

**ECONOMIC DEVELOPMENT  
TOPSHAM, MAINE**

*An Application for a Municipal Development and Tax Increment Financing District  
Development Program*

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**DOWNTOWN & TRANSIT-ORIENTED MUNICIPAL DEVELOPMENT AND  
OMNIBUS TAX INCREMENT FINANCING DISTRICT  
DEVELOPMENT PROGRAM**

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*Presented to:*  
*Town of Topsham Town Meeting*  
**DATED: September 25, 2013**

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## **I. Introduction - Topsham Downtown Transit-Oriented District**

The Town of Topsham (the “Town”) shall designate the Topsham Downtown Transit-Oriented Municipal Development and Omnibus Tax Increment Financing District (the “District”) and adopt this development program (the “Development Program”) for the District in an effort to fully realize the visions and goals of the Topsham Main Street Village Plan.

Topsham’s Main Street Village stretches from the bridge over the Androscoggin River connecting the Town to Brunswick to Interstate 295 connecting it to Portland, Augusta and the State’s dynamic Midcoast Region. It encompasses a variety of neighborhoods, a central historic district, the Town’s civic and commercial center and links to a growing regional network of hiking/walking trails and bike paths whose dramatic views of river falls and historic old mills attract visitors from neighboring towns and tourists from around the world.

Strategically, the Town has long sought—in the words of the Main Street Village Plan it formally adopted in 2008—“to make Main Street a place rather than a conduit for traffic.” It has sought to achieve this goal through its Comprehensive Plan, through zoning ordinance changes, through concentration of municipal and educational services in two centrally located campuses and by focusing its annual capital improvement plan on infrastructure improvements intended to ease both vehicular and pedestrian traffic among the various commercial, civic and residential nodes along this Village Corridor. Since 2004, the Town has supplemented these civic efforts with an economic development effort embodied in a Municipal TIF District centered on what has become the Topsham Fair Mall Area. The gradual implementation of this District’s Development Plan has successfully generated a dynamic commercial node at the I-295 boundary of the Main Street area that has come to serve both Topsham residents and businesses and shoppers for the broader region.

All of these activities along with closure of the Brunswick Naval Air Station—which has created development opportunities in former base parcels located near the Town’s educational campus—have led to an effort “to pull all the pieces together.” That is the fundamental purpose of this Application—to pull the historic, civic, commercial, transportation and tourist attracting opportunities inherent in the Topsham Main Street area together into a comprehensive development plan.

## **II. Development Program Narrative**

### **A. The Development Program**

This Development Program is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the “TIF Statute”). The Town’s designation of the District combined with the adoption of this Development Program create a single municipal TIF district in order to capture the value of the real property improvements made within the District, and enable the use of TIF Revenues for various municipal and other economic development projects.

Under this Development Program, the Town may capture one hundred percent (100%) of the new real property value located in the District for a total of thirty (30) years. The Town may retain one hundred percent (100%) of the tax revenues generated by the captured assessed value (the “TIF Revenues”) to fund infrastructure improvements and other administrative costs, all as further described in Table 1 herein. The Town reserves the right to capture less than the full one hundred percent (100%) depending on the then-current needs of the Town with respect to the approved project costs. Any reduction in the captured value percentage shall adjust the amount of assessed value eligible for sheltering with respect to the tax shift benefit correspondingly. If the Town determines in the development programs for other TIF districts to portage TIF revenues from those other TIF districts to this District, as permitted pursuant to the TIF Statute, no such portage of TIF revenues shall be permitted in years when the captured value percentage of the District is less than one hundred percent (100%). Although all TIF Revenues will be retained by the Town at this time, the Town reserves the right in the future to consider credit enhancement agreements of up to the full term of the District and up to one hundred percent (100%) of the TIF Revenues. Such future credit enhancement agreements would require a public hearing and town meeting approval.

By adopting this Development Program, the Town builds upon the recent redevelopment of mill buildings and the creation of new commercial buildings along Main Street as well as the building of a new Municipal Campus. It also underscores Topsham Main Street’s growing reputation as a commercial hub and desirable place in which to locate a business and promote additional economic development in Topsham through the possibility of future credit enhancement arrangements between the Town and developers.

In designating the District and adopting this Development Program, the Town can accomplish the following goals:

- Maintain existing tax revenues;
- Enjoy enhanced future tax revenues generated by new development within the District; and
- Create long-term, stable employment opportunities for areas residents.

In addition, by creating the District, the Town will “shelter” the increase in municipal valuation that development in the District will bring about. This tax shift benefit will mitigate the adverse effect that the District’s increased assessed property value would have on the Town’s share of state aid to education, municipal revenue sharing and its county tax assessment. An estimate of the tax shift benefit is shown as Exhibit D-2 attached hereto.

Thus, the Town’s designation of the District and pursuit of this Development Program constitute a good and valid public purpose pursuant to Chapter 206 of Title 30-A because it represents a substantial contribution to the economic wellbeing of both the Town and the region by providing jobs, contributing to property taxes and diversifying the region’s economic base.

## **B. The Projects**

Topsham Downtown & Transit-oriented Municipal Development and  
Omnibus Tax Increment Financing District Development Program

Development within the District will provide a revenue source for the Town's economic development projects. The Town intends to use TIF Revenues to further its overall plan to attract and retain businesses that want to take advantage of Topsham's business-friendly location at the gateway to the Midcoast while offering their employees a rich, dynamic and high quality of life. The Town plans to invest in its infrastructure by improving roads leading to, from and within the District, constructing sewer system improvement projects, improving Main Street corridor amenities, constructing new trails and paths and by contributing TIF Revenues to fund these and additional projects set forth in Table 1.

**TABLE 1**  
**Town of Topsham’s Project Costs**

NOTE: While this Development Program lists particular projects, the Development Program shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the Town to completing any particular project. The projects will only be undertaken following proper appropriation through the annual budget process and any other applicable required approvals.

	<b>Project</b>	<b>Cost Estimate</b>	<b>Statutory Cite</b>
1.	<p><u>Road Improvements</u>: Improve and maintain roads and streets that form the transportation routes most directly impacted by the creation of the District. Road construction and paving improvements within the TIF District, including but not limited to engineering and design work, sidewalk and pedestrian crossing safety improvements, culvert repair, and catch basin and storm water infrastructure work:</p> <ul style="list-style-type: none"> <li>i. Elm Street</li> <li>ii. Main Street</li> <li>iii. Green Street</li> <li>iv. Roundabout Construction (Green &amp; Main Streets)</li> <li>v. Other road improvements and construction projects required to facilitate the safety and flow of traffic in and through the District</li> </ul>	A. \$4,820,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(A)(1), § 5225(1)(A)(4) and § 5225(1)(A)(5)
2.	<p><u>Public Transit</u>: Costs associated with a route expansion of the Brunswick Explorer or other new transit service, including capital costs and ongoing costs for transit operator salaries, transit vehicle fuel and transit vehicle parts replacements.</p>	\$800,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(A)(8) and § 5225(1)(C)(7)
3.	<p><u>Waterfront Park &amp; Riverfront Trail</u>: Design and construction costs associated with a Waterfront Park (including a possible parking area), Riverfront Trail and a Riverwalk Priority trail and overlook. The park will likely be located partially inside the District and partially outside the District. It would provide an attractive amenity to the businesses located and to be located in the future in the lower village area near the river. The park and trails are directly related to the development in the District and would support and promote the District activities. The connected trail system will provide an additional method of travel from residential areas to the commercial area, providing a commuting option for employees and another attractive way to move patrons to the businesses. The trails and park also provide another attraction for tourists in the Brunswick/Topsham and Midcoast area.</p>	\$575,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(A)(1), § 5225 (1)(B)(1) and § 5225(1)(C)(6)

