



# 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

THURSDAY, MAY 26, 2016

CITY HALL (COUNCIL CHAMBERS)

6:30 P.M.

- A. Items for discussion submitted by the City Council and/or the City Manager:**
1. Performance Food Group TIF – City Manager
  2. 275-287 Water Street TIF – City Manager
  3. City-Wide LED Lighting Upgrade (Efficiency Maine Grant) – City Manager
  4. Beer Tent for Augusta Trails Annual Treadfest -- City Manager
- 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 Dave Rollins, City Manager Bill Bridgeo, Matt Nazar  
**FROM:** Keith P. Luke  
**DATE:** May 20, 2016  
**RE:** Performance FoodService Tax Increment Financing Plan

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Performance FoodService has requested a tax increment financing plan to support a planned expansion which will include the addition of a 55,000 sf of frozen food storage facility – and an expansion of parking facilities. The company estimates the cost of this expansion to be \$15.8M. The estimated tax-assessed value of the improvement is estimated at \$3,063,700.

The City Council TIF Committee voted unanimously to approve a plan that includes a twenty year credit enhancement agreement (CEA) that will be **revenue neutral** for the city. As proposed, years 1-3 of the CEA will refund 100% of the available increment to company, with the amount decreasing to 75% in years 4-5, 50% in years 6-8, 40% in years 9-12, and 30% in years 13-20. The total anticipated reimbursement to the company is estimated to be \$594,358.

The committee approved a 30 year finance plan, with the final ten years of the program (years 21-30) accruing exclusively to the benefit of the city. The city portion of the finance program is estimated to be \$1,188,716 – with this money dedicated to the construction or renovation of fire stations or substations and acquisition of fire-fighting apparatus throughout the city as allowed under MRSA §5225(1)(B)(2).

The estimated tax shift over this proposed 30 year TIF is \$898,427 or 50%. This means that for every new dollar raised in assessed value, the city would lose half the new tax value to revenue sharing, the state's General Purpose Aid to Education formula and county taxes.

**Proposed Public Projects Funded with  
Performance Food Group TIF**

**TABLE 1  
City of Augusta's Project Costs**

| <b>Project</b>   | <b>Cost Estimate</b> | <b>Statutory Citation</b> |
|--|----------------------|---------------------------|
| Improvements to fire stations and acquisition and replacement of fire apparatus including but not limited to trucks, engines, ladders and fire safety equipment (city-wide). | \$1,188,716          | §5225(1)(B)(2)            |
| <b>Total</b>   | <b>\$1,188,716</b>   |                           |

PFG Revenue Projection - Committee Approved

| TIF YR. | FISCAL YEAR (July 1-June 30) | DISTRICT PROJECTED INCREASED ASSESSED VALUE |          |              | DISTRICT REVENUES   |   | CAPTURE                                |              | City of Augusta Allocation |                        | Performance FoodService Allocation |                        |
|---------|------------------------------|---|----------|--------------|---------------------|---|--|--------------|----------------------------|------------------------|------------------------------------|------------------------|
|         |                              | Real  | Personal | \$           | Projected Mill 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 |
| Base    | 2015 - 16                    |   |          |              |                     |   |  |              |                            |                        |                                    |                        |
| 1       | 2016 - 17                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 0%                         | \$ -                   | 100%                               | \$ 59,436              |
| 2       | 2017 - 18                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 0%                         | \$ -                   | 100%                               | \$ 59,436              |
| 3       | 2018 - 19                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 0%                         | \$ -                   | 100%                               | \$ 59,436              |
| 4       | 2019 - 20                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 25%                        | \$ 14,859              | 75%                                | \$ 44,577              |
| 5       | 2020 - 21                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 25%                        | \$ 14,859              | 75%                                | \$ 44,577              |
| 6       | 2021 - 22                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 50%                        | \$ 29,718              | 50%                                | \$ 29,718              |
| 7       | 2022 - 23                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 50%                        | \$ 29,718              | 50%                                | \$ 29,718              |
| 8       | 2023 - 24                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 50%                        | \$ 29,718              | 50%                                | \$ 29,718              |
| 9       | 2024 - 25                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 60%                        | \$ 35,661              | 40%                                | \$ 23,774              |
| 10      | 2025 - 26                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 60%                        | \$ 35,661              | 40%                                | \$ 23,774              |
| 11      | 2026 - 27                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 60%                        | \$ 35,661              | 40%                                | \$ 23,774              |
| 12      | 2027 - 28                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 60%                        | \$ 35,661              | 40%                                | \$ 23,774              |
| 13      | 2028 - 29                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 14      | 2029 - 30                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 15      | 2030 - 31                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 16      | 2031 - 32                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 17      | 2032 - 33                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 18      | 2033 - 34                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 19      | 2034 - 35                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 20      | 2035 - 36                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 70%                        | \$ 41,605              | 30%                                | \$ 17,831              |
| 21      | 2036 - 37                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 22      | 2037 - 38                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 23      | 2038 - 39                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 24      | 2039 - 40                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 25      | 2040 - 41                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 26      | 2041 - 42                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 27      | 2042 - 43                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 28      | 2043 - 44                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 29      | 2044 - 45                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
| 30      | 2045 - 46                    | \$ 3,063,700                                | \$ -     | \$ 3,063,700 | 19.40               | \$ 59,436                                       | 100%                                   | \$ 59,436    | 100%                       | \$ 59,436              | 0%                                 | \$ -                   |
|         |                              |   |          | Totals       |                     | \$ 1,783,073                                    |  | \$ 1,783,073 | 67%                        | \$ 1,188,716           | 33%                                | \$ 594,358             |
|         |                              |   |          | Annual Avg.  |                     | \$ 59,435.78                                    |  | \$ 59,435.78 |                            | \$ 39,623.85           |                                    | \$ 29,717.89           |

