

**Chelsea Selectboard Meeting
October 13, 2021 @ 6:30PM
Chelsea Elementary School
In Person**

I. Call regular meeting to Order:

IX. Executive Session:

B. Pursuant to 1 MRSA § 405(6)(F)

1. Request from a resident to borrow CDBG Funds to replace roof shingles at their home

II. Public Comment on Items Not on Agenda:

III. Adjustments to the Agenda:

IV. Consent Agenda:

- A. Approval of Payroll Warrant #13 in the amount of **\$9,257.43**
- B. Approval of Accounts Payable Warrant #14 in the amount of **STBD**
- C. Approval of Payroll Warrant #15 in the amount of **STBD**
- D. Approval of September 8, 2021 Selectboard Meeting Minutes.
- E. Approval of September 22, 2021 Selectboard Meeting Minutes.

V. Scheduled Items:

A. New Business –

1. Real Estate Market Study and Valuation Adjustments
2. Review of Cell Tower Revenue Sharing or Buyout Options
3. Community Service Project List Review

B. Old Business –

1. Create a new TIF District
2. Selectboard 2021-22 Goals Discussion.
3. American Rescue Plan Act – Funding ideas
4. Chelsea Investment Policy and Investment Management Services
5. Heart and Soul request to use TIF funds for new initiatives:
 - A. Providing funds to encourage survey response and resident input
6. Student of the Month Recognition Program
7. Sand for Seniors Program Policy Adoption

VI. Legal:

- A. Tax Abatement(s) – RE - 2022
 - 1. Richard Condon – Acct 843 – M16 L104MH - \$8,207 in value
 - 2. Wayne S Allen – Acct 1643 – M11 L119-001 – \$14,110 in value
 - 3. Cynthia Thompson – Acct 1395 – M13 L24MH - \$21,591 in value
- B. Tax Abatement(s) – RE – 2021
 - 1. Cynthia Thompson – Acct 1395 – M13 L24MH - \$21,591 in value
- C. Tax Abatement(s) PP
 - 1. Patrick Ellis Sr and Sandra Ellis – Acct 71 - \$5,100 in value
 - 2. John Maxell – Acct 227 - \$5,100 in value
- D. Quit Claim Deed Approval
 - 1. Russell Eric Lewis – Map 13 Lot 60 – Undischarged Lien
- E. Location of new Town Office - Update
- F. Winter Roads Memorandum of Understanding

VII. Written Communication:

- A. RSU #12 Superintendents Report for September 2021
- B. Treasurer’s Report – September 27, 2021 Revenues and Expenses
- C. Treasurer Report – Current TIF Balance
- D. Code Enforcement Report
- E. Town Clerk Report
- F. Deputy Clerk Report
- G. Animal Control Report

VIII. Verbal Communication:

- A. Town Manager
- B. Chelsea’s RSU #12 Representative
- C. Boards and Committees
- D. Board of Selectmen/Assessors Comments and Concerns

X. Adjournment:

To maintain meeting effectiveness, the following guidelines are set forth:
Board members speaking during discussion on any item will be limited to two minutes and may speak only once until each member has spoken or been given an opportunity to speak.

Members of the public speaking during discussion on any item will be limited to two minutes and may speak only after each Selectboard member has spoken or been given an opportunity to speak.

WARRANT: 13

Check	D / D	Check	Employee	Gross Pay
34419	0.00	1,068.10	59 BRENDA L ARNOLD	1,273.00
34420	0.00	1,087.58	58 CHERYL LYNN MITCHELL	1,407.00
34421	0.00	266.37	56 LAUREL J MULLENS	330.00
34422	0.00	1,192.22	53 JARROD R. PINKHAM	1,400.00
34423	0.00	1,154.37	F1 SHAWN RAMAGE	1,250.00
34424	0.00	1,962.34	99 SCOTT M. TILTON	2,826.50
34425	0.00	2,018.01	T & A 23 Bangor Savings Inst	
34426	0.00	282.32	T & A 18 TREASURER OF STATE	
34427	0.00	226.12	T & A 20 Vantagepoint Transfer Agents-303751	
Total	0.00	9,257.43		8,486.50

Put into A/P	2,526.45
Taken out of A/P	(2,526.45)
Total Payroll	9,257.43

Count	
Checks	9

ACCOUNTS PAYABLE FOR TOWN OF CHELSEA

CHELSEA MUNICIPAL OFFICERS

_____ Michael Pushard	_____ Date	_____ Sheri Truman	_____ Date
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_____ Jason Mills	_____ Date
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**Chelsea Selectboard Meeting
September 8, 2021
PUBLIC HEARING
GA Ordinance and Appendices
6:30PM**

**Regular Meeting Immediately Following
Chelsea Elementary School
In Person and Zoom**

Call Public Hearing to Order:

A. Public Comment on General Assistance Ordinance and Appendices

The public hearing was called to order at 6:34PM by Pushard.

There wasn't any public comment

A motion was made by Truman that was seconded by Mills to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 6:35PM

Executive Session:

A. Pursuant to 36 MRSA § 841

- 1. Tax Abatement Request – Withdrawn by Applicant 9/7/21 – Denial Letter**

B. Pursuant to 1 MRSA § 405(6)(F)

- 1. Request from a resident to borrow CDBG Funds to replace roof shingles at their house.**

This item was not considered at this meeting as more information is required

I. Call meeting to order:

The regular meeting was called to order at 6:36PM by Pushard.

Selectboard present in person included Sheri Truman, Jason Mills and Michael Pushard

Also present was Scott Tilton, Rick Danforth, Carol Belanger and Matt Weaver

II. Public Comment on Items Not on Agenda:

Rick Danforth requested a discussion about traffic on Sylvester Ave. be scheduled for the September 22, 2021 meeting

III. Adjustments to the Agenda: NONE

IV. Consent Agenda:

- A. Approval of Payroll Warrant #07 in the amount of **\$9,052.90**
- B. Approval of Accounts Payable Warrant #08 in the amount of **\$246,017.47**
- C. Approval of Payroll Warrant #9 in the amount of **\$8,864.64**
- D. Approval of Accounts Payable Warrant #10 in the amount of **\$54,943.93**
- E. Approval of **August 10, 2021** Selectboard Meeting Minutes

A motion was made by Truman that was seconded by Mills to approve Consent Agenda Items A, B, C, D and E as presented. The vote was unanimous.

V. Scheduled Items:

A. New Business –

1. Discussion with Matthew Weaver, Investment Advisor

Mr. Weaver presented the Selectboard with a potential plan to invest Chelsea's Reserve Funds. He is going to prepare a proposal for the Selectboard to review. No action was taken at this time.

2. AARP Livable Communities Application

The Selectboard expressed support for the submission of a Livable Communities Application to the AARP. No action was taken.

3. Schedule a date for 2021 – 22 Selectboard goal setting

The Selectboard scheduled a goals workshop during their regular meeting September 22, 2021.

4. Schedule a date and time to evaluate the performance of Town Manager

The Selectboard scheduled an evaluation of the Town Manager's performance for a night in October that there would not be a regular meeting already scheduled.

B. Old Business –

1. Approve updated version of 2021 General Assistance Ordinance and Appendices

A motion was made by Pushard that was seconded by Truman to adopt the new General Assistance Ordinance and Appendices effective October 1, 2021. The vote unanimous.

