



Town of Hermon

Public Safety Meeting Room

March 4, 2021

Town Council Meeting

7:00 PM

MINUTES

Council Meetings may be viewed live online and are archived after the meeting
has taken place – check hermon.net for link.

ALL ITEMS ARE SUBJECT TO APPROPRIATE COUNCIL ACTION

I. CALL TO ORDER BY CHAIRPERSON

II. PLEDGE OF ALLEGIANCE

Chair Thomas led those in attendance in the Pledge of Allegiance

III. ROLL CALL

Members Present: John Snyder III, Douglas “Doug” Sinclair Sr., Ronald “Ron” Murphy, Charles Lever IV, Steven “Steve” Thomas, Anthony “Tony” Reynolds and G. Stephen “Steve” Watson

Members Absent:

Others Present: Town Manager Howard Kroll, Town Clerk Kristen Cushman, Scott Perkins and two company representatives from Eurovia.

**IV. REVIEW CONSENT CALENDAR: REGULAR BUSINESS, APPOINTMENTS, SIGNATURES,
And APPROVAL OF MINUTES:**

SIGNATURES. –APPROVE Quitclaim Map/Lot 041-091-000 Account 1098

MINUTES. –APPROVE 02/18/2021 Council Minutes

WARRANTS. –SIGN 03/05/2021 Warrant

RESOLVES. –SIGN

Councilor Snyder moved to approve the Consent Calendar as presented. Councilor Lever seconded the motion. Motion passes 7-0.



V. NEWS, PRESENTATIONS AND RECOGNITIONS:

VI. PUBLIC ITEMS OR COMMENTS: (*Items Not Already on Agenda*)

VII. PUBLIC HEARINGS:

Scott Perkins gave an overview of each TIF as follows:

Eurovia: *Eurovia Atlantic Coast, LLC* will construct an accessory asphalt storage facility at their 1065 Odlin Road location. The facility at 1065 Odlin Road will be new construction providing capacity to store liquid asphalt and polymer, ingredients needed to manufacture hot mix asphalt. Rail spur extensions connecting to CP Rail, three 2.3 million gallon storage tanks, pipeline, heaters and administrative buildings are on the plans for the estimated 16.5 million dollar project. The operation will be located at Map 16, Lot 004-001 on the Hermon Tax Maps. Eurovia intends to hire between 10-15 new employees for the storage facility.

It is proposed that the Town of Hermon create a development plan and add Map 16, Lot 004-001 as a new Tax Incremental Financing District. Hermon DECD and *Eurovia Atlantic Coast, LLC* propose that Hermon agrees to capture 100% for 30 years of the new value created by the improvements to the real estate beginning 4-1-2021. It is further proposed that 40% of the paid real estate taxes related to the captured new value be returned to *Eurovia Atlantic Coast, LLC* for a period of 10 years beginning with the tax year 4-1-2022

Hopkins Paving, LLC: *Hopkins Paving, LLC* has established a place of business at 800 Coldbrook Road, Hermon, Maine. *Hopkins Paving* is owned by Mike Hopkins. The facility at 800 Coldbrook Road is new construction providing the needed support for offices, garages and lay down area for the paving & milling business along with a new container roll-off service for demo debris. The business is located at Map 14, Lot 24-001 on the Hermon Tax Maps. This locally owned business has provided paving and construction services for 14 years. Hopkins Paving will retain 35 jobs while moving his business from Bangor to Hermon.

It is proposed that the Town of Hermon create a development plan and add Map 14, Lot 24-001 as a new Tax Incremental Financing District. Hermon DECD and Hopkins Paving propose that Hermon agrees to capture 100% for 30 years of the new value created by the improvements to the real estate beginning 4-1-2021. It is further proposed that 40% of the paid real estate taxes related to the captured new value be returned to the owner, Mike Hopkins for a period of 10 years beginning with the tax year 4-1-2022.

2nd Amendment to 2005-2008-2020 1st Omnibus TIF: The Town of Hermon (the “Town”) Business Parks Municipal Development and Tax Increment Financing Districts (collectively, the “Business Parks District”) and related Amended and Restated Omnibus Development Program were originally designated and adopted by the Town on March 3, 2005 and subsequently amended and restated on March 6, 2008 and March 31, 2020 (as amended, the “Amended and Restated Development Program”). The Amended and Restated Development Program encompasses 42 lots consisting of 144.41 acres of land. By this Second Amendment to the Amended and Restated Development Program, the Town is removing 1.91 acres consisting a portion of Tax Map 22, Lot 73 (redesignated as Lot 73-1) (the “Removed Lot”) from the Amended and Restated Development Program. Approximately 142.50 acres of land will remain in the Business Parks Districts.



White Pine Road, LLC: *White Pine Road, LLC* has established a place of business at 45 White Pine Road, Hermon, Maine. “White Pine Road” is owned by Brian M. Carle and Anthony Chase. The accounting business was previously located in Holden at 11 Debeck Drive, Suite B. The project is located at Map 22, Lot 65-10 on the Hermon Tax Maps, (Pinewood Park). This professional services company specializes in tax compliance and consulting, assurance services, accounting, bookkeeping and business consulting.