Notes:  
 Assume constant mill rate and constant increased assessed value of the property for entire duration of the TIF District.  
 The credit enhancement agreement would be provided for Years 1 - 20 of the TIF District.

**City of Augusta  
Performance Food Group  
Tax Shift Projections**

| <b>TIF YR.</b>     | <b>Fiscal Year<br/>June 30-July 1</b> | <b>General<br/>Purpose Aid<br/>Shift</b> | <b>Revenue<br/>Sharing Shift</b> | <b>County Tax<br/>Shift</b> | <b>Total Tax Shift</b> |
|--------------------|---------------------------------------|--|----------------------------------|-----------------------------|------------------------|
| Base               | 2015 - 2016                           |  |                                  |                             |                        |
| 1                  | 2016 - 2017                           | \$ -                                     | \$ -                             | \$ -                        | \$ -                   |
| 2                  | 2017 - 2018                           | \$ -                                     | \$ -                             | \$ -                        | \$ -                   |
| 3                  | 2018 - 2019                           | \$23,897                                 | \$2,981                          | \$2,582                     | \$29,459               |
| 4                  | 2019 - 2020                           | \$23,897                                 | \$2,981                          | \$2,612                     | \$29,490               |
| 5                  | 2020 - 2021                           | \$23,897                                 | \$2,981                          | \$2,643                     | \$29,520               |
| 6                  | 2021 - 2022                           | \$23,897                                 | \$2,981                          | \$2,674                     | \$29,551               |
| 7                  | 2022 - 2023                           | \$23,897                                 | \$2,981                          | \$2,705                     | \$29,583               |
| 8                  | 2023 - 2024                           | \$23,897                                 | \$2,981                          | \$2,737                     | \$29,615               |
| 9                  | 2024 - 2025                           | \$23,897                                 | \$2,981                          | \$2,769                     | \$29,647               |
| 10                 | 2025 - 2026                           | \$23,897                                 | \$2,981                          | \$2,802                     | \$29,679               |
| 11                 | 2026 - 2027                           | \$23,897                                 | \$2,981                          | \$2,835                     | \$29,712               |
| 12                 | 2027 - 2028                           | \$23,897                                 | \$2,981                          | \$2,868                     | \$29,746               |
| 13                 | 2028 - 2029                           | \$23,897                                 | \$2,981                          | \$2,902                     | \$29,779               |
| 14                 | 2029 - 2030                           | \$23,897                                 | \$2,981                          | \$2,936                     | \$29,813               |
| 15                 | 2030 - 2031                           | \$23,897                                 | \$2,981                          | \$2,970                     | \$29,848               |
| 16                 | 2031 - 2032                           | \$23,897                                 | \$2,981                          | \$3,005                     | \$29,883               |
| 17                 | 2032 - 2033                           | \$23,897                                 | \$2,981                          | \$3,040                     | \$29,918               |
| 18                 | 2033 - 2034                           | \$23,897                                 | \$2,981                          | \$3,076                     | \$29,954               |
| 19                 | 2034 - 2035                           | \$23,897                                 | \$2,981                          | \$3,112                     | \$29,990               |
| 20                 | 2035 - 2036                           | \$23,897                                 | \$2,981                          | \$3,149                     | \$30,026               |
| 21                 | 2036 - 2037                           | \$23,897                                 | \$2,981                          | \$3,186                     | \$30,063               |
| 22                 | 2037 - 2038                           | \$23,897                                 | \$2,981                          | \$3,223                     | \$30,101               |
| 23                 | 2038 - 2039                           | \$23,897                                 | \$2,981                          | \$3,261                     | \$30,139               |
| 24                 | 2039 - 2040                           | \$23,897                                 | \$2,981                          | \$3,261                     | \$30,139               |
| 25                 | 2040 - 2041                           | \$23,897                                 | \$2,981                          | \$3,299                     | \$30,177               |
| 26                 | 2041 - 2042                           | \$23,897                                 | \$2,981                          | \$3,338                     | \$30,216               |
| 27                 | 2042 - 2043                           | \$23,897                                 | \$2,981                          | \$3,417                     | \$30,295               |
| 28                 | 2043 - 2044                           | \$23,897                                 | \$2,981                          | \$3,457                     | \$30,335               |
| 29                 | 2044 - 2045                           | \$23,897                                 | \$2,981                          | \$3,498                     | \$30,375               |
| 30                 | 2045 - 2046                           | \$23,897                                 | \$2,981                          | \$3,539                     | \$30,416               |
| 31                 | 2046 - 2047                           | \$23,897                                 | \$2,981                          | \$3,580                     | \$30,458               |
| 32                 | 2047 - 2048                           | \$23,897                                 | \$2,981                          | \$3,622                     | \$30,500               |
| <b>Cumulative</b>  |                                       | <b>\$716,906</b>                         | <b>\$89,424</b>                  | <b>\$92,097</b>             | <b>\$898,427</b>       |
| <b>Avg. Annual</b> |                                       | <b>\$23,897</b>                          | <b>\$2,981</b>                   | <b>\$3,070</b>              | <b>\$29,948</b>        |