VI. Legal:

A. Approval of Application for Holding Tank Installation – Map 14 Lot 83

A motion was made by Pushard that was seconded by Mills to approve the Holding Tank Installation Application the property at Map 14 Lot 83. The vote was 2 – 0 – 1 (Truman).

B. Annual Appointment to Planning Board – 2 Vacancies

1. Tamra Pierce

A motion was made by Pushard that was seconded by Truman to appoint Tamra Pierce to the Planning Board for a one-year term ending June 30, 2022. The vote was unanimous.

C. Approve Sept. 8, 2021 Amendments to the Chelsea Personnel Policy

A motion was made by Pushard that was seconded by Truman to approve Personal Policy amendments as of September 8, 2021. The vote was unanimous.

D. Review, amend and approve an updated COVID 19 Response Procedure

A motion was made by Pushard that was seconded by Truman to approve the updated COVID 19 Response Procedure. The vote was unanimous.

E. Approve 2021 Policy concerning the Selectboard Contacting Town Attorney

A motion was made by Pushard that was seconded by Truman to adopt the Selectboard Town Attorney Contact Policy as amended. The vote was unanimous.

VII. Written Reports and Communication:

- A. The Selectboard reviewed the Code Enforcement Report for August
- B. The Selectboard reviewed the Town Clerk Report for August
- C. The Selectboard reviewed the Deputy Clerk Report for August
- D. The Selectboard reviewed the Animal Control Report for August
- E. The Selectboard reviewed the Town Manager's Report

VIII. Verbal Communication:

- A. Town Manager - NONE
- B. Chelsea's RSU #12 Representative
A written report was received for the Selectboard to review
- C. Boards and Committees - NONE
- D. Board of Selectmen/Assessors Comments and Concerns

Sheri – requested the Manager look into a possible issue

Jason – NONE

Mike – thanked Henry Truman for cleaning up a tree limb that fell across the Dr. Mann Road. Asked that the PILOT letters be send to Spurwink, Uplift and Goodwill as soon as possible. Requested that an agreement be prepared for the extension of the plowing contract with Libby Forest Products to 2022-2023.

X. Adjournment:

A motion was made by Truman that was seconded by Mills to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 8:30PM

Approved by the Selectboard on October 13, 2021

Michael Pushard

Sheri Truman

Jason Mills

**Chelsea Selectboard Meeting
September 22, 2021 @ 6:30PM
Chelsea Elementary School
In Person and Zoom**

I. Call meeting to order:

The regular meeting was called to order at 6:34PM by Board Chair Pushard.

Selectboard present in person included Sheri Truman, Jason Mills and Michael Pushard

Also present was Scott Tilton, Marion Bowman, Rick Danforth, Raegan Larochele, Brian Sites and Carol Belanger

II. Public Comment on Items Not on Agenda: None

III. Adjustments to the Agenda: None

IV. Consent Agenda:

- A. Approval of Payroll Warrant #11 in the amount of **\$7,770.26**
- B. Approval of Accounts Payable Warrant #12 in the amount of **\$227,641.78**
- C. Approval of **September 8, 2021** Selectboard Meeting Minutes – not ready

A motion was made by Truman that was seconded by Mills to approve Consent Agenda Items A and B as presented. The vote was unanimous.

V. Scheduled Items:

A. New Business –

1. Tax Increment Financing 101 Presentation w/ LaRochelle Consulting

No Action was taken.

2. Affordable/Senior Housing Presentation w/ Brian Sites of Volunteers of America

No action was taken.

3. American Rescue Plan Act – Funding ideas

No action was taken.

4. Sylvester Ave. Concerns

There was a discussion regarding the on-street parking that is happening on Sylvester Ave. The road is very narrow, and the on-street parking could make difficult for emergency services to navigate the street in the event services are requested.

Some options were discussed but no action was taken.

B. Old Business –

1. Selectboard 2021-22 Goals Discussion.

No action was taken.

2. MMA Annual Meeting Voting Credentials Approval

No action was taken.

3. Set a date and time for the Christmas Tree lighting, parade, and other related events.

The date of the Christmas Tree lighting will be Saturday December 4, 2021. Arrangements for the Christmas car parade and Community supper are still being finalized.

4. Heart and Soul request to use TIF funds for new initiatives:

A. Mailing the newsletter to all Chelsea property owners

The use of TIF Revenues to pay for the mailing of the September edition of the Chelsea Newsletter to all Chelsea taxpayers was authorized by the Selectboard.

B. Funds to encourage survey response and resident input

No action was taken.

VI. Legal:

A. Tax Abatement(s) – RE - 2022

1. Richard Condon – Acct 843 – \$8,207 in value

No action was taken.

2. Wayne S Allen – Acct 1643 – \$14,110 in value

No action was taken.

3. Cynthia Thompson – Acct 1395 – \$21,591 in value

No action was taken.

B. Tax Abatement(s) – RE – 2021

1. Cynthia Thompson – Acct 1395 – \$21,591 in value

No action was taken.

C. Tax Abatement(s) PP

1. Patrick Ellis Sr and Sandra Ellis – Acct 71 - \$5,100 in value

No action was taken.

2. John Maxell – Acct 227 - \$5,100 in value

No action was taken.

D. Supplemental Tax(es) – RE

1. Victor Lawrence – Acct 1666 – M6 L104MH - \$8,207 in value

A motion was made by Pushard that was seconded by Truman to approve a supplemental tax assessment against Victor Lawrence at Map 6 Lot 104MH for the assessed value of \$8,207. The vote was unanimous.

2. William Davenport – Acct – M9 L148 – \$2,500 cost of building demolition

A motion was made by Pushard that was seconded by Truman to approve a supplemental tax assessment against to William Davenport at Map 9 Lot 148 to recover the agreed upon demolition cost of \$2,500, resulting in the building being declared a nuisance and being moved at Chelsea's expense. The vote was unanimous.

- E. Appointment of an Ad Hoc “Age Friendly Chelsea Committee”
 - 1. Dot Grady
 - 2. Patti Fredette
 - 3. Lori Milner
 - 4. Nina Charzenko
 - 5. Wilma Ware
 - 6. Marion Bowman
 - 7. Tom Heyns
 - 8. Linda Weston

A motion was made by Mills that was seconded by Truman to appoint Dot Grady, Patti Fredette, Lori Milner, Nina Charzenko, Wilma Ware, Marion Bowman, Tom Heyns and Linda Weston to the Ad Hoc Age Friendly Chelsea Committee. The vote was unanimous.

VII. Written Reports and Communication:

- A. Town Manager’s Report - None
- B. The Selectboard reviewed the RSU #12 Superintendents Report for September 2021.

VIII. Verbal Communication :

- A. Town Manager – None
- B. Chelsea’s RSU #12 Representative - None
- C. Boards and Committees - None
- D. Board of Selectmen/Assessors Comments and Concerns

Sheri – None

Jason – None

Mike – None

IX. Executive Session: NONE

- A. Pursuant to 1 MRSA § 405(6)(F)
 - 1. Request from a resident to borrow CDBG Funds to replace roof shingles at their house.

