

Board of Selectmen's Meeting Minutes
August 11, 2020; 3:00 P.M.

Board Members Present: Liston E. Eastman, Glenn R. Zaidman; Carmen Lone; G. Frederick Packard

Administration Present: Town Manager Robert Peabody; Deputy Town Manager Georgiann Fleck; Town Clerk Laurie Chadbourne; Code Enforcement Officer Brenda Day; Community Development Director Linda LaCroix; Community Development Administrative Assistant Courtney Kemp; Recreation Director Gary Colello; Fire Chief Thomas Harriman; Public Services Director David Madsen; Deputy Town Clerk Suzannah Forsythe; Finance Officer Charisse Keach.

1. Call to Order

Town Manager Peabody called the meeting to order at 5:00 P.M.

2. Pledge of Allegiance

The "Pledge of Allegiance" was recited.

3. Approval of Minutes

a. July 28, 2020

b. August 5, 2020

Motion was made by Selectman Eastman for approval of the minutes from the July 29, 2020 and August 5, 2020 Board Meetings; second from Selectman Lone. 4 approve/0 oppose

4. Public Comments on Non-Agenda Items

Community Development Director Linda LaCroix introduced her new Administrative Assistant Courtney Kemp. The Board welcomed Ms. Kemp.

5. Committee Reports

There were no Committee Reports.

Town Manager Peabody brought agenda item 7a4 forward.

7. New Business

a. Awards and Other Administrative Recommendations

4. Sponsorship from Norway Savings Bank

Recreation Director Gary Colello reported that Norway Savings Bank has graciously donated \$3,000 to sponsor the Fall 2020 Youth Soccer Program. The Bank would like to cover all the registrations for the soccer program therefore the cost to the participant (residents of Bridgton only) and their family is free. Vince Osgood and Heidi Edwards presented their donation to Director Colello. **Motion** was made by Selectman Eastman to accept the donation from Norway Savings Bank of \$3,000 to sponsor the Fall 2020 Youth Soccer Program; second from Selectman Lone. 4 approve/0 oppose

6. Correspondence, Presentations and Other Pertinent Information

a. Moose Pond Proposal by Denmark Town Manager

Denmark's Interim Town Manager, Bertrand Kendall, presented a request to the Board to share in the cost of an engineering assessment for work needed on the Moose Pond Dam. Representatives from the Moose Pond Dam Association were present requesting Bridgton's support as well. Discussion ensued. **Motion** was made by Selectman Lone to approve the expenditure of \$85,000 towards the Woodward and Curran fee estimate for repairs to the Moose Pond Dam to be included in the FY20-21 budget; second from Selectman Eastman. **Motion** was made by Selectman Eastman to amend the motion to add, "subject to the Town of Sweden's participation;" second from Selectman Lone.

Vote on amendment: 4 approve/0 oppose

Vote on amended motion: 4 approve/0 oppose

b. A Petition from the Residents of the Upper Section of Highland Road

A petition signed by residents of the upper portion of Highland Road requesting that the Select Board take appropriate action measures to curtail speeding on the road. Jim Cossey thanked Town Manager Peabody and the Select Board for reviewing this issue. **Motion** was made by Selectman Lone to refer this issue to the Police Department for resolution; second from Selectman Packard. 4 approve/0 oppose

c. MSAD 61 Reopening Plan – Superintendent Al Smith

Superintendent Al Smith reviewed the reopening plan for MSAD 61 and responded to several questions asked by the Board.

d. Extension for Use of Depot Street Dining Area – Christian Cuff

Christian Cuff, the owner of Vivo's was present to request permission that his permitted use of a portion of Depot Street be extended until the end of September. **Motion** was made by Selectman Eastman to approve Christian Cuff's use of Depot Street until September 30, 2020 under the same terms and conditions as previously approved; second from Selectman Packard. **Motion** was made by Selectman Zaidman to amend the motion to include, subject to approval by Downeast; second from Selectman Eastman.

Vote on amendment: 4 approve/0 oppose

Vote on amended motion: 4 approve/0 oppose

e. Health and Sanitation Issue – Lakes Environmental Association

Executive Director of Lake Environmental Association Colin Holme expressed concerns with the level of human feces being found in Long Lake and on private property. He asked the Board to install a porta-potty at the boat launch on Powerhouse Road. Town Manager Peabody noted that this property is owned by the State of Maine and suggested that LEA draft a letter of request to the State which the Board of Selectmen will support.

7. New Business

a. Awards and Other Administrative Recommendations

1. Adult and Medical Marijuana Fees (tabled from 7/28/2020)

Motion was made by Selectman Eastman to appoint Selectman Lone to oversee a working group comprising of the Police Chief, Code Enforcement Officer, Fire Chief and Community Development Director to establish fees to be brought back to the Board for consideration at their first meeting in September; second from Selectman Packard.

4 approve/0 oppose

Town Manager Peabody brought agenda item 7c1 forward.

c. Bookkeeping Questions

Selectman Zaidman had questions regarding the accounting procedures for processing grant funds. Finance Officer Charisse Keach responded that she has been in contact with our auditing firm and they have confirmed that the process she is using is the correct way to process grant funds which is recording them in the General Fund. Discussion ensued.

2. Maine Municipal Associations' Legislative Policy Committee Voting Ballot

Motion was made by Selectman Lone to vote for Lenny Adler to serve on the 2020-22 Legislative Policy Committee; second from Selectman Eastman. 4 approve/0 oppose

3. Maine Municipal Associations' Annual Election – Vice-President and Executive Committee Member Voting Ballot

Motion was made by Selectman Eastman to approve the slate of officers proposed by the MMA nominating committee; second from Selectman Zaidman. 4 approve/0 oppose

4. Sponsorship from Norway Savings Bank for Fall Soccer Program – Recreation Director

This item was addressed earlier in the meeting.