**ASSUMPTIONS**

Mil rate is \$19.40 for district duration.  
Annual real property appreciation = 0.00%

**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 Rollins, City Manager Bill Bridgeo, Matt Nazar**  
**FROM: Keith P. Luke**  
**DATE: May 20, 2016**  
**RE: 275-287 Water Street Tax Increment Financing Program**

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In the summer of 2015 the City of Augusta became aware of serious code deficiencies at the property located at 275-287 Water Street. These included water infiltration into the building, an uninspected and poorly maintained fire suppression system, dangerous and non-compliant wiring systems – as well as food safety-related issues impacting the operation of a restaurant located in the building. The owner failed to bring the building into code-compliance. On August 25, 2015 the City issued an order closing the building for public purposes.

On October 9, 2015 the building was purchased by local developer Richard Parkhurst and Downtown LLC. He has committed to improvements to return the building to code compliance – and complete repairs and renovations necessary to return the property to commercial viability.

On February 9, 2016 the City Council TIF Committee voted unanimously to approve a plan that includes a fifteen year credit enhancement agreement (CEA) that will be **revenue neutral** for the city. The proposed CEA will return 100% of the increment value to the developer for the first five years (beginning with the tax year in which certificates of occupancy are granted for 100% of the residential units on the second and third floor or after five years from the Commissioner's Approval), decrease to 75% for years six through eight, 50% for years nine through twelve, and 25% for years thirteen through fifteen, after which point no additional reimbursement will be made to the Developer. The total anticipated reimbursement to the developer is estimated to be \$320,158.

For the remaining fifteen years of the program the city will fully retain the remaining TIF Revenues to fund fire station construction, renovations and for the acquisition of fire-fighting apparatus. The city portion of the finance program is estimated to be \$640,316.

The estimated tax shift over this proposed 30 year TIF is \$477,086 or 49.6%. For every new dollar raised in assessed value, the city would lose almost half the new tax value to revenue sharing, the state's General Purpose Aid to Education formula and county taxes.

