

Town of Fort Kent, Maine
First Omnibus Development Program
for
Downtown Tax Increment Financing District

*Presented to and approved by the
Legislative Body of the Town of Fort Kent at a Special Town Meeting held on
September 23, 2013
As further amended and restated at a Special Town Meeting held on
March 23, 2015*

Prepared by the Town of Fort Kent with assistance provided by Northern Maine Development Commission

Development Program Narrative

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MUNICIPAL TAX INCREMENT FINANCING
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A. General Information

1. Municipality Name: <i>Town of Fort Kent</i>		
2. Address: <i>416 West Main Street, Fort Kent, ME 04743</i>		
3. Telephone: <i>207-834-3090</i>	4. Fax: <i>207-834-3126</i>	5. Email: <i>donald.guimond@fortkent.org</i>
6. Municipal Contact Person: <i>Steve Pelletier, Economic Development Director</i>		
7. Business Name: <i>Fort Kent Planning Office and Economic Development</i>		
8. Address: <i>416 West Main Street, Fort Kent, ME 04743</i>		
9. Telephone: <i>207-834-3507</i>	10. Fax: <i>207-834-3126</i>	11. Email: <i>steve.pelletier@fortkent.org</i>
12. Business Contact Person: <i>Steve Pelletier</i>		
13. Principal Place of Business: <i>Town of Fort Kent</i>		
14. Company Structure (e.g. corporation, sub-chapter S, etc.): <i>municipality</i>		
15. Place of Incorporation: <i>Fort Kent, ME</i>		
16. Names of Officers: Town Council: <i>John Bouchard – Chair, Anthony Gauvin, Priscilla Staples, Jake Robichaud, Peter Saucier</i>		
17. Principal Owner(s) Name: <i>N/A</i>		
18. Address: <i>416 West Main Street, Fort Kent, ME 04743</i>		

B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
job creation X	job retention X	capital investment
<i>Training investment</i>	<i>Tax base improvement X</i>	public facilities improvement
other (list): <i>Public Infrastructure, Economic Development</i>		
2. Check the specific items for which TIF revenues will be used (any that apply):		
real estate purchase X	machinery & equipment purchase	training costs
debt reduction	other (list): <i>Elm Street, parking lot, developers</i>	

C. Employment Data

EMPLOYMENT GOALS

Company Goals for Job Creation and Job Retention

<i>A. Job Creation Goals</i>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Professional & Technical	1		\$50,000
2. Administrative Support, Clerical	3		\$25,000
3. Sales & Service	1		\$30,000
4. Agriculture, Forestry & Fishing			\$
5. Maintenance, Construction, Production, & Transportation	1		\$40,000
<i>B. Job Retention Goals</i>			
<i>Occupational Cluster*</i>	<i>Full-time</i>	<i>Part-time</i>	<i>Wage Level</i>
1. Executive, Professional & Technical	2		\$50,000
2. Administrative Support, inc. Clerical	5		\$25,000
3. Sales & Service	8		\$30,000
4. Agriculture, Forestry & Fishing			
5. Maintenance, Construction, Production, & Transportation	5		\$40,000

1. Statement of Purpose, Means and Objectives

Fort Kent's Downtown has experienced a number of devastating floods and fires over the past 5 years that have created a significant impact upon the local and regional economy. As one of only 9 service center communities in Aroostook County, Fort Kent serves as the hub where it is a job center, it serves as a retail center with sales exceeding the needs of the local population, and it offers an array of social, cultural, health and financial services to the surrounding region. The University of Maine at Fort Kent, Northern Maine Medical Center, and the 10th Mountain Biathlon Training Center are but a few examples of the diversity of its economy. Within the past 2 years, the Downtown center has experienced significant losses as a result of fires that destroyed a major segment of the Downtown. Earlier in 2008, Fort Kent also suffered substantial economic losses result of the largest flood in recorded history.





