



Paul R. LePage
GOVERNOR

STATE OF MAINE
DEPARTMENT OF
ECONOMIC AND COMMUNITY DEVELOPMENT
59 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0059



Philip A. Congdon
COMMISSIONER

March 8, 2011

Scott Morelli
City Manager
City of Gardiner
6 Church Street
Gardiner, ME 04345

Dear Mr. Morelli:

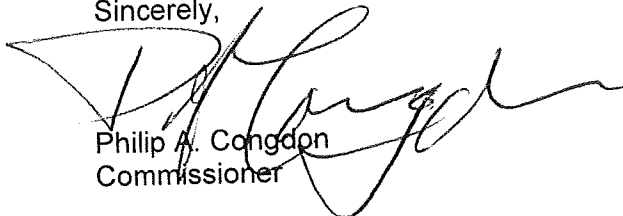
The Maine Department of Economic and Community Development ("Department") has received additional information from the City of Gardiner regarding its 1st amendment (AMD) to the **Associated Grocers of Maine Municipal Tax Increment Financing (TIF) District** ("district") and Development Program ("Development Program").

AMD 1 was approved by the Department via letter dated 2/28/11. Based on City of Gardiner additional information, the Department corrects TIF acreage as follows:

- Total acreage of the District increases by 24.88 acres from .94 to 25.82

All other TIF aspects remain unchanged. Should you have any questions regarding TIF approval, you are invited to contact Tax Increment Program Director Laura Santini-Smith at 207-624-9804 or laura.santini-smith@maine.gov.

Sincerely,



Philip A. Congdon
Commissioner

cc: Jerome Gerard, Acting State Tax Assessor
David Ledew, Director of Property Tax
Jason Simcock, Planning & Development Director



PRINTED ON RECYCLED PAPER



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ECONOMIC AND COMMUNITY DEVELOPMENT
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Paul R. LePage

GOVERNOR

Philip A. Congdon

COMMISSIONER

February 28, 2011

Scott Morelli
City Manager
City of Gardiner
6 Church St
Gardiner, ME 04345

Dear Mr. Morelli:

The Maine Department of Economic and Community Development ("the department") has reviewed and approved the City of Gardiner's 1st amendment to the **Associated Grocers of Maine Municipal Tax Increment Financing (TIF) District** ("district") and Development Program ("development program"), effective today.

The district designation and development program was originally approved by the department via letter dated March 28, 2006 with a correction letter being issued July 26, 2006.

Based on the City of Gardiner's application, the department notes and approves the following:

- The duration of the District increases from 10 to 30 years
- Total acreage of the District increases by 24.86 acres from 99 to 123.86 acres however total acres across all TIFs may not reflect this increase as this will be one of several overlapping TIF Districts
- Original Assessed Value (OAV) of the District remains at \$26,400
- The percentage captured remains at 100%
- Amend the development program to include the following activities, along with those originally approved by the department
 - In the District
 - Debt service for capital infrastructure improvements, limited to 20 years
 - Roadway improvements
 - Prorated costs for capital equipment supporting upkeep and maintenance within business park
 - Administrative costs applicable to this TIF



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Scott Morelli
February 28, 2011

Page 2

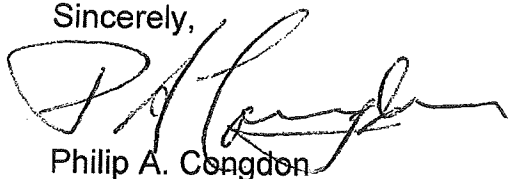
- Credit enhancement agreements limited to 10 years and 65% reimbursement to the developer; signed copies provided to DECD as entered into
- Outside but directly related to the District
 - Public facilities and improvement projects as described in the municipality's Downtown TIF
- Municipality wide
 - Economic development administration
 - Revolving loan program
 - Promoting and marketing the municipality as a business location (signage program)
 - Quality child care costs

Any changes to this approval including the district, development program or both require an amendment that is adopted in the same manner as the initial designation, this amendment, and approved by the department.

Please note that all tax increment revenues derived from the district are to be deposited into either a Project Cost Account (for CEA or other TIF-approved costs) or Sinking Fund Account (for approved municipal debt service) and available for the Development Program as authorized by the department. If any tax increment revenues from the district are instead deposited into the City's general fund for non-TIF purposes, the incremental property values generating "unsheltered" revenues must be included with the Town's equalized assessed value and reported as such, since the value cannot be captured.

If you have questions regarding this approval, please contact Brian Hodges at (207) 624 – 9804.

Sincerely,



Philip A. Congdon
Commissioner

cc: Jerome Gerard, Acting State Tax Assessor
David Ledew, Director of Property Tax
Jason Simcock, Planning & Development Director ✓



City of Gardiner
6 Church Street
Gardiner, Maine 04345
207-582-4200
Fax 207-582-6895

February 22 , 2011

Mr. Philip A. Congdon, Commissioner
Maine Department of Economic & Community Development
State House Station 59
Burton Cross Building, 3rd Floor
Augusta, ME 04333-0059

Dear Commissioner Congdon,

On behalf of the City of Gardiner, I am submitting the enclosed document Associated Grocers Parcel Tax Increment Financing Program.

The City of Gardiner seeks to amend its current Associated Grocer Parcel TIF Program. This amendment would extend the TIF term from 10 years to 30 years as well as update other features of the TIF program and coverage area. With this letter, I certify that all information contained in the application is true and correct to the best of my knowledge. Thank you for this opportunity for the City of Gardiner and please let me know if you have any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Morelli", with a long horizontal line extending to the right.