**Public Projects List  
275-287 Water Street TIF**

**TABLE 1  
City of Augusta's Project Costs**

| <b>Project</b>  | <b>Cost Estimate</b> | <b>Statutory Citation</b> |
|---|----------------------|---------------------------|
| Improvements to fire stations and acquisition and replacement of fire apparatus including but not limited to trucks, engines, ladders and fire safety equipment. <sup>1</sup> | \$640,316            | §5225(1)(B)(2)            |
| <b>Total</b>  | <b>\$640,316</b>     |                           |

<sup>1</sup>Funding of these projects is common to the Downtown Omnibus TIF District.

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

| TIF YR. | FISCAL YEAR<br>(July 1-June 30) | DISTRICT PROJECTED INCREASED ASSESSED VALUE |          |             | DISTRICT REVENUES   |   | CAPTURE                                |                  | AUGUSTA ALLOCATION |                        | PARKHURST ALLOCATION |                        | GENERAL FUND                            |  |
|---------|---------------------------------|---|----------|-------------|---------------------|---|--|------------------|--------------------|------------------------|----------------------|------------------------|---|--|
|         |                                 | Real  | Personal | Total       | Projected Mill 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 mill 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.

**Exhibit D-2**  
**275-287 WATER STREET**  
**TAX INCREMENT FINANCING DISTRICT**  
**TAX SHIFT CALCULATIONS**

| <b>TIF YR.</b>     | <b>FISCAL YEAR</b><br>(July 1-June 30) | <b>General Purpose Aid Shift</b> | <b>Revenue Sharing Shift</b> | <b>County Tax Shift</b> | <b>Total Tax Shift</b> |
|--------------------|--|----------------------------------|------------------------------|-------------------------|------------------------|
| Base               | 2015 - 16                              |                                  |                              |                         |                        |
| 1                  | 2016 - 17                              | \$ -                             | \$ -                         | \$ -                    | \$ -                   |
| 2                  | 2017 - 18                              | \$ -                             | \$ -                         | \$ -                    | \$ -                   |
| 3                  | 2018 - 19                              | \$12,872                         | \$1,511                      | \$1,321                 | \$15,704               |
| 4                  | 2019 - 20                              | \$12,872                         | \$1,511                      | \$1,334                 | \$15,717               |
| 5                  | 2020 - 21                              | \$12,872                         | \$1,511                      | \$1,346                 | \$15,729               |
| 6                  | 2021 - 22                              | \$12,872                         | \$1,511                      | \$1,359                 | \$15,742               |
| 7                  | 2022 - 23                              | \$12,872                         | \$1,511                      | \$1,372                 | \$15,755               |
| 8                  | 2023 - 24                              | \$12,872                         | \$1,511                      | \$1,385                 | \$15,768               |
| 9                  | 2024 - 25                              | \$12,872                         | \$1,511                      | \$1,399                 | \$15,782               |
| 10                 | 2025 - 26                              | \$12,872                         | \$1,511                      | \$1,412                 | \$15,795               |
| 11                 | 2026 - 27                              | \$12,872                         | \$1,511                      | \$1,425                 | \$15,808               |
| 12                 | 2027 - 28                              | \$12,872                         | \$1,511                      | \$1,439                 | \$15,822               |
| 13                 | 2028 - 29                              | \$12,872                         | \$1,511                      | \$1,453                 | \$15,836               |
| 14                 | 2029 - 30                              | \$12,872                         | \$1,511                      | \$1,467                 | \$15,850               |
| 15                 | 2030 - 31                              | \$12,872                         | \$1,511                      | \$1,481                 | \$15,864               |
| 16                 | 2031 - 32                              | \$12,872                         | \$1,511                      | \$1,495                 | \$15,878               |
| 17                 | 2032 - 33                              | \$12,872                         | \$1,511                      | \$1,509                 | \$15,892               |
| 18                 | 2033 - 34                              | \$12,872                         | \$1,511                      | \$1,524                 | \$15,906               |
| 19                 | 2034 - 35                              | \$12,872                         | \$1,511                      | \$1,538                 | \$15,921               |
| 20                 | 2035 - 36                              | \$12,872                         | \$1,511                      | \$1,553                 | \$15,936               |
| 21                 | 2036 - 37                              | \$12,872                         | \$1,511                      | \$1,568                 | \$15,951               |
| 22                 | 2037 - 38                              | \$12,872                         | \$1,511                      | \$1,583                 | \$15,966               |
| 23                 | 2038 - 39                              | \$12,872                         | \$1,511                      | \$1,598                 | \$15,981               |
| 24                 | 2039 - 40                              | \$12,872                         | \$1,511                      | \$1,598                 | \$15,981               |
| 25                 | 2040 - 41                              | \$12,872                         | \$1,511                      | \$1,613                 | \$15,996               |
| 26                 | 2041 - 42                              | \$12,872                         | \$1,511                      | \$1,628                 | \$16,011               |
| 27                 | 2042 - 43                              | \$12,872                         | \$1,511                      | \$1,660                 | \$16,043               |
| 28                 | 2043 - 44                              | \$12,872                         | \$1,511                      | \$1,675                 | \$16,058               |
| 29                 | 2044 - 45                              | \$12,872                         | \$1,511                      | \$1,691                 | \$16,074               |
| 30                 | 2045 - 46                              | \$12,872                         | \$1,511                      | \$1,708                 | \$16,091               |
| 31                 | 2046 - 47                              | \$12,872                         | \$1,511                      | \$1,724                 | \$16,107               |
| 32                 | 2047 - 48                              | \$12,872                         | \$1,511                      | \$1,740                 | \$16,123               |
| <b>Cumulative</b>  |  | <b>\$386,170</b>                 | <b>\$45,318</b>              | <b>\$45,597</b>         | <b>\$477,086</b>       |
| <b>Avg. Annual</b> |  | <b>\$12,872</b>                  | <b>\$1,511</b>               | <b>\$1,520</b>          | <b>\$15,903</b>        |

