

**TOWN OF HARTLAND
PUBLIC HEARING &
SPECIAL TOWN MEETING MINUTES
Wednesday, August 12, 2020**

Public meeting was called to order by Town Manager, Christopher Littlefield at 6:02 pm. There were 42 Voters present and two guests, John Pottle and Dave Pelton. Town Manager asked for discussion regarding the Community Development Block Grant project development application, no questions received from the assembly. Town Manager introduced John Pottle to explain the Tax Increment Financing District for the development of the Affordable Housing Municipal Development and TIF District. John explained the economic benefits of the TIF for both the community and the project developers to be able to create affordable housing for seniors in the community. He also explained the advantage of sheltering the real estate tax value to reduce the municipal valuation recognized by Maine Revenue Service in the calculation of Maine Revenue Sharing and Hartland's portion of the County and School Tax assessments. Dave Pelton spoke regarding KVCAP's roll as the developer and that KVCAP will have partnerships with an investment group in order to finance and complete the project. The following questions were asked:

Who are the developers? How does the State decide what the valuation of the Town is? Did Hartland Manor receive a TIF for there building? Is this a senior house project? Who does the assessment of the property once it is built? Do the tax payer have to make up the 75% paid back to the project owner? Who did the development plan and how much did it cost? Can copies of the development plan application be available and how much will it cost me? How many acres are in this TIF project? How many buildings in phase one? There is traffic coming out of this property at all hours of the night, will this be allowed to continue?

Public meeting ended at 6:30 and turned over to Town Clerk to start the Special Town Meeting.

To: Freeman Ramsdell, a resident of the Town of Hartland, County of Somerset, State of Maine.

GREETING:

In the name of the State of Maine, you are hereby required to notify and warn the Inhabitants of the Town of Hartland in said county and state, qualified by law to vote in town affairs, to meet at the Irving Tanning Community Center, in said Town on **Wednesday, August 12, 2020** A.D. at **Six o'clock** in the evening, to attend a Public Hearing regarding the Designation of an Affordable Housing Municipal Development and Tax Increment Financing District to be known as "Hartland Senior Housing Affordable Housing Municipal Development and Tax Increment Financing District" and the Adoption of a Development Program and immediately following then and there to act on Articles 1 through 3 as set out below, to wit:

NOW THEREFORE, IT IS HEREBY VOTED BY THE TOWN:

Section 1. The Town hereby designates the District and adopts the Development Program.

Section 2. The Town hereby finds and determines that:

- a. At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is suitable for residential use, blighted area or is in need of rehabilitation or redevelopment; and
- b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town, and the total area of all development districts within the Town does not exceed five percent (5%) of the total acreage of the Town;
- c. The original assessed value of the District plus the original assessed value of all existing affordable housing development districts within the Town does not exceed five percent (5%) of the total acreage of the Town; and
- d. The District and pursuit of the Development Program will contribute to the expansion of affordable housing opportunities within the municipality or to the betterment of the health, welfare or safety of the inhabitants of the Town. The Town has considered all evidence, if any, presented to it with regard to any substantial detriment to another party's existing property interests in the Town and has found and determined that such interested party's property interests in the Town are outweighed by the contribution made by the District or Development Program to the availability of affordable housing within the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town.

Section 3. The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the proposed Development Program to MaineHousing for review and approval pursuant to the requirements of 30-A M.R.S.A. Chapter 206, Subchapter 3; and is further authorized to execute the credit enhancement agreement with the project entity consistent with the provisions of the Development Program, as amended.

Section 4. The foregoing adoption of the Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval by MaineHousing, without requirement of further action by the Town, the Board of Selectmen, or any other party.

Section 5. The Town 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 as the Town Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by MaineHousing, 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.

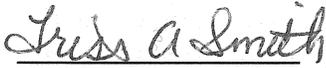
Section 6. The Town Manager is authorized to file the yearly reports required by Title 30-A M.R.S.A. § 5250-E and otherwise to take all lawful actions required in the administration of the District and Development Program.

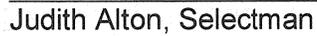
Motion made and second to move the article, Discussion: What does the district consist of? Town Manager advised 3.75 acres as listed in the subdivision. Motion made and second to vote by written ballot, Call for vote to use written ballot failed 10 in favor and 25 opposed. Call for vote to pass the article as written, carried 34 Yes, 2 No

The Registrar will be in session for the purpose of maintaining the list of voters Wednesday, August 12, 2020 from 5:30 p.m. to 6:00 p.m. at the Town Meeting.

Given under our hands this 17 day of August A.D. 2020

A True Copy
Attest:


Triss A. Smith, Clerk


Judith Alton, Selectman


John Hikel, Selectman


Mark Brooks, Selectman