Town Council - Meeting Agenda

August 18th, 2026 @ 6:30pm
Council Chambers - 1 Portland Avenue

www.oobmaine.com/town-council

**Members of the public wishing to view the meeting from home may tune into Local Access TV (Channel 3 or 1301 - check with your provider) or by clicking the Meeting Videos link on oobmaine.com.)*

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACKNOWLEDGEMENTS:

GOOD & WELFARE:

PRESENTATION:

ACCEPTANCE OF MINUTES:

Accept the minutes from the 8/4/2026 Regular Town Council Meeting and the 2026 Budget Hearings.

Chair: Shawn O'Neill

PUBLIC HEARING – BUSINESS LICENSE & APPROVALS:

Justin Genschel, 161 Saco Avenue #216, 207-2-13-216, 1 Year-Round Rental (no previous license).

Martha Mitchell, 4 Laurene Drive, 206-2-4, 1 Year-Round Rental.

Waste Management (Jim Fish), 2 Waste Hauler Trucks.

A-1 Environmental Service Inc. (Nathan Gay), 3 Waste Hauler Trucks.

Associated Septic dba Royal Flush (Thomas Troiano), 2 Waste Hauler Trucks.

Reynolds & Sons Disposal Services (William Reynolds), 1 Waste Hauler.

Dump Guy LLC (Garrett Gordon & Jason Gilpatrick), 1 Waste Hauler.

Chair: Shawn O'Neill

TOWN MANAGER REPORT

NEW BUSINESS:

AGENDA ITEM #9088

Discussion with Action: Accept the quote from Tyler Technologies to implement the Employee Access module for the Human Resources department in the amount of $7,740.00 from account 20102-50315, Town Manager User License Expense, with a balance of 42,206.08. This module allows employees to monitor and maintain personal and employment information, including paid time off, accrual requests, pay history, benefits selections, job openings, performance evaluations, announcements, and more.

Chair: Shawn O'Neill

Quoted By:	Evan Peoples
Quote Expiration:	09/30/26
Quote Name:	Town of Old Orchard Beach - ERP - Content Manager & Onboarding
Quote Description:	Content Manager and Employee Onboarding - Hosted
Saas Term	1.00

Sales Quotation For:
Old Orchard Beach, Me Town Of
Attn: Acctg Dept., Municipal Bldg
1 Portland Avenue
Old Orchard Beach ME 04064

Shipping Address:
Town of Old Orchard Beach
1 Portland Ave
Municipal Building
Old Orchard Beach ME 04064-2250

Tyler SaaS and Related Services

Description	Qty	Imp. Hours	Annual Fee
Content Management			
Content Manager Core	1	24	$ 3,545.00
Employee Onboarding for Content Manager Core	1	24	$ 1,821.00
TOTAL		**48**	**$ 5,366.00**

Professional Services

Description	Quantity	Unit Price	Ext Discount	Extended Price	Maintenance
Content Manager Core Installation (Existing Clients)	1	$ 1,500.00	$ 0.00	$ 1,500.00	$ 0.00
Project Management	8	$ 155.00	$ 0.00	$ 1,240.00	$ 0.00
Remote Implementation	48	$ 155.00	$ 0.00	$ 7,440.00	$ 0.00
TOTAL				**$ 10,180.00**	**$ 0.00**

Summary	One Time Fees	Recurring Fees
Total Tyler License Fees	$ 0.00	$ 0.00
Total SaaS	$ 0.00	$ 5,366.00
Total Tyler Services	$ 10,180.00	$ 0.00
Total Third-Party Hardware, Software, Services	$ 0.00	$ 0.00
Summary Total	**$ 10,180.00**	**$ 5,366.00**
Contract Total	**$ 15,546.00**	

Client's purchase of the items listed above is subject to the Comments below
Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held
For six (6) months from the Quote date or the Effective Date of the Contract, whichever is later.

Customer Approval: ______________________ Date: ______________________

Print Name: ______________________ P.O.#: ______________________

All Primary values quoted in US Dollars

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
    - Implementation and other professional services fees shall be invoiced as delivered.
    - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
    - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion module, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion module.
    - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
    - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
    - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
- Expenses associated with onsite services are invoiced as incurred.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the scope, level of engagement, and timeline as defined in the Statement of Work (SOW) for your project. The actual amount of services required may vary, based on these factors.

Tyler's pricing is based on the scope of proposed products and services contracted from Tyler. Should portions of the scope of products or services be altered by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely but can be done onsite upon request at an additional cost.

In the event Client cancels services less than four (4) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

The Implementation Hours included in this quote assume a work split effort of 70% Client and 30% Tyler.

Implementation Hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Content Manager Core includes up to 1TB of storage. Should additional storage be needed it may be purchased as needed at an annual fee of $5,000 per TB.

In the event Client acquires from Tyler any edition of Content Manager software other than Enterprise Edition, the license for Content Manager is restricted to use with Tyler applications only. If Client wishes to use Content Manager software with non-Tyler applications, Client must purchase or upgrade to Content Manager Enterprise Edition.

Standard Project Management responsibilities include project plan creation, initial stakeholder presentation, bi-weekly status calls, updating of project plan task statuses, and go-live planning activities.

AGENDA ITEM #9089

Discussion with Action: Accept the quote from Tyler Technologies to implement the Onboarding and Content Manager module for the Human Resources department in the amount of $15,546.00 from account 20102-50315, Town Manager User License Expense, with a balance of 42,206.08. This module allows Human Resources to post open positions and manage the full recruitment workflow from one interface and allow applicants to submit information electronically, reducing paperwork and improving the candidate experience.

Chair: Shawn O'Neill

AGENDA ITEM #9090

Discussion with Action: Approve line-item transfers in the amount of 23,286.00 from account 20103-50106 Human Resources Full-Time Wages with a balance of $88,500 to 20102-50315 Town Manager User License Expense with a balance of $42,206.08. The Human Resources Full-Time Wages line is used to fund the HR Generalist position that we have yet to fill and after reviewing the needs of the position with our new Human Resources Director, the full use of the anticipated salary we budgeted for is not needed. The department would like to reallocate these funds to cover the cost of the previously requested modules (Employee Access and Onboarding/Content Manager) since the Town Manager User License Expense Line did not budget for these additional modules.

Chair: Shawn O’Neill

AGENDA ITEM #9091

Discussion with Action: Approve Council Order # 2026-2, entitled “Order to Authorize the Town of Old Orchard Beach to Issue General Obligation Bonds in the Principal Amount Not to Exceed $3,300,000 to Acquire and Install New Radio Frequency Equipment.”

Chair: Shawn O’Neill

August 18, 2026: Order # 2026-2

Agenda: To see what action the Council will take regarding Order # 2026-2, entitled “Order to Authorize the Town of Old Orchard Beach to Issue General Obligation Bonds in the Principal Amount Not to Exceed $3,300,000 to Acquire and Install New Radio Frequency Equipment.”

Motion: I move that the Council approve Order # 2026-2, entitled, “Order to Authorize the Town of Old Orchard Beach to Issue General Obligation Bonds in the Principal Amount Not to Exceed $3,300,000 to Acquire and Install New Radio Frequency Equipment,” and that an attested copy of this Order be filed with the minutes of this meeting.

ORDER TO AUTHORIZE THE TOWN OF OLD ORCHARD BEACH TO ISSUE GENERAL OBLIGATION BONDS IN THE PRINCIPAL AMOUNT NOT TO EXCEED $3,300,000 TO ACQUIRE AND INSTALL NEW RADIO FREQUENCY EQUIPMENT

BE IT ORDERED, by the Town Council of the Town of Old Orchard Beach, Maine (“the Town”), in Town Council assembled:

Section 1. Authority to Issue Bonds.