*Notes:*

*Assume constant mil rate and increased assessed value for entire duration of the TIF District.*

# Memo

May 23, 2016

Memo to: William Bridgeo, City Manager  
From: Ralph St. Pierre, Assistant City Manager  
Bob LaBreck, Director City Facilities

Re: Efficiency Maine Grant –City Wide Lighting Upgrade

The City has been notified of its eligibility for an Efficiency Maine Grant in the amount of \$105,000 to upgrade seven

(see attached) buildings (interior and exterior lighting) to LED technology. In addition the city will also be upgrading City owned street lights on eight city streets (see attached) to LED technology.

The upgrades are estimated to reduce the City's electrical consumption by 382,417 kilo - watt hours per year.

The electrical saving is roughly equivalent to the electrical consumption the Police Station and Public Works eight bay garage. The estimated electrical saving is \$48,107 per year.

The cost of the electrical upgrade project is estimated at \$426,340. The City has appropriated in previous capital improvements projects \$200,000 for electrical upgrades.

We are recommending funding the remaining estimate cost (\$121,340) with a five year lease purchase financing. The lease payments will be re-paid from the energy savings.

The electrical reduction of 382,417kWh equates to a reduction in carbon dioxide of 358,641 pounds or the reduction of 421,765 passenger car miles driven.( see attached chart).

RTL  
RStPierre

**City of Augusta  
Lighting Upgrades  
Estimate Project Cost and Annual Energy Savings**

| Locations                       | kWh savings/per yr. | Annual kWh energy savings |
|---------------------------------|---------------------|---------------------------|
| city buildings                  | 178,663             | \$22,779                  |
| street/parking lots             | 197,130             | \$1,274                   |
| building exteriors              | 6,624               | \$24,054                  |
| <b>projected annual savings</b> | <b>382,417</b>      | <b>\$48,107</b>           |

| Locations             | EST. COST        |
|-----------------------|------------------|
| city buildings        | \$175,791        |
| street/parking lots   | \$244,632        |
| building exteriors    | \$5,916          |
|                       | <b>\$426,339</b> |
| <b>DOLLAR SAVINGS</b> | <b>\$48,107</b>  |
| Pay back years        | 8.86             |

| Funding Sources          |                  |
|--------------------------|------------------|
| Efficiency Me grant      | \$105,000        |
| C.I.P. funding           | \$200,000        |
| Lease Purchase Financing | \$121,339        |
| <b>Total Funding</b>     | <b>\$426,339</b> |

| City Buildings                | Street Lighting      |
|-------------------------------|----------------------|
| City Center                   | Water Street         |
| Civic Center                  | Bangor Street        |
| Former Naval Reserve Building | Captiol/Union Street |
| Public Works Complex          | Winthrop Street      |
| Buker Community Ctr.          | Canal street         |
| Western Ave. Fire Station     | Memorial Drive       |
| DP Wells Fire Station         | Cony Street          |
|                               | Cony Village         |





