



# THE CITY OF AUGUSTA

DAVID M. ROLLINS, MAYOR

CITY COUNCIL

MARCI A. ALEXANDER  
JEFFREY M. BILODEAU  
ANNA D. BLODGETT  
LINDA J. CONTI

DAREK M. GRANT  
DALE McCORMICK  
CECIL E. MUNSON  
PATRICK E. PARADIS

WILLIAM R. BRIDGEO  
CITY MANAGER

## INFORMATIONAL MEETING AGENDA

APRIL 14, 2016

CITY HALL (COUNCIL CHAMBERS)

6:00 P.M.

### **A. Items for discussion submitted by the City Council and/or the City Manager:**

1. 287 Water Street TIF – TIF Committee
2. JS McCarthy IV TIF – TIF Committee
3. Fort Western Cedar Posts -- City Manager
4. Street Construction C.I.P Amendments – City Manager
5. 2017 Budget Review – City Manager
  - Revenues
  - Legislative & Executive
  - Utilities
  - Insurance and Retiree Benefits
  - Serial Bonds and Notes
  - Reserve and Cash C.I.P.
  - County Tax

### **B. Persons wishing to address the City Council who have submitted a formal request in accordance with Section 2-61 of the Code of Ordinances:**

### **C. Open comment period for any persons wishing to address the City Council.**

**City of Augusta, Maine**  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

## MEMO

**To: Augusta City Council, Mayor David Rollins**  
**From: Keith Luke**  
**CC: Matt Nazar, William Bridgeo, Ralph St. Pierre**  
**Date: March 11, 2016**

**Re: Public Hearing - Western Avenue Development District**

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At the Council's April 14th informational meeting we will discuss both the 275-287 Water Street TIF for developer Richard Parkhurst, and the JS McCarthy Printers IV TIF.

The 275-287 Water Street TIF will cover improvements to the second and third story of the former Gagliano's/Patty Buck Bridal building now owned by local developer Richard McCarthy. It will be a 30 year TIF, with a 15 year credit enhancement agreement (CEA) for the developer, set on a graduated schedule. It is revenue-neutral for the city. The 15 year CEA will return \$320,158 to the developer. Over thirty years, the TIF's sheltered return is \$640,316 – which is proposed to be earmarked for improvements to fire stations and the acquisition of firefighting apparatus, as allowed under statute.

The JS McCarthy TIF will help finance the latest expansion at the local printing company, which includes a building footprint expansion to accommodate new paper cutting equipment that will lead to significant additional hiring.

The proposed TIF is for 30 years and will also be revenue neutral for the city. The increment distribution will be split evenly with the city. Over the 30 year credit enhancement agreement, both JS McCarthy will receive \$305,666. The city's portion is proposed to be earmarked for improvements to fire stations and the acquisition of firefighting apparatus, as allowed under statute.

## Old Fort Western Fund

16 Cony Street, Augusta, Maine 04330

Tel: (207) 626-2385 / Fax: (207) 626-2304

Internet: [www.oldfortwestern.org](http://www.oldfortwestern.org) Email [oldfort@oldfortwestern.org](mailto:oldfort@oldfortwestern.org)



*Protecting, Preserving and Interpreting  
the National Historic Landmark Fort,  
Store and House  
on the Kennebec River in Augusta,  
Maine's Capital City.*

Date: April 11, 2016

To: William R. Bridgeo, City Manager

From: Jane Coryell, Chair, Old Fort Western Trustees

Regarding: Proposed Cedar Post Fundraiser

CC: Ralph St. Pierre, Finance & Administration Director  
Leif Dahlin, Community Services Director

As a result of the Palisade Replacement Project, Old Fort Western has 1027 old cedar posts to dispose of. We request City Council formally declare them surplus city property and give Old Fort Western permission to sell them to the public for use in raised garden beds and split rail fences, etc. It is proposed to place all funds raised into a special revenue account to benefit Old Fort Western special events (free public programs); for example, July 4<sup>th</sup> Reading of the Declaration of Independence, Veterans Day Celebration, Arnold Weekend Encampment and the Augusta Tree Lighting Celebration.

This is a cash and carry venture. Purchasers will be responsible for removing their pickets once purchased. Each purchase will be receipted and accounted for and the proceeds will be taken to the clerk's office, the Monday after each sale date to be deposited into the appropriate account. Proceeds are estimated to be between \$4000 and \$5000.

The proposed fees are as follows:

1-4 Posts	\$ 5.00 each
5 Posts & Up	\$ 4.00 each

These posts will be offered for public sale through press releases in the newspapers and announcements on the Fort and City Websites and Facebook. This will be a first come, first serve venture to take place on two separate, consecutive Saturdays, April 30 2016 and May 7, 2016.