5. Confirmation of Police Chief

Motion was made by Selectman Eastman to confirm Philip Jones to the position of Police Chief; second from Selectman Packard. 4 approve/0 oppose

6. Request from Pondicherry Park Stewardship Committee to Accept Sign Standards

The Bridgton Library wants to do a Storybrook Trail in Pondicherry Park as they have in the past. The Pondicherry Park Steering Committee has established a set of sign standards and are seeking Board approval. **Motion** was made by Selectman Lone to approve the Storybrook Trail Sign Standards; second from Selectman Packard. 4 approve/0 oppose

b. Permits/Documents Requiring Board Approval

1. Certificate of Commitment of Sewer User Rates Commitment #241

Motion was made by Selectmen Eastman to commit the March 1, 2020 to May 31, 2020 Sewer User Rate Commitment #241 comprising of two pages totaling \$3,122.78 to the Treasurer for collection; second from Selectman Zaidman. 4 approve/0 oppose

2. Revision to the Sewer Billing Process per MRS Section 1208

This item was passed over.

3. Approval of Back-hoe Purchase – Public Services Department

Motion was made by Selectman Eastman to approve the lease purchase of a 2018 John Deere 310SL Backhoe Loader and related accessories in the principal amount up to \$107,000; second from Selectman Packard (see attached). 4 approve/0 oppose

4. Accept Payment and Approve Quit Claim Deed to Dale Torres (Map 14, Lot 52A)

This item is pending Code Enforcement Officer approval.

Town Manager Peabody brought agenda item 12 forward at 5:00 P.M.

.2. Public Hearing

To hear public comment on the following question that will be presented to the voters at a Special Town Meeting on Tuesday, August 11, 2020 at 6:00 P.M.:

(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

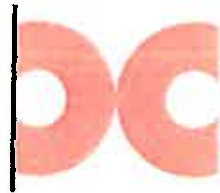
Housing Authority (the Authority) approving the designation of the District and the adoption of the Development Program for the District; and

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.

Town Manager Peabody opened the Public Hearing at 5:00 P.M. Director of Affordable Housing Laura Reading was present. Ms. Reading provided and reviewed the following information (document attached):



**DEVELOPERS
COLLABORATIVE**

**Laura Reading
Director of Affordable Housing**

Google Maps 15 Harrison Rd





Current Status

- Received Planning Board Approval at their July 21 meeting for 48 one bedroom units of affordable senior (55+) housing
- Preparing to submit Low Income Housing Tax Credit (LIHTC) Application to MaineHousing which is due on September 24

Affordable Housing for Seniors (55+)

- Bridgton and Lakes Region need affordable housing, particularly for seniors, to provide a diversity of housing options for residents
- This site fits in well with the priorities of MaineHousing's Low Income Housing Tax Credit (LIHTC) program, the primary source of funding for affordable housing in Maine, and priorities = points
 - Walking distance to essential businesses (Norway Savings Bank, Food City, Walgreens, etc.)
 - Strong need for affordable housing for seniors (6 out of 8 possible points)
 - High Opportunity Area (communities with above average access to health care, services, economic activity and quality education): 3 points, not available next year
 - Community support and property tax relief through Affordable Housing TIF District?

Affordable Housing for Seniors (55+)

MaineHousing - Rent Restricted Programs

Income Eligibility Limits and
Maximum Rent Levels

Incomes and Rents Effective 4-1-2020

FedHOME Rents Effective 7-1-2020

Housing Trust Fund Income and Rents Effective 7-1-2020

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Cumberland HMFA													
HERA 30%	16,440	18,780	21,120	23,460	25,350	27,240	29,100	30,890	411	440	528	610	681
HERA 40%	21,920	25,040	28,160	31,280	33,800	36,320	38,800	41,320	548	587	704	813	908
HERA 50%	27,400	31,300	35,200	39,100	42,250	45,400	48,500	51,650	685	733	880	1,016	1,135
HERA 60%	32,880	37,560	42,240	46,920	50,700	54,480	58,200	61,980	822	880	1,056	1,220	1,362
50% AMI	27,350	31,250	35,150	39,050	42,200	45,300	48,450	51,550	683	732	878	1,015	1,132
60% AMI	32,820	37,500	42,180	46,860	50,640	54,360	58,140	61,880	820	878	1,054	1,218	1,359
80% AMI	43,750	50,000	56,250	62,500	67,500	72,500	77,500	82,500	1,093	1,171	1,408	1,625	1,812
Low HOME	27,350	31,250	35,150	39,050	42,200	45,300	48,450	51,550	683	732	878	1,015	1,132
High HOME	32,820	37,500	42,180	46,860	50,640	54,360	58,140	61,880	776	815	1,051	1,340	1,424
HTF	16,450	18,800	21,720	25,200	30,680	35,160	39,640	44,120	411	440	543	711	879
FMR Effective 10-1-2019									776	815	1,051	1,415	1,424