As a result of the recent floods and fires, the Town of Fort Kent experienced a loss of 14 structures and 41 rental housing units. As a direct consequence, the Town of Fort Kent has had to reduce its level of financial support for vital municipal functions as result of the declining tax base.

In mid-2012, a number of dedicated small business owners who own and operate their businesses within the proposed District banded together with local Town officials to form the Fort Kent Downtown Committee. Over the past year, the Committee has been exploring options that can best address the community's revitalization objectives. Tax Increment Financing represents a vital piece to the overall long-term strategy of restoring Fort Kent as a vibrant community with an active and equally vibrant Downtown.

In order to fulfill these goals, the property located within the Fort Kent Downtown Business District (more recently recognized and designated as "America's First Mile") has been established as the Fort Kent Downtown Municipal Tax Increment Finance District (District). This First Omnibus Development Program serves the purpose of administering the District pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "Development Program"). Upon approval by the Legislative Body of the Town of Fort Kent at Special Town Meetings held on September 23, 2013 and March 23, 2015, the designation of the District and Development Program will become final, subject only to the approval the Commissioner of the Maine Department of Economic and Community Development.

Consistent with and in furtherance of the Town's Downtown Redevelopment Plan attached as Exhibit 6, the Development Program will provide for funding of infrastructure improvements and provide incentives for the development of replacement housing within the Downtown. The concept of urban infill with the goal of creating a healthy diversity within a commercial center is not a new one and with the approval of the Fort Kent Downtown Tax Increment Financing District Development Program, Fort Kent desires to promote commercial and residential development in a defined area of the Business District. As with other TIF initiatives in Maine, Fort Kent's objective involves the creation of geographically defined district and will "capture" the additional values created by private investment, and will reinvest the new or "incremental" tax revenues generated by the new development and business expansion to pay certain costs that are defined in the appropriate sections of this Development Program.

This First Omnibus Development Program also contemplates and authorizes the Town Council, in its sole discretion, to enter into credit enhancement agreements with qualifying businesses from time-to-time, as described below.

2. Benefits of the District

- **Expand and Improve the Local Tax Base**

The Fort Kent Downtown Tax Increment Financing District Development Program will make it possible to leverage local private investment that will add a significant amount to the municipal tax base to help restore the local theme and appearance that was lost as a result of the recent fires. This Development Program is not expected to have any impact on local public services such as schools and other municipal services.

- **New Local Property Tax Revenue for the Downtown TIF Program and the Town's General Fund**

The District is anticipated to generate a revenue stream sufficiently large enough to ensure that proposed public improvements are paid over the prescribed period of time where amortization of the costs will closely match the useful life of the assets. Following completion of the municipal improvements contemplated by this Development Program, including retirement of any debt issued for such purposes, property tax revenues will be placed in the Town's General Fund for subsequent local appropriation.

- **Savings from "Sheltering" from the Growth of the New Tax Base**

The captured assessed value of the District will be sheltered from the otherwise negative impacts of new development that would result in increased County taxes and reductions in General Revenue Sharing and State Aid the Education (with related increased education taxes) when new development occurs without the creation of a TIF District.

- **No obligations or bonds without an assured revenue stream**

The Town may in the future authorize debt to finance the municipal improvements contemplated by this Development Program. However, the Town will only take on bonded indebtedness for the proposed projects once it is assured that there will be a revenue stream generated from the incremental property tax revenues collected within the Fort Kent Downtown Tax Increment Finance District are in place to repay any debt.

3. Description of public facilities, improvements, or programs to be financed in whole or in part by the development program (Exhibit 7- Proposed Investment Plan and Implementation Schedule)

The Fort Kent Downtown Tax Increment Financing District Development Program will make it possible for the Town to carry out a number of important local initiatives. The following offers a more descriptive representation of the anticipated activities:

- **Elm Street Redevelopment – Traffic Flow**

This project will involve incorporating a portion of Pinkham Avenue and reshaping a section of road where Page Avenue intersects Main Street. In addition, a new storm drainage system will be installed to better accommodate storm flows and sidewalks will be reconfigured. The outcome will be a fluid access route for residential and business traffic whose destination is the south side of Main Street. The route will also allow for more efficient traffic movement during town events and celebrations when Main Street is either closed or experiencing very high traffic volumes.