1.1 Pursuant to section 5772 of Title 30-A of the Maine Revised Statutes and Sections 303 and 409.12 of the Town Charter, and subject to municipal election approval, the Town Council, acting by and through the Town Treasurer (“Treasurer”) and the Chair of the Town Council (“Chair”), is authorized to issue general obligation bonds and notes in anticipation thereof in an aggregate principal amount not to exceed $3,300,000 (collectively, the “Bonds”), to acquire and install new radio frequency equipment (the “Project”) and the proceeds of the Bonds (including investment earnings thereon and any bond premium) are hereby appropriated to pay costs of the Project.

Section 2. Authorization of Treasurer to Arrange for Sale of Bonds and Determine Bond Details.

2.1 The Treasurer is authorized to arrange for the sale of the Bonds, with or without premium, at one time or from time to time, as one or more separate bond issues, as tax-exempt or as taxable obligations, at public or private sale to such parties as the Treasurer determines to be in the Town’s interest, including the Maine Municipal Bond Bank, and to execute and deliver loan agreements and other contracts for that purpose, all on such terms not inconsistent with this Order as the Treasurer shall approve, such approval to be conclusively evidenced by the execution thereof.

2.2 To the extent not inconsistent with this Order, the Treasurer is authorized to determine the date(s), maturity(ies), denomination(s), interest rate(s), place(s) of payment, form(s), and all other details, terms, and provisions of each issue of the Bonds, and to approve the form and manner of their sale and award, said approval to be conclusively evidenced by the execution thereof.

2.3 The Treasurer is authorized to provide on behalf of the Town that the Bonds may be redeemable or callable, with or without premium, prior to their maturity.

2.4 In connection with the sale of any of the Bonds, the Treasurer is authorized to select and hire municipal advisors, other consultants, underwriters, registrars, paying agents, and transfer agents and to execute and deliver such contracts or agreements for that purpose as may be necessary or appropriate, and any actions the Treasurer may have previously taken consistent with this authorization are hereby ratified and confirmed in all respects.

2.5 The Treasurer is authorized to prepare, or cause to be prepared, a Preliminary Official Statement and an Official Statement for use in the offering and sale of any of the Bonds, if applicable, in such form and containing such information as may be approved by the Treasurer with the advice of bond counsel for the Town. The use and distribution of any such Preliminary Official Statement and Official Statement in the name and on behalf of the Town in connection with offering the Bonds for sale, if applicable, is hereby approved.

2.6 Any actions the Treasurer may have previously taken consistent with this Order are hereby ratified and confirmed in all respects.

Section 3. Bonds to Be Registered.

3.1 The Bonds shall be issued in the name of the Town and in registered form transferable only on the registration books of the Town, which registration books may be kept by the Town or its transfer agent, upon surrender thereof with a written instrument of transfer, duly executed by the registered owner or the registered owner's attorney in fact duly authorized in writing.

3.2 As an alternative to the provisions of **Section 3.1**, above, regarding physical transfer of Bonds, the Treasurer is authorized to undertake all acts necessary to provide for the issuance and transfer of the Bonds in book-entry form pursuant to the Depository Trust Company Book-Entry Only System and to enter into a Letter of Representation or any other contract, agreement, or understanding necessary or, in the Treasurer's opinion, appropriate in order to qualify the Bonds for and participate in the Depository Trust Company Book-Entry Only System.

Section 4. Form of Execution; other Bond Documents and Terms.

4.1 The Bonds shall be executed and delivered by the Treasurer and countersigned by the Chair of the Town Council, attested by the Town Clerk, with the official seal of the Town affixed as applicable, and otherwise be in such form and contain such terms and provisions not inconsistent herewith, as they shall approve, their approval to be conclusively evidenced by their execution thereof. Any signature thereon may be by facsimile to the extent permitted by law.

4.2 The appropriate officials of the Town are authorized to execute and deliver on behalf of the Town such other documents and certificates as may be necessary or convenient to the issuance, execution, or delivery of the Bonds.

Section 5. Compliance with Applicable Arbitrage, Private Activity, and other Federal Laws and Rules.

5.1 If the Bonds, or any of them, are issued on a tax-exempt basis, the Treasurer is authorized and directed to certify on behalf of the Town that neither the proceeds of the Bonds nor the Project shall be used in any manner that would cause the Bonds to be "arbitrage bonds" or "private activity bonds" within the meaning of Sections 148 and 141 of the Internal Revenue Code of 1986, as amended (the "Code").

5.2 If the Bonds, or any of them, are issued on a tax-exempt basis, the Treasurer is authorized in connection with the Bonds to execute and deliver on behalf of the Town an arbitrage and use of proceeds certificate in form approved by bond counsel for the Town, and to covenant on behalf of the Town to file any information report and pay any rebate due to the United States in connection with the issuance of the Bonds, and to take all other lawful actions necessary to ensure that the interest on the Bonds will be excludable from the gross income of the owners thereof for purposes of federal income taxation and to refrain from taking any action which would cause interest on the Bonds to become includable in the gross income of the owners thereof.

5.3 If applicable to the Bonds, the Treasurer is authorized to covenant, certify, and agree, on behalf of the Town, for the benefit of the holders of the Bonds, that the Town will file any required reports, make any annual financial or material event disclosure, and take any other actions that may be necessary to ensure that the disclosure requirements imposed by Rule 15c2-12 of the Securities and Exchange Commission are met.

5.4 The Treasurer, in consultation with bond counsel for the Town, is authorized to implement written procedures with respect to the Bonds for the purpose of (i) ensuring timely "remedial action" for any portion of the Bonds that may become "non-qualified bonds," as those terms are defined in the Code and regulations thereunder; and (ii) monitoring the Town's compliance following the issuance of the Bonds with the arbitrage, yield restriction, and rebate requirements of the Code and regulations thereunder.

Section 6. Authorization of Treasurer to Designate Bonds as Bank Qualified.

6.1 The Treasurer may designate, and is authorized to take all such actions as may be necessary to designate, any of the Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Code.

Section 7. Further Authorization to Effect Issuance, Sale, and Delivery of the Bonds.

7.1 The Treasurer, Town Clerk, and other proper officials of the Town, acting singly, are hereby authorized and empowered in the name of the Town and on its behalf to do or cause to be done all such acts and things, not inconsistent herewith, as may be necessary or desirable in order to effect the issuance, sale, and delivery of the Bonds and the accomplishment of the Project.

7.2 If the Treasurer, Chair, or Town Clerk for any reason is unavailable to, as applicable, approve, execute, attest, or deliver the Bonds or any other documents necessary or convenient to the issuance, execution, attestation, or delivery of the Bonds or the accomplishment of the Project, the person or persons then acting in any such capacity, whether as assistant, deputy, successor, or otherwise, shall be authorized to act for such unavailable official with the same force and effect as if such official had performed such act.

7.3 If any of the officers or officials of the Town who have signed, attested, or sealed the Bonds shall cease to be such officers or officials before the Bonds so signed, attested, and sealed shall have been actually authenticated or delivered by the Town, such Bonds nevertheless may be authenticated, delivered, and issued with the same force and effect as though the person or persons who signed, attested, or sealed the Bonds had not ceased to be such officer or official; and also, any such Bonds may be signed, attested, or sealed on behalf of the Town by those persons who, at the actual date of execution of the Bonds, are the proper officers or officials of the Town, although at the nominal date of the Bonds any such person is no longer such officer or official.

Section 8. Consolidation; Exchanges or Transfers of Bonds; Redemption.

8.1 Any or all of the Bonds may be consolidated with and become a part of any other issue of bonds or notes of the Town authorized to be issued.

8.2 The Treasurer, Chair, and Town Clerk are authorized to, from time to time, execute such Bonds as may be required to provide for exchanges or transfers of Bonds authorized hereunder.