X. Adjournment:

A motion was made by Pushard that was seconded by Truman to adjourn the meeting. The vote was unanimous. The meeting was adjourned at 8:34PM

Approved by the Selectboard on October 13, 2021

Michael Pushard

Sheri Truman

Jason Mills

DRAFT



JANET T. MILLS
GOVERNOR

STATE OF MAINE
MAINE REVENUE SERVICES
PROPERTY TAX DIVISION
P.O. BOX 9106
AUGUSTA, MAINE
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

KIRSTEN LC FIGUEROA
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD
EXECUTIVE DIRECTOR

September 2021

Municipal Assessors and Chairman of Board of Selectmen:

RE: Proposed 2022 State Valuation

Pursuant to 36 M.R.S. § 208, the Bureau of Revenue Services is required to send you an annual notice of proposed state valuation for municipalities located in your county. Enclosed are the 2022 proposed valuations. These valuations represent the full equalized value of all **taxable property** in each municipality as of **April 1, 2020** while incorporating sales data primarily from 2019 and 2020.

The valuations finally certified to the Secretary of State pursuant to 36 M.R.S. § 305 will be used for all computations required by law to be based on the state valuation.

STATE BOARD OF PROPERTY TAX REVIEW

In accordance with 36 M.R.S. § 272, any municipality aggrieved by a state valuation may appeal to the State Board of Property Tax Review. Appeal procedures, along with the duties and powers of the State Board of Property Tax Review are summarized below.

An aggrieved municipality may file a written notice of appeal with the State Board of Property Tax Review **by November 15, 2021**. An appeal to the State Board of Property Tax Review must be in writing, signed by a majority of the municipal officers and accompanied by an **affidavit** stating the grounds for appeal. **The affidavit must include the municipal officers' sworn statement of the specific grounds for their appeal and bear the notarized signatures of the municipal officers.**

With respect to the affidavit, the State Board of Property Tax Review's Rule 1, § 4(B)(2) states: "The appealing municipality must file with its notice of appeal an affidavit of the municipal officers stating the grounds for the appeal. The affidavit must be meaningful and specific. A mere statement that the state valuation is too high is not sufficient. If a municipality intends to compare its state valuation to neighboring towns or cities, the municipality should list those municipalities in the affidavit. In appeals from assessment quality and ratio decisions of the Bureau of Taxation, the municipality must set forth in specific terms the basis for the challenge to the determination." The Bureau of Taxation referenced in this quote is now the Bureau of Revenue Services. A copy of the appeal and affidavit must be provided to the Bureau of Revenue Services. The Bureau of Revenue Services has the burden of proving that its state valuation for the related municipality is correct.

The State Board of Property Tax Review will issue its decision no later than January 15 following the date of the appeal.

The State Board of Property Tax Review will give at least five days' notice prior to an appeal hearing to the municipality and to the Bureau of Revenue Services.

The State Board of Property Tax Review, after hearing an appeal, has the power to:

1. Raise, lower, or sustain the state valuation determined by the Bureau of Revenue Services. The decision of the State Board of Property Tax Review is final and the determined valuation will be certified to the Bureau of Revenue Services.
2. Raise, lower, or sustain the Bureau of Revenue Services' determination of the municipality's achieved assessing standards and then, if such standards are inadequate, order the municipality to take the corrective steps the State Board of Property Tax Review deems necessary.

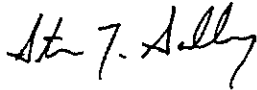
Any party aggrieved by the decision of the State Board of Property Tax Review may appeal pursuant to Rule 80B of the Maine Rules of Civil Procedure.

In the event a municipality's appeal to the Superior or Supreme Judicial Court results in a lowering of the municipality's state valuation, the Treasurer of State will reimburse the municipality for the money lost due to the use by the state of the incorrect state valuation.

The mailing address of the State Board of Property Tax Review is: **State Board of Property Tax Review, 49 State House Station Augusta, ME 04333.**

Any questions concerning the proposed 2022 state valuation may be directed to the Property Tax Division at 624-5600.

Very truly yours,



Steven J. Salley,
Deputy Director, Municipal Services
Property Tax Division

KENNEBEC COUNTY**MAINE REVENUE SERVICES
PROPERTY TAX DIVISION****PROPOSED 2022 STATE VALUATION**

MUNICIPALITY	STATE VALUATION
ALBION	\$160,000,000
AUGUSTA	\$1,849,350,000
BELGRADE	\$755,100,000
BENTON	\$239,550,000
CHELSEA	\$211,750,000
CHINA	\$502,750,000
CLINTON	\$242,800,000
FARMINGDALE	\$264,850,000
FAYETTE	\$190,950,000
GARDINER	\$411,450,000
HALLOWELL	\$299,700,000
LITCHFIELD	\$417,350,000
MANCHESTER	\$370,200,000
MONMOUTH	\$489,550,000
MOUNT VERNON	\$284,650,000
OAKLAND	\$612,600,000
PITTSTON	\$245,600,000
RANDOLPH	\$108,850,000
READFIELD	\$325,050,000
ROME	\$370,050,000
SIDNEY	\$502,200,000
VASSALBORO	\$379,900,000
VIENNA	\$80,750,000
WATERVILLE	\$866,450,000
WAYNE	\$239,150,000
WEST GARDINER	\$355,150,000
WINDSOR	\$353,800,000
WINSLOW	\$706,950,000
WINTHROP	\$718,700,000
TOTAL	\$12,555,200,000

2019 Municipal Valuation Return Statistical Summary - State Valuation History

MUNICIPALITY	2020 State Valuation	2019 State Valuation	2018 State Valuation	2017 State Valuation	2016 State Valuation	2015 State Valuation
ALBION	\$144,800,000	\$138,500,000	\$132,400,000	\$129,050,000	\$128,000,000	\$125,150,000
AUGUSTA	\$1,664,200,000	\$1,551,300,000	\$1,540,450,000	\$1,524,500,000	\$1,540,250,000	\$1,503,750,000
BELGRADE	\$648,600,000	\$633,350,000	\$622,600,000	\$606,400,000	\$605,050,000	\$578,950,000
BENTON	\$219,600,000	\$211,150,000	\$204,900,000	\$195,000,000	\$190,950,000	\$185,250,000
CHSELSEA	\$180,950,000	\$172,800,000	\$163,400,000	\$159,350,000	\$158,350,000	\$144,800,000
CHINA	\$443,800,000	\$417,850,000	\$413,750,000	\$396,650,000	\$402,700,000	\$383,350,000
CLINTON	\$218,200,000	\$202,500,000	\$196,950,000	\$192,200,000	\$187,900,000	\$181,450,000
FARMINGDALE	\$242,500,000	\$224,700,000	\$215,050,000	\$212,250,000	\$209,200,000	\$197,650,000
FAYETTE	\$185,200,000	\$166,150,000	\$162,500,000	\$163,400,000	\$163,450,000	\$159,350,000
GARDINER	\$371,300,000	\$348,750,000	\$338,300,000	\$337,500,000	\$324,000,000	\$323,600,000
HALLOWELL	\$260,200,000	\$256,800,000	\$250,550,000	\$240,300,000	\$236,650,000	\$237,600,000
LITCHFIELD	\$373,900,000	\$365,450,000	\$354,100,000	\$340,250,000	\$337,000,000	\$330,700,000
MANCHESTER	\$329,900,000	\$328,600,000	\$326,650,000	\$317,550,000	\$316,700,000	\$310,050,000
MONMOUTH	\$445,250,000	\$418,450,000	\$399,750,000	\$384,850,000	\$379,350,000	\$378,100,000
MOUNT VERNON	\$254,050,000	\$251,700,000	\$246,800,000	\$247,500,000	\$245,600,000	\$245,000,000
OAKLAND	\$556,500,000	\$513,250,000	\$511,500,000	\$506,000,000	\$506,650,000	\$499,750,000
PITTSBURGH	\$221,500,000	\$205,850,000	\$197,950,000	\$191,700,000	\$188,650,000	\$177,500,000
RANDOLPH	\$96,500,000	\$88,500,000	\$86,550,000	\$85,900,000	\$83,950,000	\$85,850,000
READFIELD	\$282,500,000	\$274,950,000	\$259,450,000	\$260,100,000	\$262,500,000	\$260,950,000
ROME	\$340,550,000	\$328,500,000	\$306,700,000	\$298,500,000	\$296,300,000	\$299,600,000
SIIDNEY	\$438,700,000	\$413,000,000	\$394,600,000	\$378,250,000	\$370,950,000	\$366,300,000
VASSALBORO	\$341,450,000	\$319,300,000	\$316,500,000	\$312,600,000	\$313,650,000	\$319,700,000
VIENNA	\$71,900,000	\$71,200,000	\$68,600,000	\$68,150,000	\$67,950,000	\$67,550,000
WATERVILLE	\$782,000,000	\$733,350,000	\$703,100,000	\$744,900,000	\$738,300,000	\$747,700,000
WAYNE	\$208,200,000	\$198,800,000	\$192,650,000	\$190,100,000	\$188,500,000	\$187,450,000
WEST GARDINER	\$311,650,000	\$297,500,000	\$285,650,000	\$283,900,000	\$276,100,000	\$265,600,000
WINDSOR	\$295,450,000	\$275,650,000	\$264,200,000	\$251,750,000	\$242,650,000	\$208,400,000
WINSLOW	\$643,750,000	\$607,450,000	\$608,300,000	\$596,600,000	\$589,000,000	\$577,600,000
WINTHROP	\$671,850,000	\$620,750,000	\$619,050,000	\$611,150,000	\$611,100,000	\$606,750,000
TOTALS	\$11,244,950,000	\$10,636,100,000	\$10,382,950,000	\$10,226,350,000	\$10,171,400,000	\$9,955,450,000