# THE CITY OF AUGUSTA

LEIF ERIK DAHLIN, COMMUNITY SERVICES DIRECTOR

TO: City Council  
Re: Augusta Trails - Treadfest Beer Tent Request  
From: Leif Dahlin  
Date: May 26, 2016

Augusta Trails will be hosting the 5<sup>th</sup> annual mountain bike Treadfest on Saturday and Sunday June 25<sup>th</sup> and 26<sup>th</sup>. The City Council the past several years has authorized a Beer Tent for this event. Augusta Trails seeks the same authorization for this year's Treadfest.

Event: Augusta Trails Treadfest  
Location: Bond Brook Recreation Area  
Days: Saturday & Sunday  
Dates: June 25<sup>th</sup> and June 26<sup>th</sup>  
Hours: Saturday – 3:00 – 7:00 P.M., Sunday – 2:00 – 4:00 P.M.

The request is that the City Council authorizes a Beer Tent to be held on Saturday & Sunday, June 25 & 26, 2016 or alternative inclement weather date at the City's Bond Brook Recreation Area during the Augusta Trails Fifth Annual Tread Fest. The Beer Tent will be managed and operated by a duly licensed vendor with all applicable licenses, permits and insurance in place prior to the event and that all servers will be properly TIPS trained and certified.

City of Augusta, Maine  
DEPARTMENT OF DEVELOPMENT SERVICES

AUGUSTA STATE AIRPORT  
CODE ENFORCEMENT  
ECONOMIC DEVELOPMENT



ENGINEERING  
FACILITIES & SYSTEMS  
PLANNING

Memo

To: City Council  
William Bridgeo, City Manager

From: Matt Nazar, Director of Development Services

Date: May 19, 2016

Re: Demo Moratorium for proposed Historic District

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On November 19, 2015, the City Council adopted a moratorium on demolitions within the then-proposed geography of the local historic district. That moratorium was for 180 days, per state statute, and prohibited the demolition of some buildings, as outlined in the order. The moratorium expired on May 17, 2016. The language of the moratorium was:

**15-180 Mayor and Councilors Blodgett, Conti, Grant, McCormick, Munson and Paradis**

WHEREAS, the City Council of the City of Augusta finds that demolition of historically significant buildings during the adoption process of the Augusta Historic District Ordinance may result in the loss of buildings that could otherwise be saved; and

WHEREAS, a temporary moratorium will ensure that demolitions of historically significant buildings within the proposed historic district happen in an orderly and efficient manner in accordance with a set of standards that are anticipated to be part of the new Historic District Ordinance.

NOW THEREFORE BE IT ORDERED, That a temporary moratorium lasting 180 days, in accordance with Title 30-A, Section 4356, of the Maine Revised Statutes Annotated, shall be in place for the issuance of all demolition permits for buildings within the proposed Augusta Historic District and deemed historically significant by the Augusta Historic Preservation Commission in accordance with its administration of the Demolition Delay ordinance. Demolition permits may be issued for buildings deemed not to be historically significant or for buildings that, in the opinion of the Code Enforcement Office, pose a public safety hazard.

over →

The adoption of the historic district ordinance on May 19, 2016, did not include a geography for the district and that is anticipated to be the first duty of the review board – recommend district boundaries. Without boundaries, the regulations of the adopted district don't affect any properties and demolitions can occur.

Since the adoption of the initial moratorium, staff and the Council have learned a lot about Certified Local Government status and local historic district boundaries. What we've heard from the Maine Historic Preservation Commission is that in general, there is very little difference in the boundaries of a local district and the boundaries of a national district, if the community wishes to be a Certified Local Government. The boundary of the National Historic District is considerably smaller than the original, proposed local district.

If the Council wishes to re-enact a moratorium while the review board researches the boundaries they intend to propose, the Council will have to discuss the boundary of the proposed moratorium.