Affordable Housing TIF District

- AHTIF District can be created to support the creation of new affordable housing units by providing property tax relief to the project but also as a way to demonstrate community support of the project and shelter the increased valuation from tax shift formulas which would otherwise decrease state aid for education and municipal revenue sharing and increase county tax
- 15 Harrison Road has a current assessed value (\$153,028), which brings \$2,295 in taxes to the town
- If we can build these 48 units of affordable housing we could increase the assessed value by approximately \$2,208,000 (\$46,000/unit based on Lakewood Apartments)
- At current tax rate of \$0.015, the property taxes on that increased value of \$2.2 million would be \$33,120/year
- Without a TIF, that \$33k generates approximately \$19,505 in fiscal impacts (loss of state aid for education, loss of municipal revenue sharing, increased county tax), bringing net revenues to the town of \$13,615
- Credit Enhancement Agreement that returns 50% of the increased property taxes (\$16,560) to the project's operating expenses (about 5% of estimated \$300k annual operating expenses) and 50% to the town (\$16,560)

Tax Shifts-Avoided Formula Impacts from Sheltering of Valuation: Town of Bridgton - 15 Harrison Affordable Housing Tax Increment Financing District

Table 1 - 2021-2047 Annual and Cumulative Fiscal Impacts of the TIF District Project Assumptions

Table 2 - Annual Formula Impacts on Municipality from Sheltering of Valuation

Year	Year-End 1	Total Added Valuation	Sheltered Valuation	Assessed Value of Items Add to Tax Assesment	Assessed Value of Items Municipal Revenue Sharing	Assessed Increase in County Tax	Total Annual Impact
1	2021	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
2	2022	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
3	2023	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
4	2024	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
5	2025	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
6	2026	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
7	2027	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
8	2028	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
9	2029	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
10	2030	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
11	2031	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
12	2032	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
13	2033	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
14	2034	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
15	2035	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
16	2036	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
17	2037	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
18	2038	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
19	2039	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
20	2040	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
21	2041	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
22	2042	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
23	2043	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
24	2044	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
25	2045	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
26	2046	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
27	2047	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
28	2048	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
29	2049	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
30	2050	\$2,208,000	\$2,208,000	\$17,000	\$1,000	\$1,000	\$1,000
30 Year TIF Total		\$66,240,000	\$66,240,000	\$510,000	\$30,000	\$30,000	\$30,000

This model is based on 100% of incremental valuation captured within the TIF District and 50% of captured revenues are for the municipal development fund and 50% for the developer project fund.
Prepared by: Cairn Associates, www.cairnassociates.com

TIF vs. NO TIF: Town of Bridgton - 16 Harrison Affordable Housing Tax Increment Financing District										
TIF: 100% Sheltered - 50% to Developer Project Account - 50% to Municipal Project Account										
TIF Year	Total added Valuation	Estimated MTR Rate	Tax Assessment on added Valuation	No TIF		TIF				Difference in Net Revenues TIF vs No TIF
				Revenue Less Use in Fiscal Year	Net G.F. Revenues to City	Total Captured Revenues	General Fund Requirement	Revenue Less than to Fund Formulas	Net Revenues to City	
1	\$2,200,000	16.00	\$35,120	\$10,595	\$13,615	\$33,120	\$0	\$0	\$10,595	\$2,045
2	\$2,200,000	16.00	\$35,120	\$10,577	\$13,543	\$33,120	\$0	\$0	\$10,595	\$3,017
3	\$2,200,000	16.00	\$35,120	\$10,559	\$13,471	\$33,120	\$0	\$0	\$10,595	\$3,989
4	\$2,200,000	16.00	\$35,120	\$10,541	\$13,399	\$33,120	\$0	\$0	\$10,595	\$4,961
5	\$2,200,000	16.00	\$35,120	\$10,523	\$13,327	\$33,120	\$0	\$0	\$10,595	\$5,933
6	\$2,200,000	16.00	\$35,120	\$10,505	\$13,255	\$33,120	\$0	\$0	\$10,595	\$6,905
7	\$2,200,000	16.00	\$35,120	\$10,487	\$13,183	\$33,120	\$0	\$0	\$10,595	\$7,877
8	\$2,200,000	16.00	\$35,120	\$10,469	\$13,111	\$33,120	\$0	\$0	\$10,595	\$8,849
9	\$2,200,000	16.00	\$35,120	\$10,451	\$13,039	\$33,120	\$0	\$0	\$10,595	\$9,821
10	\$2,200,000	16.00	\$35,120	\$10,433	\$12,967	\$33,120	\$0	\$0	\$10,595	\$10,793
11	\$2,200,000	16.00	\$35,120	\$10,415	\$12,895	\$33,120	\$0	\$0	\$10,595	\$11,765
12	\$2,200,000	16.00	\$35,120	\$10,397	\$12,823	\$33,120	\$0	\$0	\$10,595	\$12,737
13	\$2,200,000	16.00	\$35,120	\$10,379	\$12,751	\$33,120	\$0	\$0	\$10,595	\$13,709
14	\$2,200,000	16.00	\$35,120	\$10,361	\$12,679	\$33,120	\$0	\$0	\$10,595	\$14,681
15	\$2,200,000	16.00	\$35,120	\$10,343	\$12,607	\$33,120	\$0	\$0	\$10,595	\$15,653
16	\$2,200,000	16.00	\$35,120	\$10,325	\$12,535	\$33,120	\$0	\$0	\$10,595	\$16,625
17	\$2,200,000	16.00	\$35,120	\$10,307	\$12,463	\$33,120	\$0	\$0	\$10,595	\$17,597
18	\$2,200,000	16.00	\$35,120	\$10,289	\$12,391	\$33,120	\$0	\$0	\$10,595	\$18,569
19	\$2,200,000	16.00	\$35,120	\$10,271	\$12,319	\$33,120	\$0	\$0	\$10,595	\$19,541
20	\$2,200,000	16.00	\$35,120	\$10,253	\$12,247	\$33,120	\$0	\$0	\$10,595	\$20,513
21	\$2,200,000	16.00	\$35,120	\$10,235	\$12,175	\$33,120	\$0	\$0	\$10,595	\$21,485
22	\$2,200,000	16.00	\$35,120	\$10,217	\$12,103	\$33,120	\$0	\$0	\$10,595	\$22,457
23	\$2,200,000	16.00	\$35,120	\$10,199	\$12,031	\$33,120	\$0	\$0	\$10,595	\$23,429
24	\$2,200,000	16.00	\$35,120	\$10,181	\$11,959	\$33,120	\$0	\$0	\$10,595	\$24,401
25	\$2,200,000	16.00	\$35,120	\$10,163	\$11,887	\$33,120	\$0	\$0	\$10,595	\$25,373
26	\$2,200,000	16.00	\$35,120	\$10,145	\$11,815	\$33,120	\$0	\$0	\$10,595	\$26,345
27	\$2,200,000	16.00	\$35,120	\$10,127	\$11,743	\$33,120	\$0	\$0	\$10,595	\$27,317
28	\$2,200,000	16.00	\$35,120	\$10,109	\$11,671	\$33,120	\$0	\$0	\$10,595	\$28,289
29	\$2,200,000	16.00	\$35,120	\$10,091	\$11,599	\$33,120	\$0	\$0	\$10,595	\$29,261
30	\$2,200,000	16.00	\$35,120	\$10,073	\$11,527	\$33,120	\$0	\$0	\$10,595	\$30,233
30 Year	\$66,600,000		\$1,053,600	\$316,500	\$395,874	\$1,053,600	\$0	\$0	\$1,053,600	\$198,100