- **Business Development/Recruitment**

The Fort Kent Downtown Tax Increment Financing District Development Program will provide an opportunity for business development through various avenues, such as marketing and branding, for the recruitment of additional private investment, which will also add to the municipal tax base. The creation of the TIF District will make possible the utilization of branding tools, such as America's First Mile, and

marketing tools, such as demographic and retail data, brochures, development of the Town's website and improving the Town's internet presence as a business destination, and consultants to provide the best opportunities for new private investment.

- **Infrastructure Improvements – amenities, sidewalks, and improvements to utilities**

This project will consist of needed improvements to infrastructure on Main Street. Utility improvements will include upgrades to LED street lighting for more cost efficiency and improved, safer lighting. Improvements to sidewalks and additional signage will coincide with the local “Bike and Pedestrian Trails” initiative whose purpose it is to develop and maintain biking and pedestrian trails for recreational uses, tourist attraction and public safety, in order to create a more active and accessible Town Center. Existing sidewalks will be repaired and pedestrian and bike trails within the TIF district will be improved and have the benefit of signage and adequate lighting for added safety. The list of projects, ranging from simple signs and markings, to improved sidewalks and crosswalks, to major trail development, including surfaces, lighting and benches will be evaluated. Safety improvements, sidewalks, signs, maps, and designated trails that connect existing facilities such as 10th Mountain ("Mills to Mountain") and the new Senior Center, will considered to encourage "active" (vs. motorized) transportation. The potential of a complete "Fish River Greenway" trail along both sides of the river in town will be examined. The plan will offer action steps and suggest potential funding sources to enable the plan projects to become reality to improve the pedestrian and bicyclist environment in Fort Kent which will serve to enhance the Town as a tourist destination.

- **Public Parking Improvements**

The Town will utilize a portion of the TIF proceeds to purchase/lease and develop vacant lots as public parking areas. This project serves an important business and economic development purpose and will also ensure that the existing gravel lots are adequately remediated of any in-ground contamination that resulted from the fire and storm water runoff will be diverted away from neighboring business establishments.

- **Levee Improvements**

This public safety project will extend the levee protection from the existing dike and pump systems up to and including the Blockhouse and along Fish River and Block House Road to the Fish River Bridge. The result will be a permanent flood protection retaining wall that is made from a permanent structure that will serve the Downtown area with additional flood protection well into the future without resorting to temporary, last minute, and costly repairs.

- **Housing/Rental Rehab – Revolving Loan / Grant Business Incentive Program**

TIF funds may be deposited into a municipal revolving loan / grant program designed to assist business development in the downtown by providing loan / grant / investment assistance to local businesses. Such assistance will include gap funding to private developers for the development of 2nd floor residential units in newly developed and existing businesses. This will serve as an incentive for the creation of much needed rental housing. These funds may also be used as matching funds for state or federal funding assistance such as the Community Development Block Grant program in accordance with Chapter 206 of Title 30-A of the Maine Revised Statutes §5230 Grants.

4. Description of commercial facilities, arts districts, improvements or projects to be financed in whole or in part by the development program

With the exception of those public facilities and improvements described above, there will be no commercial facilities, arts districts, improvements to be funded in whole or in part with TIF proceeds generated from this project.

5. Duration of the program

The Fort Kent Downtown Development and Tax Increment Financing District will have a program duration of 30 years, commencing with the Town's 2014-2015 fiscal year and continuing through and including the Town's 2043-2044 fiscal year. The Development Program will capture 100% of the new real and personal property valuation contained within the District for a period of 20 years with an annual step-down capture necessary to fulfill its debt obligations within the District over the last 10 years (see Exhibit 4), with the balance to be deposited in the Town's general fund. Thereafter, at the end of the 30-year TIF term, 100% of the incremental tax revenues will be applied directly to the Town's general fund.