It is proposed that the Town of Hermon utilize the existing development plan described in the 2013 TIF Amendment for Pinewood Park for Map 22, Lot 65-10. Hermon DECD and White Pine Road, *LLC* propose that Hermon agrees to capture 100% for the remaining term of the district. It is further proposed that 40% of the paid real estate taxes related to the captured new value be returned to the owner, White Pine Road for a period of 10 years beginning with the tax year 4-1-2022

TIF District #20 – Eurovia Atlantic Coast, LLC

Chair Thomas opened the public hearing at 7:05PM. No public comments. The hearing closed at 7:05PM

TIF District #21 – Hopkins Paving, LLC

Chair Thomas opened the public hearing at 7:09PM. No public comments. The hearing closed at 7:10PM

Approval of Amendments to the Town’s 2008 Amended and Restated First Omnibus TIF Development Program

Chair Thomas opened the public hearing at 7:11PM. No public comments. The hearing closed at 7:13PM

Approval of a Credit Enhancement Agreement with White Pine Road, LLC

Chair Thomas opened the public hearing at 7:14PM. No public comments. The hearing closed at 7:15PM

VIII. COMMITTEE REPORTS:

IX. SCHEDULED AGENDA ITEMS:

A. OLD BUSINESS:

R20-21-19 **Consider** scheduling a Public Hearing for Amendments to the Town’s 2008 Amended and Restated First Omnibus TIF Development Program for March 4, 2021. (Public hearing was posted on 2/25/2021 and advertized in the Bangor Daily News on 2/22/2021).

Councilor Snyder moved to approve R20-21-19. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 7-0.



B. NEW BUSINESS:

O20-21-05 AN ORDER

Providing for: Designation of Municipal Development and Tax Increment Financing District (No. 20) (Eurovia Atlantic Coast, LLC) and Adoption of Related Development Program

Councilor Snyder moved to approve O20-21-05. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 7-0.

O20-21-06 AN ORDER

Providing for: Designation of Municipal Development and Tax Increment Financing District (No. 21) (Hopkins Paving, LLC) and Adoption of Related Development Program

Councilor Murphy moved to approve O20-21-06. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 7-0.

O20-21-07 AN ORDER

Providing for: Amendments to the Town's 2008 Amended and Restated First Omnibus TIF Development Program

Councilor Snyder moved to approve O20-21-07. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 7-0.

O20-21-08 AN ORDER

Providing for: Providing for Approval of a Credit Enhancement Agreement with White Pine Road, LLC

Councilor Snyder moved to approve O20-21-08. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 7-0.

FR20-21-20

Consider approving the purchase from Norcon Communications a talk thru unit & headset.

Councilor Reynolds asked if COVID money was available for this item. Manager Krroll stated currently there is not any COVID funding available but if one does arise we can apply for reimbursement.

Councilor Reynolds moved to approve FR20-21-20. Councilor Snyder seconded the motion. The motion was accepted. Motion passes 7-0.



R20-21-20 Consider holding a Special Town Council Meeting on Wednesday, March 10, 2021 at Hermon High School Auditorium.

Councilor Snyder moved to approve R20-21-20. Councilor Murphy seconded the motion. The motion was accepted. Motion passes 7-0.

C. WORKSHOPS:

D. OTHER ITEMS: (from Table Package)

X. APPOINTMENTS:

XI. MANAGER STATUS REPORT:

Manager Kroll thanked Scott Perkins his work on the TIF's. These take a lot of work and planning and commend him on his efforts.

Special Council Meeting at Hermon High School Auditorium at 7:00 PM for School Track Committee presentation.

XII. FINAL PUBLIC ITEMS OR COMMENT: (*Items Not Already on Agenda*)

XIII. COUNCIL ITEMS: None

XIV. EXECUTIVE SESSION:

XV. ADJOURNMENT:

Councilor Reynolds moved to adjourn the meeting at 7:25 PM. Councilor Snyder gave seconded. With no objection the meeting was adjourned at 7:25 PM.

Respectfully Submitted,

**Kristen Cushman
Town Clerk**

Explanatory note #1: All items in the CONSENT CALENDAR are considered routine and are proposed for adoption by the Town Council with one motion without DISCUSSION or deliberation. If DISCUSSION on any item is desired, any member of the Council or public may request the removal of an item for it to be placed in the regular agenda prior to the motion to approve the Consent Agenda.

Explanatory Note #2: In the interest of effect decision-making: At 10:00 p.m., the Chairman shall poll the Council and Town Manager to identify remaining items which shall be carried forward to the next Regular Meeting.

Explanatory Note #3: A Councilor who feels the need for the Council excusing his/her absence will make the request to the Town Manager or the Town Clerk prior to the meeting.