KNOX COUNTY

APPLETON	\$136,550,000	\$130,900,000	\$126,500,000	\$124,950,000	\$126,250,000	\$125,200,000
CAMDEN	\$1,361,850,000	\$1,295,000,000	\$1,258,600,000	\$1,250,950,000	\$1,198,200,000	\$1,163,300,000
CUSHING	\$315,050,000	\$304,750,000	\$298,400,000	\$299,900,000	\$295,100,000	\$285,450,000
FRIENDSHIP	\$249,550,000	\$249,900,000	\$240,500,000	\$235,750,000	\$244,450,000	\$237,950,000
HOPE	\$218,200,000	\$204,400,000	\$190,200,000	\$191,650,000	\$189,700,000	\$183,550,000
ISLE AU HAUT	\$78,900,000	\$79,850,000	\$83,600,000	\$84,350,000	\$85,250,000	\$84,850,000
MATINICUS ISLE PLT	\$32,650,000	\$32,300,000	\$31,550,000	\$33,000,000	\$33,650,000	\$34,750,000
NORTH HAVEN	\$336,400,000	\$323,100,000	\$319,300,000	\$316,500,000	\$319,200,000	\$319,200,000
OWLS HEAD	\$392,350,000	\$372,200,000	\$346,400,000	\$342,800,000	\$362,600,000	\$356,850,000
ROCKLAND	\$827,550,000	\$789,050,000	\$778,250,000	\$767,600,000	\$765,100,000	\$755,550,000
ROCKPORT	\$966,450,000	\$989,550,000	\$946,950,000	\$943,350,000	\$996,250,000	\$971,750,000
SAINT GEORGE	\$926,600,000	\$854,100,000	\$818,200,000	\$793,450,000	\$800,150,000	\$834,900,000

#7000,000
TIF Capture

7670
Assessment Ratio

2021
4/1/19

2020 State Valuation
4/1/18

2019 State Valuation
4/1/17

2018 State Valuation
4/1/16

2017 State Valuation
4/1/15

2016 State Valuation
4/1/14

2015 State Valuation
4/1/13

MAINE REVENUE SERVICES - 2021 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Chelsea

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable valuation of real estate	1	166,822,953	
		(must match MVR Page 1, line 6)	
2. Total taxable valuation of personal property	2	1,379,360	
		(must match MVR Page 1, line10)	
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)	3		168,202,313
			(must match MVR Page 1, line 11)
4. (a) Total exempt value for all homestead exemptions granted	4(a)	18,958,295	
		(must match MVR Page 1, line 14f)	
(b) Homestead exemption reimbursement value	4(b)	13,270,807	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	74,680	
		(must match MVR Page 2, line 15c)	
(b) BETE exemption reimbursement value	5(b)	37,340	
		(line 5(a) multiplied by 0.5)	
Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Tax Rate Calculator Form.			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6		181,510,460

ASSESSMENTS

7. County tax	7	211,004.93	
8. Municipal appropriation	8	1,611,231.00	
9. TIF Financing plan amount	9	134,963.90	
		(must match MVR Page 2, line 16c + 16d)	
10. Local education appropriation (local share/contribution) (Adjusted to municipal fiscal year)	10	2,608,681.20	
11. Total assessments (Add lines 7 through 10)	11		4,565,881.03

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	150,000.00	
13. Other revenues: (All other revenues that have been formally appropriated to reduce the commitment such as excise tax revenue, T.G. reimbursement, renewable energy reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	918,324.00	UFB 425,000
14. Total deductions (Line 12 plus line 13)	14		1,068,324.00
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15		3,497,557.03

16.	3,497,557.03	X	1.05	=	3,672,434.88	Maximum Allowable Tax
	(Amount from line 15)					
17.	3,497,557.03	/	181,510,460	=	0.019269	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	3,672,434.88	/	181,510,460	=	0.020232	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	168,202,313	X	0.01945	=	3,271,534.99	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	3,497,557.03	X	0.05	=	174,877.85	Maximum Overlay
	(Amount from line 15)					
21.	13,270,807	X	0.01945	=	258,117.20	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	37,340	X	0.01945	=	726.26	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	3,530,378.45	-	3,497,557.03	=	32,821.42	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.

MAINE REVENUE SERVICES - 2020 MUNICIPAL TAX RATE CALCULATION STANDARD FORM

Municipality: Chelsea

BE SURE TO COMPLETE THIS FORM BEFORE FILLING IN THE TAX ASSESSMENT WARRANT

1. Total taxable valuation of real estate	1	164,706,696	
		(must match MVR Page 1, line 6)	
2. Total taxable valuation of personal property	2	1,274,400	
		(must match MVR Page 1, line 10)	
3. Total taxable valuation of real estate and personal property (Line 1 plus line 2)	3	165,981,096	
		(must match MVR Page 1, line 11)	
4. (a) Total exempt value for all homestead exemptions granted	4(a)	19,508,337	
		(must match MVR Page 1, line 14f)	
(b) Homestead exemption reimbursement value	4(b)	13,655,836	
		(Line 4(a) multiplied by 0.7)	
5. (a) Total exempt value of all BETE qualified property	5(a)	358,600	
		(must match MVR Page 2, line 15c)	
(b) BETE exemption reimbursement value	5(b)	179,300	
		(line 5(a) multiplied by 0.5)	
Municipalities with significant personal property & equipment may qualify for more than 50% reimbursement. Contact MRS for the Enhanced Tax Rate Calculator form.			
6. Total valuation base (Line 3 plus line 4(b) plus line 5(b))	6	179,816,232	

