

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE

Economic Development Meeting

January 19, 2022

Introductions (if needed)

Review and approve minutes

Dragon Update; upcoming special Town meeting - Charlie

Ongoing relationship with Community Concepts - Charlie

ARPA- funds recommendations

Watts Hall Community Arts - Ben & Charlie

TIF Monies: Kara Update

Tour of Dragon and Lyman-Morse with Maine DECD - Brian

Thomaston Main Street- Brian

Video Display Board - Brian

Housing update- Brian

Pursuing Grants:

EDA- Working Waterfront- Discussing this with Lyman-Morse

DMR -Maine Coastal Program -Shore and Harbor Planning Grant

Maine Technology Institute - Prime Fund

DRAGON TIF EXTENSION
 PROJECTS LIST
 ECONOMIC DEVELOPMENT COMMITTEE
 02/26/2021-Revised

PROPOSED PROJECT:	PROPOSED COSTS:
- Fire/EMS Station Building (Rebuild or new build?)	\$2,000,000
- Downtown storm drains, water mains, rebuild of streets	\$1,600,000
- New local east-west road skirting the northern village perimeter	\$10,000,000
- Broadband Initiative	\$250,000
- Sidewalk Replacement	\$1,000,000
- Trails and park expansion	\$1,500,000
- East end development/Industrial Park	\$200,000
- Waterfront Expansion	\$1,500,000
- Marketing, promotion of art & community events and programs	\$2,000,000
- Housing	\$500,000
- Business line of credit program	\$500,000
- Extension of public utilities	\$1,000,000
TOTAL:	\$20,050,000

Select Board Workshop

June 23, 2021

ARP Funds

The Select Board met to discuss potential uses for the American Rescue Plan Funds. Maine Municipal Association released news that the State of Maine is in the process of requesting a 30-day extension for processing the payments of the funds. The 30-day extension would give the State until August 3rd to distribute the funds to municipalities. The Town of Thomaston is slated to receive approximately \$289,897.91.

Potential projects and estimates that were discussed by the Board included the following:

1) EMS Department Revenue Loss	\$40,000
2) Premium Bonus Pay for First Responders (EMS, Fire, and Police)	\$35,000
3) Broadband Infrastructure	\$15,000
4) Sewer Infrastructure upgrades	\$50,000
5) Cybersecurity programs	\$10,000
6) Tourism/Business grants	\$15,000
7) Food Stability for disadvantaged/elderly	<u>\$10,000</u>
Total:	\$175,000

Proposed Additions to East End (Dragon) TIFF
 (present district highlighted in yellow)

MAPLOT	Tax Acct	Owner	Mail1	Mail2	City	State	Zip	PhysicalAddress	Book	Page	Zone	Acres
207-065	C0830R	Rockland Downtown	% Carl M. Youngman	94 Clements Rd	Newton	MA	02458	New County Road	3373	2	HC	1.29
207-067	C0860R	Rockland Downtown	% Carl M. Youngman	94 Clements Rd	Newton	MA	02458	New County Road	3373	2	HC	29.92
207-069	W0505R	Rifkind Family Trust	% David J. Dickinson, CPA	1520 Black Oak Dr	Santa Maria	CA	93455	212 New County Road	4617	274	HC	2.55
207-071	C0850R	Senecal, Daniel	110 Bridge St		Manchester	MA	01944	218-222 New County Road	2454	234	HC	2.77
208-001	C0380R	R&R Perelman Judaica Foundation	1 Bala Ave Ste 310		Bala Cynwyd	PA	19004	Chemrock, 94 Buttermilk Lane	4174	290	IN	4.45
208-003	N0130R	George C. Hall & Sons, Inc.	PO Box 506		Rockland	ME	04841-0506	Buttermilk Lane	2435	122	IN	8.98
208-013	N0150R	Hall Family LLC	% George C. Hall & Sons Inc.	PO Box 506	Rockland	ME	04841-0506	Buttermilk Lane	2284	166	IN	7.8
208-015	H0100R	Barbour, Susan et al	645 Old County Rd		Rockland	ME	04841	Buttermilk Drive	2708	183	IN	4.03
208-017	H0130R	Barbour, Susan et al	645 Old County Rd		Rockland	ME	04841	New County Road	2548	157	IN	4.48
208-033	N0120R	George C. Hall & Sons, Inc.	PO Box 506		Rockland	ME	04841-0506	Dexter Street Extension	2435	122	IN	20.59
401-001	D0670R	Dragon Products Co. LLC	34 Atlantic Place		S Portland	ME	04106	74 High Street	1304	141	R1	25.13
401-023	D0880R	Dragon Products Co. LLC	34 Atlantic Place		S Portland	ME	04106	107 New County Road	1304	149	IN	271.34
401-025	D0830R	Dragon Products Co. LLC	34 Atlantic Place		S Portland	ME	04106	107 New County Road	1304	149	IN	31.16
401-033	D0730R	Dragon Products Co. LLC	34 Atlantic Place		S Portland	ME	04106	Buttermilk Lane Conservation Land	4367	121	IN	87.66
401-034	S0272R	Steel-Pro Land LLC	PO Box 449		Rockland	ME	04841-0449	74 Butler Road	4332	35	IN	1.72
401-035	N0160R	Steel-Pro Land LLC	PO Box 449		Rockland	ME	04841-0449	90 Butler Road	4014	68	IN	10.05
401-039	H0120R	Hall, Marion	% George Hall & Son Inc.	PO Box 506	Rockland	ME	04841-0506	Butler Road	1960	314	IN	2.48

