

STATE OF MAINE

TOWN OF CLIFTON

**COUNTY OF PENOBSCOT
SPECIAL TOWN MEETING**

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

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 Clifton Municipal Building in the Town of Clifton, County of Penobscot, State of Maine on December 20, 2022, immediately following the scheduled public hearing set for 6 p.m. then and there to act on the following articles to wit:

ARTICLE # 1 To choose 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 development program known as the "Town of Clifton Amended and Restated Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District Development Program Amendment II" 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, Maine ("the Town") designated and adopted the Town of Clifton Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District and Development Program ("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 on December 10, 2020, the Town subsequently amended the District and adopted the Town of Clifton Amended and Restated Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District ("the Amended District"), which was approved by the Maine Department of Economic and Community Development on April 8, 2021; and

WHEREAS, 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 Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District and Development Program Amendment II" 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 of the Amended and Restated District and Development Program Amendment II 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 adoption of the Amended and Restated District Development Program Amendment II; and

WHEREAS, the Town has held a public hearing on the question of establishing the Amended and Restated Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District and Development Program Amendment II 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 Amendment II 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 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 and Development Program Amendment II, 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 Amendment II 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 Development Program Amendment II.

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 "Town of Clifton Amended and Restated Pisgah Mountain Wind Omnibus Municipal Development and Tax Increment Financing District Amendment II" 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 Amendment II is to be established as set forth in the Amended and Restated Development Program Amendment II.

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 proposed Amended and Restated District and Development Program Amendment II 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 District and Development Program Amendment II 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.

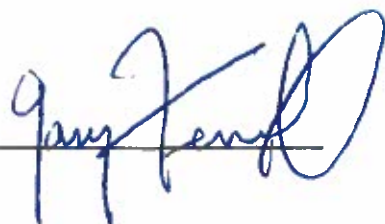
Section 6. The foregoing designation and adoption of the Amended and Restated District and Development Program Amendment II for the District shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the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

GIVEN UNDER OUR HANDS
AT CLIFTON, MAINE THIS December 16, 2022

Board of Selectmen
Town of Clifton



Geoff Johnson, Chair



Gary Ferrill

Gerald Folster

William Rand



Lee Bryant

 12/6/2022
Town Clerk