

OFFICE OF THE CITY CLERK

AUGUSTA, MAINE

November 1, 2002

Agenda for the regular City Council meeting to be held Thursday, November 7, 2002 at 7:00 p.m., Council Chambers, City Center.

PUBLIC HEARING - Tax Increment Financing District (NRF)

PUBLIC COMMENTS ON ITEMS LISTED ON THE AGENDA.

CONSENT AGENDA - All matters listed under this item will be considered routine and will be enacted by one motion. If a Councilor wishes to discuss one (or more) item(s), Councilor may ask to have the item(s) removed from the Consent Agenda and considered individually.

300 Manager (Bureau of City Clerk)
ORDERED, That minutes of the City Council meetings held October 21, and 28, 2002, submitted by the City Clerk be approved.

301 Mayor Dowling
ORDERED, That Brian Marson be reappointed to the Augusta Housing Authority Commission; said term to expire August 3, 2007.

NEW BUSINESS

PART 1 - ORDERS

302 Manager (Bureau of Economic Development)
WHEREAS, the City of Augusta (The "City") is authorized pursuant to Chapter 207 of Title 30-A of the Maine Revised Statutes, as amended, to designate specified areas within the City as the "NRF Distributors Inc. Municipal Development and Tax Increment Financing District Development Program", (the "District") and to adopt a Development Program for the District (the "Development Program"); and

WHEREAS, there is a need for commercial development in the City of Augusta; and

WHEREAS, there is a need to provide new employment for the citizens of the City of Augusta and the surrounding region; to improve and broaden the tax base of the City of Augusta; and to improve the general economy of the City of Augusta and the State of Maine; and

NEW BUSINESS (Con't)

302 Continued

WHEREAS, implementation of the Development Program will help to provide additional employment for the citizens of the City of Augusta and the surrounding region; improve and broaden the tax base in the City of Augusta and improve the economy of the City of Augusta and State of Maine; and

WHEREAS, there is a need to encourage the expansion, improvement and continuation of commercial activities through the establishment of the District in accordance with the provision of Chapter 207 of Title 30-A; and

WHEREAS, the City desires to designate the NRF Distributors Inc. Municipal Development and Tax Increment Financing District Development Program, and to adopt a Development Program for the District; and

WHEREAS, it is expected that approval will be obtained from the Maine Department of Economic and Community Development (the "Department"), approving the designation of the District and the adoption of the Development Program for the District.

NOW THEREFORE BE IT ORDERED, That

1) the City hereby finds and determines that the designation of the District and pursuit of the Development Program will generate substantial economic benefits for the City and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore the Project described in the Development Program constitutes a good and valid public purpose.

2) the attached, which creates the NRF Distributors Inc. Municipal Development and Tax Increment Financing District Development Program, be approved and pursuant to the provisions of 30-A M.R.S.A. subsection 5254, the percentage of increased assessed value to be retained as captured assessed value in the District is hereby established as set forth in the Development Program.

3) the City Manager be and hereby is authorized, empowered and directed to submit the proposed designation of the District and the proposed Development Program for the District to DECD for review and approval pursuant to the requirements of 30-A M.R.S.A. subsection 5253(1)(F).

NEW BUSINESS (Con't)

302 Continued

4) the City Manager be and hereby is authorized and directed to enter into the Credit Enhancement Agreement contemplated by the Development Program, and in the name of and on behalf of the City, such agreement to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the said City Manager may approve, his approval to be conclusively evidenced by his execution thereof.

303 Manager

ORDERED, That the City Manager is hereby authorized to create a full-time parking enforcement position in the Police Department for the Parking District. This new position will replace a current part-time position.

304 Manager

ORDERED, That the Riverside Cemetery Special Revenue Account created by Council Order #280, dated August of 1997, is hereby abolished and the Assistant City Manager for Finance is hereby authorized to write off any outstanding balance to the Fund Balance.

PART 2 - ORDINANCES BEING READ FOR THE FIRST TIME -
NO VOTE REQUIRED

305 Manager (Bureau of Planning)

BE IT ORDAINED, By the City Council of the City of Augusta, Maine, That the parcel of land shown as Lot 218 on Augusta Tax Map 43 be conditionally re-zoned to CB (Local Business District) for the use by the Capital Area Federal Credit Union, with the following condition: whether or not a new building is built, that a bufferyard meeting the Bufferyard 'A' standards of the Land Use Ordinance be planted along Purinton Avenue as well as the easterly boundary of the Credit Union, before July 31, 2003, in order to visually separate the residential neighborhood from the business.

306 Manager (Bureau of Planning)

BE IT ORDAINED, By the City Council of the City of Augusta, Maine, That the text of Section 3.6.2(1) of the Augusta Land Use Ordinance, dealing with allowable land uses and dimensional requirements of the Rural River District (RR), be amended as recommended by the Augusta Planning Board, as follows: (see attached).

OTHER BUSINESS

Executive session to discuss:

- 1) a legal matter; and
- 2) labor negotiations.

COMMUNICATIONS

Committee Reports

City Manager's Report

Respectfully submitted,

Cheryl A. Frith
City Clerk