

Town of Bridgton
SPECIAL TOWN MEETING
Tuesday, August 11, 2020

State of Maine

County of Cumberland, ss

TO: Phillip A. Jones, a resident of the Town of Bridgton.

Greetings: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Bridgton in said County and State, qualified by law to vote in town affairs to meet at the Town Hall located at 26 North High Street in said Town on Tuesday, the 11th day of August at 6:00 o'clock in the evening to vote on Article 1 through Article 2 [A person who is not registered as a voter may not vote at the Town Meeting].

Article 1. To elect a Moderator to preside at said meeting and to vote by written ballot.

Article 2. (Affordable Housing TIF)

Shall the following vote be adopted:

Shall the voters of the Town of Bridgton, Maine designate an affordable housing development district to be known as the "15 Harrison Road Municipal Affordable Housing Development and Tax Increment Financing District" and adopt the Development Program for the District such designation and adoption to be pursuant to the following findings, terms and provisions?

WHEREAS, the Town of Bridgton (the "Town") is authorized pursuant to Chapter 206, Subchapter 3 of Title 30-A of the Maine Revised Statutes, as amended, to designate specified areas within the Town as Affordable Housing Development Districts and to adopt a development program for such Districts; and

WHEREAS, it has been proposed that the Town designate certain land located at 15 Harrison Road as the "15 Harrison Road Municipal Affordable Housing Development and Tax Increment Financing District" (the "District") and adopt a development program for the District (the "Development Program"); and

WHEREAS, the Town has held a public hearing on the question of establishing the District and adopting the Development Program, in accordance with the requirements of 30-A M.R.S.A. Subsection 5250, upon at least ten (10) days prior notice published in the Portland Press Herald, a newspaper of general circulation within the Town; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine State Housing Authority (the Authority) approving the designation of the District and the adoption of the Development Program for the District; and

WHEREAS, at least 25% of the property within the District is suitable for residential use, and in need of rehabilitation or redevelopment; and

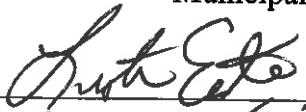



NOW, THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:

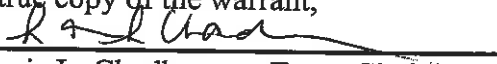
1. The designation of the District and pursuit of the Development Program will create affordable, livable housing within the Town of Bridgton, and therefore constitutes a good and valid public purpose.
2. Pursuant to Chapter 206, subchapter 3 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the 15 Harrison Road Municipal Affordable Housing Development and Tax Increment Financing District as more particularly described in the documents presented to the Town Meeting in the form attached hereto.
3. Pursuant to the provisions of 30-A M.R.S.A., Subsection 5250-A, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.
4. The Town Manager be and is hereby authorized, empowered and directed to submit the proposed designation of the District and the proposed Development Program for the District to the Maine State Housing Authority for review and approval pursuant to the requirements of 30-A M.R.S.A. Chapter 206, subchapter 3.
5. The Town Manager be and is hereby authorized and empowered at his discretion from time to time to make such revisions to the Development Program for the District as he/she deems reasonably necessary or convenient in order to facilitate the process of review and approval of the District by the Maine State Housing Authority, or for any other reason so long as such provisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.
6. The foregoing designation of the District and the adoption of the Development Program shall automatically become final and shall take full force and effect upon receipt by the Town Board of Selectmen of approval of the designation of the District and adoption of the Development Program by the Maine State Housing Authority, without requirements of further action by the Town, the Board of Selectmen or any other party. Upon approval of the District and Development Program by Maine State Housing Authority, the Town Manager is further authorized to execute and deliver a Credit Enhancement Agreement between the Town and the owner of all land in the District in form and substance substantially identical to that attached as an exhibit to the Development Program.
7. The Town Manager be and is hereby authorized to create a Municipal Project Cost Account, as contemplated by the Development Program in the name of and on behalf of the Town, such Account to be in such form and to contain such terms and provisions, not inconsistent with the Development Program and this Order, and a percentage of the proceeds of the Municipal Project Cost account, as specified in the Development Program, shall be used to defray operating expenses for eligible projects within the District, consistent with the Development Program. Said Development Program and Account to be reviewed and approved by the Town Solicitor or his/her designee.

8. The Town Manager is authorized to file the yearly reports required by 30-A M.R.S.A. § 5250-E and otherwise to take all lawful actions required in the administration of the District and Development program.

Given under our hands on this 28th day of July 2020.

Municipal Officers/Board of Selectmen:

	/ Liston E. Eastman
	/ Glenn R. Zaidman
	/ Carmen E. Lone
	/ George Frederick Packard

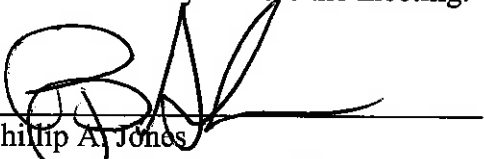
A true copy of the warrant,
Attest: 
Laurie L. Chadbourne, Town Clerk

RETURN ON THE WARRANT

Bridgton, Maine

July 31, 2020

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of the Town of Bridgton, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the Bridgton Town Office located at 3 Chase Street, at the Bridgton Town Hall located at 26 North High Street and at www.bridgtonmaine.org, all being public and conspicuous places in said town, on the 31st day of July, 2020 which is at least seven days before the meeting.



Phillip A. Jones
Resident of the Town of Bridgton