

**STATE OF MAINE**  
**TOWN OF CLIFTON**  
**COUNTY OF PENOBSCOT**  
**SPECIAL TOWN MEETING**

To: Jan Logan, a citizen of the Town of Clifton, County of Penobscot, State of Maine.

Greetings: In the name of the State of Maine you are hereby required to notify and warn the voters of the Town of Clifton qualified to vote on the Town affairs to assemble at the Holbrook Middle School, Holden, Maine, 202 Kidder Hill Road, Holden, Maine 04429, at 6:00 P.M. on December 10, 2020, to act on the following articles, to wit:

**Article 1:** To appoint a moderator to preside at said meeting.

**Article 2:** Shall the voters of the Town of Clifton, Maine designate a municipal tax increment financing district to be known as the “Amended and Restated Town of Clifton Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District” and adopt the Development Program for the District as presented to the Town Meeting, such designation and adoption to be pursuant to the following findings, terms, and provisions?

**WHEREAS**, on February 18, 2017, the Town of Clifton (the “Town”) designated and adopted the Town of Clifton Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District and Development Plan (the “District”), which was approved by the Maine Department of Economic and Community Development on March 31, 2017, and the Town subsequently entered into a credit enhancement agreement on March 17, 2018 with SWEB Development USA, LLC, pursuant to the terms of the Development Program; and

**WHEREAS**, the Town of Clifton Maine (“the Town”) is authorized pursuant to Chapter 206 of Title 30-A Maine Revised Statutes, as amended (“the Act”) to amend the District (as amended herein, the “Amended and Restated District and Development Program” and desires to do so; and

**WHEREAS**, there is a need for economic development in the Town, in the surrounding region and in the State of Maine; and

**WHEREAS**, there is a need to improve the general economy and broaden the tax base of the Town and the region by attracting business development to the District; and

**WHEREAS**, designation and adoption of the Amended and Restated District and Development Program will help to improve the economy and broaden the tax base in Clifton by attracting business development to the District; and

**WHEREAS**, there is a need to implement continued economic development initiatives in those areas of the Town designated as part of the District in accordance with the provisions of the Act; and

**WHEREAS**, it is expected that final approval will be obtained from the State of Maine Department of Economic and Community Development (the "Department"), approving the adoption of the First Amended and Restated District and Development Program; and

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

**NOW, THEREFORE, IT IS HEREBY VOTED BY THE TOWN:**

**Section 1.** The Town hereby finds and determines that:

a. At least twenty-five percent (25%), by area, of the real property within the Amended and Restated District as hereinafter designated, is suitable for commercial uses; and

b. The total area of the Amended and Restated District and Development Program as hereinafter designated does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town, including the proposed Amended and Restated District, does not exceed five percent (5%) of the total acreage of the Town; and

c. The original assessed value of all existing and proposed tax increment financing districts, including the proposed Amended and Restated District, does not exceed five percent (5%) of the total equalized assessed value of all taxable property within the Town as of April 1, 2016; and

d. Designation and adoption of the Amended and Restated District and Development Program will make a contribution to the economic growth and well-being of the Town as a whole 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 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 Amended and Restated 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 designates a municipal tax increment financing district to be known as the “Amended and Restated Town of Clifton Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District” designated and described as more particularly set forth in the Development Program for such District 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 3.** Pursuant to the provisions of 30-A M.R.S.A. § 5227(1), the percentage of increased assessed value to be retained as captured assessed value in accordance with the Amended and Restated Development Program is to be established as set forth in the Amended and Restated Development Program.

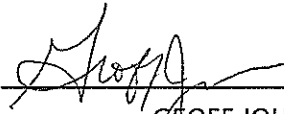
**Section 4.** The Town’s Board of Selectmen or its duly-appointed representative is hereby authorized, empowered and directed to submit the proposed designation of the Amended and Restated District and Development Program to the Department for review and approval pursuant to the requirements of 30-A M.R.S. section 5226.

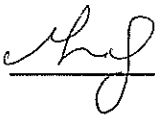
**Section 5.** The Town’s Board of Selectmen or its duly-appointed representative is hereby authorized and empowered, at its discretion, from time to time, to make such revisions to the Amended and Restated Development Program as the Board of Selectmen or its duly-appointed representative deem reasonably necessary or convenient in order to facilitate the process for review and approval of the District and / or Development Program by the Department, or for any other reason, so long as such revisions are consistent with these resolutions and with the basic structure and intent of the District and the Development Program.

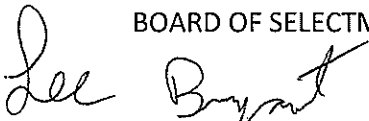
**Section 6.** The foregoing designation and adoption of the Amended and Restated District and Development Program for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by the Department, without requirements of further action by the Town, the Board of Selectmen, or any other party.

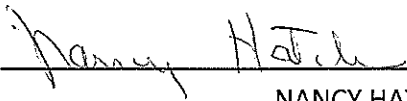
**Section 7.** The Board of Selectmen is hereby authorized and directed to execute and enter into an amendment to the March 17, 2018 Credit Enhancement Agreement between the Town of Clifton, Maine and SWEB Development USA, LLC meeting the conditions set forth by the Development Program, as presented at the public hearing and Town Meeting. In the name of and on behalf of the Town, such approval to be conclusively evidenced by execution of the Amendment to the Credit Enhancement Agreement by the Board of Selectmen, or a majority of the individual selectmen.

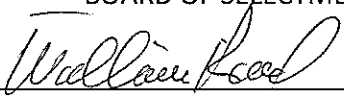
GIVEN UNDER OUR HANDS  
AT CLIFTON, MAINE, THIS November 24<sup>th</sup> 2020

  
\_\_\_\_\_  
(BY)  
GEOFF JOHNSON, CHAIR  
BOARD OF SELECTMEN

  
\_\_\_\_\_  
LEE BRYANT  
BOARD OF SELECTMEN

  
\_\_\_\_\_  
GERALD FOLSTER  
BOARD OF SELECTMEN

  
\_\_\_\_\_  
NANCY HATCH  
BOARD OF SELECTMEN

  
\_\_\_\_\_  
WILLIAM RAND  
BOARD OF SELECTMEN