8.3 The Bonds (or bonds issued to refund such Bonds) may be made subject to redemption prior to their stated dates of maturity at the option of the Town, as a whole or in part at any time, in such order of maturity as the Treasurer, in the Treasurer's discretion, may determine at the respective redemption prices. While any of the Bonds (or bonds issued to refund such Bonds) are outstanding, the Treasurer is authorized to issue and deliver refunding bonds to refund some or all of the Bonds then outstanding, and to determine the date, form, interest rate, maturities, and all other terms and details of such refunding bonds, including the form and manner of their sale and award. The Treasurer is further authorized to provide that any of such refunding bonds be made callable, with or without premium, prior to their stated date(s) of maturity. Each refunding bond issued hereunder shall be signed by the officials authorized herein to execute the Bonds, whose signatures may be by facsimile to the extent permitted by law, attested to by the Town Clerk under the seal of the Town, and shall be in such form and contain such terms and provisions not inconsistent herewith as they may approve, their approval to be conclusively evidenced by their execution thereof.

Section 9. Costs of the Project.

9.1 The term “cost” or “costs,” as used in this Order and applied to the Project, includes all costs related to the Project, including without limitation (1) costs to acquire, design, engineer, construct, renovate, repair, improve, equip, and furnish all or any portion of the Project and of any infrastructure related to the Project, and of any addition or expansion to existing building(s) for the Project, as applicable; (2) costs of landscaping, site preparation, and removal and demolition of any existing buildings and improvements; (3) costs of land, easements, other real property interests, and licenses acquired or conveyed in connection with the Project; (4) costs of planning and development, site selection, preparation of specifications, surveys, engineering and feasibility studies, and other professional services associated with the Project; (5) costs of environmental studies, appraisals, and assessments; (6) interest costs on the Bonds for the period prior to and during construction and for a period not greater than the earlier of the date the Project is placed in service and the date three years from the issue date of the Bonds; and (7) financing charges and issuance costs related to the sale and issuance of Bonds, including without limitation premiums for insurance, capitalized interest, financial advisor fees and costs, underwriters’ fees and costs, legal and accounting fees and costs, application fees, and other fees and expenses.

Section 10. Declaration of Official Intent.

10.1 The Town hereby resolves and declares its official intent pursuant to Section 1.150-2(e) of the Treasury Regulations that the Town reasonably expects to use the proceeds of the Bonds to reimburse certain original expenditures from the Town’s general fund, paid not earlier than 60 days prior to adoption of this Order or to be paid, which original expenditures have been or will be incurred in connection with costs of the Project; and that the Town reasonably expects that the maximum principal amount that the Town will issue to finance the Project is $3,300,000; and further directs that an attested copy of this Order and Declaration of Official Intent be kept with the records of the Bonds as required by the Code and be reasonably available for public inspection.

Section 11. Filing with Official Records.

11.1 The Town shall file an attested copy of this Order with the minutes of this meeting.

This Order is dated this August 18, 2026

______________________________ ______________________________

______________________________ ______________________________

____

Being a majority of the Town Council of the Town of Old Orchard Beach

A true copy, attest:

____

Kim McLaughlin
Town Clerk
Town of Old Orchard Beach
(Note: file an attested copy of this Order with the meeting minutes)

August 18, 2026: Order # 2026-3

Agenda: To see what action the Council will take regarding Order # 2026-3 entitled "Order to Submit Order # 2026-2 to the Voters and to Call Public Hearing."

Motion: I move that the Order # 2026-3 entitled, "Order to Submit Order # 2026-2 to the Voters and to Call Public Hearing, " be approved in form presented to this meeting and that an attested copy of said Order be included with the minutes of this meeting.

ORDER TO SUBMIT ORDER # 2026-3 TO THE VOTERS AND TO CALL PUBLIC HEARING

BE IT ORDERED, by the Town Council of the Town of Old Orchard Beach, Maine, in Town Council assembled:

That under and pursuant to the Charter of the Town of Old Orchard Beach (the "Town"), including Sections 303 and 409.12 therein, and the laws of the State of Maine, including, as applicable, Titles 21-A and 30-A of the Maine Revised Statutes, Order # 2026-2, authorizing the issuance of general obligation bonds in a principal amount not to exceed $3,300,000 to acquire and install new radio frequency equipment, be submitted to the voters of the Town at a general municipal election to be held Tuesday, November 3, 2026;

That the question submitted at the election read as set forth below;

Question 1: Shall Order # 2026-2 entitled, "Order to Authorize the Town of Old Orchard Beach to Issue General Obligation Bonds in the Principal Amount Not to Exceed $3,300,000 to Acquire and Install New Radio Frequency Equipment" be adopted?

That said question be accompanied by a signed financial statement of the Town Treasurer, as well as the recommendations of the Town Council and Finance Committee, substantially in form as set forth below;

TOWN OF OLD ORCHARD BEACH FINANCIAL STATEMENT

1. **Total Town Indebtedness**

Bonds Outstanding and Unpaid	$ 39,610,732.60
Bonds Authorized but Unissued	$ 1,000,000
Bonds to be Issued if this Article is Approved	$3,300,000
Total:	$ 43,910,732.60

2. **Estimated Costs of Proposed Bonds**

At an estimated average annual interest rate of __3_% for a _10_-year term, the estimated costs of this bond issue will be:

Principal	$3,300,000
Interest	$578,242.77
Total Principal & Interest to be Paid at Maturity	$ 3,878,242.77

3. **Validity**

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above Estimated Costs of Proposed Bonds. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

____

Brynn Patenaude, Treasurer

Town Council Recommends: ___________________
Finance Committee Recommends: ___________________

That a public hearing be held on the subject of said question and be conducted by the Town Council on DATE at TIME at the Town Hall Council Chambers, 1 Portland Avenue, in the Town of Old Orchard Beach, and that the Town Clerk give public notice of the hearing in the manner required by law;

That the Warrant and Notice of Election for the general municipal election and the Notice of Public Hearing be approved in form presented to this meeting, provided however, that the Town Clerk is directed to insert the recommendation of the Finance Committee thereon and to prepare the Warrant and Notice of Election and Notice of Public Hearing for Council signatures; and

That an attested copy of this Order be filed with the minutes of this meeting.

A true copy, attest:

____
Kim McLaughlin
Town Clerk
(Town Clerk to file an attested copy of this Order with the meeting minutes)

AGENDA ITEM #9092

Discussion with Action: Approve Council Order # 2026-3 entitled “Order to Submit Order # 2026-2 to the Voters and to Call Public Hearing.”

Chair: Shawn O’Neill

NOTICE OF PUBLIC HEARING

TO: Kim McLaughlin, Town Clerk of the Town of Old Orchard Beach:

In the name of the State of Maine you are hereby required to cause the voters of the Town of Old Orchard Beach to be notified of the Public Hearing described in this Notice of Public Hearing.

TO: The voters of the Town of Old Orchard Beach:

Take notice that a public hearing will be held on DATE at TIME, at the Town Hall Council Chambers, 1 Portland Avenue, in Town of Old Orchard Beach on the following Question, which will be the subject of a general municipal election vote on November 3, 2026.

Question 1: Shall Order # 2026-2 entitled, "Order to Authorize the Town of Old Orchard Beach to Issue General Obligation Bonds in the Principal Amount Not to Exceed $3,300,000 to Acquire and Install New Radio Frequency Equipment" be adopted?

TOWN OF OLD ORCHARD BEACH FINANCIAL STATEMENT

1. Total Town Indebtedness

Bonds Outstanding and Unpaid		$ 39,610,732.60
Bonds Authorized but Unissued		$ 1,000,000.00
Bonds to be Issued if this Article is Approved		$ 3,300,000.00
	Total:	$ 43,910,732.60

2. Estimated Costs of Proposed Bonds

At an estimated average annual interest rate of 3% for a 10-year term, the estimated costs of this bond issue will be:

Principal	$
Interest	$
Total Principal & Interest to be Paid at Maturity	$

3. Validity

The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above Estimated Costs of Proposed Bonds. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

____
Brynn Patenaude, Treasurer

Town Council Recommends: ___________________
Finance Committee Recommends: ___________________

Signed and dated at the Town of Old Orchard Beach, _______________, 2026.