Topsham Downtown & Transit-oriented Municipal Development and  
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	<b>Project</b>	<b>Cost Estimate</b>	<b>Statutory Cite</b>
4.	<u>Androscoggin River Bike Path</u> : Design and construction costs associated with the Androscoggin River Bike Path including but not limited to the following three segments: North side of Route 196; Merrymeeting Bridge to Community; and Village Drive to Eagle’s Way. TIF Revenues are likely to provide the local match for other grant funding. This trail would connect Topsham to a regional recreational tourist-focused bike path which runs to Brunswick’s Cooks Corner. The trail would provide access from other regional commercial areas to the businesses in Topsham’s village.	\$640,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(A)(1)(a) for in District trails § 5225(1)(C)(6) for outside District trails
5.	<u>Sewer Infrastructure</u> : Directly related to the creation of the District, the Town may be required to relocate an existing sewer pump station on Green Street (within the TIF District) and build a gravity sewer line and pressure line on Canam Road between Mountain Road and Village Drive (partially outside the TIF District). This project includes any design, engineering and other capital costs associated with sewer infrastructure projects required for the District.	\$1,550,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(A)(1) and § 5225(1)(B)(1)
6.	<u>Site Preparation and Relocation Costs</u> : Costs associated with preparing sites within the District for redevelopment, real property assembly costs and the costs, if any, associated with relocating individuals or businesses from sites within the District that will accommodate commercial redevelopment.	\$3,000,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(A)(1), § 5225(1)(A)(3) and § 5225(1)(A)(6)
7.	<u>Streetscape Improvements</u> : Improve the streetscape along Main Street, including but not limited to historically appropriate decorative street lights, benches and signage. Such improvements would provide recognizable pathways and would communicate more clearly where the center of Topsham is located, attracting businesses and patrons.	\$250,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(A)(1)(a)
8.	<u>WiFi</u> : Cost of providing WiFi services to foster economic development within the District.	\$750,000 (total 30 years)	30-A M.R.S.A. § 5225(1)(C)(1)
9.	<u>Professional Service and Administrative Costs</u> : Professional service and administrative costs associated with the District and the implementation of the Development Program.	\$300,000 (total 30 years)	30-A M.R.S.A. § 5225 (1)(A)(4) & (5)
	<b>Total Municipal Project Costs:</b>	<b>\$12,685,000 (total 30 years)</b>	

## C. Strategic Growth and Development

As noted in the Introduction above, the Development Program presented here represents the culmination of a series of community initiatives that include creation of a Municipal TIF District in 2004, the updating of the Town's Comprehensive Plan in 2005, the adoption of a Main Street Village Plan in 2008, changes in zoning ordinances to facilitate execution of this plan and the ongoing efforts of Topsham Development Inc. (TDI), a non-profit corporation directed by a volunteer Board of Directors appointed by Topsham Selectmen that serves as the primary overseer of public-private economic development initiatives in the Town.

The Development Program and Project List noted here represent the best thinking of Town staff and TDI Directors about the current opportunities for realizing the Town's long-standing but constantly evolving vision for its Downtown. Strategically, this vision is composed of three major parts—*enhancement of the Lower Village* (closest to the river) so as to increase its commercial attraction to neighboring communities and the thousands of visitors who pass through annually; *targeted development of the Upper Village* (closest to the I-295 interchange) so as to direct and assist development the higher value opportunities in parcels that are or may become available in this area; and *facilitating connections along Main Street* so as to link the entire Downtown District into a coherent whole.

### 1. Enhancement of the Lower Village

Current development of the Lower Village began with the success of the Bowdoin Mill redevelopment that has turned an abandoned mill building at the falls between Topsham and Brunswick into a thriving mixed use development anchored with a brew pub and filled with a variety of commercial office spaces that serve customers and draw workers from the greater Midcoast region. The purpose of those portions of the Development Plan related to this area is twofold:

- first, to more fully link this area to both the network of regional trails along the Androscoggin River and to the downtown section of Brunswick across the river, thus drawing more commercial activity into Topsham's downtown, and
- second, to extend the attractiveness and range of commercial and visitor activity up from the Bowdoin Mill area along Main Street, Green Street and Elm Street and along the undeveloped riverfront nearby.

### 2. Targeted Development of the Upper Village

Recent development of the Upper Village has centered on the south side of the Lewiston Road (Route 196) in what has become the Topsham Fair Mall area. This development has been supported by the 2004 Municipal TIF. As a result of this successful development and the recent transfer of residential and operational parcels formerly belonging to the Brunswick Naval Air Station to private ownership and the Midcoast Regional Redevelopment Authority, the northern side of the Route 196 corridor that serves as the central arterial of the Upper Village has now become ripe for development. The purpose of those portions of the Development Plan related to this area is to give the Town the flexibility to assist in developing strategic parcels within the area as they become available and in tying the area to the Main Street corridor. Current plans

envision road extensions to open up areas for development and ease traffic flow (particularly between Routes 201 and 196), potential credit enhancements linked to particular parcels and infrastructure extensions, relocation and site preparation activities that may be required to achieve significant incremental valuation.

### **3. Facilitating Connections Along Main Street.**

In order to integrate the developments envisioned at either end of the Town's Downtown Corridor into a coherent district, the Town needs to facilitate the flow of vehicular and pedestrian traffic between these two sections. For this connecting section, the Town envisions road improvements including curbing and sidewalks as well as commercial development of selected parcels near the intersection of Routes 201 and 196. Of particular importance in this regard is the plan to use TIF funds to support expansion of public transportation services provided by Brunswick Explorer.

## **D. Improvements to the Public Infrastructure**

As further set forth in Table 1, the Town may use certain TIF Revenues for road and sewer improvements that are directly related to and made necessary by development in the District.

## **E. Operational Components**

### **1. Public Facilities**

The Town may use a portion of the TIF Revenues to fund certain projects approved within the District, outlined in Table 1 above.

### **2. Commercial Improvements Financed Through Development Program**

At this time, no commercial improvements will be financed through the Development Program. The Town may, in the future, reimburse a percentage of the TIF Revenues from any particular lot within the District future developers through a credit enhancement agreement. Future credit enhancement agreements are authorized only if the Town holds a public hearing and the town meeting votes to authorize the credit enhancement agreement. Such credit enhancement agreements may provide a reimbursement of up to one hundred percent (100%) of the TIF Revenue for up to the full term of the District.

### **3. Relocation of Displaced Persons.**

It is not anticipated that any persons will be relocated; however, the Town has provided that if, in the future, relocation of persons is necessary to accommodate future redevelopment within the District, the relocation costs of such displaced persons can be paid for with TIF Revenues.

