



**PUBLIC HEARING &
SPECIAL TOWN MEETING &
Minutes**

May 7, 2024

5:30pm – Public Hearing &
Special Town Meeting

At Broadcast Studio &
Via Zoom & on YouTube

Resolution: We, the Raymond Select Board, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Select Board members in attendance: Joe Bruno – Chair, Rolf Olsen – Vice Chair, Samuel Gifford, Teresa Sadak, Derek Ray
Absent: none

Town Staff in attendance:

Sue Look – Town Manager
Melanie Fernald – Town Clerk
Nathan White – Public Works Director
Charisse Keach – Finance Director
Bruce Tupper – Fire Chief
Wayne Jones - Fire Inspector
Chris Hanson – Interim Code Enforcement Officer
Cathy Gosselin – HR Director
Curt Lebel – Contract Assessor
John Facella – Public Safety Educator

1) Public Hearing

a) **Update to Tax Increment Financing District to Include Broadband**

Chair Bruno opened the Public Hearing. The following people spoke:

Peter Leavitt, 2 Leavitt Road asked for clarification that this amendment of the TIF is to allow the use of money from this specific TIF to be spent on Broadband expansion outside of this TIF District. Asked if this money could also be used for other things like sidewalks. Asked what other things TIF money has been used on and how much money is currently in the TIF.

Chair Bruno asked for a rundown of the selection process for the Broadband project. David Good of Mission Broadband shared a presentation of the RFP Overview for the COLAB (Cumberland Oxford Lakes Area Broadband) group in partnership with GPCOG. GPCOG hired Mission Broadband to facilitate the RFP process. Kevin Woodbrey clarified that Mission Broadband compiled the suggestions and specifications and played a neutral role in the process.

Sarah Davis, Raymond resident and Vice President of Market Development with Consolidated Communications. She feels that the RPF details and requests are different from what this project is today.

Curt Lebel, Assessor, clarified that the Warrant item is only about expanding the

ability to use TIF monies to pay for broadband upgrades.

Grace Leavitt and Peter Leavitt, 2 Leavitt Road asked for clarification on the bond question that's on the Annual Town Meeting warrant on this topic vs the use of TIF money.

Chair Bruno closed the Public Meeting.

2) Special Town Meeting

Town of Raymond May 7, 2024 **SPECIAL TOWN MEETING WARRANT**

TO: Don McClellan, a resident of the Town of Raymond, in the County of Cumberland and State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to meet at the Broadcast Studio at 423 Webbs Mills Road in said town on Tuesday, May 7, 2024, at 5:30 P.M., then and there to act on Articles 1 through 2 as set out below.

ARTICLE 1: To elect a moderator to preside at said meeting.

Nomination made and seconded for Joe Bruno. Call for nominations to cease.

Voted 3-0

Mr. Bruno was sworn in by Town Clerk Fernald

ARTICLE 2: Shall the voters of the Town of Raymond, Maine adopt the First Amendment to the Portland Natural Gas Transition System Municipal Development and Tax Increment Financing District, such adoption to be pursuant to the following findings, terms and provisions?

WHEREAS, the Town of Raymond (the "Town") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to amend previously established tax increment financing ("TIF") districts and development programs within the Town; and

WHEREAS, the Town designated the Portland Natural Gas Transmission System Municipal Development and Tax Increment Financing District (the "District") and adopted a Development Program for the District on September 15, 1998 and March 20, 1999 in order to capture the value of real and personal property improvements made within the District and to enable the use of TIF revenues for various municipal and other economic development projects, which received approval from the Maine Department of Economic and Community Development ("DECD") on March 31, 1999; and

WHEREAS, amending the Development Program for the District will help to continue to promote economic development within the Town and the surrounding region; improve and broaden the tax base of the Town; and improve the economy of the Town and the State of Maine; and, specifically,

will allow the Town the ability to use TIF funds for costs associated with broadband and fiber optics expansion projects.; and

WHEREAS, the Select Board has held a public hearing on May 7, 2024, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town, on the question of adopting the First Amendment to the Development Program for the District in accordance with the requirements of 30-A M.R.S. § 5226; and

WHEREAS, the Town has considered the comments provided at the public hearing, both for and against the adoption of the First Amendment to the Development Program, if any; and

WHEREAS, it is expected that approval will be sought and obtained from DECD approving the First Amendment to the Portland Natural Gas Transmission System Municipal Development and Tax Increment Financing District and Development Program (the “First Amendment”).

NOW, THEREFORE:

Section 1. The Town hereby adopts the First Amendment to the Portland Natural Gas Transmission System Municipal Development and Tax Increment Financing District and Development Program, pursuant to the following findings, terms, and provisions:

a. Pursuant to Title 30-A M.R.S. Section 5226(5) pertaining to TIF district and development program amendments, this First Amendment to the Development Program does not result in the District being out of compliance with any of the conditions of 30-A M.R.S. Section 5223(3) which pertain to the percentage of area within the District that is suitable for commercial use, the TIF acreage caps for single TIF districts and for all TIF districts in the Town, and the total TIF district valuation cap.

b. The First Amendment to the Development Program will make a contribution to the economic growth and well-being of the Town and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town, including a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on or detriment to any existing business and has found and determined that such adverse economic effect on or detriment to any existing business, if any, is outweighed by the contribution expected to be made through the District and the Development Program.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby amends the District designated and described more particularly set forth in the “First Amendment to the Portland Natural Gas Transmission System Development and Tax Increment Financing District Development Program” presented to the Town Meeting in the form attached hereto and such Development Program is hereby incorporated by reference into this vote as the First Amendment to the Development Program for the District.

Section 3. The Town Manager, or duly appointed representative, is hereby authorized, empowered and directed to submit the First Amendment to the Development Program to DECD for review and approval pursuant to the requirements of 30-A M.R.S. § 5226.

Section 4. The foregoing adoption of the First Amendment shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the First Amendment by DECD, without requirement of any further action by the Town, the Select Board, or any other party.

Section 5. The Town Manager, or duly appointed representative, is hereby authorized and empowered, at their discretion, from time to time, to make such revisions to the documents related to the First Amendment they may deem reasonably necessary or convenient in order to facilitate the process for review and approval of the First Amendment by DECD, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Select Board in adopting the First Amendment.

Section 6. This Order shall take effect immediately upon adoption.

Motion to approve as presented by Mr Olsen. Seconded by Mr Sadak.

Vote 18-0

3) Adjourn Special Town Meeting

Chair Bruno adjourned the Special Town Meeting

Respectfully submitted,

Melanie Fernald, Town Clerk