____ ____

____ ____

____
A Majority of the Town Council of the Town of Old Orchard Beach

A true copy of the Notice, attest:

____
Kim McLaughlin, Town Clerk
Town of Old Orchard Beach

RETURN

York County, ss. State of Maine

TO: The Municipal Officers of the Town of Old Orchard Beach

I have notified and warned the voters of the Town of Old Orchard Beach of the time and place of the within described public hearing by posting an attested copy of said notice as follows:

Location of Posting	Date	Time

Being conspicuous public places within the Town of Old Orchard Beach and being at least seven (7) days prior to the date of the public hearing.

Signed and dated at the Town of Old Orchard Beach this _________ day of __________________, 2026.

____
Name:

Title:

Town of Old Orchard Beach

AGENDA ITEM #9093

Discussion with Action: Approve the application for the Cider Hill Tax Increment Financing (TIF) District

Chair: Shawn O'Neill

ECONOMIC DEVELOPMENT PROGRAM

TOWN OF OLD ORCHARD BEACH, MAINE

An Application for a Municipal Tax Increment Financing District

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CIDER HILL MUNICIPAL TAX INCREMENT FINANCING DISTRICT DEVELOPMENT PROGRAM

Approved by:

OLD ORCHARD BEACH TOWN COUNCIL

August 4, 2026

Presented to:

Maine Department of Economic and Community Development

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EXHIBITS

I. Introduction

The Maine Legislature established tax increment financing as an economic development tool to be used by municipalities to: (a) provide new employment opportunities; (b) improve and broaden its tax base; and (c) improve the general economy of the State. The Legislature recognizes that the State and its municipalities benefit from a municipality's economic development partnership with a local business to promote responsible new development that (a) enhances local efforts for economic, industrial, or commercial development; and (b) retains and expands the local tax base and employment opportunities. The Town of Old Orchard Beach (the "Town" or "Old Orchard Beach ") now has the opportunity to enter into such an undertaking with CHA Builders, LLC (the "Developer").

The Developer has proposed that the Town designate a Tax Increment Financing ("TIF") district to be known as the **"Cider Hill Municipal Tax Increment Financing District"** (the "District") for the Developer's proposed 74 unit, congregate care facility for the over-55 population located in the Town on approximately _____acres located at 2 Granny Smith Lane, more specifically Tax Map/Lot 107-3-1-G2 (the "Project"). When completed, the facility is expected to provide 24-hour staffing and in-room call boxes; full food service (breakfast, lunch, dinner and snacks); a medical/massage room; concierge laundry; cleaning and transportation services, a health club, activity rooms and a swimming pool; a library and a theater; a part time salon and a small convenience store; and a full sports bar.

In designating the proposed District and adopting this Development Program, the Town can accomplish the following goals:

- Maintain the existing tax revenues to the Town's general fund;
- Develop a vacant lot to bring much needed housing development;
- Enjoy enhanced future tax revenues generated by improvements within the District; and
- Enhance local commerce and improve the general economy of the Town, the Southern Maine region and the State of Maine.

In addition, by creating a TIF district, the Town will "shelter" the increase in municipal valuation that development in the District will bring about. The tax shelter provided by the District will mitigate the adverse effect that the District's increased assessed property value would have on the Town's share of state aid to education, municipal revenue sharing, its local school district contribution and its county tax assessment.

II. Development Program Narrative

A. The Project

The proposed development within the District will provide the Town with an opportunity to partner with the Developer to ensure the planned development provides much needed over-55 housing, filling a gap in Old Orchard Beach’s aged housing units. Once the Project is completed, the District will play a prominent role in the Town's economic future and provide much needed housing for this population. The Developer will invest approximately $15,000,000 in the Project.

B. Strategic Growth and Development

By creating and designating the District, the Town is maximizing the economic development potential of this location. The District will be developed by CHA Builders, LLC, and the Town will negotiate and enter into a credit enhancement agreement that meets the needs of the Developer and the Town. The Town is helping to ensure the success of the ongoing development by providing some form of credit enhancement. The Town envisions this area as a vibrant District. Developing more market rate congregate care housing will bring an increased tax base and quality job opportunities to the Town. The District represents a thoughtful opportunity to meet a major housing goal of the community.

Further, the Town's designation of a TIF district and pursuit of this Development Program constitute a good and valid public purpose described in the TIF statute in Chapter 206 of Title 30-A because it represents a substantial contribution to the economic well- being of both the Town and the Southern Maine region, by providing jobs, contributing to property taxes and diversifying the region's rental housing base.

C. The Development District

The District will encompass approximately ____ acres of real property. The District is located at Cider Hill, and the lots that are included in the Development District are identified as Tax Map/Lot 107-3-1-G2. The District is shown in **Exhibits A and B** attached hereto.

D. The Development Program

The Town of Old Orchard Beach 's designation of the District and adoption of this Development Program create a single municipal TIF district in order to capture the value of the real and personal property improvements made within the District and enable the use of TIF Revenues for various approved municipal economic development project costs. The Development Program will begin with the Town's 2027-2028 fiscal year on July 1, 2027 and will continue for a total of thirty (30) years, expiring on June 30, 2057.

Under this Development Program, the Town will capture 100% of the increased assessed value of real property in the District over the original assessed value of the District and retain the tax revenues generated by the captured assessed taxable real property value for designated economic development purposes. In the Assessor's Certificate attached as **Exhibit C** hereto, the Town's Assessor has certified the original assessed property value of the District. The calculation of TIF Revenues (as defined below) is more specifically described below in Section IV - Financial Plan.

By adopting this Development Program, the Town will be creating a TIF district that will (1) contribute to the success of the District with Developer-funded real and personal property improvements and increasing the housing opportunities of the District; and (2) shelter the new municipal real property value from impacting the overall State valuation for the Town of Old Orchard Beach, thereby minimizing (a) decreases in the Town's State school subsidy and State revenue sharing, and (b) potential increases in the Town's county tax assessments.

Further, approval of this Development Program and the designation of the District will have a neutral impact on the existing tax base, because only the increased assessed real and personal property value over the original assessed property value within the District will be captured. In addition, at the end of the 30-year term of this Development Program, the Town will emerge with a substantial amount of new real property value to add to its municipal tax base.

This Development Program is structured and proposed pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "TIF Statute"). Subsequent to a Town Council public hearing and vote on August 4, 2026, the designation of the District and adoption of this Development Program will be effective upon approval by the Department of Economic and Community Development.

E. Improvements to the Public Infrastructure

Not applicable.

F. Operational Components

1. Public Facilities

None.

2. Commercial Improvements Financed Through Development Program

The specific improvements to be financed through the Development Program are the redevelopment activities described throughout this document and the Project will be owned, operated, and maintained by the Developer.

3. Relocation of Displaced Persons

The District is currently a vacant lot and the creation of the District will not result in the relocation of any persons.

4. Transportation Improvements

Not applicable.

5. Environmental Controls

The improvements made under the proposed Development Program will meet or exceed all federal and state environmental regulations and will comply with all applicable land use requirements for the Town of Old Orchard Beach. The Company is solely responsible for ensuring compliance with such rules, regulations and requirements.

6. Plan of Operation

During the term of the District, the Town Manager or her designee will be responsible for all administrative matters within the purview of the Town concerning the implementation and operation of the District.

III. Physical Description

The proposed District will encompass approximately ____acres and is designated on Town Tax Map/Lot 107-3-1-G2.