#### **4. Transportation Improvements**

The Town may fund road improvements made necessary by the increased traffic to the District. Please see Table 1 for more details.

#### **5. Environmental Controls**

The improvements made under this Development Program will meet or exceed all federal, state and local environmental laws, regulations and ordinances and will comply with all applicable land use requirements for the Town.

#### **6. Plan of Operation**

During the term of the District, the Town Manager or his designee will be responsible for all administrative matters within the purview of the Town concerning the implementation and operation of the District.

### **III. Physical Description**

The proposed 326.35-acre District consists of large portions of the 2008 Topsham Main Street Plan Study Boundary and some portions of the 2008 Topsham Main Street Plan “Zone of Influence.” The District area consists of the central business district of Topsham. The proposed 326.35-acre District is shown on Exhibit A. The statutory threshold limits addressing the conditions for approval mandated by 30-A M.R.S.A. § 5223(3) are set forth in Exhibit B.

### **IV. Financial Plan**

#### **A. Financial Characteristics**

The collective original assessed value of the property in the District was thirty-six million one hundred and eighty-two thousand one hundred dollars (\$45,543,000) as of March 31, 2013 (April 1, 2012). Please see the Assessor’s certificate of the original assessed value attached as Exhibit C. The Town may capture one hundred percent (100%) of the increased assessed value of the real property located within the District for the duration of the 30-year term of the District. Personal property tax value will not be captured within the District. The TIF Revenues so collected will fund and/or contribute to the funding of the approved projects, including each of the projects described on Table 1 hereof, which collectively increase the Town’s ability to stand out in a competitive marketplace as a dynamic municipality in which to grow a business. All assessed real property value captured in the District will be added to the general tax rolls at the end of the District’s term. Please note that at any time during the term of the District, the municipality can vote to reduce the captured value percentage and instead deposit the tax revenues into the general fund as long as the municipality does not receive the tax shift benefit associated with the tax revenues so deposited.

Upon each payment of real property taxes for property located inside the District, the Town will deposit into a development program fund (the “Development Program Fund”) the

entirety of the property tax payments constituting TIF Revenues. The percentage of increased assessed value of real property within the District that will be captured shall be determined annually during the municipal budget process; however, the Town may capture up to one hundred percent (100%) of the increased assessed value of real property as captured assessed value. The Development Program Fund is pledged to and charged with the payment of the project costs in the manner and in the order provided in 30-A M.R.S.A. § 5227(3). The Development Program Fund will consist of a development sinking fund account (the “Sinking Fund Account”) to the extent municipal bonded indebtedness is used to pay for project costs, and a project cost account (the “Project Cost Account”). From the Development Program Fund, the Town will deposit one hundred percent (100%) of the TIF Revenues into the Town’s Sinking Fund Account and/or the Project Cost Account to be used to fund the projects listed in Table 1. If future credit enhancement agreements are approved by the town meeting, then a subaccount within the Project Cost Account shall be created for any payments required to be made by the Town pursuant to such credit enhancement agreement.

Estimates of the increased assessed property values of the District, the anticipated TIF Revenues generated by the District, and the estimated tax shifts are shown in Exhibits D-1 and D-2.

## **B. Costs and Sources of Revenues**

The current and future developers owning or leasing properties located within the District are intended to pay for and/or finance all private improvements located in the District through private sources. Table 1 herein provides estimated costs of the municipal project costs to be undertaken with TIF Revenues.

## **C. Indebtedness**

The Town reserves the option to fund the project costs through public indebtedness.

## **V. Statutory Requirements and Thresholds**

The statutory requirements and thresholds for approval required by Section 5223(3) of the TIF Statute are set forth in Exhibit B.

## **VI. Municipal Approvals**

### **A. Notice of Public Hearing**

Attached as Exhibit E hereto is a copy of the Notice of Public Hearing regarding adoption of the Development Program for the District, published in *The Times Record*, a newspaper of general circulation in the Town, on August 12, 2013, a date at least ten (10) days prior to the public hearing. The public hearing on the Development Program was held on August 22, 2013, in accordance with the requirements of 30-A M.R.S.A. § 5226(1).

**B. Minutes of Public Hearing Held by Board of Selectmen**

Attached as Exhibit F hereto is a certified copy of the minutes of the public hearing held on August 22, 2013, at which time this Development Program was discussed by the public.

**C. Authorizing Votes**

Attached as Exhibit G hereto is a copy of the Topsham Town Meeting Warrant Article approving this Development Program, and the results of the vote of the Town Meeting duly called and held on September 25, 2013.

**D. Topsham Main Street Village Plan**

Attached as Exhibit H hereto is a copy of the Topsham Main Street Plan adopted by the town meeting in 2008, serving as the comprehensive downtown redevelopment plan required for downtown tax increment financing districts.

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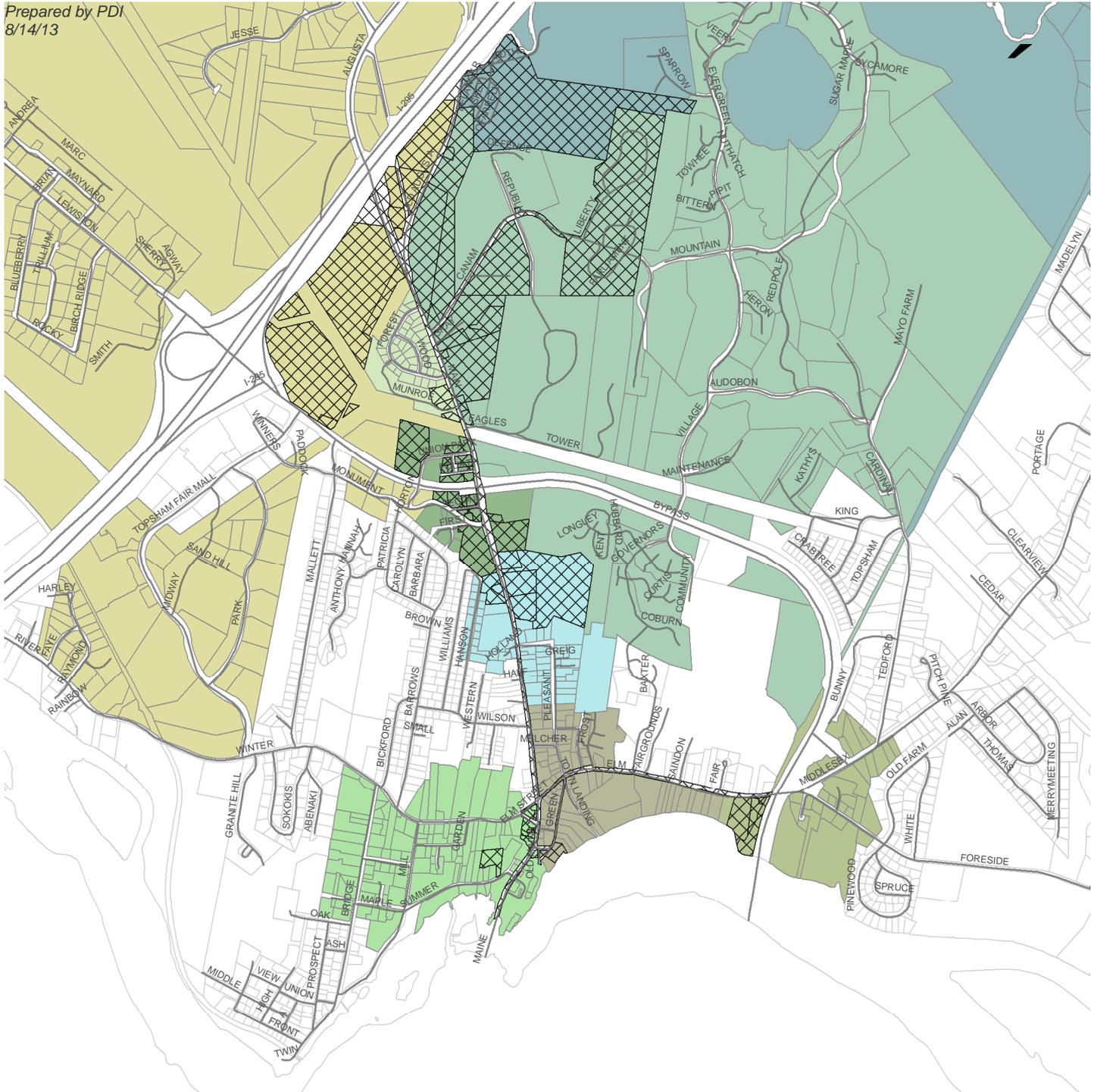
**EXHIBIT A**