ASSESSMENTS

7. County tax	7	192,702.00	
8. Municipal appropriation	8	1,524,433.00	
9. TIF Financing plan amount	9	134,963.00	
		(must match MVR Page 2, line 16c + 16d)	
10. Local educational appropriation (local share/contribution) (Adjusted to Municipal Fiscal Year)	10	2,539,690.00	
11. Total assessments (Add lines 7 through 10)	11	4,391,788.00	

ALLOWABLE DEDUCTIONS

12. Anticipated state municipal revenue sharing	12	100,000.00	
13. Other revenues: (All other revenues that have been formally appropriated to be used to reduce the commitment such as excise tax revenue, Tree Growth reimbursement, trust fund or bank interest income, appropriated surplus revenue, etc. (Do not include any homestead or BETE reimbursement))	13	847,840.00	UFB 350,000
14. Total deductions (Line 12 plus line 13)	14	947,840.00	
15. Net to be raised by local property tax rate (Line 11 minus line 14)	15	3,443,948.00	

16.	3,443,948.00	X	1.05	=	3,616,145.40	Maximum Allowable Tax
	(Amount from line 15)					
17.	3,443,948.00	/	179,816,232	=	0.019153	Minimum Tax Rate
	(Amount from line 15)		(Amount from line 6)			
18.	3,616,145.40	/	179,816,232	=	0.020110	Maximum Tax Rate
	(Amount from line 16)		(Amount from line 6)			
19.	165,981,096	X	0.019450	=	3,228,332.32	Tax for Commitment
	(Amount from line 3)		(Selected Rate)		(Enter on MVR Page 1, line 13)	
20.	3,443,948.00	X	0.05	=	172,197.40	Maximum Overlay
	(Amount from line 15)					
21.	13,655,836	X	0.019450	=	265,606.01	Homestead Reimbursement
	(Amount from line 4b)		(Selected Rate)		(Enter on line 8, Assessment Warrant)	
22.	179,300	X	0.019450	=	3,487.39	BETE Reimbursement
	(Amount from line 5b)		(Selected Rate)		(Enter on line 9, Assessment Warrant)	
23.	3,497,425.72	-	3,443,948.00	=	53,477.72	Overlay
	(Line 19 plus lines 21 and 22)		(Amount from line 15)		(Enter on line 5, Assessment Warrant)	

(If Line 23 exceeds Line 20 select a lower tax rate.)

Results from this completed form should be used to prepare the Municipal Tax Assessment Warrant, Certificate of Assessment to Municipal Treasurer and Municipal Valuation Return.



Everest Infrastructure Partners
Two Allegheny Center
Nova Tower 2 | Suite 703
Pittsburgh, PA 15212
(412) 482-3420

September 28, 2021

Town of Chelsea:

Everest is pleased to present to you this proposal for your cell tower site at 1045 Eastern Avenue, Chelsea, ME 04330:

Current Lease Details:

Current Tenants:	<u>3 wireless carriers (US Cell; Verizon; NE Wireless)</u>
Current Rent:	<u>\$817.78/month; escalates with CPI every five years</u>
Final Lease Expiration:	<u>November 2033</u>

(4) Options – Rent Increase, Signing Bonus & (2) Lease Purchase Options

Options 1&2 – Revenue Share (Town collects lease rent through expiration)

- Rent Increase: **\$12,000** per year through expiration
- OR Signing Bonus: **\$60,000.00** at closing
- Revenue Share: **50%** once the current lease expires
- Projection to Landowner: **\$36,000** per year in 2034

Options 3&4 – Buyout (Town assigns lease rent to Everest)

- Purchase Price: **\$250,000** paid at closing
- Purchase Price*: **\$150,000** paid at closing*

*50% revenue share will commence in 2034

Everest appreciates this opportunity and is prepared to devote all available resources toward completing the transaction quickly and efficiently.

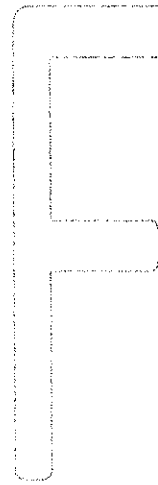
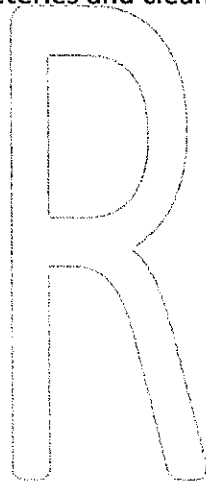
Very truly yours,

Spencer Davis
Everest Infrastructure Partners, Inc.
Phone: (412) 609-1603
Email: spencer.davis@everestinfrastructure.com

This offer is made on a strictly private and confidential basis, is not legally binding and does not constitute an obligation on the part of any party. The terms of our agreement shall only be binding upon signature of the transaction documents. The projection to landowner is based on current tower tenants and market lease rates.

Community Service Projects

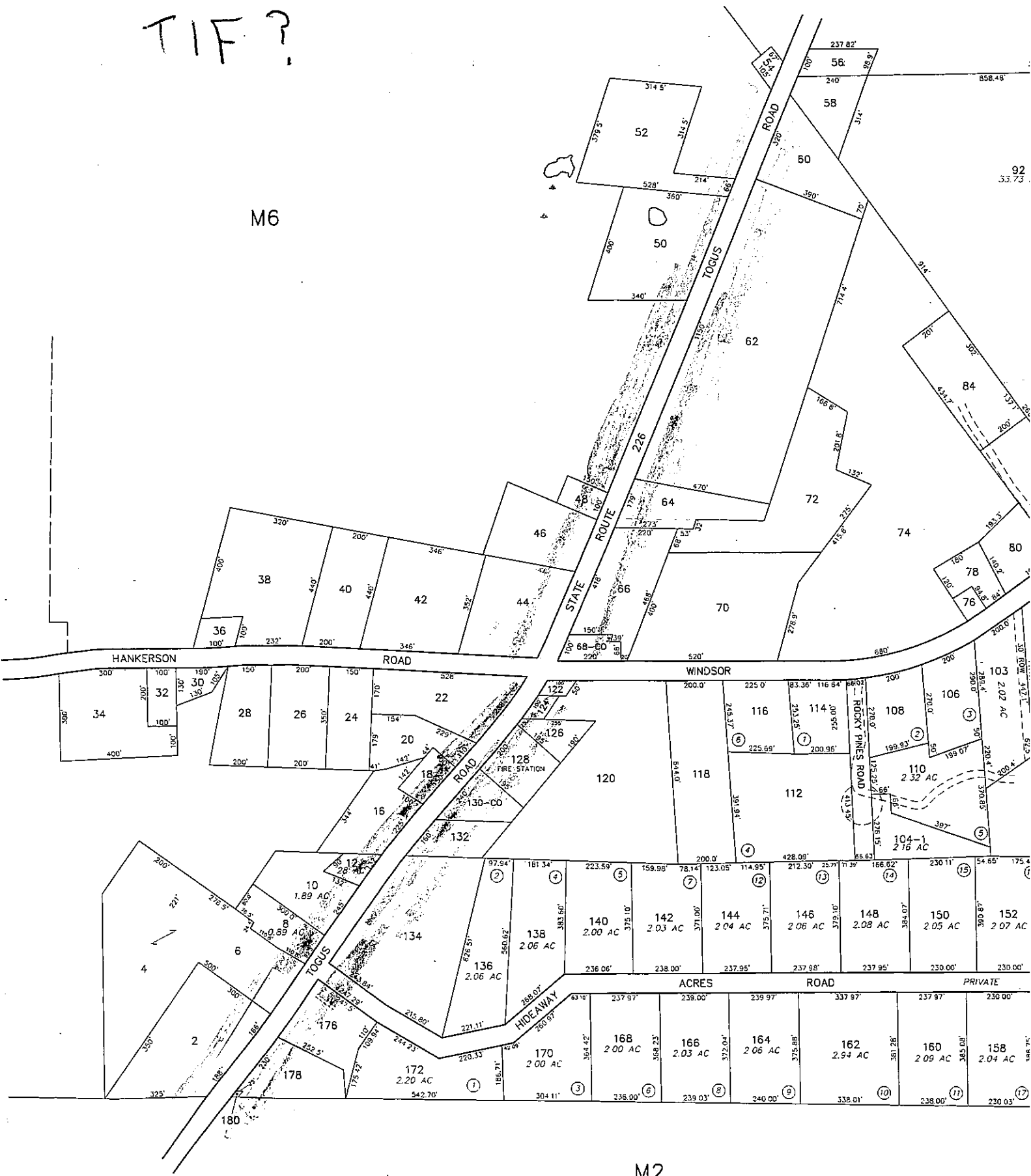
1. Roadside cleanup and litter collection
2. Weeding and beautification at Welcome to Chelsea signs
3. Weeding and beautification of traffic islands
4. Provide support to residents in need of help cleaning outside their property
5. Provide support to Town Boards and Committees before during and after events that volunteers are needed i.e. Town Christmas Tree decorating, Christmas Tree Lighting, Community Suppers and Concerts
6. Clean up cemeteries and clean monuments