Prepared by Camoin Associates, www.camoinassociates.com

TIF v. No TIF

- Financially feasible operating budget for the project
- 50% TIF over 30 years is worth 3 points on LIHTC application (last year: 14 applicants, only 5 successful – those 5 all had at least 50% TIF; this year: 17 pre-applications, 4 are in Portland and 3 have 75% TIF)
- 3 points are important but even more important is that AHTIFs are a way for towns to show they support a project and want it to be successful
- Creation of 48 new affordable housing units for seniors and a greater diversity of housing options so that Bridgton residents don't have to leave Bridgton to find quality affordable housing
- The Town would be able to capture at least \$139k more in property tax revenue than if the increased value was not sheltered and resulted in loss of state aid for education, loss of municipal revenue sharing, and increased county taxes

Timeline

- In order to count towards our score on the tax credit application, the AHTIF application would need to be submitted to MaineHousing by August 24
- LIHTC Application due September 24
- LIHTC Allocations are typically announced in late November/early December
- If successful, could start construction around June 2021, completing construction around June 2022

Resident Therese Johnson supports the project noting that this situation is close to her heart. She has worked with the elderly over the years and believes that many people must leave the area because they cannot afford to live here.

Resident Paul Tworog supports the project as there is a huge need for senior affordable housing. He believes this is a positive development for the Town. Mr. Tworog suggested that the TIF be reduced from a 30-year program to a 20-year program.

Resident Deb Brusini supports the project.

Resident Cathy Pinkham supports the project for a senior community. She asked where individuals would apply to which Ms. Reading responded that Avesta Housing will be processing the tenant applications.

Resident Steve Collins noted that the amendment suggested by Mr. Tworog would be a substantive change to the existing information to which Community Development Director Linda LaCroix confirmed that substantive changes would require that the process start over from the beginning.

Selectman Zaidman asked if the project intends to hook into the wastewater system to which Ms. Reading responded, "yes."

Town Manager Peabody closed the hearing at 5:34 P.M.

The regular portion of the meeting resumed.

c. Selectmen's Concerns

- **Selectman Zaidman** had no concerns.
- **Selectman Packard** had no concerns.
- **Selectman Lone** tried to do some research on MMA over the weekend and was disappointed that she had to wait until Monday to gain access to parts of the site; she suggested that members have access upon election.
- **Selectman Eastman** received a concern from someone that received a tax bill for a house he does not own to which Town Manager Peabody will review this issue with the Town Clerk.

d. Town Manager's Report/Deputy Town Manager's Report

Manager's Report -08/11/20

General: A reminder that masks are required at the Town Office. If you are unable to wear one due to an underlying medical condition, please call to set up an appointment so that we can accommodate you in a manner that is safe for you and our staff. The Fire Department, Police Department and Public Services Department were all kept busy by Tropical Storm Isiah both during and cleaning up afterwards.

Due to State COVID Mandates, fireworks will not be held on Labor Day Weekend. The Town does not have the resources, staffing, or funding to adhere to the COVID-19 Prevention Checklist for a successful safe event for the community and visitors.

A reminder of the Selectboard Run-Off Election on August 25th, 8am to 8pm at the Bridgton Town Hall 26 North High Street.

Absentee ballots are available at the Town Office. Absentee ballot applications can be found on the Town's website.

Fire Department: The 2020 service truck bids were received July 31st. MacDonald Motors, Inc. was awarded the bid. Delivery is expected in October.

The Department will be joining the Harrison Fire Department for a joint vehicle extraction training on August 11th and 18th.

Recreation: Starting September 14th, the Town of Bridgton Recreation Department will create a temporary elementary school aged childcare option for children unable to physically attend school due to the nature of the Lake Region School District back to school plan. The program will be based out of the Town Hall Gym and Ice Rink.

