

TOWN OF WARREN

BOARD OF SELECTMEN/ASSESSORS

November 29, 2023

6:15 PM Regular Meeting

Selectmen Present: John Crabtree Chairman, Roger Peabody Vice-Chair, Jan Macdonald, Brent Pratt, and Wayne Luce.

Absent: None

Staff present: Town Manager Sherry Howard, and Board Secretary Sara K. Davis

Call to order at 6:15 p.m. by Chairman Crabtree.

Item 1

Moment of Silence/ Pledge of Allegiance

Item 2

Public Participation

Jason Tuorila, the Mining Committee has been meeting often. They now have seven members on the Committee. The Meeting with the Town Attorney went very well. The Committee would also like to meet with a Land Use attorney. The current Moratorium will expire in February. The Committee will be back to see the Board of Selectman soon to request an extension. Members of the public and Jan have attended most of the meetings.

Item 3

Vote to Approve Selectmen's Meeting minutes November 15, 2023

ACTION:

Motion by Luce; second by Macdonald to approve Selectmen's Meeting minutes November 15, 2023

Vote: 4-0-1 Peabody

Item 4

Vote to Approve Warrant # 11, MV #8

ACTION:

Motion by Pratt; second by Luce to approve Warrant # 11, MV #8 & Trust Fund Warrant # 10

Vote: 5-0

Item 5

Vote to Approve Trust Fund Warrant # 10

Item 6

Open/award Transfer Station container bids (2)

Two bids were received for the open top container, Grindle \$1,125. and Copeland \$276.

Two bids were received for the compactor container, Grindle \$500. And Copeland \$776.

ACTION:

Motion by Pratt; second by Macdonald to award open top container to Grindles in the amount of \$1,125.

Vote: 5-0

ACTION:

Motion by Pratt; second by Luce to award compactor container to Copelands in the amount of \$776.

Vote: 5-0

Item 7

Review quotes to replace overhead door at Fire Station

Three Quotes were reviewed. PDQ Door \$5,740. ODC Augusta \$5,570. ODC Augusta \$5,665.

Fire Chief recommends PDQ door, they are local and have done work for the Town in the past and are quick to come if there is an issue.

ACTION:

Motion by Luce; second by Peabody to go with PDQ Door for the Fire Station overhead door replacement in the amount of \$5,740.

Vote: 5-0

Item 8

TIF to present CEA recommendation

Justin Humes Representing the TIF Committee read the Board of Selectman the TIF Committee's recommendation regarding Glenvale "CEA" Credit Enhancement Agreement.

TIF Advisory Committee recommendation to Warren Select Board re: Glenvale CEA
To be presented Wednesday, November 29, 2023

The Warren TIF Advisory Committee was given a presentation by Lisa Raffin of Glenvale (dba Warren Meadows Solar Station) at a committee meeting on Sept 27, 2023. The presentation was to recommend that Warren establish a TIF district for the Solar development, which we have already been researching since the committee's formation in July, and also to request the establishment of a Credit Enhancement Agreement (CEA) between the town of Warren and Warren Meadows Solar Station, as part of the TIF. This CEA could be structured in different ways, but essentially their request was for the town to grant them a 30% rebate of their annual property taxes.

Since the presentation on 9/27, the TIF Advisory Committee has met to discuss the pros and cons of the requested CEA, including meetings with Jim Murphy, our town tax assessor's agent, and Max Johnstone from MCOG, who has been providing guidance with the TIF from the beginning. The TIF Advisory Committee hereby makes the following report and recommendation to you, our board of selectmen, regarding the request for a CEA by Warren Meadows:

Findings

- 1) There were multiple occasions throughout the public hearing and planning board approval process where questions were asked by the public about tax rebates or tax incentives, where representatives from Warren Meadows gave the impression they would not be seeking such. However, the presentation by Glenvale on 9/27 revealed that they had assumed this 30% tax rebate/CEA in their initial bid of the project. We feel it would be a breach of public trust and a difficult sell to the residents of the town of Warren to go back on those statements at this point.
- 2) The intended purpose of a CEA is as an incentive to help attract business to an area or project that a town desires to develop. The town did not seek out this development. Instead, Glenvale sought out this location, and this is further evidenced by the proposal now before the planning board by Glenvale of a second solar development in Warren known as Knox Solar Electric Station.
- 3) Discussions between Glenvale and our tax assessor's agent reveal that Glenvale is prepared to press hard for reduced valuation and accelerated depreciation, thus as low a tax assessment as possible, regardless of whether or not they are granted a CEA.
- 4) The issue of equity has been discussed repeatedly. No other business in Warren receives a rebate on their property taxes, regardless of the perceived value of their presence in the town, or the amount of taxes they pay.
- 5) It has been verified that a TIF can be established to shelter tax revenue without entering a CEA with Warren Meadows.
- 6) Glenvale claimed at the 9/27 meeting that there is still some significant financing "insecurity" and without the CEA, it is possible the project would not go forward at all. This raised some concern with the committee as to the financial security of the entire development.

