

# Town of Warren

## Minutes for February 12, 2025 Special Town Meeting

County of Knox, SS.

State of Maine

**The Special Town of Warren Meeting at the Warren Masonic Hall on February 12, 2025 was opened by Corinne Michaud, Town Clerk at 7:00p.m.**

**Article 1:** Election of Moderator - To choose a moderator by written ballot to preside at said meeting.

**Rodger Peabody was nominated and seconded; Rodger Peabody was elected as moderator with five Ballots cast.**

**Rodger Peabody was sworn in and started as moderator.**

**Cori Read Article 2**

**Article 2:** Shall the voters of the Town of Warren adopt the municipal development and tax increment financing district and the development program for the district known as the "Warren First Tax Increment Financing District" with such approval to be pursuant to the following findings, terms and provisions?

WHEREAS, The Town of Warren (the Town) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to create a tax increment financing district and development program for such district; and

WHEREAS, creating the Warren First Municipal Tax Increment Financing District (the District) and the District's development program (the Development Program) will help provide new employment opportunities within the Town, provide opportunities for economic development in the Town and surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

WHEREAS; the Town has held a public hearing on the question of creating the District and adopting the Development Program in accordance with the requirements of 30-A M.R.S.A Section 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town: and

# Town of Warren

## Minutes for February 12, 2025 Special Town Meeting

WHEREAS; the Town Meeting shall vote to adopt the District and Development Program; and

WHEREAS; it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the District and Development Program.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:

**Section 1.** The Town hereby approves the Tax Increment Financing District and Development Program therefore; such approval to be pursuant to the following findings, terms and provisions:

**Section 2.** The Town hereby finds and determines the following, demonstrating the District's compliance with the State statute:

- a. At least twenty-five percent (25%), by area, of real property within the District is suitable for commercial uses; and
- b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all existing development districts within the Town (including this District) does not exceed five percent (5%) of the total acreage of the Town; and
- c. The original assessed value of all existing tax increment financing districts (including this District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 2025; and
- d. The Development program will generate substantial economic benefits for the Town and its residents, including employment opportunities, 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 at the required public hearing with regard to any adverse economic effect on, or detriment to, any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

**Section 3.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts the Warren First Tax Increment Financing District presented at the Town Meeting in the form attached hereto and such Tax Increment Development District is hereby

# Town of Warren

## Minutes for February 12, 2025 Special Town Meeting

incorporated by reference into this vote as the Warren First Tax Increment Financing District and Development Program.

Section 4. Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

Section 5. The Town Manager, or their duly appointed representative, be and hereby is authorized, empowered, and directed to submit the Warren First Tax Increment Financing District and Development Program to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

Section 6. The Town Manager, or her duly appointed representative, be and hereby is authorized and empowered to make such revisions to the Development Program as the Town Manager, or her duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this article or the basis structure and intent.

Section 7. The foregoing District and Development program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Town Manager, or the Selectmen.

**Discussion: None**

**Article 2 was moved and seconded. It was passed as written, by a show of hands. 33 yes votes 0 no votes.**

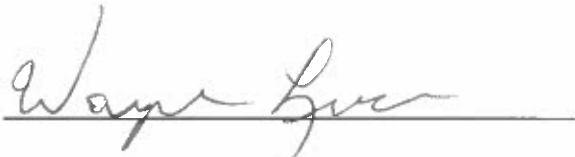
**A motion was made and seconded to adjourn the Special Town of Warren Meeting at 7:12p.m.**

**Town of Warren**  
**Minutes for February 12, 2025 Special Town Meeting**

**33 Residents and 6 Residents attended the Special Town Meeting.**

Respectfully submitted by Board Secretary Sara K. Davis on February 12, 2025.

Given under our hands this 5<sup>th</sup> day of March A.D. 2025



Wayne Luce, Chairman



Jan Macdonald, Vice-Chair



Roger Peabody



Justin Humes



Town Clerk, Corinne Michaud