



City of Westbrook, Maine

IN CITY COUNCIL

March 6 19 95

ORDERED: #36

APPROVAL OF COMPREHENSIVE TIF PLAN

That the Westbrook City Council approve the attached Comprehensive Plan for Westbrook Tax Increment Financing Districts and the Description of Westbrook Municipal Development and Tax Increment Financing District No. 1, as amended.

As recommended by the Finance Committee.

***Amended 3-27-95

IN CITY COUNCIL

First Reading Mar. 27 19 95 Second Reading
and Passed April 3 19 95

Attest:

Barbara L. Hawken City Clerk

Approved, April 3 19 95
Donald M. [Signature] Mayor

I. COMPREHENSIVE PLAN FOR TAX INCREMENT FINANCING DISTRICTS LOCATED IN WESTBROOK, MAINE.

A. Organization, Purpose and Funding of Westbrook Environmental Improvement Corporation. The City of Westbrook (the "City") will organize a nonprofit corporation named the Westbrook Environmental Improvement Corporation ("WEIC"), to be owned solely by the City. The establishment of the WEIC was triggered by the City's desire to coordinate the implementation of tax increment financing districts and to impose some standards on their use in order to produce, in the aggregate, a public benefit greater than that produced by individual districts. The WEIC will undertake various environmental improvement projects designed to meet the City's most significant needs in the following four categories: land improvements, water improvements, air improvements, and municipal solid waste improvements (collectively, the "WEIC Project" and individually, "WEIC Improvements"). The following improvements have already been identified by the City, but from time to time the WEIC, in cooperation with the City and in connection with the approval of each successive tax increment financing district in the City, will identify and incorporate additional environmental improvement projects within the purview of the WEIC Project:

- Land improvements: performance of necessary wetland mitigation required by the Environmental Protection Agency and the Department of Environmental Protection, including assisting in conversion of low-value lots to high-value lots by making them buildable through removing them from EPA cease and desist status;
- Water improvements: elimination of straight pipe discharge into water bodies, in part by installation of necessary infrastructure;
- Air improvements: monetary contributions toward environmental improvements at the Scott Paper facility required to mitigate sulfur emissions; and
- Municipal solid waste improvements: possible conversion to new incinerating disposal system.

Although the WEIC will have several funding sources as identified in the flow chart below, the City intends that each tax increment financing district designated by the City will contribute some portion of its tax increment revenues to the WEIC to assist in the financing of qualified WEIC Improvements that relate to that particular district. Although environmental improvement projects financed in part with tax increment revenues must relate to the individual district, it is anticipated that the aggregate WEIC Project will provide significant environmental improvements throughout the community, achieving a synergistic effect.

B. Flow Chart. The following depicts the flow of funds into and out of the WEIC:

