



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



JANET T. MILLS
GOVERNOR

MICHAEL A. DUGUAY
COMMISSIONER

November 3, 2025

Leanna Ross Targett
Town Manager
TOWN OF KINGFIELD
38 School Street
Kingfield, Maine 04947

RE: Town of Kingfield Omnibus (and Arts District) Municipal *Tax Increment Financing* (TIF) District and Development Program *Second Amendment* (AMD-2)

A P P R O V E D

Dear Ms. Ross Targett,

The Maine Department of Economic and Community Development (DECD) reviewed and EFFECTIVE TODAY APPROVED the application to amend the above-referenced Municipal TIF *District* (District) and *Development Program* (Program). Per November 8, 2007 original designation and previous amendment approvals, DECD restates:

- a. District term of 30 years, ending June 30, 2038;
- b. District taxable Original Assessed Value of \$4,461,715 total, for real property, consisting of \$3,688,807, as of March 31, 2007 (April 1, 2006) and \$772,908, as of March 31, 2015 (April 1, 2014)—acreage 347.39;
- c. Real property Increased Assessed Value (IAV) capture of up to 100%, from property tax years starting April 1, 2008, and ending with March 31, 2038;
- d. District revenues deposited/held in a dedicated *Development Program Fund* (DPF) account, applied ONLY toward approved activities/projects due completion BEFORE/BY JUNE 30, 2041, consisting of [a]:
 - i) Project Cost account[s] to reimburse Poland Spring Bottling Company, a Division of Primo Brands/Company/Developer for costs authorized by 30-A M.R.S.A. § 5225(1)(A) and DECD rules as amended from time to time AND/OR to fund public activities/projects,
 - ii) Sinking Fund Account to retire associated public debt, if any;
- e. Poland Spring Bottling Company, a Division of Primo Brands, reimbursement limited to incremental taxes from NEW actual value of its District project/parcel, projected at \$5,352,845 total or 40% annually for a 30-year term, during District term;
- f. Company/Developer payments are limited to incremental taxes from NEW actual value of company/developer’s District project/parcel, and may include up to 100% reimbursement for a term no longer than/during District term, within Board of Selectman discretion, after holding a minimum of one 10-day noticed public hearing;
- g. AFTER EXECUTION, TOWN MUST FORWARD A COPY of any associated credit enhancement agreement and its amendment(s) or assignment(s) to DECD— enclosing completed matching **Application Cover Sheet** with detailed private project description and (if Company and not Developer) **Employment Goals Form**;
- h. Any non-captured incremental property values resulting in General Fund revenue/deposits MUST be included/reported with Town equalized assessed value;
- i. Any tax increment revenues remaining in the DPF account on the District term end date may be retained for up to 3 years to pay approved projects costs outlined in the DECD approved Program. On or before June 30, 2041, any remaining tax increment revenues in this DPF account must be returned to the municipal general fund and a corresponding tax shift adjustment must be implemented with Maine Revenue Services;



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j. Any future amendment MUST comply with 30-A M.R.S.A. §§ 5221-5235 and DECD rules;

k. When District expires, or is terminated, KINGFIELD MUST NOTIFY DECD IN WRITING.

As further described in the Program, Town revenue allocation projected at \$9,349,605* may facilitate funding for an estimated \$8,075,125 in public costs and associated debt—if any. This funding MUST comply with established Kingfield appropriation process—with activities/projects due completion BEFORE/BY JUNE 30, 2041. DECD restates/approves public activities/projects costs listed below, with AMD-2 changes/additions underlined:

WITHIN DISTRICT

- l. Capital costs of computer equipment to provide wireless internet access to Village Area within District to support new business investment \$75,000; Ψ
- m. Prorated costs of public works equipment to support District maintenance needs related to commercial/ industrial/Arts District development, such as street sweeper, plow truck, heavy duty farm tractor, sidewalk equipment, and other related public works equipment ~~\$300,000~~ \$775,800; Ψ
- n. Bond payments for capital improvement construction costs including Poland Spring Company Waste Water Project as needed due to commercial use ~~\$1,145,000~~ \$1,080,000; Ψ
- o. Public safety improvement costs made necessary by District’s commercial/industrial/Arts District establishment, including prorated costs of new fire department capital equipment and fire truck ~~\$300,000~~ \$492,250; Ψ
- p. Public ways capital costs, as needed due to District’s commercial/industrial/Arts District development, including sidewalk construction, traffic calming measures, street repair, and other related improvements ~~\$140,000~~ \$145,000; Ψ
- q. Capital costs related to traffic calming, public way improvements and gateways, as needed due to District’s commercial/industrial/Arts District development, including street lights, landscaping, creation and improvement of sidewalks, walking trails, demolition, site preparation and other public ways, and signage ~~\$500,000~~ \$1,173,150; Ψ
- r. Capital costs of property purchase to create surface and/or structural municipal parking, and related expenses, to support District’s commercial/ industrial/Arts District development ~~\$185,000~~ \$150,000; Ψ

