



Bath • Harpswell • Topsham • Brunswick • Cumberland • North Yarmouth • Falmouth • Freeport • Portland • Cape Elizabeth • Scarborough • South Portland • Chebeague Island • Yarmouth



HOME NEWS SPORTS OPINION POLICE BEAT CALENDAR OBITS LIFESTYLE CONTACT
CLASSIFIEDS ADVERTISE PRIVACY

News

Yarmouth expects 3 TIF districts to generate \$24M



Wednesday, July 15, 2015 at 8:50 am

YARMOUTH — The town has determined that establishing three tax increment finance districts would generate \$24 million in revenue over a 30-year period.

SHARE

E-mail this story Print this story Save this story

Sponsor

19

Tweet

0

Share Like

Councilors on Tuesday spoke with Denise Clavette, [the town's new economic development director](#), about creating the TIF districts: one downtown, one on the northern half of Route 1, and one on the southern half of Route 1.

They scheduled separate public hearings on each district for Aug. 20.

A TIF district uses future gains in taxes to pay for economic development in an area. When a district is

established, the property taxes paid in that area become fixed; the current amount is still paid to the town each year, and any increases are put into the TIF fund.

Clavette, along with Shana Cook Mueller, a Bernstein Shur attorney who specializes in economic development and TIFs, discussed the impact the districts would have over the next 30 years.

The projected total TIF revenue over that time period for downtown would be \$3.7 million. For Route 1 north it would be \$5.6 million, and for Route 1 south it would be \$14.9 million.

Cook Mueller said these are only projections and that it is difficult to predict numbers for 30 years.

The town has already applied to the state to establish the districts and must conduct public hearings before moving forward. The Town Council on Tuesday unanimously supported taking the next step.

"Our neighbors are taking advantage of these tools and we need to do that, too," Councilor Robert Waeldner said.

Many of the councilors agreed that establishing TIF districts would benefit the town, but there was some disagreement about when would be the best date to hold the public hearing. Councilor Pat Thompson noted many residents are away in August.

"It doesn't look good to schedule public hearings on something so fundamental to the future of Yarmouth at a point in time when half the town is gone," she said.

Thompson wanted to schedule the public hearing for September, but none of the other councilors agreed. They said they wanted to move forward with establishing the districts sooner rather than later, and decided if the August meeting is poorly attended they would then hold another one in September.

The town has already taken one step towards establishing a larger downtown TIF district, by agreeing that the village and the waterfront are a cohesive downtown. In order to include the waterfront and marinas in the downtown district, the Town Council first had to officially combine the two areas.



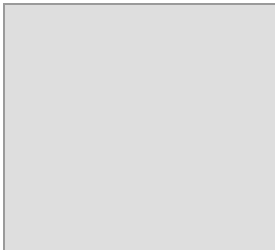
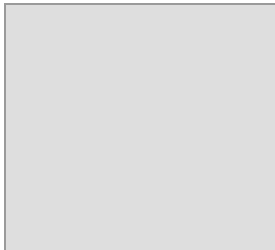
Councilors in a special meeting June 26 approved adopting a study and report from 2012 called "Reconnecting Village to the Working Waterfront." The report, by Baker Design Consultants, described ways to make the waterfront a continuation of the downtown area by bringing in new businesses and making the area more pedestrian friendly.

According to the June 26 council agenda, a requirement for establishing a TIF district is "the town must have developed a 'downtown redevelopment plan' addressing various planning issues relating to the area the town intends to designate as a downtown TIF district."

Clavette and Cook Mueller on Tuesday said the town has yet to hear back from the state about this plan. If it isn't approved, the town will need to submit a new plan before holding a public hearing.

Kate Gardner can be reached at 781-3661 ext. 125 or kgardner@theforecaster.net. Follow her on Twitter: [@katevgardner](https://twitter.com/katevgardner).

LOCAL pulse Offers

 In the Market We have a Minnetonka Sandals By Winter People - 07/20	 Dining Now serving Brunch on Weekends! By Riverside Grill - 07/16
	

Gratitude Bracelets \$15

[MORE »](#)

at Visibility

By Visibility - 07/20

[MORE »](#)

MORE IN NEWS

- Ship-shape on Portland Harbor
- After the fireworks: Late evening at Yarmouth Clam Festival carnival
- Swimmers span Peaks to Portland in peak fashion
- Yarmouth Clam Festival turns 50 with jubilant parade
- Suspect arrested in Portland recording studio shooting death
- Roll credits: Portland's Videoport will end its 28-year run in August
- Portland expects heavy traffic during Tall Ships festival
- Scarborough Town Council adds \$180K to proposed school budget
- Contractor causes Falmouth natural gas leak
- Portland police seek 2 in Riverton-area armed robbery

Business Search

Search:



Recent bizMembers:

Riverside Grill

All About You! An Expo for Women

Natalie Ladd

Sunrise Cafe

LOCAL pulse Events

Jul 22, 2015

12:00 PM - 4:00 PM [Falmouth Farmer's Market!](#)



POPULAR

Scarborough golfer turns heads at Maine Am

Scarborough's Drew Kane reached the final day of last week's Maine Amateur championship at the Waterville Country Club.»

After the fireworks: Late evening at Yarmouth Clam Festival carnival

What happens after the fireworks end and people return home from the carnival?»

Yarmouth Clam Festival turns 50 with jubilant parade

Saco resident Blake Laverriere, 2, gets an up-close look at Steamer — the mascot for Yarmouth Clam Festival &mda»

South Portland brewery aims for October launch

SOUTH PORTLAND — An auto technician, a landscape contractor and a state government employee walk into a bar. Th»

Coach sentenced to jail for role in Deering HS party

PORTLAND — A former Deering High School assistant coach was sentenced to 10 days in jail, 50 hours of community service and fin»

Swimmers span Peaks to Portland in peak fashion

Scarborough resident Jeff Small approaches East End Beach on Saturday, July 18, during the Peaks to Portland swim race.»

Policy Wonk: Bond holdup is LePage's latest blunder

Let me repeat something I've previously said: The governor does not have the power to refuse to issue voter-approved bonds»

Suspect arrested in Portland recording studio shooting death

PORTLAND — Police arrested a 20-year-old man in Westbrook on Thursday in connection with a late-night fatal shooting at a »

Ship-shape on Portland Harbor

A Portland Fire Department boat welcomes the schooner Bowdoin during the parade of sail at the opening of Tall Ships Portland 20»

Portland expects heavy traffic during Tall Ships festival

PORTLAND — City officials are encouraging visitors to plan ahead and expect lots of traffic this weekend during Iberdrola »

Latest Photo Galleries

Transform Your Summer Cottage ...

By Evergreen Home ... - Jul 20

RE/MAX Riverside is now on ...

By RE/MAX Riverside - Jul 19

Ruth's 4 Public Store -Open ...

By Ruth's Reusable Resources - Jul 18

3 Reasons We Work All Summer

By Evergreen Home ... - Jul 17

69 Annual Harpswell Art Show and ...

By RE/MAX Riverside - Jul 16

Ruth's 4 Public Store

By Ruth's Reusable Resources - Jul 16

MORE 



[HOME](#) [NEWS](#) [SPORTS](#) [OPINION](#) [POLICE BEAT](#) [CALENDAR](#) [OBITS](#) [LIFESTYLE](#) [CONTACT](#)

[CLASSIFIEDS](#) [ADVERTISE](#) [PRIVACY](#)