Scott Morelli
City Manager

ECONOMIC DEVELOPMENT PROJECT

CITY OF GARDINER, MAINE

An Application for a Municipal Development and Tax Increment Financing District

**ASSOCIATED GROCERS LAND PARCEL TAX INCREMENT FINANCING
DEVELOPMENT PROGRAM**

Presented to:

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Adopted by Gardiner City Council February 9th, 2011

APPLICATION COVER SHEET

MUNICIPAL TAX INCREMENT FINANCING

A. General Information (For Associated Grocers of Maine TIF Amendment)

1. Municipality Name: City of Gardiner		
2. Address: 6 Church St		
3. Telephone: (207) 582-6888	4. Fax: 582- 6895	5. Email: jsimcock@gardinermaine.com
6. Municipal Contact Person: Jason Simcock, Planning & Development Director		
7. Business Name: N/A		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business: N/A		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
<input checked="" type="checkbox"/> job creation	<input checked="" type="checkbox"/> job retention	<input checked="" type="checkbox"/> capital investment
<input type="checkbox"/> training investment	<input checked="" type="checkbox"/> tax base improvement	<input checked="" type="checkbox"/> public facilities improvement
other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
<input type="checkbox"/> real estate purchase	<input type="checkbox"/> machinery & equipment purchase	<input type="checkbox"/> training costs
<input checked="" type="checkbox"/> debt reduction	<input checked="" type="checkbox"/> other (list): See "Project Development Costs" in application	

C. Employment Data (N/A Application is for Downtown TIF Amendment)

List the company's goals for the number, type and wage levels of jobs to be created or retained as part of this TIF development project (*please use next page*).

D. Annual Report (N/A Application is for Downtown TIF Amendment)

Does the business anticipate receiving more than \$10,000 in TIF revenues in any calendar year during the term of the TIF development program? Yes No (*If so, please review the example of an annual report at the back of the TIF manual – a current version will be mailed by May 15th each year to the business contact person on this page and by law must then be filed with DECD by August 1st*).

STATUTORY REQUIREMENTS & THRESHOLDS

A. ACRE LIMITATION			
1. Total Acreage of Municipality			10,362
2. Total Acreage of Proposed Municipal TIF District			.94
3. Total Pine Tree Zone acres contained in the Proposed Municipal TIF District			.94
4. Total Downtown acres contained in the Proposed Municipal TIF District			0
5. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4)			0
6. Percentage of total acreage in proposed municipal TIF District (cannot exceed 2%) Divide A5 by A1			0
7. Total acreage of all existing and proposed municipal TIF districts in the municipality. Add A2 to sum of all existing TIF district acreage.			384.34
8. Total acreage of an existing or Proposed Downtown TIF District in the municipality.			122.89
9. Total acreage of all existing or Proposed Pine Tree Zone TIF Districts in the municipality.			261.45
10. Total acreage of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap. Subtract A8+A9 from A7.			0
11. Percentage of total acreage in all existing and proposed Municipal TIF Districts (cannot exceed 5%) Divide A10 by A1.			0
12. Total Acreage of all real property in the Proposed Municipal TIF District that is:			
(Note: a, b, or c must be at least 25%)		Acres	%
a. Blighted	(Divide acres by		
b. In need of rehabilitation/conservation	(Divide acres by	0	0%
c. Suitable for industrial/commercial site	(Divide acres by	.94	100%
TOTAL			
B. VALUATION LIMITATION			
1. Total Aggregate Value of Municipality (TAV) <i>Use most recent April 1st</i>			\$362,045,400
2. Original Assessed Value (OAV) of Proposed Municipal TIF District. <i>Use March 31st of tax year proceeding date of municipal designation</i>			\$26,400
3. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality. <i>Add b2 to sum of all existing TIF district OAVs.</i>			\$24,090,600
4. OAV of an existing or proposed Downtown TIF District in the municipality.			\$23,582,600
5. OAV of all existing or Proposed Pine Tree Zone TIF Districts in the municipality.			\$508,000
6. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap <i>Subtract B4+B5 from B3</i>			0
7. Percentage of total OAV to TAV in all existing and Proposed Municipal TIF Districts (cannot exceed 5%) <i>Divide B6 by B1</i>			0

Associated Grocers of Maine TIF Amendment Summary

The City of Gardiner is submitting an application to the Maine DECD to amend its current Associated Grocers of Maine TIF and Development Program located at the Libby Hill Business Park. Gardiner is amending its Associated Grocers of Maine TIF in the following key areas:

- updating the Development Program for the Associated Grocers of Maine TIF;
- updating the boundaries to include all Libby Hill Business Park infrastructure and fire suppression pump house for AG building;
- and extending the number of years from 10 to 30 years;

The City Council held its Public Hearing on February 9th, 2011 and approved the enclosed application. The following TIF amendment document contains the following items for DECD review:

- a. Certification in a cover letter from the City Manager stating that the packet is true and accurate to the best of his/her knowledge.
- b. A statement about the extension of the TIF District term of years (included in cover letter).
- c. An Original Assessed Value certificate executed by the Assessor.
- d. A detailed list of the new projects to be included as approved TIF projects with cost estimates.
- e. An updated set of TIF revenue and tax shelter benefit projections based on the new TIF term of years.
- f. Completed DECD forms – "Statutory Thresholds and Requirements" "TIF Application Form".
- g. A certified copy of the published public hearing notice, or an affidavit of publication from the newspaper, demonstrating it was published at least 10 days prior to the public hearing.
- h. Certified minutes of the public hearing which demonstrate that the public was given an opportunity to speak and lists whether individual members of the public did choose to speak.
- i. A certified copy of the City Council Order approving the Amendment to the TIF District and the Development Program (be sure the City Council Order does both). The City Council Order should also either contain a statement that the Amendment will not impact any of the other statutory requirements for TIF Districts.