A handwritten signature in cursive script that reads "Jane Coryell".

Jane Coryell  
Chair, Old Fort Western Board of Trustees

DRAFT

**J.S. McCARTHY IV  
TAX INCREMENT FINANCING DISTRICT  
REVENUE SUMMARY  
CEA: 50-50 TIF Revenue Split for Entire District Term**

DRAFT

		DISTRICT PROJECTED INCREASED ASSESSED VALUE			DISTRICT REVENUES		CAPTURE		AUGUSTA ALLOCATION		J.S. McCARTHY ALLOCATION		GENERAL FUND	
TIF YR.	FISCAL YEAR (July 1-June 30)	Real	Personal	Total	Projected Mil Rate	Total NEW Tax Revenue Generated Within District	% of Increased Assessed Value Captured	TIF Revenues	% of TIF Revenues	Amount of TIF Revenues	% of TIF Revenues	Amount of TIF Revenues	% of Revenue from District <u>not</u> Captured	Amount of Revenue from District <u>not</u> Captured
Base	2015 - 16													
1	2016 - 17	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
2	2017 - 18	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
3	2018 - 19	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
4	2019 - 20	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
5	2020 - 21	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
6	2021 - 22	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
7	2022 - 23	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
8	2023 - 24	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
9	2024 - 25	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
10	2025 - 26	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
11	2026 - 27	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
12	2027 - 28	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
13	2028 - 29	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
14	2029 - 30	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
15	2030 - 31	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
16	2031 - 32	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
17	2032 - 33	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
18	2033 - 34	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
19	2034 - 35	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
20	2035 - 36	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
21	2036 - 37	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
22	2037 - 38	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
23	2038 - 39	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
24	2039 - 40	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
25	2040 - 41	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
26	2041 - 42	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
27	2042 - 43	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
28	2043 - 44	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
29	2044 - 45	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
30	2045 - 46	\$1,050,400	\$0	\$1,050,400	\$19.40	\$20,378	100%	\$20,378	50%	\$10,189	50%	\$10,189	0%	\$0
							<b>Totals</b>	<b>\$611,333</b>	<b>50%</b>	<b>\$305,666</b>	<b>50%</b>	<b>\$305,666</b>		<b>\$0</b>
							<b>Annual Avg.</b>	<b>\$20,378</b>		<b>\$10,189</b>		<b>\$10,189</b>		<b>\$0</b>

Notes:

Assume constant mil rate and constant increased assessed value of the property for entire duration of the TIF District.  
The credit enhancement agreement returning 50% of the increased tax revenues to the Company would be provided for Years 1 - 30 of the TIF District.

**EXHIBIT D-1 TIF Projections**  
**275-287 WATER STREET**  
**TAX INCREMENT FINANCING DISTRICT**  
**REVENUE SUMMARY**

		DISTRICT PROJECTED INCREASED ASSESSED VALUE			DISTRICT REVENUES		CAPTURE		AUGUSTA ALLOCATION		PARKHURST ALLOCATION		GENERAL FUND	
TIF YR.	FISCAL YEAR (July 1-June 30)	Real	Personal	Total	Projected Mil Rate	Total NEW Tax Revenue Generated Within District	% of Increased Assessed Value Captured	TIF Revenues	% of TIF Revenues	Amount of TIF Revenues	% of TIF Revenues	Amount of TIF Revenues	% of Revenue from District not Captured	Amount of Revenue from District not Captured
Base	2015 - 16													
1	2016 - 17	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	0%	\$0	100%	\$32,016	0%	\$0
2	2017 - 18	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	0%	\$0	100%	\$32,016	0%	\$0
3	2018 - 19	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	0%	\$0	100%	\$32,016	0%	\$0
4	2019 - 20	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	0%	\$0	100%	\$32,016	0%	\$0
5	2020 - 21	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	0%	\$0	100%	\$32,016	0%	\$0
6	2021 - 22	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	25%	\$8,004	75%	\$24,012	0%	\$0
7	2022 - 23	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	25%	\$8,004	75%	\$24,012	0%	\$0
8	2023 - 24	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	25%	\$8,004	75%	\$24,012	0%	\$0
9	2024 - 25	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	50%	\$16,008	50%	\$16,008	0%	\$0
10	2025 - 26	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	50%	\$16,008	50%	\$16,008	0%	\$0
11	2026 - 27	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	50%	\$16,008	50%	\$16,008	0%	\$0
12	2027 - 28	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	50%	\$16,008	50%	\$16,008	0%	\$0
13	2028 - 29	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	75%	\$24,012	25%	\$8,004	0%	\$0
14	2029 - 30	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	75%	\$24,012	25%	\$8,004	0%	\$0
15	2030 - 31	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	75%	\$24,012	25%	\$8,004	0%	\$0
16	2031 - 32	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
17	2032 - 33	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
18	2033 - 34	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
19	2034 - 35	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
20	2035 - 36	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
21	2036 - 37	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
22	2037 - 38	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
23	2038 - 39	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
24	2039 - 40	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
25	2040 - 41	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
26	2041 - 42	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
27	2042 - 43	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
28	2043 - 44	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
29	2044 - 45	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
30	2045 - 46	\$1,650,300	\$0	\$1,650,300	\$19.40	\$32,016	100%	\$32,016	100%	\$32,016	0%	\$0	0%	\$0
<b>Totals</b>								<b>\$960,475</b>	<b>67%</b>	<b>\$640,316</b>	<b>33%</b>	<b>\$320,158</b>		<b>\$0</b>
<b>Annual Avg.</b>								<b>\$32,016</b>		<b>\$21,344</b>		<b>\$10,672</b>		<b>\$0</b>