6. Certification of original assessed value of the taxable property in the TIF district by the municipal tax assessor, using valuation from the prior March 31st

Please refer to Exhibit 1

7. A physical legal description of the district

Please refer to Exhibit 2A

8. A municipal map clearly showing the site location of the proposed district relative to the municipal boundaries

Please refer to Exhibit 2

9. Tax maps clearly delineating the boundaries of the proposed district

Please refer to Exhibit 3

Financial Plan

10. Cost Estimates for the Development Program

Elm Street Redevelopment – Traffic Flow Improvements	\$400,000
Infrastructure Improvements – amenities, sidewalks, and improvements to utilities	\$100,000
Public Parking Improvements	\$100,000
Rental Housing Rehabilitation	\$100,000
Levee Improvements	\$100,000
Business Development/Recruitment	\$100,000
TOTAL	\$900,000

11. Amount of public indebtedness to be incurred

The Town of Fort Kent may secure tax exempt financing from a local lending institution necessary to support the project elements described herein. The Town will solicit proposals from all the local banks and credit unions to obtain the most attractive rate and term available. The Town will create a Downtown Tax Increment Finance sinking fund where by law all revenues will be used to repay any and all debt until the expiration of the program.

12. Sources of anticipated revenue

The repayment of local tax-exempt indebtedness created from the Development Program will be repaid from those property taxes from captured assessed values generated within the District. The municipal retained tax increment revenues generated by the District will be deposited as received into the Fort Kent Downtown Development Program Fund where earnings will be used to make the required payments. Only incremental assessed value on real and personal property improvements will be captured to fund the Development Program.

13. Description of the terms and conditions of any agreements, contracts or other obligations related to the development program (e.g. credit enhancement agreements CEAs)

Unless and until a future credit enhancement agreement is authorized by the Town Council as provided below, all proceeds will be dedicated to the repayment of the bonds issued to the Town for the aforementioned public improvements or to pay such costs directly (or to reimburse the Town for such costs). In addition, the Town Council, in its sole discretion, may subsequently approve credit enhancement agreements any developer of a project within the District that will constitute a contract with the Town regarding allocation and payment of TIF revenues. The Town Council, in its sole discretion may approve and enter into credit enhancement agreements in the name of and on behalf of the Town that reimburse up to 75% of the aggregate TIF revenues per year for a term that may be up to but shall not exceed 15 years. In no event shall the term of any credit enhancement agreement extend beyond June 30, 2044.

14. Estimates of increased assessed values of the district for each year of the program

Only incremental real and personal property taxes generated within the District will be allocated to fund those costs associated with the Development Program.

Please refer to the Table titled Exhibit 4.

15. Portion of the increased assessed values to be applied to the development program as captured assessed values and resulting tax increments in each year of the program

It is proposed that 100% of property tax revenues from the incremental increased assessed values generated within the District for years 1 through 20 will be dedicated to debt service with a projected reduction to 67%, 50%, 33%, and 17% respectively over years 21 through 30 as set forth in Exhibit 4. Upon completion of the Development Program, including satisfying its debt obligations from the incremental tax revenue, the remainder of the incremental revenues will go directly to the Town's General Fund.

i. Tax shift calculations for each year of the program

TAX SHIFT SUMMARY	
Item	Average Annual Amount
Education Aid	\$12,500.00
County Tax	\$77.00
Revenue Sharing	\$2,237.00

Please refer to Exhibit 5 for more details.

16. Plans for the relocation of persons displaced by the development activities

There will be no persons/families/households relocated as a result of the program.

17. Proposed regulations and facilities to improve transportation

The Elm Street relocation remains one of the priority projects to be funded in part by the Fort Kent Downtown TIF proceeds. The traffic pattern data maintained by the Town indicate a fair amount of flow-through traffic along Elm Street. In order to avoid bottlenecks with the efficient flow of traffic, the easterly end of Elm Street will be relocated to join with High Street, where High Street will flow back onto West Main Street. This improvement further supports the expansion of Paradis Shop N Save on the adjacent lot where access to the shopping center will be expanded and improved.