TABLE 1
City's Project Development Costs

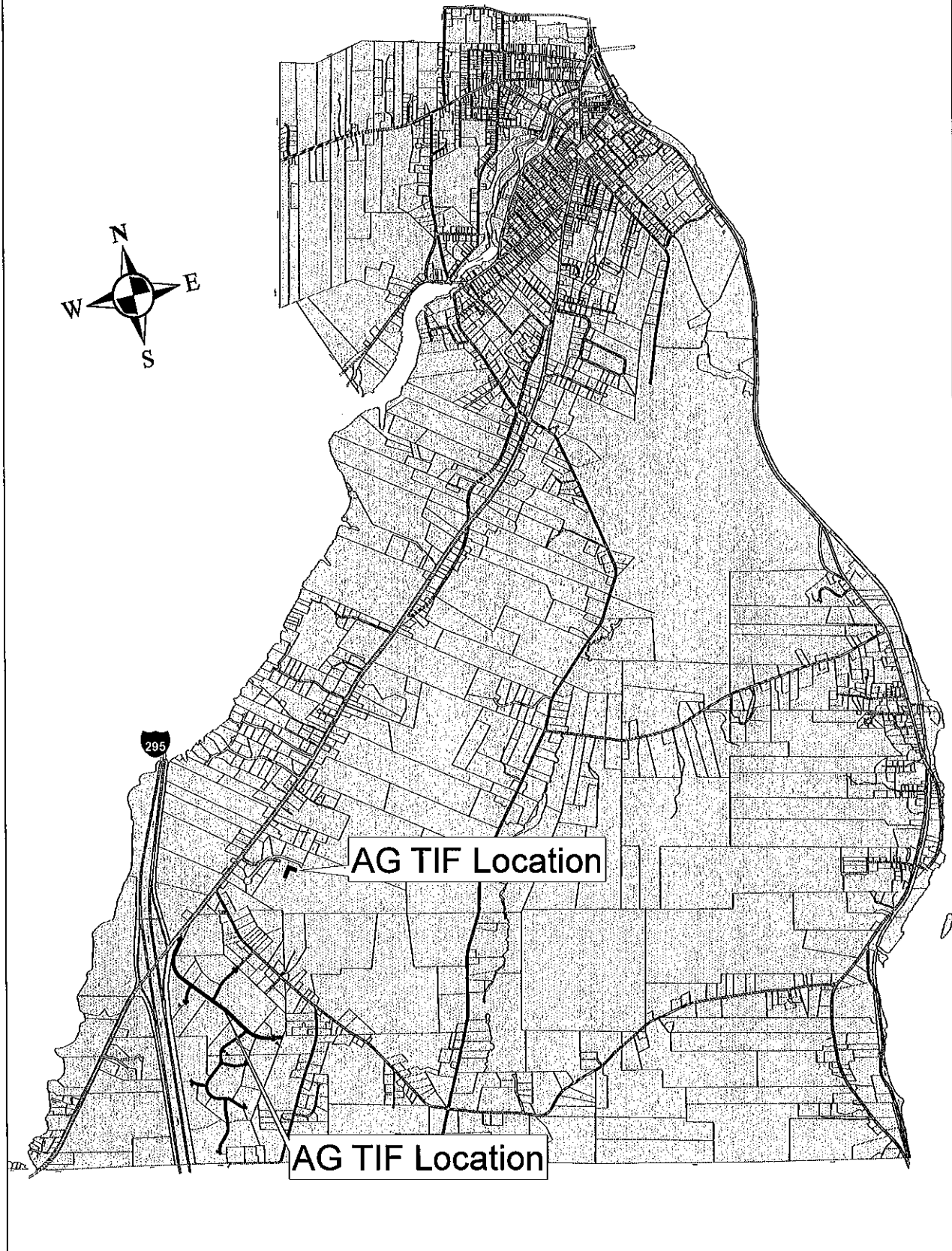
Project	Cost Estimate	Statutory Cite
I. Infrastructure Improvements		
<p><u>Current Debt Service:</u> Fund remaining debt service for Libby Hill Business Park capital improvements. Improvements included the installation of road and water, sewer and power and telecommunication infrastructure and other utilities. TIF revenues will be applied to current Libby Hill Business Park project indebtedness which is based on bonds issued in 1999 and 2010. The 1999 bond will be retired 11/1/19 and the 2010 will be retired 11/1/34. TIF revenues will not be applied to Libby Hill bond indebtedness beyond 2030.</p>	<p>\$6,662,335 (estimated as of 12/28/2010)</p>	<p>30-A M.R.S.A. § 5225(1)(A)(2)</p>
<p><u>Fire protection improvements:</u> to fund city costs for fire protection improvements that serve the Associated Grocers TIF District. Current location for fire protection pump house facility is located on the Libby Hill Road and is maintained by the City of Gardiner.</p>	<p>\$25,000</p>	<p>30-A M.R.S.A. § 5225(1)(B)(1)</p>
II. City-Wide Improvements		
<p><u>Planning and Development Department:</u> Fund the City's Planning and Development department for its Economic Development program. These services include city-wide and Libby Hill Business Park specific marketing efforts and staff support such as the department's director, administrative assistant, and planning consulting devoted to supporting and administering TIF programs, and other related Planning and Development Department operating expenses.</p>	<p>\$159,135 Annually</p>	<p>30-A M.R.S.A. § 5225(1)(C)(1)</p>
<p><u>Revolving Loan Program:</u> Fund support for the city's economic development revolving loan fund program to complement the City's existing revolving loan fund.</p>	<p>\$25,000 Annually</p>	<p>30-A M.R.S.A. § 5225(1)(C)(3)</p>