Municipal documents relating to the District's physical description attached as Exhibits:

- Map showing the property located within the District **(Exhibit A)**
- Town of Old Orchard Beach Map showing the general location of the District within the Town **(Exhibit B)**
- Certification by the Town of Old Orchard Beach Assessor of the original assessed property value of the District **(Exhibit C)**
- Statutory Requirements and Thresholds Form **(Exhibit D)**

IV. Financial Plan

The District will encompass approximately ____acres of property. The original assessed value of the taxable property in the District was $195,100 as of March 31, 2026 (April 1, 2025), as shown on **Exhibit C**. Development of the District is estimated to add over $15,000,000 of new taxable property value to the Town over the course of the District term.

A portion of the TIF Revenues collected on the increased assessed value of taxable real property will contribute to the development project in order to increase the Town's ability to stand out in a competitive marketplace as a dynamic municipality in which to reside and grow a business.

This Development Program provides that, beginning in the 2027-2028 fiscal year after the approval of this TIF District and Development Program by the DECD Commissioner, the Town will capture 100% of the increased assessed value on District real property. Real property taxes collected on that captured assessed value will create "TIF Revenues" which will be allocated as follows:

CEA Year	Percentage Reimbursement to Developer	Percentage Retained by the Town
1-10	60%	40%
11-20	50%	50%

The Town will reimburse the Developer according to the declining schedule described above by entering into a credit enhancement agreement ("CEA") with the CHA Builders, LLC. All reimbursements will cease at the end of the term.

The Town will establish two Development Program Fund subaccounts: one for the Developer reimbursement and one for the Town's TIF programs and projects. Upon each payment in full as due of property taxes by the Developer, the Town, based upon the allocations described above, will deposit into the Development Program Fund the appropriate percentages for the Developer Subaccounts and the Town Subaccount. The Development Program Fund Developer Subaccount is pledged to and charged with the payment of the project costs in the manner provided in 30-A M.R.S. § 5227(3). In each fiscal year, the Town will disburse funds from the Development Program Fund subaccount to the Developer within thirty (30) business days following payment of the taxes on all captured assessed value.

The CEA will provide for a thirty (30) year term of TIF reimbursements to the Developer. Estimates of the increased assessed values of the District, the anticipated TIF Revenues generated by the District are shown in **Exhibit E.**

A. Costs and Sources of Revenues

The Developers will pay for and/or finance all private improvements located in the District through private sources.

B. Indebtedness

None of the project costs will be met through public indebtedness.

C. Project Costs

TABLE 1

PROJECT COST	STATUTORY CITATION	ESTIMATED COST
Public Safety Improvements: Costs of public safety improvements related to the establishment of the district.	30-A M.R.S. §5225 (1)(B)(2)	$184,000 annually
TOTAL		**$5,520,000**

V. Tax Shifts

In accordance with Maine statutes governing the establishment of a tax increment financing district, the table set forth in **Exhibit E** identifies the estimated increased assessed value, the anticipated TIF Revenues generated by, and tax shifts that are expected to result during the term of the District.

VI. Municipal Approvals

A. Notice of Public Hearing

Attached as **Exhibit F** is the Notice of Public Hearing held on August 4, 2026, in accordance with the requirements of 30-A M.R.S. § 5226(1). The notice was published in a newspaper of general circulation in Old Orchard Beach on or before a date at least ten (10) days prior to the public hearing.

B. Minutes of Public Hearing

Attached as **Exhibit G** is a certified copy of the minutes of the public hearing and Town Council meeting held on August 4, 2026. Attached as **Exhibit H** is a certified copy of the minutes of the Town Council meeting held on August 4, 2026 at which time the Town Council designated the District and approved the Development Program.

C. Town Council Order

Attached as **Exhibit I** is a certified copy of the Old Orchard Beach Town Council Order adopted by the Town Council at a meeting duly called and held on August 4, 2026, designating the District, adopting the Development Program and authorizing the Town Manager to negotiate Credit Enhancement Agreements with the Developer.

Exhibit A
(Map of District)

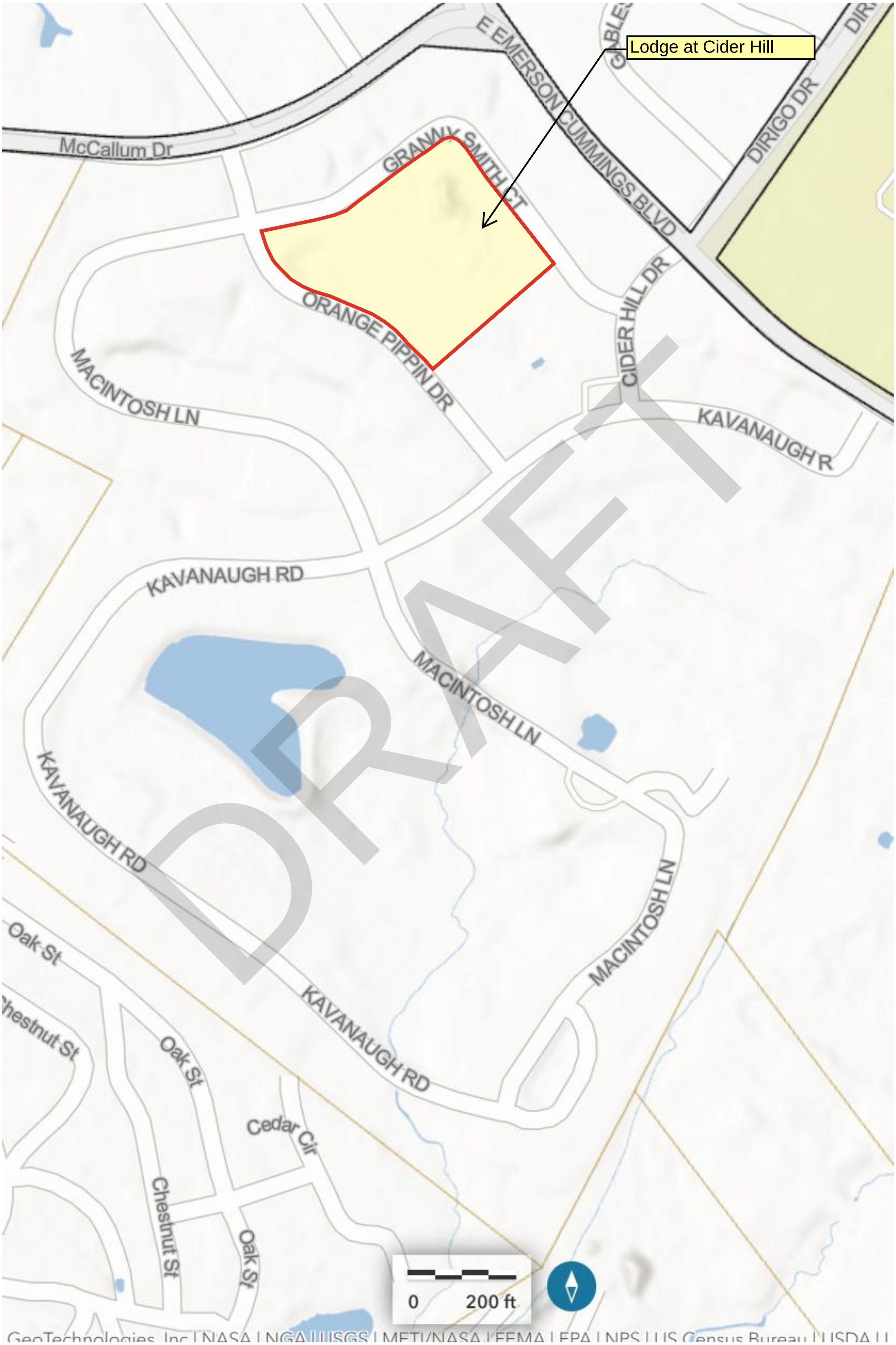
Lodge at Cider Hill
McCallum Dr
E EMERSON CUMMINGS BLVD
GRANNY SMITH CT
DIRIGO DR
CIDER HILL DR
ORANGE PIPPIN DR
MACINTOSH LN
KAVANAUGH RD
KAVANAUGH R
Oak St
Chestnut St
Cedar Cir
DRAFT
0
200 ft