TIF?

M6

92
33.73



M2

BY AERIAL SURVEY AND PHOTO, INC.
546 AIRPORT ROAD PO BOX 659
NORRIDGEWOCK, MAINE
TEL 207 634-2006

LEGEND: PARCEL NUMBER
SURVEY OR DEED DIMENSION
ADJACENT MAP
M14

388
163 21'

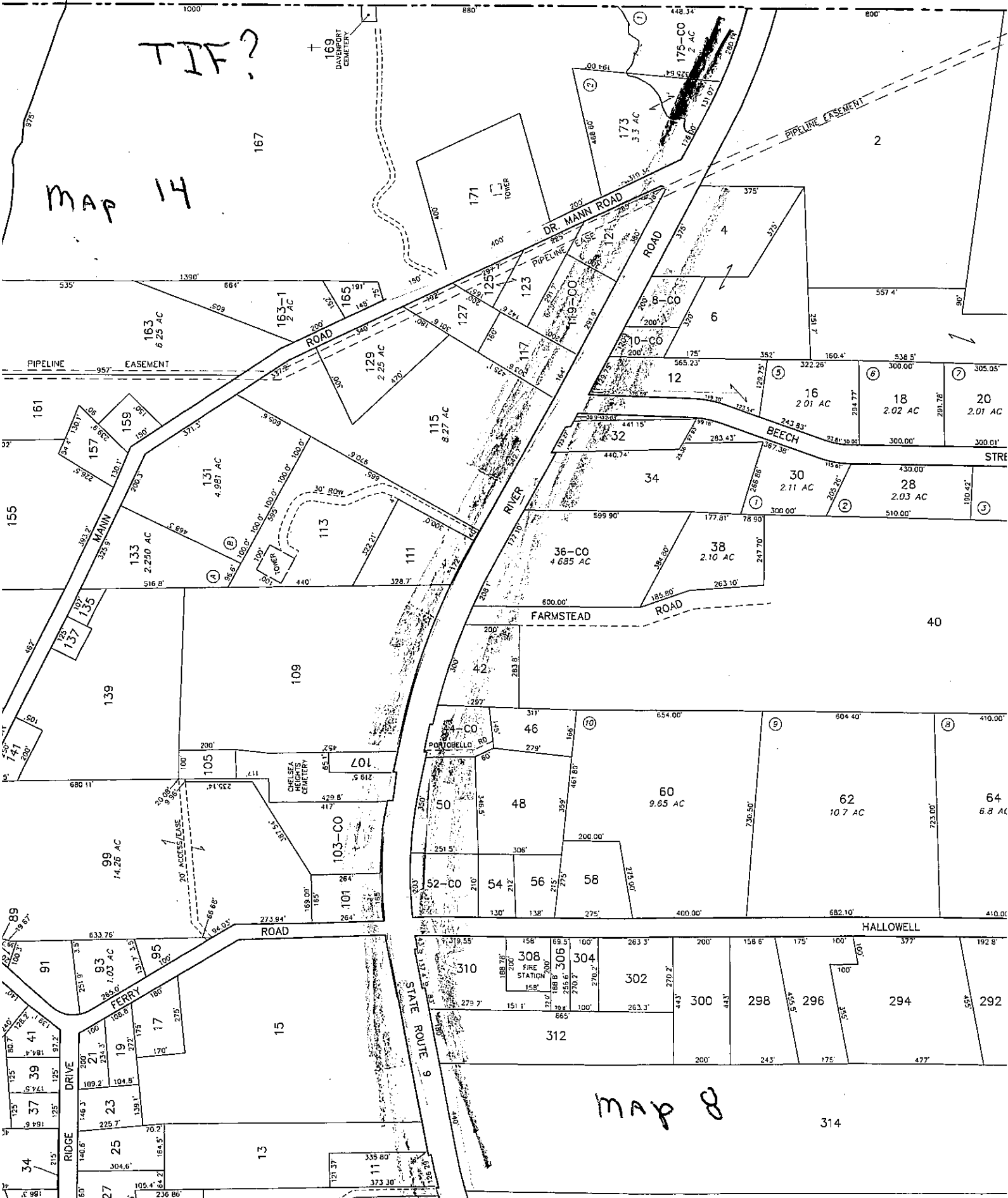
PARCEL AREA 20,000 SF OR 7,000 AC
SUBDIVISION LOT NO (9)
WATERLINE

MATCH LINE PART OF MAP 101
PROPERTY BOUNDARY
INTERNAL PROPERTY LINE

AUGUSTA

TIF?

MAP 14



MAP 8

ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCE

PREPARED BY AERIAL SURVEY AND PHOTO, INC.
546 AIRPORT ROAD PO BOX 659
NORRIDGEWOCK, MAINE
TEL 207 634-2006

LEGEND: PARCEL NUMBER
SURVEY OR DEED DIMENSION.
ADJACENT MAP

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made on this ____ day of October, 2021 by and between the Town of Chelsea (hereinafter "Client") and Raegan LaRoche (hereinafter "Consultant").