Project	Cost Estimate	Statutory Cite
<p><u>Economic Development Signage Program:</u> The City will fund the purchase of new signage including directional and interpretive signs. The citywide signage plan will help visitors reach destinations downtown (such as the redeveloped Kennebec River Waterfront Park, businesses within its historic downtown district and public amenities such as public parking areas). Signage will also direct those seeking the City's Libby Hill Business Park. New signage will include historic marker and heritage tourism signage to support the city's cultural tourism efforts, such as the Museum in the Street program and EA Robinson tours.</p>	\$75,000	30-A M.R.S.A. § 5225(1)(C)(1)
<p><u>Professional & Administrative Costs:</u> The City will fund professional and administrative services related to this development program. This includes a portion of the salaries to support the City Assessor, Finance Department and City Manager in their duties administering TIF development programs.</p>	\$5,000 for Professional Costs and \$16,000 Annually for City Administration	30-A M.R.S.A. § 5225(1)(A)(4) and (1)(A)(5)
<p><u>Quality Child Care Costs:</u> Funding will go towards quality child care costs, including finance costs and construction, staffing, training, certification and accreditation costs related to child care. Quality Child Care shall be certified by the state of Maine's Department of Human Services.</p>	\$50,000 Annually	30-A M.R.S.A. § (1)(B)(5)
III. Downtown TIF District		
<p><u>Downtown TIF Projects:</u> The City will use funds to mitigate adverse impact upon the Downtown TIF by funding those public facilities and improvement projects described in the 2009 Gardiner Downtown Tax Increment Financing District Development Program, as it may be amended from time to time.</p>	\$13,685,939	30-A M.R.S.A. § (1)(B)(3)

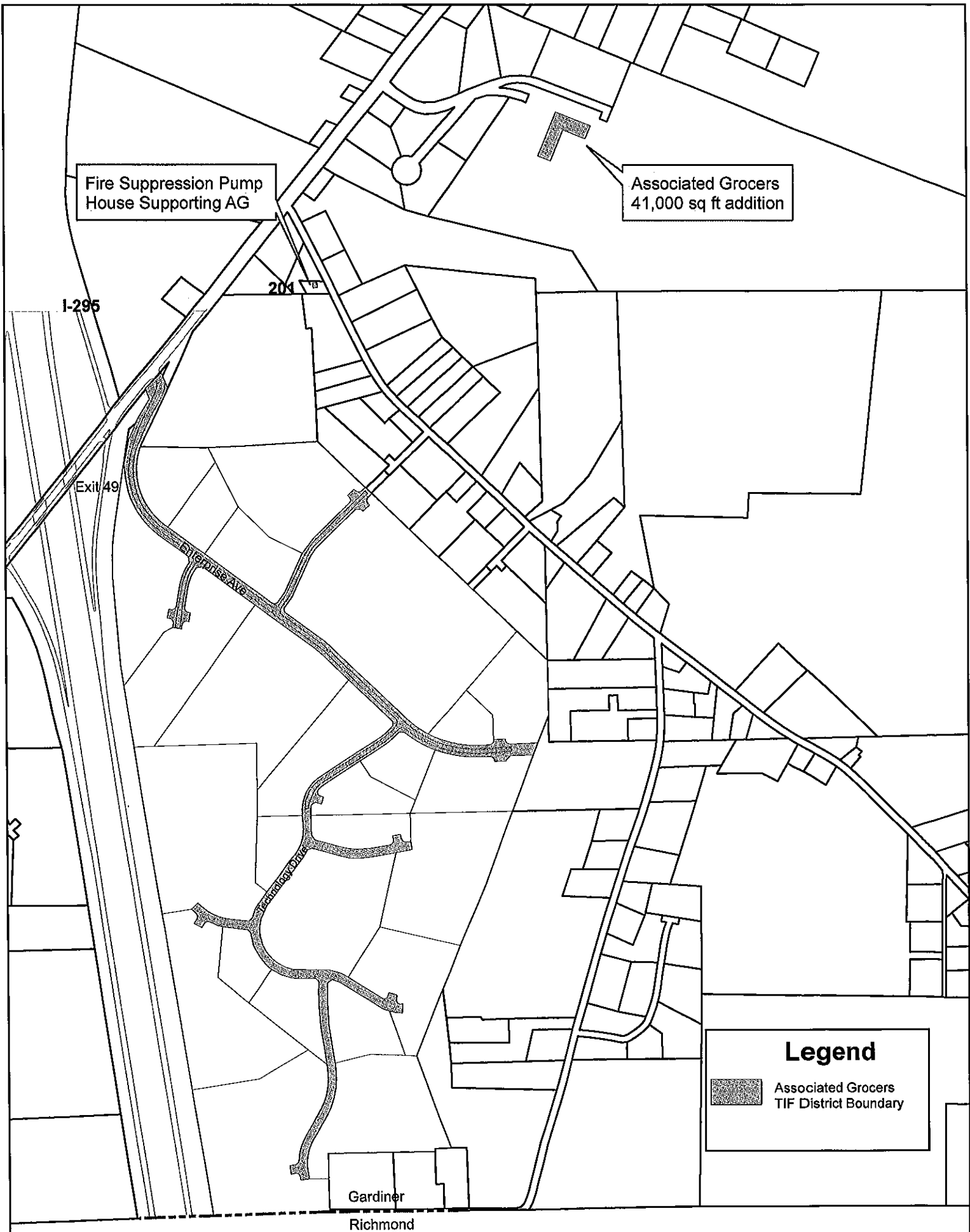
Exhibits

- 1 City of Gardiner property map showing district property relative to town boundaries
- 2 City of Gardiner property map showing district property
- 3 Original TIF Assessor's certificate- City of Gardiner Maine
- 4 Estimated captured assessed values and tax shifts (C-1)
- 5 Tax Shift Benefit (C-2)
- 6 Notice of public hearing
- 7 Ad for public hearing
- 8 City of Gardiner city council order
- 9 Minutes of public hearing and city council meeting

City of Gardiner Associated Grocers TIF



Associated Grocers TIF District



ASSESSORS' CERTIFICATE


CITY OF GARDINER, MAINE

The undersigned Assessor for the City of Gardiner, Maine hereby certifies pursuant to the provisions of M.R.S.A Title 30-A § 5227(2) that:

The assessed value of the area to be added to the Associated Grocers Tax Increment Financing District as described in the amended development Program to which this Certificate is included and the Associated Grocers TIF District Map, was \$0 (United States currency) as of March 31, 2010 (April 1, 2009).