Children from grades 2-6 can attend the childcare program on days they are not in school.

Hours for Bridgton Rec Childcare will be Monday through Friday from 7am to 6pm. 9am to 4pm will cost \$20 per child per day. 7am-8am is \$5 and 4pm-6pm is \$5. The program can accept up to 45 children per day.

8. Old Business

a. Wastewater Status Update

Town Manager Peabody provided a brief update on the Wastewater Status.

b. Streetscape: Upper and Lower Main Street Status Update

Town Manager Peabody provided a brief update on the Upper and Lower Main Street Status.

j. Treasurer's Warrants

Motion was made by Selectman Zaidman for approval of Treasurer's Warrants numbered 9, 10, 11, 12, 13, 14, 15 and 16; second from Selectman Packard. 4 approve/0 oppose

10. Public Comments on Non-Agenda Items

There were no public comments.

11. Dates for the Next Board of Selectmen's Meeting

August 25, 2020 (Town Manager Peabody will poll the Board.)

September 8, 2020

12. Public Hearing

This item was addressed earlier in the meeting.

13. Adjourn

Town Manager Peabody adjourned the meeting at 5:46 P.M.

Respectfully submitted,

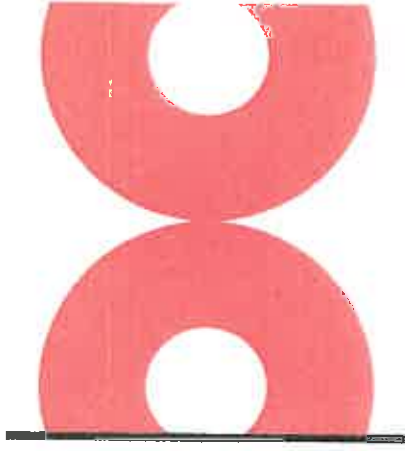
Laurie L. Chadbourne
Town Clerk

August 11, 2020

VOTE TO AUTHORIZE LEASE PURCHASE OF 2018 JOHN DEERE 310SL HL BACKHOE
LOADER AND RELATED ACCESSORIES IN PRINCIPAL AMOUNT OF UP TO \$107,000.00

Under and pursuant to the provisions of Title 30-A M.R.S., Sections 5721, 5722, and 5728, approval of the voters of the Town of Bridgton (the "Town") at a Town Meeting duly called and held on July 14, 2020 and all other applicable law, the Select Board of the Town hereby VOTES as follows:

1. That the Town Manager of the Town (the "Town Manager") is authorized to solicit proposals from lease purchase companies and to execute and deliver a lease purchase agreement in the name and on behalf of the Town to provide financing for 2018 JOHN DEERE 310SL HL BACKHOE LOADER and related accessories (the "Equipment") in a principal amount not to exceed \$107,000.00 (the "Maximum Principal Amount") in such form and on such terms not inconsistent with said Town Meeting approval and this Vote, as the Town Manager may approve (the "Lease");
2. That, to the extent not inconsistent with said Town Meeting approval and this Vote, the Town Manager is authorized to select such date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, form(s), and other details of the Lease as the Town Manager may approve, said approval to be conclusively evidenced by the execution and delivery thereof;
3. That the Town Manager is authorized to execute and deliver on behalf of the Town such tax compliance certificates and arbitrage and use of proceeds certificates as may, in the Town Manager's judgment, be necessary or convenient to effect the transactions authorized by this Vote;
4. That the Town Manager is authorized to covenant on behalf of the Town that (i) no part of the proceeds of the Lease shall be used, directly or indirectly, to acquire any securities and obligations, the acquisition of which would cause the Lease to be an "arbitrage bond" within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, (the "Code"), and (ii) the proceeds of the Lease and the Equipment financed by the Lease shall not be used in a manner that would cause the Lease to be a "private activity bond" within the meaning of Section 141 of the Code;
5. That the Town Manager is authorized to covenant on behalf of the Town to file any information report and pay any rebate due to the United States in connection with the issuance of the Lease, and to take all other lawful actions necessary to ensure the interest portion of the rental payments under and pursuant to the Lease will be excludable from the gross income of the owners thereof for purposes of federal income taxation and to refrain from taking any action which would cause such interest portion of the rental payments to become includable in the gross income of the owners thereof;
6. That the Town Manager may, as applicable, designate the Lease as a qualified tax-exempt obligation within the meaning of Section 265(b)(3) of the Code;
7. That the Town hereby resolves and declares its official intent pursuant to Section 1.150-2(e) of the Treasury Regulations that the Town reasonably expects to use the proceeds of the Lease to reimburse certain original expenditures from the Town's general or other fund, paid not earlier than 60 days prior to adoption of this Vote or to be paid, which original expenditures have been or will be incurred in connection with costs of the Equipment; and that the Town reasonably expects that the maximum principal amount that the Town will issue to finance the Equipment is the Maximum Principal Amount, as stated hereinabove, and further that an attested copy of this declaration of official intent be kept in the permanent records of the Town;