The Client and Consultant agree as follows:

1. Scope of Services. Consultant will provide assistance to the Client for general economic development activities, including, but not limited to tax increment financing (TIF) district planning and development. Some of these activities may include:
 - Meetings with the Select Board and/or to discuss desired outcomes.
 - Ongoing education about the "tools" that the town has in order to work with businesses, including its revolving loan fund and TIF districts that can be created.
 - Development of a TIF policy that would help the town identify what areas of Chelsea that it wants to promote to businesses as well as what types of investments would warrant the town granting a credit enhancement agreement (CEA) to a business.
2. Term of the Agreement. Consultant is available to begin work on this Project upon return of this signed Professional Services Agreement, and services will continue until such time as it is terminated in accordance with Section 6 of this Agreement.
3. Compensation. In consideration of the services to be provided by the consultant to the client, the client shall pay the consultant \$100/hour, plus reimbursement of direct expenses such as mileage, printing, and other reasonable expenses incurred in connection with performing contracted services. Mileage does not include travel from the Consultant's office to Chelsea Town Hall for work purposes. At the end of each calendar month, Consultant shall send invoices to the client for professional services rendered and expenses incurred.
4. Conflict of Interest. Consultant agrees to inform the Client of any projects that may create a conflict of interest. Should the Client determine that a conflict exists, it shall notify the Consultant of its determination. Should Consultant choose to undertake work determined to be a conflict of interest, Client shall have the right to terminate this Agreement with written notice to Consultant as provided in Section 5 of this Agreement.
5. Termination. Either party to this agreement may terminate this Agreement with or without cause by providing at least 14 days written notice of such termination to the other party. Consultant shall be compensated for all services rendered up to the date of receipt of written notification of termination.

6. Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if sent by First Class mail addressed as follows, or such other address as they may designate, or by the e-mail address listed below:

If to Client:

Scott Tilton, Town Manager
Town of Chelsea
560 Togus Road
Chelsea, ME 04330
chelseamanager@chelseamaine.org

If to Consultant:

Raegan LaRochelle
LaRochelle Consulting, LLC
102 Hemlock Terrace
Augusta, ME 04330
larochelleconsulting@gmail.com

7. Amendment. Both parties to this Agreement understand that current assumptions supporting this Agreement may change and that the parties must therefore exhibit flexibility, including a willingness to entertain and execute amendments. Amendment can only be executed with the mutual consent of the parties to this Amendment.

In witness whereof, Client and Consultant have each signed this Agreement below.

Scott Tilton, Town Manager

Raegan LaRochelle, Consultant

July 16, 2021

Scott Tilton
Town Manager, Town of Chelsea, ME
560 Togus Road
Chelsea, ME 04330

RE: Services to the Town of Chelsea

Dear Scott:

It was a pleasure to meet with you earlier this week to talk about the needs of the Town of Chelsea. As we discussed, LaRoche Consulting, LLC is poised to provide the town with services to assist you in firming up development tools that will promote business and infrastructure in town.

Services that would be appropriate to consider for Chelsea include education sessions on tax increment financing (TIF) districts for the Board of Selectmen and possibly the Economic Development Committee, a review of the structure of the town's revolving loan fund and the promotion of some specific areas of town for business.

I am prepared to meet the needs identified by the Board of Selectmen, whether that simply be a "TIF 101" presentation or the creation of a larger plan with the town to promote business expansion and entrepreneurship in Chelsea. However, based on our conversation, my initial recommendation for services would be as follows:

- 1) Initial meeting with the Board of Selectmen to discuss their desired outcomes.
- 2) Presentation of the "tools" that the town has in order to work with businesses, specifically its revolving loan fund and TIF districts that can be created.
- 3) Development of a TIF policy that would help the town identify what areas of Chelsea that it wants to promote to businesses as well as what types of investments would warrant the town granting a credit enhancement agreement (CEA) to a business.

I have included background information, professional references, and a cost proposal for your review. I appreciate your consideration of my submission and would welcome the opportunity to discuss with the Board of Selectmen how I might contribute to your efforts.

Sincerely,

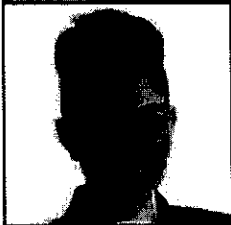


Raegan F. LaRoche
Owner, LaRoche Consulting, LLC



I Staff Information

Raegan LaRochelle, Senior Management Consultant and Owner



Raegan LaRochelle, M.B.A., of LaRochelle Consulting, LLC has worked as an economic development consultant for several years in Maine and Connecticut. A graduate of Bowdoin College and Yale School of Management, Ms. LaRochelle started her consulting career in New Haven as a Management Consultant providing project management and facilitation to the private sector and nonprofit groups.

Ms. LaRochelle works primarily with real estate developers, private businesses, and municipalities on development projects, feasibility studies, market analysis, tax increment financing work, and facilitation. For this project, Ms. LaRochelle would be your lead and your direct contact person.

Daniel Nichols, Management Consultant



Daniel Nichols worked for nine years as the Associate Developer for the City of Augusta's Economic and Community Development Department before retiring in 2018. Mr. Nichols has done significant work in downtown revitalization and Community Development Block Grant administration. Working with the Maine Development Foundation, he led efforts in founding both the Augusta Downtown Alliance and, after retiring from Augusta, the Gorham Village Alliance. Currently, Augusta is a Main Street

Maine Community and Gorham is a Network Community.

Raegan F. LaRochelle

102 Hemlock Terrace, Augusta, ME 04330
207-624-2668, raegan.larochelle@gmail.com

Professional Experience

- 09/17-present **Owner and Senior Management Consultant, LaRochelle Consulting, LLC, Augusta, Maine**
- Develop feasibility studies for private developers; work includes site work, data collection, analysis, and recommendations for project viability.
 - Prepare and assist with planning of applications for tax increment financing (TIF) Districts for private developers as well as municipalities.
- Owner, R.A.M. Window Cleaning and Property Maintenance, LLC, Augusta, Maine**
- Manage and oversee all aspects of commercial and residential maintenance company.
- 03/16 – 06/17 **Chief Operating Officer, Combined Benefits United, Hallowell, Maine**
- Developed budget and policies, analyzed jobs and reconfigured work load, reviewed and expanded employee benefits to match the market, established contracts with partners.
 - Managed office staff, assessed and recommended infrastructure upgrades, and led team through strategic planning process.
- 02/11 – 03/16 **Management Consultant, Eaton Peabody Consulting Group, Augusta, Maine**
- Worked with municipalities and private clients on economic development planning.
 - Prepared and assist with planning of applications for TIF districts, community development block grants, and other state programs.
 - Association Management positions included American Council of Engineering Companies of Maine (2014-2016) and Maine Food Producers Alliance (2011-2014)
- 01/08-02/11 **Independent Consultant, Augusta, Maine**
- Collected and examined market data for facilities acquisition, developed and distributed RFPs to subcontractors and managed submission and hiring process. Identified acquisition projects.
- 05/06 – 09/07 **Senior Associate, The Capstan Group, LLC, New Haven, Connecticut**
- Analyzed and synthesized data to present concise arguments and summaries.
- 08/00 – 05/04 **Program Coordinator/Youth Business Coach, The Enterprise Center, Philadelphia, PA**
- Trained high school students after school in business development, basic finance, and enterprise leadership; students used skills to write plans and start businesses.

Education

Yale School of Management, New Haven, Connecticut
Master of Business Administration (MBA), 2006.

Bowdoin College, Brunswick, Maine
Bachelor of Arts (BA) in Psychology, 2000.

Additional Information

- Augusta City Councilor At-Large, Term 2020 to 2023.
- Board Member, Committee Chair, Kennebec Valley YMCA, 2012 to present.
- Facilitator, Augusta First, March 2015 to present.
- Board member, Augusta Board of Trade, May 2015 to 2018.
- Commissioner and Chair (elected 2015), Augusta Housing Authority, 2014 to 2016.