In Witness Whereof, This Certificate has been executed as of this 17th day of February, 2011.

ASSESSOR



Curt E. Lebel, Assessor, City of Gardiner

Certificate
for added
areas
Map 7
Lot 8-1

CERTIFICATE

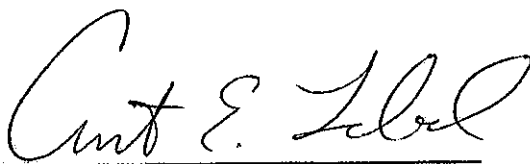
CITY OF GARDINER, MAINE

CITY ASSESSOR

The undersigned City Assessor for the City of Gardiner, Maine does hereby certify pursuant to the provisions of M.R.S.A Title 30-A § 5227 that the assessed value of the Associated Grocers Inc. Tax Increment Financing District as described in the Development Program to which this certificate is included, for a portion of the property identified as tax map 11 Lot 32, was \$26,400 (land only) as of March 31, 2005, i.e. April 1, 2004 Assessment

The undersigned further certifies that the portions of the tax map on which the District is delineated and which are attached to the Development Program referenced above as Exhibits K-1 & K-2 are reasonable depictions of the District within the municipality.

In Witness Whereof, This Certificate has been executed as of this 7th day of March, 2006.



Curt E. Lebel, Assessor, City of Gardiner

Exhibit C-1: Estimated Captured Assessed Values
Associated Grocers TIF Update

Year #	Tax Year	Original Assessed Value	Actual or Projected Value	Actual or Projected Incremental Value	% of Value Captured	Projected Tax Rate	Captured TIF Revenue	CEA	Econ Dev	General Fund
1	2006	\$26,400	\$4,703,200	\$4,676,800	100%	0.0218	\$101,954	\$76,466	\$25,489	\$ -
2	2007	\$26,400	\$4,703,200	\$4,676,800	100%	0.0218	\$101,954	\$76,466	\$25,489	\$ -
3	2008	\$26,400	\$4,368,900	\$4,342,500	100%	0.0169	\$73,388	\$36,694	\$36,694	\$ -
4	2009	\$26,400	\$4,368,900	\$4,342,500	100%	0.0172	\$74,691	\$37,346	\$37,346	\$ -
5	2010	\$26,400	\$3,923,900	\$3,897,500	100%	0.0192	\$74,832	\$37,416	\$37,416	\$ -
6	2011	\$26,400	\$3,923,900	\$3,897,500	100%	0.0192	\$74,832	\$37,416	\$37,416	\$ -
7	2012	\$26,400	\$3,923,900	\$3,897,500	100%	0.0192	\$74,832	\$37,416	\$37,416	\$ -
8	2013	\$26,400	\$3,923,900	\$3,897,500	100%	0.0192	\$74,832	\$37,416	\$37,416	\$ -
9	2014	\$26,400	\$3,923,900	\$3,897,500	100%	0.0192	\$74,832	\$37,416	\$37,416	\$ -
10	2015	\$26,400	\$4,473,246	\$4,446,846	100%	0.0192	\$85,379	\$42,690	\$42,690	\$ -
11	2016	\$26,400	\$4,473,246	\$4,446,846	100%	0.0192	\$85,379	\$0	\$85,379	\$ -
12	2017	\$26,400	\$4,473,246	\$4,446,846	100%	0.0192	\$85,379	\$0	\$85,379	\$ -
13	2018	\$26,400	\$4,473,246	\$4,446,846	100%	0.0192	\$85,379	\$0	\$85,379	\$ -
14	2019	\$26,400	\$5,099,500	\$5,073,100	100%	0.0192	\$97,404	\$0	\$97,404	\$ -
15	2020	\$26,400	\$5,099,500	\$5,073,100	100%	0.0192	\$97,404	\$0	\$97,404	\$ -
16	2021	\$26,400	\$5,099,500	\$5,073,100	100%	0.0192	\$97,404	\$0	\$97,404	\$ -
17	2022	\$26,400	\$5,099,500	\$5,073,100	100%	0.0192	\$97,404	\$0	\$97,404	\$ -
18	2023	\$26,400	\$5,813,431	\$5,787,031	100%	0.0192	\$111,111	\$0	\$111,111	\$ -
19	2024	\$26,400	\$5,813,431	\$5,787,031	100%	0.0192	\$111,111	\$0	\$111,111	\$ -
20	2025	\$26,400	\$5,813,431	\$5,787,031	100%	0.0192	\$111,111	\$0	\$111,111	\$ -
21	2026	\$26,400	\$5,813,431	\$5,787,031	100%	0.0192	\$111,111	\$0	\$111,111	\$ -
22	2027	\$26,400	\$6,627,311	\$6,600,911	100%	0.0192	\$126,737	\$0	\$126,737	\$ -
23	2028	\$26,400	\$6,627,311	\$6,600,911	100%	0.0192	\$126,737	\$0	\$126,737	\$ -
24	2029	\$26,400	\$6,627,311	\$6,600,911	100%	0.0192	\$126,737	\$0	\$126,737	\$ -
25	2030	\$26,400	\$6,627,311	\$6,600,911	100%	0.0192	\$126,737	\$0	\$126,737	\$ -
26	2031	\$26,400	\$7,555,134	\$7,528,734	100%	0.0192	\$144,552	\$0	\$144,552	\$ -
27	2032	\$26,400	\$7,555,134	\$7,528,734	100%	0.0192	\$144,552	\$0	\$144,552	\$ -
28	2033	\$26,400	\$7,555,134	\$7,528,734	100%	0.0192	\$144,552	\$0	\$144,552	\$ -
29	2034	\$26,400	\$7,555,134	\$7,528,734	100%	0.0192	\$144,552	\$0	\$144,552	\$ -
30	2035	\$26,400	\$8,612,853	\$8,586,453	100%	0.0192	\$164,860	\$0	\$164,860	\$ -
30 Year Total							\$3,151,740	\$456,741	\$ 2,694,999	\$ -