- s. Capital costs of public infrastructure investments needed to support District’s commercial/ industrial/Arts District development including road upgrades and extensions, water, and three-phase power installation ~~\$500,000~~ \$482,500; Ψ
- t. Capital costs and related expenses for Village Center Septic System upgrade, as needed due to District’s commercial/industrial/Arts District development, including fees and expenses associated with Village Center Septic System Upgrade Study ~~\$515,000~~ \$1,077,000; Ψ‡
- u. Capital costs for creation of ADA-compliant Riverfront Trail Head, including land acquisition or construction, improvements, public ways, fixtures and equipment for public, Arts District, and new or existing recreational trails, along with site preparation and finishing work, and all related eligible fees and expenses of these capital costs of improvements ~~\$500,000~~ \$348,500; ‡
- v. Capital costs for creation of a Creative Economy Arts Center and Festival Area, including land acquisition or construction, improvements, public ways, fixtures and equipment for public, as needed due to District’s commercial/industrial development and Arts District use ~~\$500,000~~ \$347,500; ‡
- w. Economic development tourism costs, including maintenance and enhancement of value of Kingfield Historical Society and other archaeological, historical, and cultural resources, as it related to “Arts District” as defined by MRS Title 30-A §5222(1-A) \$90,000;
- x. Professional service costs, including legal and consulting expenses related to District’s development plan and ongoing legal and consultant support ~~\$20,000~~ \$54,425;
- y. Prorated administrative costs for ~~Town~~ Administrative Assistant Town Manager’s time necessary to implement District development plan ~~\$110,000~~ \$130,000;



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WITHIN MUNICIPALITY

- z. Costs of funding economic development programs, including economic development staff or consultant fees ~~\$500,000~~ \$316,500;
- aa. Prorated portion of ~~Town Administrative Assistant~~ Town Manager's time related to support of Town economic development activity ~~\$225,000~~ \$125,000;
- bb. Cost of funding the marketing of Kingfield as a business and/or arts location, including hiring a marketing consultant to create and implement a marketing strategy that may include website or web pages, and/or social media ~~\$100,000~~ \$186,000;
- cc. Costs of funding economic development events, including funding portion of annual "Kingfield Pops" and "Kingfield Days" events ~~\$350,000~~ \$325,000;
- dd. Funding to establish permanent economic development revolving loan funds, investment funds and/or grants funds for local businesses, per §5225(1)(C)(3) for costs authorized by 30-A M.R.S.A. §5225 and DECD rules as amended from time to time, and grant matching related to 30-A M.R.S.A. §§ 5221-5235 economic development activities ~~\$500,000~~ \$407,500;
- ee. Costs associated with new or existing multiple use recreational trails having significant potential to promote economic development, for costs authorized by 30-A M.R.S.A. § 5225 (1)(C)(6) ~~\$150,000~~ \$294,000.

DECD notes while the Program may list multiple statutory citations with the public project costs in the Program, not all citations apply to all activities/projects described within each cost description. Kingfield is obligated to verify proper authorization for each project cost to be undertaken.

Please contact Development Program Officer Tina Mullins with questions about this certification. The Department extends best wishes for the District's success.

Sincerely,

Michael A. Duguay
Commissioner

- cc: via e-mail only
 - Senator Russell J. Black (SD-5)—132nd Legislature
 - Representative Michael Soboleski (HD-73)—132nd Legislature
 - Peter Lacy, MRS Property Tax Division Acting Director
 - Audra Swanson, Kingfield Town Assessor
 - Amanda A. Meader, The Law Office of Amanda A. Meader

* See MRS Title 30-A §5227 (3)(A-D) for excess TIF revenue fund management.

EXCLUDING FOLLOWING COSTS/FUNDING:

- Φ Public park(s) as it relates to MRS 30-A, § 5225(2)
- Ψ Private residential distribution line(s)
- ‡ Unauthorized project costs as defined under 30-A M.R.S.A 5225 (2)