



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



PAUL R. LEPAGE
GOVERNOR

DENISE GARLAND
ACTING COMMISSIONER

October 12, 2018

Dennis L. Marker,
City Manager
CITY OF CARIBOU
25 High Street
Caribou, Maine 04736

RE: Caribou Senior Living, LLC Municipal *Tax Increment Financing* (TIF) District and *Development Program* (Program)

A P P R O V E D

Dear Mr. Marker,

The Maine Department of Economic and Community Development (DECD) reviewed and EFFECTIVE TODAY APPROVED the above referenced Municipal TIF District and Program. Based on the application, DECD notes/approves:

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| <ul style="list-style-type: none"> a. District term of 30 years starting January 1, 2019 and ending December 31, 2048; b. District taxable Original Assessed Value of \$0 as of March 31, 2018 (April 1, 2017)—acreage 7.26; c. Real property Increased Assessed Value (IAV) capture of up to 100%; d. District revenues deposited/held in <u>DEDICATED</u> accounts and applied <u>ONLY</u> toward approved activities/projects, <ul style="list-style-type: none"> i) Project Cost accounts to reimburse Caribou Senior Living, LLC for costs authorized by 30-A M.R.S.A. § 5225(1)(A) and DECD rules as amended from time to time <u>AND/OR</u> fund public activities/projects, ii) City may <u>NOT</u> establish Sinking Fund <u>NOR</u> incur public indebtedness without formal amendment; | <ul style="list-style-type: none"> e. Caribou Senior Living, LLC reimbursement limited to incremental taxes from <u>NEW</u> actual value projected at \$920,234 total or 95% annually during District term; f. <u>AFTER EXECUTION, CITY MUST FORWARD COPY</u> of the associated credit enhancement agreement and its amendment(s) or assignment(s) to DECD; g. Any non-captured incremental property values resulting in General Fund revenue/deposits <u>MUST</u> be included/reported with City equalized assessed value; h. Any future amendment <u>MUST</u> comply with 30-A M.R.S.A. §§ 5221-5235 and DECD rules; i. When District expires, or is terminated, <u>CARIBOU MUST NOTIFY DECD IN WRITING.</u> |
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As further described in the Program, City revenue allocation projected at \$48,433 may facilitate funding for an estimated \$48,433 in public costs and associated debt, if any. This funding MUST comply with City appropriation process —with activities/projects due completion BEFORE/BY December 31, 2048.

Approved public activities/projects costs are as follows:



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WITHIN DISTRICT

j. Administration costs \$12,000;

WITHIN MUNICIPALITY

k. Economic Development programs, events and marketing \$36,433.

DECD notes while the Program may list multiple statutory citations with the public project costs in the application, not all citations apply to all activities/projects described within each cost description. Caribou is obligated to verify proper authorization for each project cost to be undertaken. DECD advises City to plan for debt retirement to coincide with the District term end of December 31, 2048.

MAINE IS OPEN FOR BUSINESS. Please contact Development Program Officer Tina Mullins with questions about this certification. With this approval, the Department extends best wishes for the success of the District.

Sincerely,

Denise Garland
Acting Commissioner

cc: via email only
Senator Troy Dale Jackson (SD-1)—128th Legislature
Representative Carol A. McElwee (HD-149)—128th Legislature
Justin Poirier, MRS Director Property Tax Division
Diane Jackson, Governor's Account Executive