Exhibit B

(Map of District within Municipal Boundaries)

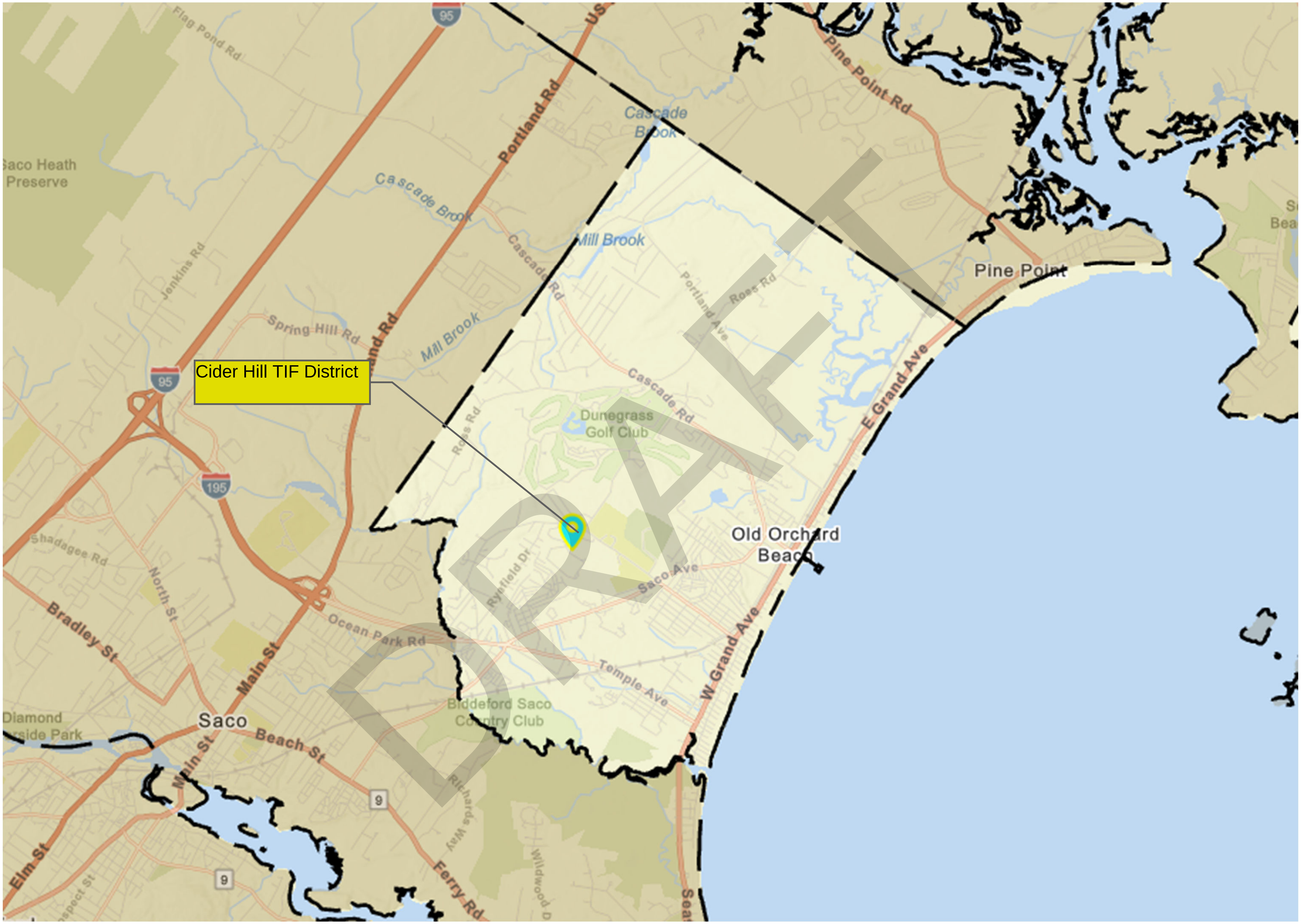
Cider Hill TIF District
DRAFT
Old Orchard Beach
Pine Point
Saco
Dunegrass Golf Club
Biddeford Saco Country Club
Saco Heath Preserve
Cascade Brook
Mill Brook
Portland Rd
Pine Point Rd
Cascade Rd
Ross Rd
Portland Ave
E Grand Ave
W Grand Ave
Saco Ave
Temple Ave
Ocean Park Rd
Spring Hill Rd
Jenkins Rd
Flag Pond Rd
Shadagee Rd
North St
Bradley St
Main St
Beach St
Elm St
Ferry Rd
Richards Way
Ryefield Dr
95
195
9

Exhibit C

(Assessor's Certificate of Original Assessed Value)

ASSESSOR'S CERTIFICATE OF ORIGINAL ASSESSED VALUE
TOWN OF OLD ORCHARD BEACH

CIDER HILL MUNICIPAL TAX INCREMENT FINANCING DISTRICT

The undersigned Assessor for the Town of Old Orchard Beach, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S. §5227(2) that the original assessed value (the "OAV") for taxable real property within the Cider Hill Municipal Tax Increment Financing District, consisting of a total of __ acres, was $____ of March 31, 2026 (April 1, 2025) as described in the Development Program to which this Certificate is included.

IN WITNESS WHEREOF, This Certificate has been executed as of this ____ day of ________, 2026.

By:__________________________
Printed name: Nicole Axlesen

Exhibit D

(Statutory Requirements and Thresholds Form)

STATUTORY REQUIREMENTS AND THRESHOLDS

Cider Hill Municipal TIF | OD

SECTION A. | Acreage Caps		
1. Total **municipal** acreage;	4,800	
2. Acreage of **proposed** Municipal TIF District;		
3. **Downtown-designation**[1] acres in proposed Municipal TIF District;	0	
4. **Transit-Oriented Development**[2] acres in proposed Municipal TIF District;	0	
5. **Total acreage [=A2-A3-A4]** of proposed Municipal TIF District counted toward 2% limit;		
6. **Percentage [=A5÷A1]** of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	1.17%	
7. **Total acreage** of all existing/proposed Municipal TIF districts in municipality **including** Municipal Affordable Housing Development districts:[3] The Pines at Ocean Park AHTIF|4.45 Milliken Heights AHTIF|4.76 Cider Hill MTIF|56	Existing	9.21
	Proposed	
	Total:	
30-A § 5223(3) EXEMPTIONS[4]		
8. Acreage of an existing/proposed **Downtown** Municipal TIF district;	0	
9. Acreage of all existing/proposed **Transit-Oriented Development** Municipal TIF districts:	0	
10. Acreage of all existing/proposed **Community Wind Power** Municipal TIF districts:	0	
11. Acreage in all existing/proposed Municipal TIF districts **common to**[5] Pine Tree Development Zones per 30-A § 5250-I (14)(A) **excluding** any such acreage also factored in Exemptions 8-10 above:	0	
12. **Total acreage [=A7-A8-A9-A10-A11]** of all existing/proposed Municipal TIF districts counted toward 5% limit;		
13. **Percentage of total acreage [=A12÷A1]** of all existing/proposed Municipal TIF districts (CANNOT EXCEED 5%).		

14. **Real property** in proposed Municipal TIF District that is:	ACRES	% **[=Acres÷A2]**
a. A blighted area;	0	0
b. In need of rehabilitation, redevelopment or conservation;		
c. Suitable for commercial or arts district uses.	0	0
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		100%

[1] Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

[2] For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

[3] For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

[4] Downtown/TOD overlap nets single acreage/valuation caps exemption.

[5] PTDZ districts approved through December 31, 2008.

