

**South Berwick Town Council
Public Hearing
Punkin Town Rd & CMP Corridor TIF Amendments
December 27, 2022**

Chair Mallory Cook opened the hearing at 6:00pm on a motion seconded by John James.

Councilors present included John James, Jessica Cyr, and Melissa Costella. Town Manager Tim Pellerin and Asst Town Manager Jennifer Janelle were also in attendance.

The purpose of the hearing was to receive public comment on the proposed amendments to the Municipal TIF (Tax Increment Financing) Development Program known as the Punkin Town Road and CMP Corridor and Tax Increment Financing Development Program pursuant to 30A MRSA, Chapter 206.

It was explained that the TIF was established in 2010, to enable improvements to sewer and roads; state approval came in 2011. It was mentioned that it had been posted and advertised. The initial Punkin Town District, will now be known as the Punkintown Business Park, with Punkintown being one word

Hershey Hirschkop of 11 Sterling Ln spoke in favor of the TIF, and feels it has been a great beneficial development thus far and is excited to see it move forward.

Denise Clavette, read into the record, an email received from Brett Cropp 34 Liberty Street, He has witnessed successful economic revitalization within his previous states municipality and is in favor of the TIF. He asked the following questions Are you able to secure bonds for projects and then pay off the bonds with the TIF? How often does the state adjust valuations? Is that a yearly event?

Denise replied Regarding TIF funding and bonds: TIF Districts, initially, have modest growth. With valuation changes, and development growth TIF districts can gain significant increases in funds in a short time. For example, the current Punkin Town TIF District is producing about \$400,000 per year. And if all TIF funds are not expended each year, the TIF fund can accumulate and be able to fund large capital projects later down the road. Bonds that are issued, that qualify as TIF expenditures, can be paid annually on a pro-rated basis. One of the most important concepts to remember, is that the Town will be able to shift several general fund expenditures and fund them out of the TIF Districts – like salaries, economic development operations, capital and infrastructure projects, pro-rated fire equipment, among others.

Regarding State annual adjustment: The state does an annual valuation adjustment, where Maine Revenue Services certifies to the Secretary of State, the full equalized value of all real and personal property which is subject to taxation under the laws of Maine.

A copy of the email and responses are attached

Amanda Methot, attorney for Bernstein Shur – wanted the Council to be assured that the Punkintown District name would be one word.

On a motion by Mallory Cook, seconded by John James, it was unanimously voted to close the hearing at 6:08pm.

Attest:



Tyanne Vasapoli, Deputy Town Clerk