

**TOWN OF SKOWHEGAN, MAINE**  
**ANNUAL**  
**\*\*SPECIAL TOWN MEETING WARRANT\*\***  
**STATE OF MAINE**  
March 23, 2023 at 5:30 P.M.  
*Municipal Building – Council Room*

Somerset, ss.

To David Bucknam, Constable of the Town of Skowhegan, Maine in the County of Somerset:

Greetings:

In the name of the State of Maine you are hereby requested to notify and warn the voters of the Town of Skowhegan in said County and State, qualified by law to vote in town affairs, to meet in the **Council Room in the Skowhegan Municipal Building**, in said Town on Thursday, the twenty-third day of March, A.D., 2023 at five-thirty in the evening, to transact all business as herein enumerated in the articles of the Town Warrant.

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

**ARTICLE 2.** To see if the Town of Skowhegan (the “Town”) will vote to amend an existing downtown municipal tax increment financing district known as the *Skowhegan Downtown (Omnibus) Municipal Development Tax Increment Financing District* by adopting the application for the *Second Amendment to the Town of Skowhegan Downtown (Omnibus) Municipal Development Tax Increment Financing District Development Program* (the “Second Amendment Application”) as on file in the Town Office and made available at the public hearing held by the Town on March 14, 2023 on said amendment, pursuant to the following findings, terms, and provisions:

WHEREAS, pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town desires to amend an existing downtown municipal development and tax increment financing district originally entitled the *Skowhegan Downtown (Omnibus) Municipal Development Tax Increment Financing District* (the “District”) and amend its development program (the “Development Program”) for the District, as set forth in the Second Amendment Application;

WHEREAS, implementation of the amended Development Program will help improve and broaden the tax base in the Town and improve the economy in the Town and the region;

WHEREAS, there is a continued need for commercial and business development in the Town; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine Department of Economic and Community Development (“DECD”) approving the Second Amendment Application.

NOW THEREFORE, IT IS HEREBY VOTED BY THE TOWN:

Section 1. The Town adopts the afore-described recitals and further finds and determines that:

a. At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, will continue to be suitable for residential use, blighted area or is in need of rehabilitation or redevelopment; and

b. The total area of the District, as amended, does not exceed two percent (2%) of the total acreage of 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; and

c. The original assessed value of the District, as amended, plus the original assessed value of all development districts within the Town does not exceed five percent (5%) of the total acreage of the Town; and

d. The District and the Development Program will continue to generate economic benefits for the Town and its residents, 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 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 and 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 and Development Program as set forth in the Second Amendment Application in accordance with the terms and conditions set forth therein.

Section 3. In accordance with the provisions of 30-A M.R.S. §§ 5224 and 5227, the Town hereby adopts the Second Amendment Application, which includes adoption of this document’s stated establishment of municipal projects eligible to be funded with tax increment financing revenues.

Section 4. The Board of Selectmen or its duly authorized representative is hereby authorized, empowered, and directed to submit the Second Amendment Application to the DECD for review and approval, without any requirement of further action by the Town, Board of Selectmen, Town Meeting, or any other party.

Section 5. The foregoing adoption of the District and Development Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of this amendment by the DECD, without any requirement of further action by the Town, Board of Selectmen, Town Meeting, or any other party.

Section 6. The Board of Selectmen or its duly authorized representative is hereby authorized and empowered, at its discretion, to make such technical revisions from time to time to the Second Amendment Application reasonably necessary or convenient in order to facilitate the process for review and approval of said document by the DECD, so long as such revisions are not inconsistent with this Article or the basic structure and intent of that document and this Article.

**ARTICLE 3.** To see if the Town of Skowhegan (the “Town”) will vote to adopt an municipal tax increment financing district known as the *New Balance Athletics, Inc. Municipal Tax Increment Financing District* by adopting the application for the *New Balance Athletics, Inc. Municipal Tax Increment Financing District Development Program* ( “the NB Application”) as on file in the Town Office and made available at the public hearing held by the Town on March 14, 2023 on said application, pursuant to the following findings, terms, and provisions:

WHEREAS, pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town desires to create a municipal development and tax increment financing district entitled the *New Balance Athletics, Inc. Municipal Tax Increment Financing District Development Program* (the “NB District”) and create a development program (the “NB Development Program”) for the NB District, as set forth in the NB Application;

WHEREAS, implementation of the NB Development Program will help improve and broaden the tax base in the Town and improve the economy in the Town and the region;

WHEREAS, there is a continued need for commercial and business development in the Town; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine Department of Economic and Community Development (“DECD”) approving the NB Application.