Exhibit C-2: Tax Shift Benefit
Associated Grocers TIF Update

Year #	Tax Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Shift Benefits	Local Education Contribution Benefit	General Fund
1	2006	\$0	\$0	\$0	\$0	\$0	\$ -
2	2007	\$0	\$0	\$0	\$0	\$0	\$ -
3	2008	\$30,633	\$4,368	\$13,566	\$48,567	\$9,215	\$ -
4	2009	\$30,633	\$4,639	\$13,510	\$48,782	\$9,198	\$ -
5	2010	\$28,443	\$4,575	\$12,400	\$45,418	\$8,501	\$ -
6	2011	\$28,443	\$4,854	\$12,033	\$45,331	\$8,397	\$ -
7	2012	\$25,529	\$4,624	\$10,517	\$40,669	\$7,453	\$ -
8	2013	\$25,529	\$4,911	\$10,494	\$40,933	\$7,446	\$ -
9	2014	\$25,529	\$5,217	\$10,471	\$41,216	\$7,439	\$ -
10	2015	\$25,529	\$5,536	\$10,194	\$41,258	\$7,354	\$ -
11	2016	\$25,529	\$5,877	\$10,046	\$41,452	\$7,308	\$ -
12	2017	\$29,127	\$7,124	\$11,462	\$47,712	\$8,338	\$ -
13	2018	\$29,127	\$7,567	\$11,462	\$48,156	\$8,338	\$ -
14	2019	\$29,127	\$8,033	\$11,269	\$48,429	\$8,277	\$ -
15	2020	\$29,127	\$8,534	\$11,269	\$48,929	\$8,277	\$ -
16	2021	\$33,229	\$10,342	\$12,856	\$56,427	\$9,442	\$ -
17	2022	\$33,229	\$10,987	\$12,856	\$57,071	\$9,442	\$ -
18	2023	\$33,229	\$11,661	\$12,601	\$57,491	\$9,359	\$ -
19	2024	\$33,229	\$12,388	\$12,601	\$58,218	\$9,359	\$ -
20	2025	\$37,905	\$15,012	\$14,374	\$67,291	\$10,677	\$ -
21	2026	\$37,905	\$15,947	\$14,374	\$68,226	\$10,677	\$ -
22	2027	\$37,905	\$16,926	\$14,081	\$68,912	\$10,579	\$ -
23	2028	\$37,905	\$17,980	\$14,081	\$69,966	\$10,579	\$ -
24	2029	\$43,236	\$21,787	\$16,061	\$81,084	\$12,067	\$ -
25	2030	\$43,236	\$23,144	\$16,061	\$82,441	\$12,067	\$ -
26	2031	\$43,236	\$24,586	\$16,061	\$83,883	\$12,067	\$ -
27	2032	\$43,236	\$26,118	\$16,061	\$85,415	\$12,067	\$ -
28	2033	\$49,313	\$31,644	\$18,319	\$99,277	\$13,763	\$ -
29	2034	\$49,313	\$33,616	\$18,319	\$101,248	\$13,763	\$ -
30	2035	\$49,313	\$35,710	\$18,319	\$103,342	\$13,763	\$ -
30 Year Total		\$967,721	\$383,706	\$375,717	\$1,727,143	\$275,212	\$ -

**NOTICE OF PUBLIC HEARING
CITY OF GARDINER**

**regarding Municipal Tax Increment Financing District(s) that are known as the
Harper's II LLC, Pine State Trading, EJ Prescott, and the Associated Grocers of Maine.**

Notice is hereby given that the City of Gardiner will hold a Public Hearing at its City Council Meeting on:

**Wednesday, February 9th, 2010, 7 PM, at
Gardiner City Hall, City Council Chambers, 6 Church Street, Gardiner, Maine.**

The purpose of the public hearing is to receive public comments on amendments to the duration of time to the existing Harper's II LLC, Pine State Trading, EJ Prescott, and the Associated Grocers of Maine Tax Increment Financing Districts, which includes adoption of an amended development programs for the Districts, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statues, as amended.

The existing Harper's II LLC TIF consists of property located at 99 Enterprise Ave, Libby Hill Business Park, and is shown on tax map 7 lot 18A-14 within the city of Gardiner. The existing Pine State Trading TIF consists of property located at 100 Enterprise Ave., Libby Hill Business Park, and is shown on tax map 7 lot 18A-5 within the city of Gardiner. The existing EJ Prescott TIF consists of property located at 32 Prescott St., Libby Hill Business Park, and is shown on tax map 7 lot 18A-3 and tax map 7 lot 18A-4 within the city of Gardiner. The existing Associated Grocers of Maine TIF consists of a portion of property located at 47 AG Dr., and is shown as a portion of tax map 11 lot 32 within the city of Gardiner.