The Town of Fort Kent, Maine Department of Transportation, Power of Prevention, and the Northern Maine Development Commission began a bicycle and pedestrian planning exercise in December 2012 with the intention of defining projects and programs needed to make Fort Kent a bike and walk friendly community. A Bicycle and Pedestrian Steering Committee, made up of residents with a wide range of interests, was formed to assist with the development of the plan. The Committee, with the assistance of Town Officials and through the review of a resident survey identified no/low cost projects that the community can accomplish while seeking to create biking and walking opportunities during all four

seasons. The Town intends to develop and maintain its bike and pedestrian recreational trail system to promote the Town as a tourist destination and to enhance public safety.

18. Environmental controls to be applied

As part of the proposed public improvements, the Town proposes to increase the retention capacity of the existing levee. This retention system is designed to be an effective replacement to concrete and steel piling systems furthering the life of the levee constructed in 1973-74, and improving its retention capacity at levels that better reflect more recent historical flow rates in and along the St. John River watershed.

19. Proposed operation of the development district after the planned capital improvements are completed

The operation and management of the District will continue to be the responsibility of the Town of Fort Kent. Various municipal departments within the confines of local government will be assigned appropriate responsibilities to ensure the operation and maintenance responsibilities are consistent for the duration of the term of the District and beyond.

Exhibit 1

Certification of Original Assessed Value

Town of Fort Kent Downtown Tax Increment Finance District Original Assessed Valuations as of April 1, 2013

Amended Assessor's Certificate

The undersigned Board of Assessors for the Town of Fort Kent, Maine, does certify pursuant to the provisions of 30-A M.R.S.A. §5254 that the assessed value for all real and personal property within the Downtown Tax Increment Finance District, as delineated on a map included in the Development Program to which this Certificate is included, was \$23,591,500.00 as of March 31, 2013 (April 1, 2012). **IN WITNESS WHEREOF**, This Certificate has been executed as of this 6th day of September 2013.


Town Board of Assessors

By: 
John Bouchard, Chair

By: 
Priscilla Staples

By: _____
Anthony Gauvin

By: _____
Jacob Robichaud

By: 
Peter Saucier

Original Assessed Value for Individual Tax Map Lots

MAP	LOT OWNER	ACREAGE	TAXABLE VALUE
15	1 Masonic Association of Fort Kent	0.09	70,000.00
15	1A Aman, Mark	0.09	76,600.00
15	2 American Legion	0.11	0.00
15	3 United States of America	0.53	0.00
15	5 Dead River Company	0.42	140,900.00
15	5A America's First Mile Advisory Group	0.10	16,800.00
15	6 Wing Hing Far, LLC	0.27	257,000.00
15	7 Albert, Normand	0.13	153,000.00
15	8 M & S Realty INC	0.07	102,600.00
15	9 Hartt, Tracey & Evelyn	0.16	30,300.00
15	10 Hartt, Tracey & Evelyn	0.20	182,700.00
15	11 Desjardins, Timothy & Roxanne	0.14	90,000.00
15	12 Northland Properties LLC	0.30	41,200.00
15	13 Ouellette, Paul & Karen	0.23	29,900.00
15	14 Ouellette, Paul & Karen	0.46	308,900.00
15	15 Charette, Diane L	0.18	23,900.00
15	16 McBrien, Jennifer	0.17	19,200.00
15	17 Labbe Holdings LLC	0.45	104,200.00
15	17-1 Labbe, David	0.00	68,900.00
15	17A Labbe, David & Sandra	0.16	10,200.00