**TIF DISTRICT MAP**



 Tax Increment Financing District

# DOWNTOWN & TRANSIT-ORIENTED MUNICIPAL DEVELOPMENT AND OMNIBUS TAX INCREMENT FINANCING DISTRICT



### Town Tax Map Number



 Tax Increment Financing District

## DOWNTOWN & TRANSIT-ORIENTED MUNICIPAL DEVELOPMENT AND OMNIBUS TAX INCREMENT FINANCING DISTRICT

*The "official" tax maps for the Town of Topsham reside in the Town's GIS parcel file. The most accurate and easily readable picture of where the TIF district boundary lies relative to any given parcel in the town is available to citizens at the Town Office.*



Tax Increment Financing District

# DOWNTOWN & TRANSIT-ORIENTED MUNICIPAL DEVELOPMENT AND OMNIBUS TAX INCREMENT FINANCING DISTRICT

Topsham Downtown & Transit-oriented Municipal Development and  
Omnibus Tax Increment Financing District Development Program

**EXHIBIT B**  
**STATUTORY REQUIREMENTS AND THRESHOLDS**

<b>A. ACRE LIMITATION</b>		
1. Total Acreage of Municipality		22,762
2. Total Acreage of Proposed Municipal TIF District		326.35
3. Total <b>Downtown</b> acres contained in the Proposed Municipal TIF District		326.35
4. Total <b>Transit</b> acres contained in the Proposed Municipal TIF District		326.35(duplicated above)
5. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4)		0
6. Percentage of total acreage in proposed municipal TIF District (cannot exceed 2%) Divide A5 by A1		0%
7. Total acreage of all existing and proposed municipal TIF districts in the municipality. Add A2 to sum of all existing TIF district acreage.		1,105.35
8. Total acreage of an existing or Proposed <b>Downtown</b> TIF District in the municipality.		326.35
9. Total acreage of all <u>existing</u> <b>Pine Tree Development Zone</b> TIF Districts in the municipality.		0
10. Total acreage of all existing or Proposed <b>Transit</b> TIF Districts in the municipality.		326.35(duplicated above)
11. Total acreage of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap. Subtract A8+A9+A10 from A7.		779
12. Percentage of total acreage in all existing and proposed Municipal TIF Districts (cannot exceed 5%) Divide A11 by A1.		3.4%
13. Total Acreage of all real property in the Proposed Municipal TIF District that is:		
(Note: a, b, or c must be at least 25%)	<b>Acres</b>	<b>%</b>
a. Blighted (Divide acres by A2)	0	
b. In need of rehabilitation/conservation (Divide acres by A2)	0	
c. Suitable for industrial/commercial site (Divide acres by A2)	287.41	88%
<b>TOTAL</b>		
<b>B. VALUATION LIMITATION</b>		
1. Total Aggregate Value of Municipality (TAV) <i>Use most recent April 1<sup>st</sup></i>		\$923,833,014
2. Original Assessed Value (OAV) of Proposed Municipal TIF District. <i>Use March 31<sup>st</sup> of tax year preceding date of municipal designation</i>		\$45,543,000
3. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality. <i>Add b2 to sum of all existing TIF district OAVs</i>		\$57,909,800
4. OAV of an existing or proposed <b>Downtown</b> TIF District in the municipality.		\$45,543,000
5. OAV of all <u>existing</u> <b>Pine Tree Development Zone</b> TIF Districts in the municipality.		0
6. OAV of all existing or Proposed <b>Transit</b> TIF Districts in the municipality.		\$45,543,000 (duplicated above)
7. Total OAV of all existing and Proposed Municipal TIF Districts in the municipality counted toward 5% cap <i>Subtract B4+B5+B6 from B3</i>		\$12,366,800
8. Percentage of total OAV to TAV in all existing and Proposed Municipal TIF Districts (cannot exceed 5%) <i>Divide B7 by B1</i>		1.3%

Updated 01/20/2011

**EXHIBIT C**

**ASSESSOR'S CERTIFICATE OF ORIGINAL ASSESSED VALUE**

**TOWN OF TOPSHAM  
DOWNTOWN & TRANSIT-ORIENTED MUNICIPAL DEVELOPMENT AND  
OMNIBUS TAX INCREMENT FINANCING DISTRICT**

The undersigned Assessor for the Town of Topsham, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S.A. §5254 that the assessed value for all taxable real property within the Downtown & Transit-oriented Municipal Development and Omnibus Tax Increment Financing District, as delineated on a map included in the Development Program to which this Certificate is included, was \$45,543,000 as of March 31, 2013 (April 1, 2012).

**IN WITNESS WHEREOF**, This Certificate has been executed as of this 28 th day of August, 2013.

TOWN OF TOPSHAM ASSESSOR

By:   
Printed name: JUSTIN HENNESSEY

CMA 727

Topsham Downtown & Transit-oriented Municipal Development and  
Omnibus Tax Increment Financing District Development Program

**Original Assessed Value by Tax Map and Lot Number**

<b>Tax Map and Lot Number</b>	<b>Acreage</b>	<b>Original Taxable Assessed Value as of March 31, 2013 (April 1, 2012)</b>
R04-031	0.48	\$260,100
R04-032	0.23	\$68,700
R04-033	0.23	\$60,300
R04-034	8.45	\$548,800
R04-037	0.26	\$99,900
R04-039	3.90	\$152,500
R04-039-A	3.00	\$529,200
R04-040	12.72	\$0
R04-040-A-001	7.50	\$1,262,900
R04-040-C-001	0.11	\$0
R04-040-F	46.50	\$0
R04-040-F-BLD	0.00	\$1,746,300
R04-041	1.12	\$44,400
R04-041-T-001	0.00	\$54,900
R04-041-T-002	0.00	\$44,700
R04-042	13.00	\$209,700
R04-043	0.46	\$146,800
R04-044	18.80	\$311,500
R05-017-001	0.20	\$15,900
R05-019	0.59	\$631,600
R05-023	51.26	\$4,622,300
R05-070	2.30	\$155,800
R05-072	1.30	\$160,400
R05-072-A	0.29	\$176,100
R05-073	1.90	\$141,500
R05-086	2.00	\$145,700
R05-087	7.27	\$352,500
R05A-001	0.51	\$529,700
R05A-003	1.17	\$686,000
R05A-003-A	0.46	\$246,100
R09-062	0.52	\$4,100
R09-063	50.00	\$647,200
R09-063-T-001	0.00	\$34,900
R09-063-T-002	0.00	\$23,000
R09-063-T-003	0.00	\$25,800
R09-063-T-004	0.00	\$38,800
R09-063-T-005	0.00	\$15,000