A copy of the proposed updated development program for the Districts will be on file with the City Clerk prior to the Public Hearing. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. Please contact Jason Simcock, Planning and Development Director, at 207-582-6888 if you have any questions or comments.

ANNOUNCEMENTS

100 Legals

Legal Advertisement

City of Augusta
Request for Proposals
for Bid No. 211021
for Emergency Medical
Services (EMS) Billing
The City of Augusta will
accept bids for the

NOTICE OF PUBLIC HEARING CITY OF GARDINER

regarding Municipal Tax Increment Financing District(s) that are known as the Harper's II LLC, Pine State Trading, E.J. Prescott, and the Associated Grocers of Maine.

Notice is hereby given that the City of Gardiner will hold a Public Meeting at its City Council Meeting on:

Wednesday, February 9th, 2010, 7 PM, at Gardiner City Hall, City Council Chambers, 6 Church Street, Gardiner, Maine.

The purpose of the public hearing is to receive public comments on amendments to the duration of time to the existing Harper's II LLC, Pine State Trading, E.J. Prescott, and the Associated Grocers of Maine Tax Increment Financing Districts, which includes adoption of an amended development program for the Districts, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The existing Harper's II LLC TIF consists of property located at 89 Enterprise Ave, Libby Hill Business Park, and is shown on tax map 7 lot 18A-14 within the city of Gardiner. The existing Pine State Trading TIF consists of property located at 100 Enterprise Ave., Libby Hill Business Park, and is shown on tax map 7 lot 18A-5 within the city of Gardiner. The existing E.J. Prescott TIF consists of property located at 32 Prescott St., Libby Hill Business Park, and is shown on tax map 7 lot 18A-3 and tax map 7 lot 18A-4 within the city of Gardiner. The existing Associated Grocers of Maine TIF consists of a portion of property located at 47 AG Dr., and is shown as a portion of tax map 11 lot 32 within the city of Gardiner.

A copy of the proposed updated development program for the Districts will be on file with the City Clerk prior to the Public Hearing. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. Please contact Jason Simcock, Planning and Development Director, at 207-862-8898 if you have any questions or comments.

Legal Advertisement
NOTICE OF PUBLIC FORECLOSURE SALE
Pursuant to 14 M.R.S.A. §6323

100 Legals

Maine, described in said mortgage as being located at 28 Chantal Dr. (Note: The identification of the location of the property is as stated in the mortgage, which may have been subject to change and/or differ from the City/Town records).

TERMS OF SALE: These property shall be sold to the highest bidder at the sale, who shall pay a deposit of \$1000.00.

AINS WORTH, THELIN & RAFTICE, P.A.
as close as possible to their departure to attend the sale in order to confirm the occurrence of the sale as scheduled. Prospective bidders who reside outside a fifty (50) mile radius of Portland, Maine, may participate at the sale via telephone upon approval obtained from Ainsworth, Thelin & Raftice, P.A. at least five (5) days prior to the sale and on such terms as are acceptable to mortgagee. DATED: January 26, 2011
David E. Stearns, Esq., Attorney for Midfirst Bank
AINS WORTH, THELIN & RAFTICE, P.A.
P.O. Box 2412
South Portland, ME 04116-2412
(207) 767-4824

Legal Advertisement

Notice of Public Hearing
City of Gardiner will hold a second reading on February 9 at 7:00 p.m. to extend the Central Business Zone to include areas along Summer St, Summer St Extension and Winter St. The hearing will be held at the Gardiner City Council Meeting, 6 Church St, Gardiner, ME.

Legal Advertisement

Notice of Public Hearing
City of Gardiner will hold a second reading on February 9 at 7:00 p.m. to review Land Use Zoning changes: change zoning for property located at City Tax Map 29, Lot 2 not be changed from High Density Zoning district to Planned Development Zoning District. The hearing will be held at the Gardiner City Council Meeting, 6 Church St, Gardiner, ME.

Legal Advertisement

NOTICE OF SALE
Notice is hereby given that in accordance with a Summary Judgment of Foreclosure and Sale dated September 7, 2010 and entered in the action entitled SAC Home Loans Servicing, L.P. v/k/a Countrywide Home Loans Servicing, L.P. v. Ronald L. Haugen and Marlene V. Fuller, which Judgment was entered in the District Court for Southern Kennebec County, Docket No. AUG-RE-10-003, and wherein the Court adjudged a foreclosure of a mortgage deed granted by Ronald L. Haugen and Marlene V. Fuller to Mortgage Electronic Registration Systems, Inc. dated November 19, 2008 and recorded in the Kennebec

260 Snow Removal

GARDINER AREA Snow
plowing and roof shovelling
Great rates. Call 441-8219

SNOW BLOWER: ARIENS,
1336 Pro, 13 hp. 36" cut. Diff. lock. Hand warmers. Electric start/Remote. Sold new \$2895. Like new \$1400.
Trailside Performance
873-2366

261 Storage

ALLEN'S SELF STORAGE

Tuesday, February 8, 9:00 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

Wednesday, February 9, 9:00 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

Thursday, February 10, 9:00 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

Friday, February 11, 9:00 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

Monday, February 14, 9:00 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

Tuesday, February 15, 9:30 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

Thursday, February 17, 9:00 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

Friday, February 18, 9:00 a.m.
Central Conference Room
76 Northern Ave, Gardiner, ME 04345

300 Business Opportunities

NOTICE TO READERS
For more information and assistance regarding the reliability of business opportunities, employment services, and financing, Central Maine Newspapers urges its readers to contact the Better Business Bureau, Inc., Maine Division, 612 Stevens Ave., Portland, ME 04103-2849.



610 General Help Wanted

ARE YOU MOTIVATED, FRIENDLY & CAN SELL AUTOMOTIVE SERVICE?