15	18-18A Daigle Oil Company	0.68	120,000.00
15	19 Daigle Oil Company	0.23	309,600.00
15	20 Blanchette, Kristall & Jandroau, Catherine	0.07	109,900.00
15	21 Daigle & Daigle	0.44	430,800.00
15	22 Town of Fort Kent	0.13	0.00
15	23 Iocma Inc	0.66	163,200.00
15	24 Key Bank NA	1.15	374,500.00
15	25 Virtual Realty	0.83	255,800.00
15	26 Lambert, Madeline	0.36	94,100.00
15	27 Albert, Charles	0.64	162,400.00
15	28 Doumanovskala, Lila & Tonklkh, Alexandra	0.65	166,300.00
15	29 Damboise, Robin	0.70	194,400.00
15	30 Bouchard Living Trust	0.35	88,300.00
15	31 Chasse Living Trust	0.49	224,400.00
15	32 George Quigley & Sons Inc	2.80	49,400.00
15	33 Fort Kent Water/Wastewater	0.14	0.00
15	34 State of Maine	2.50	0.00
15	35 Freeman, Timothy & Linda	0.52	194,200.00
15	36 Lozier, Robert & Pamela	0.31	159,200.00
15	37 Daigle, Marie Marcella	0.23	91,200.00
15	38 Michaud, Constance	0.21	96,800.00
15	39 Pelletier Family Trust	0.20	92,100.00
15	40 Daigle, Ronald & Beatrice	0.20	122,800.00
15	41 Cyr, Muriel	0.14	78,400.00
15	42 Savings Bank of Maine	0.61	299,800.00
15	44 Daigle Oil Company	0.81	212,300.00
15	45 Quigley, George & Sons Inc	0.40	63,900.00
15	46 Quigley, George & Sons Inc	0.43	409,800.00
15	47 Quigley, George & Sons Inc	0.38	218,400.00
15	48 Northland Telephone Company	0.32	187,700.00
15	49 Marlin, Mary	0.28	157,500.00
15	50 Marlin, Mary	0.14	272,700.00
15	51 Fort Kent Library	0.56	0.00
15	51-1 Fort Kent Library- Paper, Signs, Ink	0.00	43,700.00
15	52 Theriault, Carl & Patricia	1.23	97,700.00
15	52A N J J Entorprise LLC	0.82	648,800.00
15	52A-1 Carey, Mark	0.00	130,300.00
15	53 Nadeau, Bruce & Sylvie	0.07	116,300.00
15	54 Theriault, Andrew & Connie	0.11	145,900.00
15	55 Theriault, Andrew & Connie	0.06	62,700.00
15	55A Theriault, Andrew & Connie	0.08	8,600.00
15	56 Marlin, Michele	0.09	64,300.00
15	57 Rossignol-Roy, Donna	0.23	133,500.00
15	58 United States of America	0.53	0.00
15	59 Thibodeau, Craig	0.16	208,800.00
15	62-68 Theriault, Brian	0.58	144,900.00
15	63 Bouchard, Allen	0.10	76,400.00
15	64 Voisine, Gary & Linda	0.20	101,600.00
15	65-66 Michaud, James & Linda	0.24	67,000.00
15	67 Northern Maine Medical Center	0.29	145,100.00
15	69 SJV Wireless INC	0.14	21,400.00
15	70 Susee, Alan M.	0.30	297,000.00
15	71 Bonenfant, Robert & Arlene	0.95	277,800.00
15	72 Main Street Redevelopment Co LLC	0.26	320,300.00
15	73 Main Street Redevelopment Co LLC	0.09	33,200.00
15	74 Main Street Redevelopment Co LLC	0.21	354,100.00
15	74A Main Street Associates	0.11	8,400.00
15	75 Boucher, Dajan & Denise	0.18	207,000.00
15	76 Bouley, Aurele & Becky	0.42	197,100.00
15	78 Main Street Associates	0.16	425,000.00
15	79 Cole IO Fort Kent ME LLC	3.35	380,100.00