Recommendation

In assessing these findings, the TIF Advisory Committee recommends to the select board not to pursue adoption of a Credit Enhancement Agreement between the town and Warren Meadows. In our opinion, there does not appear to be a compelling interest for the town to do so.

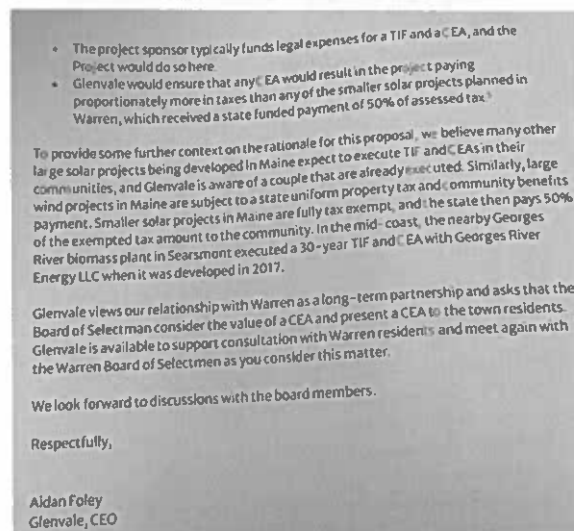
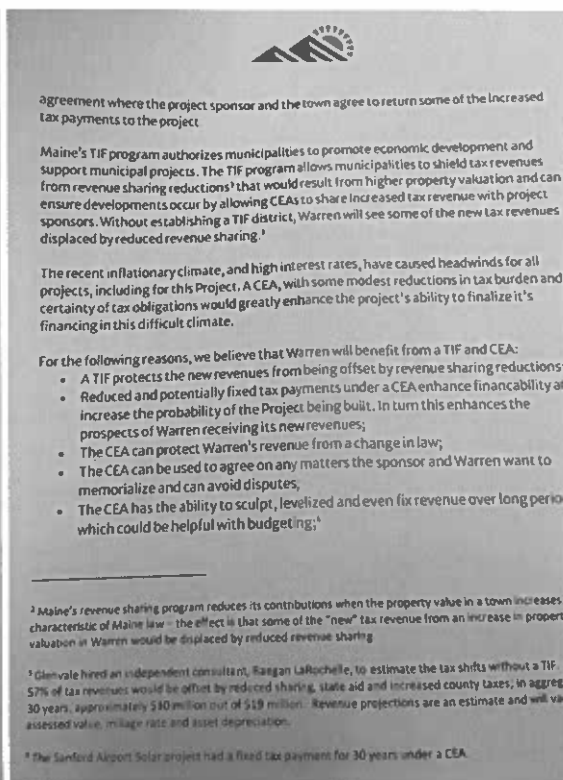
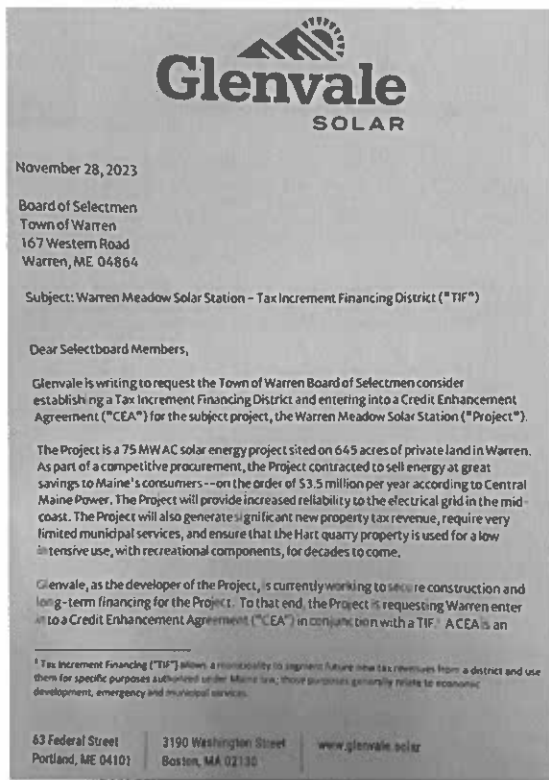
Respectfully submitted,
Warren TIF Advisory Committee
Nik DeMaria
Hank Read
Ike Johnson
Justin Humes

Max from MCOG has been working with the Committee and agrees with the statements in this letter.