Topsham Downtown & Transit-oriented Municipal Development and  
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R09-063-T-007	0.00	\$0
R09-063-T-008	0.00	\$44,700
R09-063-T-009	0.00	\$19,700
R09-063-T-010	0.00	\$12,000
R09-063-T-011	0.00	\$0
R09-063-T-012	0.00	\$0
R09-063-T-013	0.00	\$22,800
R09-063-T-014	0.00	\$23,000
R09-063-T-015	0.00	\$0
R09-063-T-016	0.00	\$0
R09-063-T-017	0.00	\$0
R09-063-T-018	0.00	\$0
R09-063-T-019	0.00	\$0
R09-063-T-020	0.00	\$30,200
R09-063-T-021	0.00	\$15,000
R09-063-T-022	0.00	\$0
R09-063-T-023	0.00	\$3,000
R09-063-T-024	0.00	\$32,300
R09-063-T-025	0.00	\$40,000
R09-063-T-026	0.00	\$30,200
R09-063-T-027	0.00	\$9,700
R09-063-T-028	0.00	\$31,400
R09-063-T-029	0.00	\$15,000
R09-063-T-030	0.00	\$0
R09-063-T-031	0.00	\$7,700
R09-063-T-032	0.00	\$22,100
R09-063-T-033	0.00	\$9,700
R09-063-T-034	0.00	\$20,000
R09-063-T-035	0.00	\$5,900
R09-063-T-036	0.00	\$2,600
R09-063-T-037	0.00	\$0
R09-063-T-038	0.00	\$0
R09-063-T-039	0.00	\$23,500
R09-063-T-040	0.00	\$35,500
R09-063-T-041	0.00	\$22,800
R09-063-T-042	0.00	\$3,000
R09-063-T-043	0.00	\$38,300
R09-063-T-044	0.00	\$27,800
R09-063-T-045	0.00	\$0
R09-063-T-046	0.00	\$28,700
R09-063-T-047	0.00	\$0
R09-063-T-048	0.00	\$46,200
R09-063-T-049	0.00	\$10,800

Topsham Downtown & Transit-oriented Municipal Development and  
Omnibus Tax Increment Financing District Development Program

R09-063-T-050	0.00	\$0
R09-063-T-051	0.00	\$36,600
R09-063-T-052	0.00	\$20,000
R09-063-T-053	0.00	\$15,300
R09-063-T-054	0.00	\$37,500
R09-063-T-055	0.00	\$0
R09-063-T-056	0.00	\$0
U02-001	0.18	\$166,400
U02-011	0.36	\$276,300
U02-012	0.13	\$141,300
U02-013	0.17	\$182,400
U02-014	0.08	\$151,300
U02-015	0.08	\$193,700
U02-016	0.18	\$262,500
U02-017	0.33	\$22,300
U02-065	1.66	\$817,700
U02-065-TDU	0.00	\$8,603,300
U02-134	0.27	\$144,100
U02-135	0.09	\$6,900
U02-136	0.13	\$203,400
U04-031	2.43	\$257,300
U04-031-A	3.07	\$1,687,700
U04-032	1.86	\$482,900
U04-032-A	15.50	\$314,100
U04-033-A	1.93	\$874,600
U04-033-C	0.45	\$285,200
U05-001	5.14	\$0
U05-015	0.33	\$329,200
U05-017	0.14	\$152,800
U05-018	0.64	\$477,100
U05-019	0.74	\$673,100
U05-020	0.66	\$389,300
U05-020-A	0.13	\$39,800
U05-022	0.34	\$96,000
U05-033	0.23	\$109,000
U05-034	0.86	\$90,900
U05-036	0.18	\$35,400
U05-037	0.13	\$44,200
U05-039	0.23	\$124,100
U05-040	0.22	\$116,600
U05-041	0.74	\$161,900
U05-042	0.54	\$172,300
U05-043	0.41	\$39,300

Topsham Downtown & Transit-oriented Municipal Development and  
Omnibus Tax Increment Financing District Development Program

U05-044-B	0.51	\$410,500
U05-045	4.23	\$1,831,700
U05-045-L	0.00	\$20,500
U05-046	1.89	\$1,313,600
U05-047	3.82	\$1,699,800
U05-050	0.28	\$9,400
U06-024	1.09	\$172,400
U06-045	0.12	\$0
U08-028	0.94	\$5,952,200
U08-028-A	0.17	\$0
U08-029	3.30	\$1,072,400
U08-031	3.40	\$0
Roads/Rights of Way	30.00	\$0
<b>Total</b>	<b>326.84</b>	<b>\$45,543,000</b>

**EXHIBIT E**

**NOTICE OF PUBLIC HEARING TOWN OF TOPSHAM**

**Regarding**

**A Municipal Tax Increment Financing District To Be Known As The "Topsham  
Downtown & Transit-oriented Municipal Development and Omnibus Tax Increment  
Financing District"**

Notice is hereby given that the Topsham Board of Selectmen will hold a public hearing on August 22, 2013, at the Town Office, 100 Main Street, Topsham, Maine

The Public Hearing will begin at 7:00 p.m. The purpose of the public hearing is to receive public comments on the designation of the proposed municipal tax increment financing district to be known as the Topsham Downtown & Transit-oriented Municipal Development and Omnibus Tax Increment Financing District (the "District") and the adoption of a development program for the District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. The proposed municipal development and tax increment financing district consists of approximately 553.76. acres of property located along the Main Street corridor from the Frank woods Bridge to the US 295 overpass, as well as the Main Street public right of way in this area and the Elm Street public right of way from Main Street to the railroad overpass near Foreside Road. Copies of relevant materials shall be on file with the Town Office during normal business hours in advance of the public hearing. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time.

121 Mobile Homes For Rent

HARPSWELL - Country setting, 3 bedroom, 1 bath. Washer, dryer, utilities & shed included. No smoking, no pets. \$900 per month. 841-4818

LISBON FALLS - 2 bedroom, washer/dryer hook-up, shed, quiet park. \$600 + utilities. 1st & security. No pets. Call 353-2660

TOPSHAM - 2 bedroom, 1.5 bath, (brand new home) in quiet park. No Pets Allowed. Water & sewer included, \$800/month, \$800 security deposit. Call 729-9171 for appointment.

WEST BATH - 1 bedroom, newly carpeted, within walking distance of BIW and downtown. No pets. \$650. Call 522-8981.

WEST BATH - 58' long, 1 bedroom, furnished, on a private lot. \$575 per month + heat & electricity, \$575 deposit. No pets. Call 207-443-9130 or 207-798-1454.