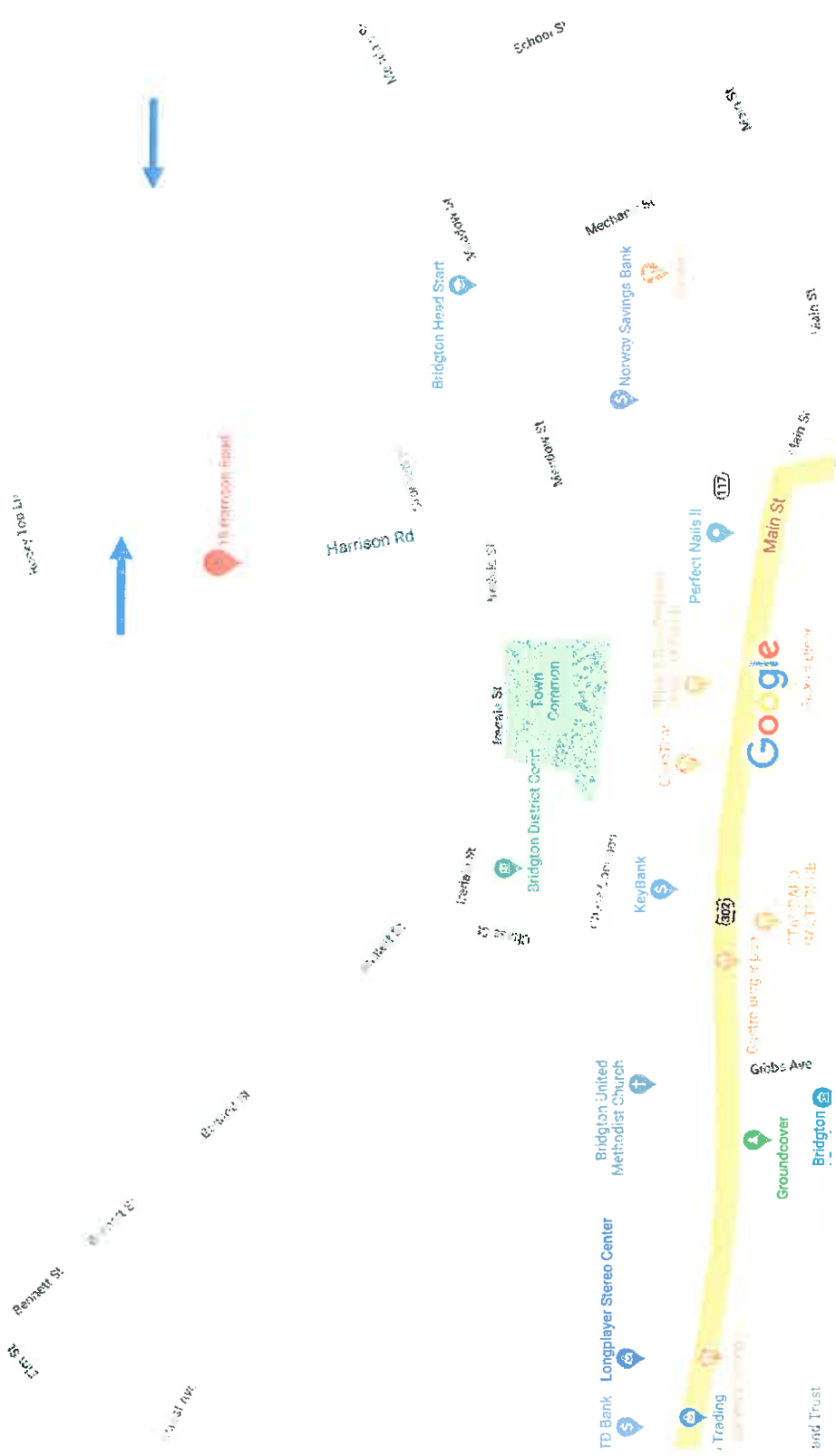


**DEVELOPERS
COLLABORATIVE**

Laura Reading

Director of Affordable Housing

Google Maps 15 Harrison Rd



Map data ©2020 100 ft



Current Status

- Received Planning Board Approval at their July 21 meeting for 48 one bedroom units of affordable senior (55+) housing
- Preparing to submit Low Income Housing Tax Credit (LIHTC) Application to MaineHousing which is due on September 24

Affordable Housing for Seniors (55+)

- Bridgton and Lakes Region need affordable housing, particularly for seniors, to provide a diversity of housing options for residents
- This site fits in well with the priorities of MaineHousing's Low Income Housing Tax Credit (LIHTC) program, the primary source of funding for affordable housing in Maine, and priorities = points
 - Walking distance to essential businesses (Norway Savings Bank, Food City, Walgreens, etc.)
 - Strong need for affordable housing for seniors (6 out of 8 possible points)
 - High Opportunity Area (communities with above average access to health care, services, economic activity and quality education): 3 points, not available next year
 - Community support and property tax relief through Affordable Housing TIF District?

Affordable Housing for Seniors (55+)

Maine Housing - Rent Restricted Programs

Income Eligibility Limits and

Maximum Rent Levels

Incomes and Rents Effective 4-1-2020

FedHOME Rents Effective 7-1-2020

Housing Trust Fund Income and Rents Effective 7-1-2020

	% Median Income - Adjusted by Family Size								Maximum Gross Rents				
	One	Two	Three	Four	Five	Six	Seven	Eight	0BR	1BR	2BR	3BR	4BR
Cumberland HMFA													
HERA 30%	16,440	18,780	21,120	23,460	25,350	27,240	29,100	30,990	411	440	528	610	681
HERA 40%	21,920	25,040	28,160	31,280	33,800	36,320	38,800	41,320	548	587	704	813	908
HERA 50%	27,400	31,300	35,200	39,100	42,250	45,400	48,500	51,650	685	733	880	1,016	1,135
HERA 60%	32,880	37,560	42,240	46,920	50,700	54,480	58,200	61,980	822	880	1,056	1,220	1,362
50% AMI	27,350	31,250	35,150	39,050	42,200	45,300	48,450	51,550	683	732	878	1,015	1,132
60% AMI	32,820	37,500	42,180	46,860	50,640	54,360	58,140	61,860	820	879	1,054	1,218	1,359
80% AMI	43,750	50,000	56,250	62,500	67,500	72,500	77,500	82,500	1,093	1,171	1,406	1,625	1,812
Low HOME	27,350	31,250	35,150	39,050	42,200	45,300	48,450	51,550	683	732	878	1,015	1,132
High HOME	32,820	37,500	42,180	46,860	50,640	54,360	58,140	61,860	776	815	1,051	1,340	1,424
HTF	16,450	18,800	21,720	26,200	30,680	35,160	39,640	44,120	411	440	543	711	879
FMR Effective 10-1-2019									776	815	1,051	1,415	1,424

