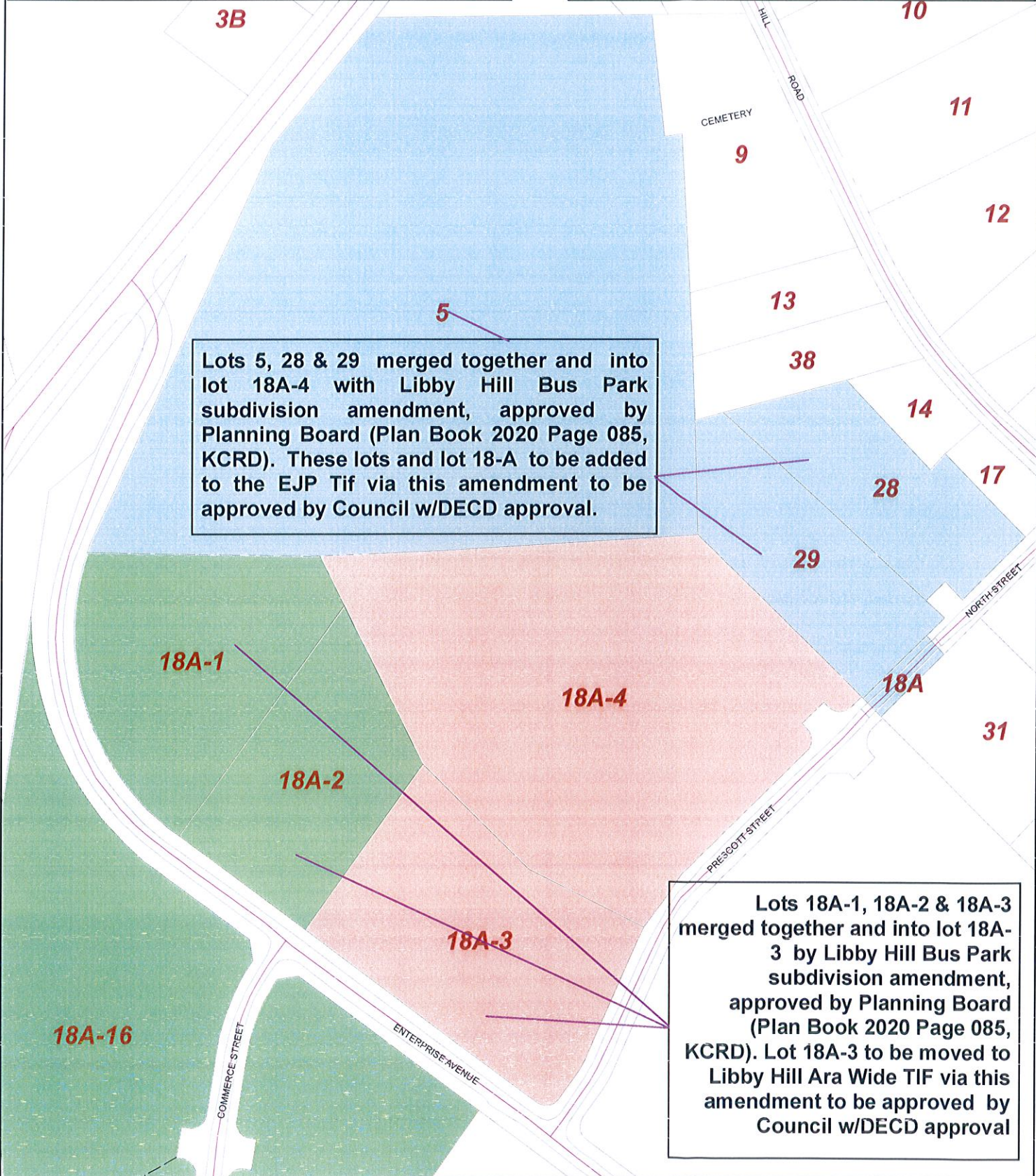
cc: Tracey Desjardins, Economic Development Director
Curt Lebel, Assessor

EJ Prescott and Libby Hill AWT TIF Amendments

TIF District

- Current EJP TIF District
- Current Libby Hill Area-Wide TIF
- Parcels to be added to EJP TIF

Lots 18A 1-4, 5, 28, 29 owned by EJP under their PMP Realty LLC Subsidiary



Lots 5, 28 & 29 merged together and into lot 18A-4 with Libby Hill Bus Park subdivision amendment, approved by Planning Board (Plan Book 2020 Page 085, KCRD). These lots and lot 18-A to be added to the EJP Tif via this amendment to be approved by Council w/DECD approval.

Lots 18A-1, 18A-2 & 18A-3 merged together and into lot 18A-3 by Libby Hill Bus Park subdivision amendment, approved by Planning Board (Plan Book 2020 Page 085, KCRD). Lot 18A-3 to be moved to Libby Hill Ara Wide TIF via this amendment to be approved by Council w/DECD approval