130 Unfurnished Apartments

BARRON HILLS II APARTMENTS

Lovely 1 & 2 bedroom units in a country setting yet close to town. Located at 23 Winter St in Topsham. Basic rent starts at \$555 + Utilities. Vouchers welcome. This is an Elderly community, to qualify one must be 62+ and/or disabled. Contact: AHNE 3 Stone Ledge Drive Lewiston, ME 04240 (207) 783-5098 TTY (711) or email Tori@ahne.biz



BATH - 1 bedroom 1st floor propane heat \$550 includes water & sewer. -2 Bedroom - 1st floor, oil heat \$695 includes water & sewer. All include off street parking, close walk to BIW, laundry available. 798-0176

BATH - 1 bedroom, close to downtown, near river. Ideal for single person or couple. \$650 includes heat, water/sewer, yard care, rubbish pick-up. Off street parking. No smoking, no pets, month to month lease available. 449-8217

BATH - 2 bedroom, centrally located, washer/dryer hook up neat & clean, off street parking, no pets, references required. \$500/monthly + security deposit. Call after 6pm 443-3821

BATH - 2 bedroom, heated, washer/dryer hook up, water & sewer included. \$775. No pets. 837-1496

BATH - A very private 1 bedroom, near BIW, includes laundry room. \$700. No dogs. Call 443-3922 or 450-1105

BATH - Centrally located, 5 room, 2 bedroom, apartment. 2nd floor. \$525 per month plus deposit. Call 443-6352.

BATH - Charming 1 bedroom. Close to shopping. Heat included for only \$550. 207-623-2323 GuerretteProperties.com

BATH - Efficiency \$495; 1 bedroom apartment \$595. No Pets. 443-3539

BATH - Large 1 bedroom, 846 sq. ft., feels like home, very clean, large yard, excellent neighborhood, option for washer/dryer hook up. \$850 includes heat & hot water. No pets, no smoking. Call 233-2335.

BATH - Remodeled 2 bedroom, 1.25 bath, townhouse. Includes heat, water/sewer, washer & dryer. Parking. No smoking, pets negotiable, \$850/month & security. Call 443-8883

BRUNSWICK - 1 bedroom, intown, near Bowdoin College. Nice quiet building, laundry facilities on site, plenty of parking, nice lawn. \$800 + \$800 security. Includes heat, water, & sewer. No smoking, no dogs. 721-9654.

Brunswick - Clean, quiet, 2 bedroom, townhouses washer & dryer hook-ups. Lease, no pets. Starting at \$700/month. 725-4175.

BRUNSWICK - Exceptionally nice, clean, spacious, sunny, large eat in kitchen with tile floor, beautiful hardwood floors, 2 bedroom. Heat & water included, you pay electric. Washer/dryer hook up. Must have good references. No smoking. \$900 per month + 1 month deposit. Avail 9/1. 373-1147

BRUNSWICK - Near downtown, 1 bedroom with pretty river view. Pine floors, heated, parking, laundry. No smoking, no pets. Lease and deposit. \$595. Call 798-0003.

LISBON - 2 bedroom duplex, parking, water & sewer, yard, 1st floor. \$650+. 443-6863

130 Unfurnished Apartments

CUNDYS HARBOR Waterfront Millstone Apartments 8 miles to Cook's Corner I-95. 1-2 bedrooms. \$625-\$800. Heat, sewer & water, snow/trash removal. For availability call 729-6587. No dogs.

LISBON FALLS - 2 bedroom, 1st floor. \$650 per month plus utilities. Call 865-2868.

ORR'S ISLAND - Sunny, clean, very spacious, 2 bedroom, large kitchen/dining room, washer/dryer, garden patio and shore access. No smoking inside or out. \$650/month. Call 833-7710.

RICHMOND - New, partly furnished, 1 bedroom, in country setting. Plowing, trash removal, heat, and grounds-keeping included. Handicap accessible. 20 minutes from Brunswick. \$700 monthly, 1st, last & security. Available May 15th. 737-2090.

TOPSHAM - 2 bedroom 1 bath apartment for rent \$700/month \$700/security deposit. Water & sewer included. Absolutely No pets. 729-9171 for appt.

TOPSHAM - 2 bedroom, washer/dryer, water included, close to 295. No smoking, no dogs. \$850 per month. Call 522-0282

WASHINGTON HOUSE Apartments Studio & One Bedroom Elderly/Disabled 800-615-1080 EHO

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WASHINGTON HOUSE Apartments Studio & One Bedroom Elderly/Disabled 800-615-1080 EHO

FINANCIAL

170 Business Opportunities

INVESTIGATE BEFORE YOU INVEST!

Always a good policy, especially for business opportunities and franchises. Call Maine Securities division at (877) 624-8551 or the FTC (877) FTC-HELP for free information. Or, visit our web site at www.ftc.gov/bizop. Maine law requires sellers of certain business opportunities to register with a Maine Securities Division before selling. Call to verify lawful registration before you buy.

181 Financial Services

IT'S ILLEGAL for companies doing business by phone to promise you a loan and ask you to pay for it before they deliver. For more information, call toll free 1-877-FTC-HELP. A public service message from The Times Record and the Federal Trade Commission.

SERVICES

190 Services Offered

\*MASTER ELECTRICIAN available hourly or by the job. Insured. 725-6326

BUSH HOGGING, tractor work and power washing. 513-9414 or 737-4524.

CLEAN OUT Sheds, garages, cottages & yards. Haul away your junk. I'm local, prompt and insured. Need it gone? Call Ron 423-0981

DOUG'S PAINTING & Wallpaper Stripping • Carpentry • Roofing • Remodeling 737-4524 or 513-9414

ERDMANN WELDING welding & repairables 373-0525 or 208-0835

HOUSE BEAUTIFUL All Types Home Repair Interior/Exterior Painting. Decks, Roofing & Siding. Affordable prices. References. Insured. 30 years experience. 666-5572.

HOUSE CLEANING & cleaning small offices for Topsham & Brunswick area. Reasonable rates. 522-8705

HOUSE CLEANING Reasonable rates, excellent references, 25+ years New openings for Mon., Wed., & Thur. eves from 6 to 9. Also a variety of cleaning options available. Call or email for info 458-1269orBrendamarie@gmx.com

Need An Electrician? Call Ed Bouchard. No job too small. 837-3909

RAY'S PAINTING & Carpentry Remodeling, painting and carpentry. Free estimates. Call 442-0847

Richard Shorty Marsh Remodeling, painting, porches. \$25/hour. 737-4014 or 319-9069

TRUCKING, real estate clean out, brush removal, lawn mowing, hedge trimming, rototilling, weed whacking, power washing, mulching, sheds moved. Call Ray 725-2513.

191 Day Care

BATH DAYCARE has openings. Please call 751-5316.