15	80 Dumond INC	0.15	120,300.00
15	81 Fort Kent Real Estate LLC	0.01	27,600.00
15	81A Aroostook Title Corporation	0.61	272,500.00
15	82 Three Pines Rental INC	0.96	380,800.00
15	82A Fort Kent Real Estate LLC	3.16	1,039,200.00
15	83 Smart, Juliette	0.38	202,800.00
15	84 Smart, Juliette	0.06	7,800.00
15	85 Berube Living Trust	0.59	296,200.00
15	146 Paradis, Bernard	0.40	163,900.00
15	147 Ouellette, Andrew	0.24	81,800.00
15	148 B & S Apartments	0.28	78,600.00
15	149 Thibodeau, Becky	0.12	67,700.00
15	150 Phinney, Ray & Bethany	0.34	67,700.00
15	151 Plourde, Jeffrey & Colette	0.17	17,800.00
15	152 Pooler, Betty	0.12	44,300.00
15	153-164 Pooler, Betty	0.18	146,500.00
15	157 Theriault, Carl & Patricia	0.38	29,600.00
15	157B SJV Auto LLC	0.26	6,500.00
15	168 Paradis Brothers Enterprises	0.42	157,100.00
17	1 Mitchell, David & Tamara	0.73	282,100.00
17	10 Town of Fort Kent	0.16	0.00
17	28 Paradis Brothers Enterprises	3.63	1,539,900.00
18	9 Nadeau, Bruce & Sylvie	0.45	185,700.00
18	9-1 Gagnon, Roger	0.00	800.00
18	10 Gas-n-Go INC	0.64	193,900.00
18	11 Thibeault, Ronaldo & Rita (LE)	0.37	124,900.00
18	12 Thibeault, Ronaldo & Rita (LE)	0.26	70,000.00
18	13 Theriault, Roddy & Lori	0.31	177,700.00
18	14 Roman Catholic Bishop of	0.72	0.00
18	15 Roman Catholic Bishop of	1.86	0.00
18	16 T & D Real Estate Holdings, LLC	4.20	592,100.00
18	16A Acadia Federal Credit Union	4.80	887,700.00
18	16B T & D Snow Removal LLC	0.50	46,900.00
18	17 Insurance Rental Properties LLC	0.29	289,500.00
18	18 M & S Alberl Realty INC	0.29	148,400.00
18	19 Valley Funeral Service LLC	0.40	379,600.00
18	20 Roman Catholic Bishop of	9.50	0.00
18	20-1 Roman Catholic Bishop of	0.00	0.00
18	20-2 Roman Catholic Bishop of	0.00	70,500.00
18	21 Daigle Living Trust, Tom & Dawn	0.59	29,200.00
18	22 Town of Fort Kent	2.68	0.00
18	22A Town of Fort Kent	1.62	0.00
18	23 Town of Fort Kent	12.00	0.00
18	23-1 Chamber of Commerce	0.00	0.00
18	23-2 Fort Kent Water/Wastewater	0.00	0.00
18	61-62 LeClair, Donald	0.38	58,400.00
18	63-63A Soucy, David & Pelletier, Lise	0.70	183,400.00
18	64-65 Paradis, Bernard & Nancy	0.15	96,900.00
18	66-67-73C Town of Fort Kent	0.11	0.00
18	71-72 Potvin, Joey & Denise	0.07	34,600.00
18	73A-74A Paradis, Bernard & Nancy	0.06	38,600.00
18	74 Paradis, Bernard & Nancy	0.09	39,000.00
18	75-73B Robichaud, Paul & Gloria	0.16	116,700.00
18	80-81 Roman Catholic Bishop of	0.42	0.00
18	93 Tripar Development	0.14	201,700.00
18	94 Roman Catholic Bishop of	0.14	0.00
		90.95	20,689,400.00