NOW THEREFORE, IT IS HEREBY VOTED BY THE TOWN:

Section 1. The Town adopts the aforescribed recitals and further finds and determines that:

a. At least twenty-five percent (25%), by area, of the real property within the NB District, as hereinafter designated, will continue to be suitable for residential use, blighted area or is in need of rehabilitation or redevelopment; and

b. The total area of the NB District, as amended, does not exceed two percent (2%) of the total acreage of 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; and

c. The original assessed value of the NB District, as amended, plus the original assessed value of all development districts within the Town does not exceed five percent (5%) of the total acreage of the Town; and

d. The NB District and NB Development Program will generate economic benefits for the Town and its residents, 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 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 NB District and NB Development Program

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts the NB District and NB Development Program as set forth in the NB Application in accordance with the terms and conditions set forth therein.

Section 3. In accordance with the provisions of 30-A M.R.S. §§ 5224 and 5227, the Town hereby adopts the NB Application, which includes adoption of this document's stated establishment and addition of municipal projects eligible to be funded with tax increment financing revenues.

Section 4. The Board of Selectmen or its duly authorized representative is hereby authorized, empowered, and directed to submit the NB Application to the DECD for review and approval, without any requirement of further action by the Town, Board of Selectmen, Town Meeting, or any other party.

Section 5. The Board of Selectmen or its duly authorized representative is hereby authorized and directed to enter any credit enhancement agreements related to and consistent with the NB District and NB Development Program that contemplate such agreements with New Balance Athletics, Inc.

Section 6. The foregoing adoption of the NB District and NB Development Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of this amendment by the DECD, without any requirement of further action by the Town, Board of Selectmen, Town Meeting, or any other party.

Section 7. The Board of Selectmen or its duly authorized representative is hereby authorized and empowered, at its discretion, to make such technical revisions from time to time to the NB Amendment Application reasonably necessary or convenient in order to facilitate the process for review and approval of said document by the DECD, so long as such revisions are not inconsistent with this Article or the basic structure and intent of that document and this Article.

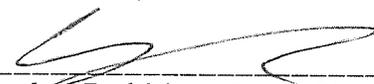
The Registrar will hold hours for the purpose of revising and correcting the list of voters on Monday, March 20, 2023 and Tuesday, March 21, 2023 from 8:00 A.M. to 4:00 P.M.; Wednesday, March 22, 2023 from noon to 4:00 P.M. and from 4:30 P.M. to the close of the Special Town Meeting on Thursday, March 23, 2023.

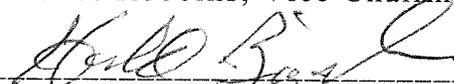
You are hereby directed to serve this warrant by posting in a public and conspicuous place at least seven (7) days before the holding of said meeting.

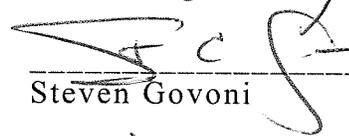
Hereof fail not and have this warrant with your doings thereon at the time and place mentioned.

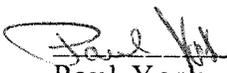
Given under our hands at Skowhegan, Maine the 14<sup>th</sup> day of March 2023.

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Todd Smith, Chairman

  
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Charles Robbins, Vice Chairman

  
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Harold Bigelow

  
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Steven Govoni

  
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Paul York

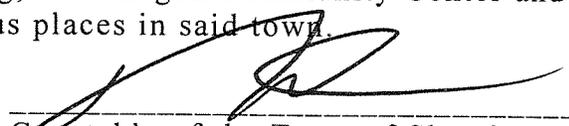
Selectmen of the Town of Skowhegan

CONSTABLE'S RETURN

Skowhegan, Maine

March 25, 2023

Pursuant to the within warrant to me directed, I have notified and warned inhabitants of said town, qualified as therein expressed, to meet at said time, place, and for the purpose therein named, by posting a copy of said warrant, attested by me at the Municipal Building, Skowhegan Community Center and Hannaford, being public and conspicuous places in said town.

  
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Constable of the Town of Skowhegan