LISBON DAYCARE has limited openings ages 1 to 6 years old. Meals provided, 16 years licensed, and CPR certified. Call 353-5863 between hrs. 9-7

LEGAL NOTICES

401 Public Notices

NOTICE TOWN OF FREETPORT PUBLIC HEARING

The Freetport Project Review Board will hold a Public Hearing on Wednesday, August 14, 2013 at 6:00 p.m. in the Freetport Town Hall Council Chambers to discuss preliminary plans for the proposed Lakewood Subdivision, a new 14-lot open space subdivision on Baker Road (Tax Assessor Map 17, Lots 21 & 22). Access to each of the lots would be from driveways off of Baker Road. Approximately 27 acres of open space is proposed. The public is welcome to attend. Submitted materials are available for viewing in the Town Planner's Office at the Freetport Town Hall during normal business hours. 5, 12 - 185452

401 Public Notices

NOTICE NOTICE OF PUBLIC HEARING TOWN OF TOPSHAM Regarding

An Affordable Housing Tax Increment Financing District To Be Known As The "29 Elm Street Affordable Housing Development District" Notice is hereby given that the Topsham Board of Selectmen will hold a public hearing on August 22, 2013, at the Town Office, 100 Main Street, Topsham, Maine The Public Hearing will begin at 7:00 p.m.

The purpose of the public hearing is to receive public comments on the designation of the proposed affordable housing tax increment financing district to be known as the 29 Elm Street Affordable Housing Development District (the "District") and the adoption of a development program for the District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

The proposed affordable housing tax increment financing district consists of approximately 2.63 acres of property located at 29 Elm Street.

Copies of relevant materials shall be on file with the Town Office during normal business hours in advance of the public hearing. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. 12 - 185820

NOTICE NOTICE OF PUBLIC HEARING TOWN OF TOPSHAM Regarding

A Community Revitalization Plan To Be Known As The "Elm & Green Streets Neighborhood Revitalization Plan" Notice is hereby given that the Topsham Board of Selectmen will hold a public hearing on August 22, 2013, at the Town Office, 100 Main Street, Topsham, Maine The Public Hearing will begin at 7:00 p.m.

The purpose of the public hearing is to receive public comments on the Community Revitalization Plan to be known as the "Elm & Green Streets Neighborhood Revitalization Plan."

The proposed Community Revitalization Plan covers the Elm Street and Green Streets neighborhood from Main Street to the railroad overpass near Foreside Road, except for those short portions of Elm Street and Green Streets near Main Street that were included in the Topsham Main Street Village Plan (2007).

Copies of relevant materials shall be on file with the Town Office during normal business hours in advance of the public hearing. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time. 12 - 185828

NOTICE STATE OF MAINE DISTRICT COURT CUMBERLAND, ss. LOCATION: Portland

Civil Action Docket No. CV-13-424

ORDER ON MOTION FOR SERVICES BY PUBLICATION

YOLANDA R. GESSNER, of Bath, County of Sagadahoc and State of Maine, Plaintiff

vs. CRYSTAL G. ESCULANO, of West Bath, County of Sagadahoc and State of Maine,

A complaint has been filed with the Court against Defendant Crystal G. Esculano that requires personal service in accordance with Rule 4(d) of the Maine Rules of Civil Procedure.

Upon motion, the Court hereby ORDERS:

1. That service cannot be made upon the Defendant Crystal G. Esculano, last known to be of 34 Bull Rock Road, West Bath, Maine, in any of the usual manners prescribed by Rule 4 despite the due diligence of the Plaintiff.

2. Service shall therefore be made upon the Defendant Crystal G. Esculano by publishing this order once a week for three (3) successive weeks in the Times Record, a newspaper of general circulation in the County of Sagadahoc and portion of Cumberland County; Sagadahoc County is the county in which Crystal G. Esculano currently owns property and in which she is last known to have resided. The case has been filed in Cumberland County.

3. A copy of this Order shall also be mailed to the Defendant Crystal G. Esculano at her last known address: 34 Bull Rock Road, West Bath, Maine.

4. The first publication shall be made within twenty (20) days after this order is issued. Service by publication shall be complete on the twenty-first (21st) day after the first publication.

5. The Plaintiff seeks a judgment against Defendant holding liable to the Plaintiff due to injuries she received as a result of the Defendant's negligence.

If you wish to oppose this lawsuit, you or your attorney MUST PREPARE AND SERVE A WRITTEN ANSWER to the complaint WITHIN TWENTY (20) DAYS after service is completed by the foregoing method. You or your attorney must serve your answer by delivering a copy of it in person or by mail to the Plaintiff's attorney Richard Regan, Moncreaf & Barnicle, 9 Bowdoin Mill Island, Topsham, ME 04086. You or your attorney must also file the original of your answer with the Court by mailing it to the following address: Cumberland County District Court, 142 Federal Street, P.O. Box 287, Portland, ME 04112-0287, before or within a reasonable time after it is served on the Plaintiff.

IMPORTANT WARNING: IF YOU FAIL TO SERVE AN ANSWER WITHIN THE TIME STATED ABOVE OR IF, AFTER YOU ANSWER, YOU FAIL TO APPEAR AT ANY TIME THE COURT NOTIFIES YOU TO DO SO, A JUDGMENT BY DEFAULT MAY BE ENTERED AGAINST YOU IN YOUR ABSENCE FOR THE RELIEF DEMANDED IN THE COMPLAINT. IF YOU INTEND TO OPPOSE THIS LAWSUIT, DO NOT FAIL TO ANSWER WITHIN THE REQUIRED TIME, IF YOU BELIEVE THE PLAINTIFFS ARE NOT ENTITLED TO ALL OR PART OF THE CLAIM SET FORTH IN THE COMPLAINT OR IF YOU BELIEVE YOU HAVE A CLAIM OF YOUR OWN AGAINST THE PLAINTIFFS, YOU SHOULD TALK TO A LAWYER, IF YOU FEEL YOU CANNOT AFFORD TO PAY A FEE TO A LAWYER, YOU MAY ASK THE COURT FOR INFORMATION AS TO PLACES WHERE YOU MAY SEEK LEGAL ASSISTANCE. Dated: July 18, 2013 /s/ Jeffrey Moskowicz Judge, Maine District Court 5, 12, 19 - 185539

401 Public Notices

NOTICE NOTICE TO BIDDERS

To: Qualified Bidders From: Woolwich Select-board

Construction of a 20 x 30, two story addition to the Woolwich Municipal Building, with full foundation, 3 stop elevator and handicapped bathroom.

Notice is hereby given that the Woolwich Select-board will receive sealed bids at the Woolwich Town Office, located at 13 Nequasset Road until 4:00 PM on Tuesday the 3rd of September for the above stated project. The bids will be opened at 5:00 PM that evening at a Special Selectboard meeting. All bids received after the specified time will automatically be rejected and returned, unopened. The Woolwich Selectboard reserves the right to reject any and all bids. A certificate of insurance must accompany each bid.

A MANDATORY pre-bid meeting shall be held at the construction site on Wednesday August 21, 2013 at 4:00 PM.

Specifications and drawings are on file and may be examined and obtained by contacting Lynette Eastman at the Woolwich Town Office, 13 Nequasset Road, Woolwich, during regular business hours, by calling 207-442-7094 or email at administrator@woolwich.us. 9, 12, 16 - 185722

NOTICE WEST BATH PLANNING BOARD AGENDA

The West Bath Planning Board will hold a meeting for the purpose of regular business on Tuesday 8/13/2013, and Wednesday 8/14/2013 at 6:30 pm if needed, in the Conference Room at the Town Office (rear entrance) on Foster's Point Road in West Bath. The Board will be available to discuss business not published in the agenda, however, will not take any action at this meeting, but will postpone the issue for the next regular meeting.