II References

Frank O'Hara
Consultant
frankomaine@gmail.com
207-592-1788

Amanda Olson
Executive Director, Augusta Housing Authority
amanda.olson@augustahousing.org
207-314-7238

William Bridgeo
City Manager, Augusta
william.bridgeo@augustamaine.gov
207-626-2300



III Cost Proposal

Economic Development Consultation

\$100/hour

Consultation with the Town of Chelsea to include TIF services, strategic planning, facilitation, research, presentations and work products.

Chelsea Board of Selectmen 2020-21 Goals

A. Maintain the tax mil rate at 19.45

1. Review current municipal expenses and determine the reductions that can be achieved without effecting services expected by residents by January 13, 2021.
2. Review current municipal revenues and determine what additional revenues can be achieved without effecting services expected by January 13, 2021.
3. Implement an equitable Business Personal Property tax assessment program by August 15, 2021
4. Maintain Chelsea's current number of active businesses and increase the number of new businesses by 12 on or before July 2021.

B. Expansion/Renovation or new construction of town office

1. Develop preliminary plans and drawings for a Town Office RFP that would include space for a food bank by March 2021.
2. Finalize plans for a new or expanded Town Office by April 2021.
3. Conduct public hearings and request Town Meeting approval at the June 2021 Annual Town Meeting.

C. Create a small roads repair and maintenance position in Chelsea

1. Develop plans for the formation of a small Chelsea operated roads maintenance program by July 2021.
2. Present a plan to the public for review and approval by August 2021

D. Increase the involvement of local youth in Town Government

1. Recognize a student selected by CES each month at a Selectboard Meeting by March 2021.
2. Establish an advisory position on the Board of Selectmen for a high school student from Chelsea by April 2021.
3. Implement a Social Media position that will be filled by a high School student from Chelsea by May 2021.

Reviewed and approved by consensus by the Chelsea Selectboard on December 23, 2020

ARRA

Grange

1. chair lift to upstairs meeting room
2. installation of upstairs ventilation system

Town Office

1. Install door to replace swinging half door
2. Reinforce glass partition
3. Replace two hollow core doors to conference room and Manager Office
4. Install motion sensor light switches

Town wide

1. Home improvement and replacement
2. Replace lost revenues
3. Electronic Message Sign
4. Website upgrade
5. Purchase a tent for outdoor meetings

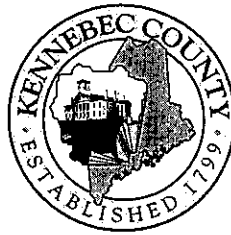
Age Friendly

1. Purchase Echo Dot
2. Obtain I pads and training

Brookfield town	Penobscot	\$ 954,181.29
Bridgewater town	Aroostook	\$ 59,352.51
Brighton town	Cumberland	\$ 573,831.70
Brighton plantation	Somerset	\$ 7,075.83
Brookfield town	Penobscot	\$ 284,333.51
Brooklin town	Hancock	\$ 85,754.87
Brooksville town	Waldo	\$ 119,635.50
Brooksville town	Hancock	\$ 96,421.42
Brownville town	Hancock	\$ 173,516.31
Brownville town	Piscataquis	\$ 125,358.41
Buckfield town	Cumberland	\$ 2,169,639.85
Buckfield town	Oxford	\$ 215,548.87
Burlington town	Hancock	\$ 520,126.49
Burlington town	Penobscot	\$ 48,263.51
Buxton town	Waldo	\$ 130,005.22
Buxton town	York	\$ 879,409.81
Calais city	Oxford	\$ 15,735.81
Calais city	Washington	\$ 317,356.37
Camden town	Somerset	\$ 47,735.47
Camden town	Knox	\$ 505,129.95
Canton town	Somerset	\$ 229,172.43
Canton town	Oxford	\$ 115,959.16
Caratunk town	Cumberland	\$ 932,597.23
Caratunk town	Somerset	\$ 6,864.61
Carmel town	Aroostook	\$ 801,692.43
Carmel town	Penobscot	\$ 300,458.86
Carrabassett Valley town	Cumtilla	\$ 83,114.63
Carroll plantation	Penobscot	\$ 15,418.98
Casco town	Cumtilla	\$ 57,240.32
Casco town	Cumberland	\$ 414,833.88
Castle Hill town	Hancock	\$ 104,754.56
Castle Hill town	Aroostook	\$ 41,504.51
Chapman town	Aroostook	\$ 29,781.86
Chapman town	Aroostook	\$ 46,996.20
Charlotte town	Penobscot	\$ 181,331.41
Charlotte town	Washington	\$ 33,478.19
Chelsea town	Cumberland	\$ 36,540.87
Chelsea town	Kennebec	\$ 290,425.96
Chester town	Washington	\$ 122,612.56
Chester town	Penobscot	\$ 55,444.96
China town	Cumtilla	\$ 142,572.74
China town	Kennebec	\$ 454,331.81
Clinton town	Penobscot	\$ 95,576.54
Clinton town	Kennebec	\$ 354,214.06
Columbia Falls town	Washington	\$ 2,429.02
Columbia Falls town	Washington	\$ 56,078.61
Columbia town	Washington	\$ 49,002.73

County Commissioners

Kennebec County
Courthouse



125 State Street
Augusta, Maine 04330
Tel: 207-622-0971
Fax: 207-623-4083

August 19, 2021

Dear Municipal Officers:

Kennebec County has fortunately been awarded \$23.7 million by the U.S. Treasury through the American Rescue Plan Act of 2021 (ARPA). These funds are directed to help communities recover from the economic effects of the pandemic.

We have put up a page on our county website to offer municipalities, non-profit agencies and local water related districts an opportunity to learn more about ARPA. Our webpage also provides an application and you may download the ARPA and several publications explaining the eligibility requirements should you decide you may have a project that meets the laws guidelines.

We plan to hold a public meeting inviting municipal officials and convene the Kennebec County Budget Committee consisting of eight municipal officers to review the applications and make recommendations to the county commissioners.

As you review the attached documents, please keep in mind the eligible projects fit into several categories:

Broadly, these funds can be spent in the following categories:

- Supporting the public health response
- Addressing negative economic impacts
- Replacing public sector revenue loss
- Premium pay for essential workers
- Water, sewer, broadband infrastructure

While broadband projects are eligible the State of Maine is forming a plan and new agency with \$100 million to address the issue. We are looking to the State to take the lead on improving broadband access at this time.

District 1

Patsy G. Crockett

14 Smith Street, Augusta, Maine 04330
Res.: 207-623-3641

District 2

Nancy G. Rines

P.O. Box 68, South Gardiner, Maine 04359
Res.: 207-582-1844

District 3

George M. Jabar II

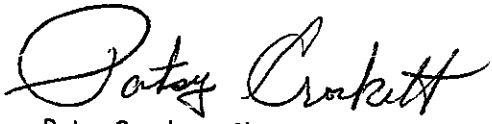
1 Center Street, Waterville, Maine 04901
Res.: 207-873-0781

Funds can generally not be used for:

- Reducing taxes
- Depositing extraordinary funds into a pension account
- Certain non-federal matches
- Debt Service

We look forward to hearing from you.

Sincerely,

A handwritten signature in black ink that reads "Patsy Crockett". The signature is written in a cursive, flowing style.

Patsy Crockett, Chair Board of Commissioners