Affordable Housing TIF District

- AHTIF District can be created to support the creation of new affordable housing units by providing property tax relief to the project but also as a way to demonstrate community support of the project and shelter the increased valuation from tax shift formulas which would otherwise decrease state aid for education and municipal revenue sharing and increase county tax
- 15 Harrison Road has a current assessed value (\$153,028), which brings \$2,295 in taxes to the town
- If we can build these 48 units of affordable housing we could increase the assessed value by approximately \$2,208,000 (\$46,000/unit based on Lakewood Apartments)
- At current tax rate of \$0.015, the property taxes on that increased value of \$2.2 million would be \$33,120/year
- Without a TIF, that \$33k generates approximately \$19,505 in fiscal impacts (loss of state aid for education, loss of municipal revenue sharing, increased county tax), bringing net revenues to the town of \$13,615
- Credit Enhancement Agreement that returns 50% of the increased property taxes (\$16,560) to the project's operating expenses (about 5% of estimated \$300k annual operating expenses) and 50% to the town (\$16,560)

Tax Shifts-Avoided Formula Impacts from Sheltering of Valuation: Town of Bridgton - 15 Harrison Affordable Housing Tax Increment Financing District									
TIF Year	Tax Year- April 1	Total Added Valuation	Sheltered Valuation	Avoided Formula Impacts on Municipality from Sheltering of Valuation					Total Avoided Impacts
				Avoided Loss of State Aid to for Education	Avoided Loss of State Municipal Revenue Sharing	Avoided Increase in County Tax	Avoided Loss of State Municipal Revenue Sharing	Avoided Increase in County Tax	
1	2021	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$1,500	\$1,004	\$1,500	\$19,505
2	2022	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$1,571	\$1,004	\$1,571	\$19,577
3	2023	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$1,646	\$1,004	\$1,646	\$19,652
4	2024	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$1,725	\$1,004	\$1,725	\$19,730
5	2025	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$1,807	\$1,004	\$1,807	\$19,812
6	2026	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$1,893	\$1,004	\$1,893	\$19,899
7	2027	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$1,983	\$1,004	\$1,983	\$19,989
8	2028	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,078	\$1,004	\$2,078	\$20,083
9	2029	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,177	\$1,004	\$2,177	\$20,182
10	2030	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,281	\$1,004	\$2,281	\$20,286
11	2031	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,389	\$1,004	\$2,389	\$20,395
12	2032	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,503	\$1,004	\$2,503	\$20,509
13	2033	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,623	\$1,004	\$2,623	\$20,628
14	2034	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,748	\$1,004	\$2,748	\$20,753
15	2035	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$2,879	\$1,004	\$2,879	\$20,884
16	2036	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$3,016	\$1,004	\$3,016	\$21,022
17	2037	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$3,160	\$1,004	\$3,160	\$21,165
18	2038	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$3,311	\$1,004	\$3,311	\$21,316
19	2039	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$3,468	\$1,004	\$3,468	\$21,474
20	2040	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$3,634	\$1,004	\$3,634	\$21,639
21	2041	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$3,807	\$1,004	\$3,807	\$21,813
22	2042	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$3,989	\$1,004	\$3,989	\$21,994
23	2043	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$4,179	\$1,004	\$4,179	\$22,184
24	2044	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$4,378	\$1,004	\$4,378	\$22,384
25	2045	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$4,587	\$1,004	\$4,587	\$22,592
26	2046	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$4,805	\$1,004	\$4,805	\$22,811
27	2047	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$5,035	\$1,004	\$5,035	\$23,040
28	2048	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$5,275	\$1,004	\$5,275	\$23,280
29	2049	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$5,526	\$1,004	\$5,526	\$23,532
30	2050	\$2,208,000	\$2,208,000	\$17,002	\$1,004	\$5,790	\$1,004	\$5,790	\$23,795
30 Year TIF Total		\$66,240,000	\$66,240,000	\$510,048	\$30,119	\$95,759	\$30,119	\$95,759	\$635,926

This model is based on 100% of incremental valuation captured within the TIF District and 50% of captured revenues are for the municipal development fund and 50% for the developer project fund.
Prepared by Carmolli Associates, www.carmolliassociates.com

TIF Vs. NO TIF: Town of Bridgton - 15 Harrison Affordable Housing Tax Increment Financing District
TIF: 100% Sheltered - 50% to Developer Project Account - 50% to Municipal Project Account