Notes:  
 Assume constant mil rate and increased assessed value of the property for entire duration of the TIF District.  
 The credit enhancement agreement would be provided for Years 1 - 15 of the TIF District.

# City of Augusta Maine

April 11, 2016

Memo to: William Bridgeo, City Manager  
Ralph St. Pierre, Finance Director

From: Lesley Jones, Public Works Director *Lesley Jones*

Re: Reallocation of CIP Funds

I have been talking to both of you, Lionel Cayer, City Engineer and Jerry Dostie, Street Superintendent about the funding for Cross Hill Road, Cony Street Extension and Bond Brook Road and the need for some additional funding. Please see the summaries below to support these additional requests.

**Cross Hill Road** was to be funded through the CIP over two years. \$110,000 was approved in FY 2016 and an additional \$626,000 is needed to complete the road and we had planned to request this in the FY2017 CIP. Cross Hill Road has been in the CIP for several years and in fact the first budget for it was done in 2007. Lionel and Jerry reworked the budget this year to determine that a total of \$736,000 is needed for repairs. The road has deteriorated significantly in the past few years and if we delay improvements we will likely need to totally reconstruct certain sections. The \$110,000 that is currently available is not sufficient to put the base pavement on this road so we are requesting the reallocation of the following CIP funds from other street projects to allow base pavement to be put on Cross Hill Road this year.

Project	Cost	Funding	
Cross Hill Road	\$736,000	\$110,000	already allocated
		\$225,000	reallocate from Commercial St
		\$105,000	Reallocate from Leighton Road
		\$296,000	FY 2017 CIP

**Cony Street Extension** is a road project that also needed to be funded over two years. \$50,000 was approved in FY 2015 and was used to pave the section from Cony Street to Haskell Street. This is a street that has been in the CIP for several years and in fact the first budget prepared for it was done in 2010. Lionel and Jerry reworked the budget this year to determine that \$460,000 is needed to repair the remaining section from Haskell Street to Cony Road. The \$460,000 includes \$24,000 for 4 new catch basins and the City will request that GAUD pay for these as part of their stormwater responsibility. Again, the road has deteriorated significantly in the past few years and if we delay improvements we will likely need to totally reconstruct certain

sections. The FY2016 CIP includes \$325,000 so an additional \$111,000 is needed. As a pilot project, we have incorporated a multiuse path (in place of the sidewalk) from Haskell Street connecting to the trail from Farrington Elementary School that comes out onto the shoulder of Cony Street Extension just east of Pierce Drive. The cost for this multiuse path is \$46,000 so we are recommending paying for this from the CIP sidewalk fund. The remaining \$65,000 needed to complete Cony Street Extension would be a reallocation from surplus School Street CIP funds.

**Bond Brook Road** is a road project that has been on the radar screen for several years. Again the first budget prepared was done in 2007 for a cost of \$415,000. Bond Brook Road was approved for \$475,000; the revised estimate is \$441,000. The road has deteriorated significantly in the past few years and if we delay improvements we will likely need to totally reconstruct certain sections. Although it appears that there should be sufficient money for this project, the original budget did not include replacing the culvert on the Mount Vernon Avenue end of Bond Brook Road. At this time we do not know what that will cost as we are currently working with the Army Corp of Engineers and Maine Inland Fisheries and Wildlife on permitting and design. We have a place holder budget of \$70,000 so at this time we estimate that an additional \$36,000 may be needed to fix the culvert.

### **2017 CIP Road requests**

To support the above mentioned requests, the FY2017 CIP would need to include the following:

Cross Hill Road	\$296,000
Commercial St.	\$225,000
General Paving	\$105,000 (to backfill the Leighton Road Paving dollars)

Thank you for your consideration of these requests.