

To: Ginifir Giddinge, a resident of the Town of Pownal, Cumberland County, 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 Pownal in said county and state, qualified by law to vote in Town affairs, to assemble at Mallett Hall, 429 Hallowell Road, Pownal Maine on Monday, January 22, 2024 at 7:00 p.m., then and there to act upon Article 1 through 7 as set out below.

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

### ORDINANCES

**ARTICLE 2:** Shall an ordinance entitled “2024 Amendments to the Pownal Zoning Ordinance” be enacted.

(A copy of the amendment shall be available at the Special Town Meeting).

**Exhibit A**

### FINANCIAL ARTICLES

**ARTICLE 3:** To see if the Town will transfer and appropriate up to **\$16,000.00** from the Unassigned Fund Balance for the Brown Tail Moth Mitigation Program Grant. The monies refunded from the State program will be returned to the Unassigned Fund Balance.

***The Select Board recommends approval.***

**ARTICLE 4:** To see if the Town will appropriate up to **\$21,000.00** from the Coronavirus Local Fiscal Recovery Fund (a/k/a American Rescue Plan or ARPA Funds) received by the Town from the federal government for the following project: Replacement of the Town Office, CEO, Public Works and Fire Department’s computers.

***The Select Board recommends approval.***

**ARTICLE 5:** To see if the Town will return **\$4,491.00** from the Unassigned Fund Balance to the Fire Truck Fund Balance Account G 1-4908-00.

***The Select Board recommends approval.***

**ARTICLE 6:** To see if the Town will appropriate up to **\$20,000.00** from the Coronavirus Local Fiscal Recovery Fund (a.k.a American Rescue Plan or ARPA Funds) received by the Town from the federal government for the following project: Replacement of the Town Office Furnace.

***The Select Board recommends approval.***

**BUSINESS ARTICLES**

**ARTICLE 7:** To see if the Town will vote to adopt the Route 9 Omnibus Municipal Development and Tax Increment Financing (TIF) District and Development Program pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, as follows:

Section 1. The Town hereby finds and determines that:

- (a) The Select Board has held public hearings on December 11, 2023 and December 18, 2023 on the Route 9 Omnibus Municipal Development and Tax Increment Financing (TIF) District (the “District”) and the development program for said District (the “Development Program”) in accordance with the requirements of 30-A MRSA §5226(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town, and considered all evidence presented during the public hearing with regard to any adverse economic effect on or substantial detriment to any existing business in the Town; and
- (b) Adoption and implementation of the District and the Development Program will generate substantial economic benefits for the Town and its residents, including expanded opportunities for commercial development, new employment opportunities for residents of the Town and surrounding communities, broadened and improved tax base of the Town and economic stimulus of the Town, the region, and the State of Maine; and therefore, constitutes a good and valid public purpose and will contribute to the economic growth or well-being of the inhabitants of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town and the State of Maine; and
- (c) Adoption and implementation of the District and the Development Program will not result in a substantial detriment to any existing business in the Town, and any adverse economic effect of the District and the Development Program on any existing business in the Town is outweighed by the contributions expected to be made by the projects and improvements described in the District and the Development Program to the economic growth or well-being of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town; and
- (d) The District and the Development Program satisfy the statutory conditions for approval set forth in 30-A M.R.S. § 5223(3), except as otherwise exempt, as follows:
  - 1. At least 25% of the real property within the District is in a blighted area, in need of rehabilitation, redevelopment or conservation work, or is suitable for commercial or arts district use;
  - 2. The total area of the District does not exceed 2% of the total acreage of the Town and the total area of all TIF Districts within the Town does not exceed 5% of the total acreage of the Town; and

3. The original assessed value of the District plus the original assessed value of any other TIF Districts within the Town does not exceed 5% of the total value of taxable property within the Town as of April 1, 2022.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the proposed Route 9 Omnibus Municipal Tax Increment Financing District, as presented to this Town Meeting.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts the Development Program for the Route 9 Omnibus Municipal Tax Increment Financing District in the form presented to this Town Meeting.

Section 4. Said designation of the District and adoption of the Development Program shall automatically become final upon approval of the voters at this Town Meeting and shall take full force and effect upon approval of the District and Development Program by the Commissioner of the State of Maine Department of Economic and Community Development (DECD), without requirement of any further action by the Town, the Select Board, or any other party.

Section 5. Pursuant to the provisions of 30-A M.R.S.A. §5227, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

Section 6. Following final designation of the District and adoption of the Development Program by the Town, the Chair of the Select Board, or his/her/their designee, be and hereby is authorized and directed, on behalf of the Town of Pownal, Maine, to submit to the Commissioner of DECD for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5226(2), the application and such other documentation as may be necessary or appropriate for the final approval of this District and the Development Program. The Chair of the Select Board, or his/her/their designee, is further authorized and empowered, at his/her/their discretion from time to time, to make such technical revisions to the District or the Development Program for the District, or to the scope, cost or description of the public improvements to be financed with the portion of tax increment revenues generated by the District and retained by the Town as described in the Development Program, as the Chair of the Select Board, or his/her/their designee, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and Development Program by DECD, or for any other reason, so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the District and the Development Program.

Section 7. The Chair of the Select Board be and hereby is authorized, empowered and directed to enter into any Credit Enhancement Agreement contemplated by the

Development Program, in the name of and on behalf of the Town, subject to the requirements of notice and hearing as set forth in the Development Program.

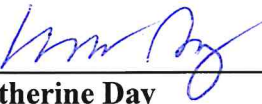
*The Select Board recommends approval.*

**Exhibit B**

**Given under our hands this 8th day of January, 2024 by the Pownal Select Board:**

  
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**Jonathon Morris, Chair**

  
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**Andrew O'Brien**

  
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**Katherine Day**