TIF Year	Total added Valuation	Estimated Mill Rate	Tax Assessment on added Valuation	No TIF		TIF				Difference In Net Revenues TIF-No TIF
				Revenue Loss due to Fiscal Formulas	Net G.F. Revenues to City	Total Captured Revenue	General Fund Revenues	Revenue Loss due to Fiscal Formulas	Net Revenues to City	
1	\$2,208,000	15.00	\$33,120	\$19,505	\$13,615	\$33,120	\$0	\$0	\$16,560	\$2,945
2	\$2,208,000	15.00	\$33,120	\$19,577	\$13,543	\$33,120	\$0	\$0	\$16,560	\$3,017
3	\$2,208,000	15.00	\$33,120	\$19,652	\$13,468	\$33,120	\$0	\$0	\$16,560	\$3,092
4	\$2,208,000	15.00	\$33,120	\$19,730	\$13,390	\$33,120	\$0	\$0	\$16,560	\$3,170
5	\$2,208,000	15.00	\$33,120	\$19,812	\$13,308	\$33,120	\$0	\$0	\$16,560	\$3,252
6	\$2,208,000	15.00	\$33,120	\$19,899	\$13,221	\$33,120	\$0	\$0	\$16,560	\$3,339
7	\$2,208,000	15.00	\$33,120	\$19,989	\$13,131	\$33,120	\$0	\$0	\$16,560	\$3,429
8	\$2,208,000	15.00	\$33,120	\$20,083	\$13,037	\$33,120	\$0	\$0	\$16,560	\$3,523
9	\$2,208,000	15.00	\$33,120	\$20,182	\$12,938	\$33,120	\$0	\$0	\$16,560	\$3,622
10	\$2,208,000	15.00	\$33,120	\$20,286	\$12,834	\$33,120	\$0	\$0	\$16,560	\$3,726
11	\$2,208,000	15.00	\$33,120	\$20,395	\$12,725	\$33,120	\$0	\$0	\$16,560	\$3,835
12	\$2,208,000	15.00	\$33,120	\$20,509	\$12,611	\$33,120	\$0	\$0	\$16,560	\$3,949
13	\$2,208,000	15.00	\$33,120	\$20,628	\$12,492	\$33,120	\$0	\$0	\$16,560	\$4,068
14	\$2,208,000	15.00	\$33,120	\$20,753	\$12,367	\$33,120	\$0	\$0	\$16,560	\$4,193
15	\$2,208,000	15.00	\$33,120	\$20,884	\$12,236	\$33,120	\$0	\$0	\$16,560	\$4,324
16	\$2,208,000	15.00	\$33,120	\$21,022	\$12,098	\$33,120	\$0	\$0	\$16,560	\$4,462
17	\$2,208,000	15.00	\$33,120	\$21,165	\$11,955	\$33,120	\$0	\$0	\$16,560	\$4,605
18	\$2,208,000	15.00	\$33,120	\$21,316	\$11,804	\$33,120	\$0	\$0	\$16,560	\$4,756
19	\$2,208,000	15.00	\$33,120	\$21,474	\$11,646	\$33,120	\$0	\$0	\$16,560	\$4,914
20	\$2,208,000	15.00	\$33,120	\$21,639	\$11,481	\$33,120	\$0	\$0	\$16,560	\$5,079
21	\$2,208,000	15.00	\$33,120	\$21,813	\$11,307	\$33,120	\$0	\$0	\$16,560	\$5,253
22	\$2,208,000	15.00	\$33,120	\$21,994	\$11,126	\$33,120	\$0	\$0	\$16,560	\$5,434
23	\$2,208,000	15.00	\$33,120	\$22,184	\$10,936	\$33,120	\$0	\$0	\$16,560	\$5,624
24	\$2,208,000	15.00	\$33,120	\$22,384	\$10,736	\$33,120	\$0	\$0	\$16,560	\$5,824
25	\$2,208,000	15.00	\$33,120	\$22,592	\$10,528	\$33,120	\$0	\$0	\$16,560	\$6,032
26	\$2,208,000	15.00	\$33,120	\$22,811	\$10,309	\$33,120	\$0	\$0	\$16,560	\$6,251
27	\$2,208,000	15.00	\$33,120	\$23,040	\$10,080	\$33,120	\$0	\$0	\$16,560	\$6,480
28	\$2,208,000	15.00	\$33,120	\$23,280	\$9,840	\$33,120	\$0	\$0	\$16,560	\$6,720
29	\$2,208,000	15.00	\$33,120	\$23,532	\$9,588	\$33,120	\$0	\$0	\$16,560	\$6,972
30	\$2,208,000	15.00	\$33,120	\$23,795	\$9,325	\$33,120	\$0	\$0	\$16,560	\$7,235
30 Year	\$66,240,000		\$993,600	\$635,926	\$357,674	\$993,600	\$0	\$0	\$496,800	\$139,126

Prepared by Camolin Associates, www.camolinassociates.com

TIF v. NO TIF

- Financially feasible operating budget for the project
- 50% TIF over 30 years is worth 3 points on LIHTC application (last year: 14 applicants, only 5 successful – those 5 all had at least 50% TIF; this year: 17 pre-applications, 4 are in Portland and 3 have 75% TIF)
- 3 points are important but even more important is that AHTIFs are a way for towns to show they support a project and want it to be successful
- Creation of 48 new affordable housing units for seniors and a greater diversity of housing options so that Bridgton residents don't have to leave Bridgton to find quality affordable housing
- The Town would be able to capture at least \$139k more in property tax revenue than if the increased value was not sheltered and resulted in loss of state aid for education, loss of municipal revenue sharing, and increased county taxes

Timeline

- In order to count towards our score on the tax credit application, the AHTIF application would need to be submitted to MaineHousing by August 24
- LIHTC Application due September 24
- LIHTC Allocations are typically announced in late November/early December
- If successful, could start construction around June 2021, completing construction around June 2022