Busy upscale Automotive Shop in the midcoast - is looking for a Service Writer with Sales experience and the right attitude. Clean, professional & well-equipped shop, with "A" grade customers, looking for a team-oriented writer. Excellent pay, benefits for honest work. See www.smatechinfo.com.

Board of Professional Land Surveyors - Regular Meeting (for more info call 624-8603)

Plumbers' Examining Board Regular Meeting (for more info call 624-8603)

Maine Fuel Board Regular Meeting (for more info call 624-8603)

Board of Social Worker License Regular Meeting (for more info call 624-8603)

Board of Speech-Language Pathology, Audiology and Hearing Aid Dealing and Fitting - Regular Meeting (for more info call 624-8603)

Board of License for Professional Land Surveyors - Regular Meeting (for more info call 624-8603)

Real Estate Commission Regular Meeting/Hearings (for more info call 624-8603)

Electricians' Examining Board Regular Meeting (for more info call 624-8603)

Have you heard...?



Starting January 1st
3 EASY WAYS TO PAY
For Your Classified ad!

- 1. CREDIT CARD**
Visa, Master Card, Discover, American Express
- 2. CASH, CHECK or MONEY ORDER**



Order # 11-05
Associated Grocers of Maine Development Tax Increment Financing
Development Program

WHEREAS, the City of Gardiner (the "City") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate a specified area within the City as the Associated Grocers of Maine Development Tax Increment Financing District, and to adopt a Development Program for the Associated Grocers of Maine District (the "Development Program");

WHEREAS, there is a need for economic development in the City of Gardiner, in the surrounding region, and in the State of Maine; and

WHEREAS, there is a need to improve and broaden the tax base of the City of Gardiner; and to improve the general economy of the City of Gardiner and the surrounding region; and

WHEREAS, implementation of the Development Program will help to improve and broaden the tax base in the City of Gardiner and improve the economy of the City of Gardiner and the region by attracting business development to the District; and

WHEREAS, there is a need to implement continued economic development initiatives in Gardiner through the establishment of the Associated Grocers of Maine TIF District in accordance with the provision of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended; and

WHEREAS, the City desires to amend the current Associated Grocers of Maine TIF District and to amend its Development Program; and

WHEREAS, amendments to the Associated Grocers of Maine Development TIF include extending the term to 30 years, updating the boundaries map, and updating the Development Program; and

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

ORDERED AS FOLLOWS:

Section 1. The City of Gardiner hereby **amends** the Associated Grocers of Maine Development and Tax Increment Financing District and **amends** the Development Program for such District; such designations and adoptions to be pursuant to the following findings, terms, and provisions:

Section 2. The City Council hereby finds and determines that:

a. At least twenty-five percent (25%), by area, of the real property within the Associated Grocers of Maine Development District, as hereinafter designated, is suitable for commercial uses.

b. The total area of the Associated Grocers of Maine Development does not exceed two percent (2%) of the total acreage of the City, and the total area of all development districts within the City does not exceed five percent (5%) of the total acreage of the City.

c. The original assessed value of all existing and proposed tax increment financing districts does not exceed five percent (5%) of the total value of equalized taxable property within the City as of April 1, 2009; and

d. The amended designation of the District and pursuit of the Development Program will continue to contribute to the economic growth and well being of the City of Gardiner and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the City of Gardiner, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

Section 3. Pursuant to the provisions of 30-A M.R.S.A. § 5227, the percentage of increased assessed value to be retained as captured assessed value in accordance with the Development Program is hereby established as set forth in the Development Program.

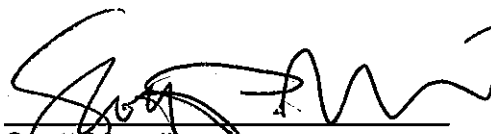
Section 4. The City Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed amendments of the Associated Grocers of Maine Development District and the proposed amendments to the Development Program for the Associated Grocers of Maine Development District 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. § 5226.

Section 5. The foregoing amendment of the Associated Grocers of Maine Development District and the adoption of the Development Program for the Associated Grocers of Maine Development District shall automatically become final and shall take full force and effect upon receipt by the City of approval of the

amendment to the Associated Grocers of Maine Development TIF District and adoption of the amended Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the City, the City Council, or any other party.

Section 6. The City Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions to the Development Program for the Associated Grocers of Maine Development District as the City Council, or its duly appointed representative, deem 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 resolutions or the basic structure and intent of the Development Program.

Dated: February 9th, 2011

A handwritten signature in black ink, appearing to read 'Scott Morell', is written over a horizontal line. A long, thin, slightly curved line extends from the right side of the signature across the page.

Scott Morell
City Manager

GARDINER CITY COUNCIL MINUTES

Wednesday, February 9, 2011

2. PETITIONS, COMMUNICATIONS, RESOLUTIONS, & PUBLIC HEARINGS

2.3 Public Hearing for TIF Amendments. No public comments were made during the public hearing, however, discussion took place later in the meeting during agenda item 5.1.

5. NEW ITEMS

5.1 Consideration of TIF Amendments- Jason Simcock presented information on the proposed TIF amendments. For the proposal, all TIF's would be extended to the 30 years allowed by statute, and include updates to boundaries and project development cost lists. During the discussion on the tax shift benefits, one person from the public commented in support of the shift benefits. Other discussion included the importance of using the TIF revenue for funding Libby Hill debt service. **Motion to approve TIF for: EJP, PINE STATE, AG, AND HARPERS: by Councilor Thompson, Second by Councilor Johnston. Motion passed with a unanimous vote.**



DEIRDRE BERGLUND
Notary Public, Maine
Commission Expires 8/9/2016