1. EZ Diabetics 61 State Road Map/Lot U10-004-A

2. David & Laurie Haggerty Expansion in Shoreland Zone 84 Kings Point Rd Map/Lot U13-003

3. Rita Losee Subdivision amendment Winter Point Rd Map/Lot R03-036-7A

4. Ray Xcellerated Performance New Business 210 State Rd Map/Lot U08-19

5. Jean St. Peirre Shoreland Zone Expansion 131 Rock Haven Dr. Map/Lot U16-15 12 - 185842

401 Public Notices

NOTICE Public Hearing THOMAS POINT BEACH SEED BED CLOSURE

The Brunswick Marine Resource Committee will conduct a public hearing at a special meeting August 21st, 2013 at 5:00 pm at the Municipal Meeting Facility located at 16 Station Room 217, to consider repealing a conservation closure on Shellfish Growing Area WL Thomas Point Beach as follows:

Effective Immediately, for the purpose of resource conservation it shall be unlawful to dig, take or possess Soft-Shell Clams (Mya arenaria), Quahogs (Mercenaria mercenaria) taken from within the coastal waters of Brunswick, Cumberland County, State of Maine with the following boundaries: From a Red painted post located at the North East corner of the Thomas Point Beach stairs, running 300 feet along the shore/beach to another red painted post, then running 200 feet along the woods line to another red painted post, hence running westerly across the bay to the north east corner of the Thomas Point Beach stairway.

This repeal would allow the harvest of shellfish from a small portion of Thomas Point Beach, locally known as the beach and the sand bars south easterly of the breakwater.

Anyone having questions or wishing to obtain a copy of the ordinance or the map should contact the Town Clerks Department Monday through Friday from 8:30 a.m. to 4:30 p.m. at 725-6658.

INDIVIDUALS NEEDING AUXILIARY AID FOR COMMUNICATION PLEASE CONTACT THE TOWN MANAGERS OFFICE AT 725-6653 (TDD 725-5521)

Mark Latti Brunswick Marine Resources Chairman 12 - 185818

NOTICE TOWN OF TOPSHAM MUNICIPAL BUILDING TOPSHAM, MAINE 04086

NOTICE IS HEREBY GIVEN that the Town of Topsham will be soliciting bids for winter sand. If interested, please contact Topsham Public Works at 725-1728 or dcox@topshammaine.com Bids Due by August 23, 2013, 10A.M. The Town reserves the right to accept or reject any or all bids 12 - 185814

401 Public Notices

NOTICE NOTICE OF PUBLIC SALE

Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered March 22, 2013 in the action entitled PHH Mortgage Corporation v. John E. Mickles and Ida Y. Mickles a/k/a Yvonne Mickles, et al., by the Maine District Court, West Bath, Docket No. WESDC-RE-11-21, where in the Court adjudged the foreclosure of a mortgage granted by John E. Mickles and Ida Y. Mickles, a/k/a Yvonne Mickles to Mortgage Electronic Registration Systems, Inc., as nominee for Fleet National Bank dated November 4, 2003 and recorded in the Sagadahoc County Registry of Deeds in Book 2312, Page 138, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on Thursday, August 29, 2013, commencing at 11:45AM, at the Law Office of Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.

The property is located at 81 Big Pine Drive 1/k/a 631 River Road, Topsham, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shapiro & Morley, LLC, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of PHH Mortgage Corporation is not present at the time and place stated in this notice, no sale shall be deemed to have occurred and all rights to reschedule a subsequent sale are reserved. Additional terms will be announced at the public sale.

PHH Mortgage Corporation, by its attorneys Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106, (207)-775-6223.

29, 5, 12 - 185287

NOTICE PUBLIC NOTICE WEST BATH RESIDENTS

Nomination papers will be available at the Town Office beginning Monday, August 12, 2013, for the following position:

1 (one) Selectman, Assessor and Overseer of the Poor; for the 3 (three) year

**EXHIBIT F**

**MINUTES OF PUBLIC HEARING AND BOARD OF SELECTMEN MEETING**

**PLACEHOLDER**

**EXHIBIT G**

**TOWN MEETING WARRANT ARTICLE AND VOTE RESULTS**

**PLACEHOLDER**

ARTICLE \_\_\_\_\_

Shall the following vote be adopted:

Shall the voters of the Town of Topsham, Maine designate a municipal tax increment financing district to be known as the “Downtown and Transit-oriented Municipal Development and Omnibus Tax Increment Financing District” and adopt the Development Program for the District such designation and adoption to be pursuant to the following findings, terms and provisions?

WHEREAS, the Town of Topsham (the “Town”) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate specified areas within the Town of Topsham as the Downtown and Transit-oriented Municipal Development and Omnibus Tax Increment Financing District (the “District”) and to adopt a development program for the District (the “Development Program”); and

WHEREAS, designation of the District and implementation of the Development Program will help to provide new employment opportunities within the Town, provide opportunities for economic development in the Town and the surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

WHEREAS, the Town has held a public hearing on the question of establishing the District in accordance with the requirements of 30-A M.R.S.A. Section 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and

WHEREAS, the Town shall vote whether to designate a municipal tax increment financing district to be known as the Downtown and Transit-oriented Municipal Development and Omnibus Tax Increment Financing District, and to adopt the Development Program for the District; and

WHEREAS, it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the designation of the District and the adoption of the Development Program for the District.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:

**Section 1.** The Town hereby designates the Downtown at Transit-oriented Municipal Development and Omnibus Tax Increment Financing District and adopts the Development Program for said District; such designation and adoption to be pursuant to the following findings, terms and provisions:

**Section 2.** The Town hereby finds and determines the following, demonstrating the District's compliance with State statute:

- a. The provisions of Title 30-A M.R.S.A. § 5223(A)-(D) do not apply to downtown tax increment financing districts or transit-oriented development districts.
- b. The designation of the District and pursuit of the Development Program will generate substantial economic benefits for the Town and its residents, including employment opportunities, 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 3.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the District described more particularly in the "Downtown and Transit-oriented Municipal Development and Omnibus Tax Increment Financing District Development Program" presented to Town Meeting in the form attached hereto and such Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

**Section 4.** Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

**Section 5.** The Town Manager or his duly-appointed representative, be and hereby is authorized, empowered and directed to submit the proposed designation of the District and the proposed Development Program for the District to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

**Section 6.** The Town Manager or his duly-appointed representative, be and hereby is authorized and empowered, to make such revisions to the Development Program for the District as the Town Manager, or its duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with these articles or the basic structure and intent of the Development Program.

**Section 7.** The Town, via Town Meeting vote, is hereby authorized to enter into such Credit Enhancement Agreements, if any, with business entities located within the boundaries of the District, following a duly noticed public hearing, such Credit Enhancement Agreements to be in such form and to contain such terms and provisions not inconsistent with the Development Program.

**Section 8.** The foregoing designation of the District and the 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 of the designation of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Board of Selectmen or any other party.

**EXHIBIT H**

**TOPSHAM MAIN STREET VILLAGE PLAN**

**PLACEHOLDER**