

Town of Wiscasset, Maine
Special Open Town Meeting
Warrant
December 07, 2021

Lincoln County, ss.

State of Maine

To Lawrence Hesselstine, Constable, of the Town of Wiscasset in the County of Lincoln:

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Wiscasset, in said County and State, qualified by law, to vote in Town affairs to meet at the Wiscasset Community Center, the 7th day of December, at 6:00 p.m. then and there to act upon the following articles:

Article 1. To elect a moderator to preside at said meeting.

Article 2. Shall the voters of the Town of Wiscasset, Maine designate a municipal tax increment financing district to be known as the "**Optimus Senior Living Municipal Development and Tax Increment Financing District**" and adopt a development program for such district, all of which shall be pursuant to the following findings, terms and provisions?

Section 1. The Town of Wiscasset (the "Town") hereby designates the Optimus Senior Living Municipal Development and Tax Increment Financing District (the "District"), and adopts a development program for such District (the "Development Program"), such designations and adoptions to be pursuant to the following findings, terms and provisions:

Section 2. The Town hereby finds and determines the following for the District, demonstrating compliance with State statute:

- a. At least twenty-five percent (25%), by area, of the personal and real property within the District, as hereinafter amended, is suitable for commercial uses; and*
- b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all existing development districts within the Town (including this District) does not exceed (5%) of the total acreage of the Town; and*
- c. The original assessed value of all existing tax increment financing districts (including this District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of the most recent April 1; and*
- d. The designation of this District and the pursuit of the Development Program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the District and the Development Program.*

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the District, described more particularly in the relevant development program presented to town meeting in the form attached hereto and such development program is hereby incorporated by reference into this vote as the development program for the District.

Section 4. Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in the District is established as set forth in the development program for the District.

Section 5. The Town Manager or his/her duly-appointed representative, be and hereby is authorized, empowered and directed to submit the proposed designation of the District, along with the respective Development Program materials, to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

Section 6. The Town Manager or his/her duly-appointed representative, be and hereby is authorized and empowered, to make such revisions to the Development Program for the District as the Town Manager, or his/her duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with these articles or the basic structure and intent of the Development Program.

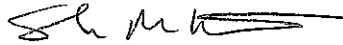
Section 7. In designating the District, the town meeting is also authorizing a credit enhancement agreement with Wiscasset Senior Living, LLC, developers of property within the District. The credit enhancement agreement ("CEA") will be for a maximum term of five (5) years starting following the issuance of a certificate of occupancy for the development project with one hundred percent (100%) of the property taxes paid on increased assessed value from the specific parcels relating to the developer/owner's property in the District to be paid to the developer/owner, with a decrease of twenty (20%) for years 2 -5. The Board of Selectmen is hereby authorized to approve and execute the CEA so long as its terms are consistent herewith.

Section 8. The foregoing shall automatically become final and shall take full force and effect upon receipt by the Town of approval by the State of Maine Department of Economic and Community Development of the designation of the District and its Development Program, without requirement of further action by the Town, the Board of Selectmen or any other party.

And you are directed to serve this warrant by posting a copy thereof, attested by you, in a public and conspicuous place in said town, seven days, at least, before the time of holding said meeting.

Hereof, fail not, and due return make of this warrant to the Selectmen or Town Clerk, with your doings thereon, on or before the time of holding said meeting.

Given under our hands this 20th day of November, 2021.

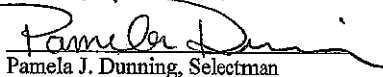


Sarah M. Whitfield, Chairman



Dusty Jones, Vice Chairman

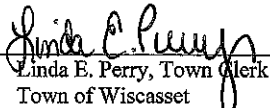
Kimberly H. Andersson, Selectman



Pamela J. Dunning, Selectman

Terry H. Heller, Selectman

True copy of the Warrant, attest:



Linda E. Perry, Town Clerk
Town of Wiscasset

Date 11/22/2021