SECTION B. | Valuation Cap		
1. **Total TAXABLE** municipal valuation—use most recent April 1;	$3,682,050,000	
2. **Taxable Original Assessed Value (OAV)** of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;		
3. **Taxable OAV of all** existing/proposed Municipal TIF districts in municipality **excluding** Municipal Affordable Housing Development districts: Cider Hill MTIF|195,100	Existing	$0
	Proposed	
	Total:	
30-A § 5223(3) EXEMPTIONS		
4. **Taxable OAV** of an existing/proposed **Downtown** Municipal TIF district;	0	
5. **Taxable OAV** of all existing/proposed **Transit-Oriented Development** Municipal TIF districts:	0	
6. **Taxable OAV** of all existing/proposed **Community Wind Power** Municipal TIF districts:	0	
7. **Taxable OAV** of all existing/proposed **Single Taxpayer/High Valuation**[6] Municipal TIF districts:	0	
8. **Taxable OAV** in all existing/proposed Municipal TIF districts **common to** Pine Tree Development Zones per 30-A § 5250-I (14)(A) **excluding** any such OAV also factored in Exemptions 4-7 above:	0	
9. **Total taxable OAV [=B3-B4-B5-B6-B7-B8]** of all existing/proposed Municipal TIF districts counted toward 5% limit;		
10. **Percentage of total taxable OAV [=B9÷B1]** of all existing/proposed Municipal TIF districts (CANNOT EXCEED 5%).		

COMPLETED BY			
PRINT NAME	Philip Saucier, Esq		
SIGNATURE		DATE	
If this form has **not be completed by the municipal or plantation assessor**, the assessor must sign and date below, acknowledging he/she agrees with the information reported on this form, and understands the OAV stated in Section B, line 2, will be used to determine the IAV for this District.			
PRINT NAME	Nicole Axelsen		
SIGNATURE		DATE	

[6] For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

Exhibit E

(TIF Revenue Projections and Anticipated Tax Shifts)

Exhibit E-1 | Captured Assessed Value & TIF Revenue Projections

Cider Hill Municipal Tax Increment Financing District

Tax Year	TIF Year	Original Assessed Value	Projected Increased Assessed Value	Estimated Assessment Ratio	Percent of Value Captured in TIF	TIF District Projected Captured Assessed Value	Projected Mil Rate	Projected Total TIF Revenue	Projected Revenue CEA Allocation to Developer	Projected Town TIF Revenue
2027-2028	1	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2028-2029	2	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2029-2030	3	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2030-2031	4	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2031-2032	5	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2032-2033	6	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2033-2034	7	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2034-2035	8	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2035-2036	9	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2036-2037	10	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$104,400	$69,600
2037-2038	11	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2038-2039	12	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2039-2040	13	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2040-2041	14	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2041-2042	15	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2042-2043	16	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2043-2044	17	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2044-2045	18	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2045-2046	19	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2046-2047	20	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$87,000	$87,000
2047-2048	21	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2048-2049	22	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2049-2050	23	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2050-2051	24	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2051-2052	25	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2052-2053	26	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2053-2054	27	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2054-2055	28	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2055-2056	29	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
2056-2057	30	$195,100	$15,000,000	100%	100%	$15,000,000	11.60	$174,000	$0	$174,000
							30-year total:	**$5,220,000**	**$1,914,000**	**$3,306,000**
							30-year average:	**$174,000**	**$63,800**	**$110,200**

Assumptions:

1. Projections show anticipated increased assessed values, captured assessed values, and TIF revenues.
2. Assumes a 30-year district term.
3. Projections assume a flat mil rate of 11.60 as reported by the Town.
4. Assumes 100% of the increased assessed value is captured in the District and available for municipal project costs.
5. Projections are much less likely to be accurate farther into the future and are for demonstrative purposes only.
6. The preceding financial information contains projections and forward-looking statements that are subject to a number of risks and uncertainties that could cause the actual results, performance, or achievements to differ materially from any future results, performances, or achievements expressed or implied by the financial information reported in this projection. The model is not, nor is it intended to be, an appraisal or guarantee of an assessed value, and there may be positive or negative variations in the actual assessment of the project due to variety of factors, including without limitation, the employment of alternative methods of valuation and then-current market conditions.

Exhibit E-2 | Tax Shift Benefits

Cider Hill Municipal Tax Increment Financing District

Tax Year	TIF Year	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Benefit
2027-2028	1	-	-	-	-
2028-2029	2	-	-	-	-
2029-2030	3	-	$5,656	$5,327	$10,983
2030-2031	4	$0	$5,656	$5,327	$10,983
2031-2032	5	$0	$5,656	$5,327	$10,983
2032-2033	6	$0	$5,656	$5,327	$10,983
2033-2034	7	$0	$5,656	$5,327	$10,983
2034-2035	8	$0	$5,656	$5,327	$10,983
2035-2036	9	$0	$5,656	$5,327	$10,983
2036-2037	10	$0	$5,656	$5,327	$10,983
2037-2038	11	$0	$5,656	$5,327	$10,983
2038-2039	12	$0	$5,656	$5,327	$10,983
2039-2040	13	$0	$5,656	$5,327	$10,983
2040-2041	14	$0	$5,656	$5,327	$10,983
2041-2042	15	$0	$5,656	$5,327	$10,983
2042-2043	16	$0	$5,656	$5,327	$10,983
2043-2044	17	$0	$5,656	$5,327	$10,983
2044-2045	18	$0	$5,656	$5,327	$10,983
2045-2046	19	$0	$5,656	$5,327	$10,983
2046-2047	20	$0	$5,656	$5,327	$10,983
2047-2048	21	$0	$5,656	$5,327	$10,983
2048-2049	22	$0	$5,656	$5,327	$10,983
2049-2050	23	$0	$5,656	$5,327	$10,983
2050-2051	24	$0	$5,656	$5,327	$10,983
2051-2052	25	$0	$5,656	$5,327	$10,983
2052-2053	26	$0	$5,656	$5,327	$10,983
2053-2054	27	$0	$5,656	$5,327	$10,983
2054-2055	28	$0	$5,656	$5,327	$10,983
2055-2056	29	$0	$5,656	$5,327	$10,983
2056-2057	30	$0	$5,656	$5,327	$10,983
2057-2058		$0	$5,656	$5,327	$10,983
2058-2059		$0	$5,656	$5,327	$10,983
2059-2060		$0	-	-	$0
	Totals:	**$0**	**$169,679**	**$159,824**	**$329,503**
	Averages:	**$0**	**$5,656**	**$5,327**	**$10,983**

Assumptions:

1. Data sources include the 2025-2026 mil rate reported by the Town, York County's FY2026 Budget and the State Treasurer's Office Municipal Revenue Sharing projections for FY2027, published 02/20/2026.
2. Tax shift losses are comprised of declining subsidies in revenue sharing and increasing obligations to pay county taxes. Tax shift losses occur a couple of years following the year in which the new assessed value is first recognized in the assessment. No tax shift losses occur when a TIF captures all of the new value.
3. These projections assume that the formulas and general inputs for state subsidies and county taxes do not change over time and they assume that all other values in other communities are static relative to one another except for the new value assessed. The projections are less likely to be accurate farther into the future.
4. Assumes the assessment ratio in the Town is 100% when new property value arrives, such that the market value of new property is used for assessment purposes.
5. The projections above assume that no tax increment financing district is put in place, thus the mil rate is reduced by the influx of new value in the Town. This analysis factors in tax shift impacts resulting from the project's new assessed value into future commitments and mil rate calculations to arrive at projected property tax payments.

Exhibit F

(Notice of Public Hearing)

NOTICE OF PUBLIC HEARING
TOWN OF OLD ORCHARD BEACH, MAINE

Regarding

the designation of a Municipal Development and Tax Increment Financing District to be known as the "Cider Hill Municipal Tax Increment Financing District"

Notice is hereby given that the Town of Old Orchard Beach (the "Town") will hold a public hearing on

August 4, 2026, at 6:30 pm
Town Hall Council Chambers
1 Portland Avenue
Old Orchard Beach, ME 04064

The purpose of the public hearing is to receive public comments on the following item pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended:

(1) The designation of the proposed Cider Hill Municipal Tax Increment Financing District and the proposed development program for the District. The District consists of a portion of Tax Map/Lot 107-3-1-G2, and a proposed credit enhancement agreement with CHA Builders, LLC (the "Developer") relating the development of the property in the District.