Item 9

Proposal for a CEA from Glenvale

Aiden read the Board of Selectman a letter from Glenvale regarding a "TIF"/CEA.



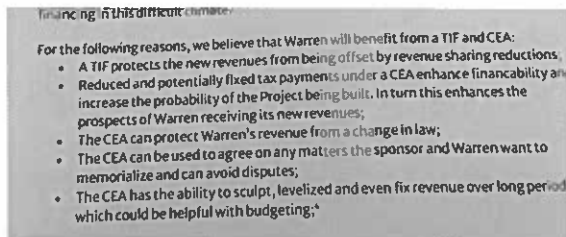
In response to the TIF Committee's letter Aiden said that he never indicated that the project would not seek a TIF or CEA he said that it wasn't appropriate for the Planning Board to discuss. That is a discussion between the Board of Selectman and Glenvale. Though to be approved it would need to go before the voters of the Town of Warren.

Crabtree asked if they have financing for the project. They are working on financing.

It is true that the Town did not seek out the project, but it is not required. Board would like to have a workshop meeting with the Town Assessor.

Pratt asked how providing a CEA would benefit the Town

Aiden stated that if there is a change in Maine law "You're screwed and we're laughing"



If and when the project is paying taxes, it will be the largest payer in Warren. Sanford was given as an example; Sanford chose to go with a fixed amount every year for 30 years. Instead of the rapid decline in value of the solar panels.

Lisa, they are not here to talk numbers they are here to see if there is an interest.

Jim Murphy Town Assessor, so far, the meetings have been very Committee driven, there does need to be a meeting where it's Assessor driven.

Aiden is ready to work with Committee or Board/Assessors.

Item 10

Discuss annual maintenance cost for new generator

The startup went well. To keep the warranty, Generators of Maine is willing to provide yearly maintenance at a cost of \$340 per year.

ACTION:

Motion by Macdonald; second by Peabody to pay the yearly maintenance cost for the new Generator in the amount of \$340. To Generators of Maine, Inc.

Vote: 5-0

Item 11

Vote to accept Interim Waste Disposal Agreement with Grace, LLC
This will be the same price until June with the new company.

ACTION:

Motion by Luce; second by Macdonald to accept Interim Waste Disposal Agreement with Grace, LLC

Vote: 5-0

Item 12

Vote to sign Quit Claim Cemetery Deed • Stuart Mank – Fairview Cemetery
Lot 7 ½ B

ACTION:

Motion by Pratt; second by Peabody to sign Quit Claim Cemetery Deed •
Stuart Mank – Fairview Cemetery Lot 7 ½ B

Vote: 5-0

Item 13

Manager's Report

Public Works hung the Christmas lights at the Town office and Woolen Mill Park. Residents have reached out that they are enjoying them.

Nick from DEP let Manager know that the bid for the cleanup at the Rifle Range was awarded. Dig safe has marked, and demolition application has been submitted to the CEO. Board asked how much the bid was awarded for. Manager will get back to the Board with amount.

Forest Committee is meeting tomorrow night at the Town office.

Item 14

Other Business with Leave of the Board

Crabtree, it's about time to schedule an evaluation of the Town Manager.

ACTION:

Motion by Macdonald; second by Luce to allow the Mining Committee to meet with Land Use Lawyer for one hour in the amount of \$380. To be taken from the Selectman's contingency.

Vote: 5-0

Item 15

Adjourn

ACTION:

Motion by Peabody; second by Macdonald to adjourn the meeting at 7:41p.m.

Vote: 5-0



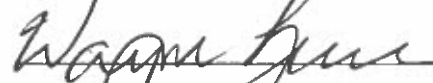
John Crabtree, Chairman



Roger Peabody, Vice-Chair



Jan Macdonald



Wayne Luce



Brent Pratt

Respectfully submitted by Board Secretary: Sara K. Davis

Attest: This is a true copy of the Warren Board of Selectmen's minutes, as certified to me by the municipal officers of the Town of Warren, Maine, and adopted by the Board of Selectmen on the 13th day of December, 2023.

Date: Dec 14, 2023

Signature: *Christine Michael*
Town Clerk