2013 TIF Personal Property Tax Valuations

From 4/1/12 to 3/31/13

Account No.	Owner	PP Valuation
84	Acadia Apartments	3,100.00
63	Acadia Federal Credit Union	199,400.00
465	Air Valet	1,300.00
4	Albert's Jewelry	5,400.00
15	Al's Taste Freeze	8,900.00
498	Amerigas Propane LP	100.00
181	Andy's Auto	1,300.00
168	Aroostook Beverage	300.00
426	Aroostook Outback LLC	2,800.00
21	Bee-Jays Tavern	15,400.00
193	Boucher, Dalen	900.00
191	Bouley, Aurele & Becky	1,100.00
356	Catalina Marketing Corp	3,100.00
139	Century Theater INC	10,800.00
422	CheckFree Services Corp.	1,300.00
267	China Garden	18,800.00
75	Colball Properties LLC	190,800.00
34	Coca Cola Bottling Co	24,200.00
224	DEL Redemption Center	200.00
187	Daigle & Daigle	3,400.00
212	Daigle Oil Company	378,300.00
49	Daigle Oil Company	7,200.00
47	Daigle Oil Company	219,100.00
52	Dead River Company	189,000.00
391	Family Dollar Store	42,400.00
509	Fiddlehead Focus	6,100.00
358	First Data Merchant Services Corp.	300.00
246	Garelic Farms of Maine	700.00
160	Gas-n-Go	29,400.00
185	Gene's Electronics INC	6,900.00
141	George Quigley & Sons, INC	28,300.00
36	Image Makers	1,600.00
259	Key Bank NA	185,100.00
87	Leasecomm Corp	300.00
496	Leasecomm Corp	100.00
106	Lee Theriault CPA	14,600.00
91	Levesque Office Plus	6,100.00
459	Mac's Convenience Stores LLC	98,200.00
264	Main Street Associates	2,900.00
230	Michael Volsina INC	1,500.00
504	Michaud, Shirley	9,900.00
104	Mitchell, David	14,000.00
73	Music Haven	8,100.00
148	Nadeau's House of Flooring	2,100.00
77	Nadeau, Bruce & Sylvie	2,600.00
489	Nadeau, Steve & Louise	12,000.00
333	Northern Door Inn	40,800.00
39	Northland Telephone Co	7,800.00
320	Ouellette, Paul & Karen	1,100.00
126	Paradis Family Supermarket	455,600.00
92	Paradis, Bernard & Nancy	1,600.00

111	Plourde, Morneault & Dubay	5,600.00
219	Proforma Printing & Design	900.00
35	Prudential Insurance	2,100.00
319	Prudential Insurance	6,600.00
140	Quest Title Company	6,300.00
129	Rioux, Timothy	17,200.00
90	Rock's Family Diner	29,600.00
143	Rossignol Insurance	2,800.00
503	Saucier, Curtis	3,500.00
330	Scientific Games International INC	3,500.00
71	Sears	3,500.00
1	Shoes to Boot	1,300.00
159	Smart's Beauty Shop	1,300.00
192	Smart's Beauty Shop	1,100.00
3	St. John Valley Realty Co LLC	3,700.00
361	Subway	22,100.00
419	Swamp Buck	68,000.00
228	T & D Real Estate Holdings	8,900.00
53	Tangles Beauty Salon	900.00
186	TD Bank NA	94,700.00
292	Techniques	2,000.00
364	Telvent DTN INC	100.00
254	The Bank of Maine	73,300.00
508	The Custom Cake	4,800.00
415	Therault, Roddy & Lori	3,100.00
147	Thibeault, Ronaldo & Rita	700.00
443	Time Payment Corp	3,300.00
500	Jandreau, Toby	900.00
516	Tripair Development	
174	UIG INC	23,800.00
221	Valley Auto INC	184,600.00
180	Valley Funeral Service INC	18,900.00
517	Varney Insurance Agency	3,000.00
59	Wing Hing Far LLC	33,900.00
		2,902,100.00

2,902,100.00	Personal Property
20,689,400.00	Real Property
23,691,500.00	Original Assessed Value

Date 09/06/2013

A true copy,

Attest:



Angela Coulombe, Municipal Clerk