TOTAL ACRES 516.4

Town of Thomaston Pollution Control Department
EAST END SEWER PROJECT BOND REPAYMENT PLAN

November 8, 2019

	Beginning principal	Principal payment	Interest and Fees	Total Payment	Ending principal	Funds from TIF	PCD Debt Reserve
FY 15/16	\$2,030,000	\$100,061	\$8,333.52	\$108,394.52	\$1,929,939	\$106,662.67	\$0.00
FY 16/17	\$1,929,939	\$100,212	\$8,050.24	\$108,262.24	\$1,829,727	\$108,263.00	\$0.00
FY 17/18	\$1,829,727	\$100,361	\$7,899.85	\$108,260.85	\$1,729,366	\$108,263.00	\$0.00
FY 18/19	\$1,729,366	\$100,512	\$7,749.36	\$108,261.36	\$1,628,854	\$106,899.48	\$0.00
FY 19/20	\$1,628,191	\$100,663	\$7,598.59	\$108,261.59	\$1,527,528	\$108,262.00	\$0.00
FY 20/21	\$1,528,191	\$100,814	\$7,447.58	\$108,261.58	\$1,427,377	\$125,000.00	\$16,738.42
FY 21/22	\$1,427,377	\$100,965	\$7,296.36	\$108,261.36	\$1,326,412	\$125,000.00	\$33,477.06
FY 22/23	\$1,326,412	\$101,117	\$7,144.95	\$108,261.95	\$1,225,295	\$125,000.00	\$50,215.11
		End of original Dragon TIF and beginning of ten-year Dragon TIF extension					
FY 23/24	\$1,225,295	\$101,268	\$6,993.22	\$108,261.22	\$1,124,027	\$125,000.00	\$66,953.89
FY 24/25	\$1,124,027	\$101,420	\$6,841.36	\$108,261.36	\$1,022,607	\$125,000.00	\$83,692.53
FY 25/26	\$1,022,607	\$101,573	\$6,689.24	\$108,262.24	\$921,034	\$125,000.00	\$100,430.29
FY 26/27	\$921,034	\$101,724	\$6,536.82	\$108,260.82	\$819,310	\$125,000.00	\$117,169.47
FY 27/28	\$819,310	\$101,878	\$6,384.32	\$108,262.32	\$717,432	\$125,000.00	\$133,907.15
FY 28/29	\$717,432	\$102,030	\$6,231.44	\$108,261.44	\$615,402	\$125,000.00	\$150,645.71
FY 29/30	\$615,402	\$102,183	\$6,078.40	\$108,261.40	\$513,219	\$125,000.00	\$167,384.31
FY 30/31	\$513,219	\$102,336	\$5,925.10	\$108,261.10	\$410,883	\$125,000.00	\$184,123.21
FY 31/32	\$410,883	\$102,490	\$5,771.64	\$108,261.64	\$308,393	\$125,000.00	\$200,861.57
FY 32/33	\$308,393	\$102,644	\$5,617.92	\$108,261.92	\$205,749	\$125,000.00	\$217,599.65
FY 33/34	\$205,749	\$102,797	\$5,463.90	\$108,260.90	\$102,952		\$109,338.75
FY 34/35	\$102,952	\$102,952	\$5,309.74	\$108,261.74	\$0.00		