



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



Paul R. LePage
GOVERNOR

George C. Gervais
COMMISSIONER

March 29, 2012

Mr. Dale Morris
Town Manager
TOWN OF OAKFIELD
PO Box 10
Oakfield, ME 04763

RE: Oakfield Wind Project Tax Increment Financing (TIF) District/Program; First Amendment

Dear Mr. Morris,

The Maine Department of Economic and Community Development (Department) has reviewed and **effective today approved** the amendment application for above referenced TIF District/Program. Based on original designation application, the Department restates:

- a. Increased Assessed Value (IAV) capture is 100% of real/personal property;
- b. Non-captured incremental property values triggering General Fund revenue/deposits MUST be included/reported with Town equalized assessed value;
- c. Department MUST receive executed copies of any CEA linked to this District/Program;
- d. Any future amendment MUST comply with TIF statute and Department rules;
- e. Department MUST be notified in writing when District expires or is terminated;

Based on amendment application, Department now notes/approves:

- f. District term is 30 years through March 30, 2039;
- g. District Original Assessed Value is \$122,529 as of March 31, 2011;
- h. TIF revenues to be deposited/held in dedicated accounts and applied ONLY toward approved activities/projects,
 - 1) Project Cost Accounts to reimburse Evergreen Wind Power II, LLC (Company) AND/OR fund public facilities/improvements/programs;
- 2) Sinking Fund Account to retire any public debt, with associated real/personal improvements completed within 8 YEARS of this approval.
- i. Company allocation \$48,647,855 over TIF term limited to incremental taxes attributable to new actual value. Reimbursement schedule factored only on Evergreen Tract at 50% until \$80 million IAV ("Triggering Event No-1") then at 79% except for two-year period at 60% should IAV reach \$180 million ("Triggering Event No-2");

Per Original District Program and this amendment Town revenue allocation may fund the following Development Program public activities/projects totaling \$15,287,500 over TIF term. Please note all related funding MUST also comply with established Town appropriation process:

WITHIN DISTRICT

- j. Fire/Safety Building \$2,500,000;
- k. Fire Station Trucks \$750,000;
- l. Road construction \$7,525,000;
- m. Public Works equipment \$392,500;
- n. Capital improvement, infrastructure \$750,000;

- o. Salt Shed, supplies \$900,000 (includes Outside District costs);

OUTSIDE DISTRICT

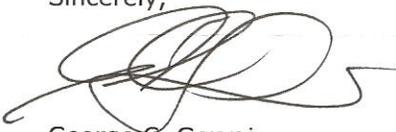
- p. Prorated Salt/Sand supplies (combined with Inside District costs);
- q. Noise abatement \$500,000;
- r. Property Value Loss mitigation \$500,000;

MUNICIPALITY WIDE

- s. Town Manager salary \$360,000;
- t. Code Enforcement Officer salary \$300,000;
- u. Skills Development training \$500,000;
- v. Economic Development programs \$50,000;
- w. Business Attraction/Other program \$60,000;
- x. Recreational Trails \$200,000.

Please contact Tax Increment Program Director Laura Santini-Smith with any questions regarding this approval letter or Department review. Along with this certification, Department also extends an open-ended offer of assistance and best wishes for the ongoing success of your District.

Sincerely,



George C. Gervais
Commissioner

cc: Jerome Gerard, MRS Executive Director; David Ledew, MRS Director Property Tax Division