A copy of the relevant materials relating to the proposed District and credit enhancement agreement will be on file with the Town and a copy can be requested from the Town by calling (207) 934-5714 prior to the public hearing and requesting a copy be mailed or emailed to you. Copies of the materials can also be obtained at oobmaine.com. All interested persons are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Public comments will be taken at the hearing and written comments should be submitted to Town Clerk Kim McLaughlin at kmclaughlin@oobmaine.com. Written comments will be accepted until August 3, 2026.

Exhibit G

(Minutes of Town Council Public Hearing)

Exhibit H

(Minutes with Vote Results)

Exhibit I

(Town Council Order)

TOWN OF OLD ORCHARD BEACH, MAINE
AN ORDER DESIGNATING THE CIDER HILL MUNICIPAL TAX INCREMENT FINANCING DISTRICT

WHEREAS, the Town of Old Orchard Beach (the "Town") is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to designate specific areas within the Town as the Cider Hill Municipal Tax Increment Financing District (the "District") and to adopt a development program for the District (the "Development Program"); and

WHEREAS, there is a need to provide continuing affordable housing for the residents of the Town and the surrounding region; to improve and broaden the tax base of the Town, and to improve the general economy of the Town, the surrounding region and the State of Maine; and

WHEREAS, adopting and implementing the District and the Development Program will help to improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

WHEREAS, the Town held a public hearing on August 4, 2026 on the question of establishing the District in accordance with the requirements of 30-A M.R.S. §5226, upon at least ten (10) days prior published notice in a newspaper of general circulation within the Town; and

WHEREAS, the Town desires to designate the District and to adopt the Development Program for the District; and

WHEREAS, it is expected that approval will be sought and obtained from the Maine Department of Economic and Community Development ("DECD"), approving the designation of the District and the adoption of the Development Program;

NOW THEREFORE, BE IT ORDERED BY THE TOWN COUNCIL OF THE TOWN OF OLD ORCHARD BEACH, MAINE:

Section 1. The Town hereby finds and determines that:

(a) At least twenty-five percent (25%), by area, of the real property within the District, as hereinafter designated, is in need of rehabilitation, redevelopment or conservation or is suitable for commercial uses as defined in 30-A M.R.S. §5223(3); and

(b) The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all development districts within the Town (including the District) does not exceed five percent (5%) of the total acreage of the Town; and

(c) The aggregate original assessed value of the District plus the original assessed value of all other existing tax increment financing districts in the Town does not exceed five percent (5%) of the total value of taxable property within the Town as of April 1, 2026; and

(d) The Town Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that any such adverse economic effect on or detriment to any existing business is outweighed by the contribution expected to be made through the District and the adoption of the Program. The projects and improvements described in the Development Program will contribute to the economic growth and well-being of the Town and the surrounding region, and will contribute to the betterment of the health, welfare and safety of the inhabitants of the Town, including affordable housing, a broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby designates the District and adopts the Development Program all as more particularly described in the Development Program presented to the Town Council and such Development Program is hereby incorporated by reference into this vote as the Development Program for the District.

Section 3. Pursuant to the provisions of 30-A M.R.S. §5227, the percentage of increased assessed value to be retained in the District as captured assessed value and the term for which it will be retained is hereby established as set forth in the Development Program.

Section 4. The Town Manager, or his duly appointed representative, is hereby authorized, empowered and directed to submit the designation of the District and the Development Program to DECD for review and approval pursuant to the requirements of 30-A M.R.S. §5226(2).

Section 5. The foregoing designation of the District and adoption of the Program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the designation of the District and adoption of the Development Program by DECD, without requirement of any further action by the Town, the Town Council, or any other party.

Section 6. The Town Manager, or his duly appointed representative, is hereby authorized and empowered, at his discretion, from time to time, to make such revisions and corrections to the Development Program or to the scope, cost or description of the public improvements to be financed with tax increment revenues generated by the District as described in the Development Program, and to the exhibits to the Development Program, as the Town Manager deems reasonably necessary or convenient, necessary in order to facilitate the process for review and approval of the District or the Development Program by DECD, or for any other reason so long as such revisions are not inconsistent with these resolutions or the basic structure and intent of the Development Program.

Section 7. The Town Manager, or his duly appointed representative, is hereby authorized and directed to enter into credit enhancement agreements with the owners of the District property in substantially the form as presented to the Town Council and consistent with the terms of the credit enhancement agreements that are described in the Development Program.

Section 8. This Order shall take effect immediately upon adoption.

Approved August 4, 2026 by the Town Council, at a meeting duly convened and conducted in Old Orchard Beach, Maine.

AGENDA ITEM #9094

Discussion with Action: Approve the quote from Onset Computer Corporation for the purchase of Hobo data loggers and transmitters in amount of $8,881.60 from account #20173-50300 Conservation Commission Professional Engineering with a balance of $18,000.00

Chair: Shawn O'Neill

ADJOURNMENT

Chair: Shawn O'Neill

Onset Computer Corporation
470 MacArthur Boulevard
Bourne MA 02532
United States
508-759-9500

Proforma Invoice/Quote

8/12/2026 10:13:54 AM

Customer: 78687

Ship To: 3

Town of Old Orchard Beach
Accounts Payable
One Portland Ave
Old Orchard Beach ME 04064
United States

Tim Fleury

Tim Fleury
1 Portland Ave
Old Orchard Beach ME 04064
United States

Phone:

Fax:

Phone:

Email: TFleury@oobmaine.com,

Estimate	Terms	Quote Date	Expiration Date	Salesperson	Ship Via
E000061781	Net 30 Days	6/29/2026	8/28/2026	Andrew	UPS - Ground

Quantity	Item		Unit Price	Extended Price
1	RX3004-00-01	RX3000 4G Remote Monitoring	971.10000	971.10
			10.00 %Discount	
1	RX-PREMIUM	RX Max Sensor and Logging	399.00000	399.00
1	SOLAR-5W	5W solar panel with 45-degree	103.50000	103.50
			10.00 %Discount	
1	RXMOD-A1	RX3000 4-channel Analog Module	157.50000	157.50
			10.00 %Discount	
1	T-DS-STS4105T-025	pHionics 0-100,000 Cond & Temp	1,300.00000	1,300.00
1	S-RGA-M002	Rain Gauge (.01") with 2m Cable	521.10000	521.10
			10.00 %Discount	
1	RXMOD-RXW-900	RX3000 HOBOnet Manager NA	206.10000	206.10
			10.00 %Discount	
4	RXW-WL-900	HOBOnet WL Sensor Interface NA	296.10000	1,184.40
			10.00 %Discount	
4	CABLE-DR-5.0	5.0m Direct Read Cable	110.70000	442.80
			10.00 %Discount	
4	MX2001-01-Ti-S	Water Level Sensor, 9m(30’),Ti	445.50000	1,782.00
			10.00 %Discount	
1	RXW-ANA-900	HOBOnet Analog Input NA	467.10000	467.10
			10.00 %Discount	
1	T-DS-STS4105T-025	pHionics 0-100,000 Cond & Temp	1,300.00000	1,300.00

Onset Computer Corporation
470 MacArthur Boulevard
Bourne MA 02532
United States
508-759-9500

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Tim Fleury

Town of Old Orchard Beach
Accounts Payable
One Portland Ave
Old Orchard Beach ME 04064
United States

Tim Fleury
1 Portland Ave
Old Orchard Beach ME 04064
United States

Phone:

Fax:

Phone:

Email: TFleury@oobmaine.com,

Estimate	Terms	Quote Date	Expiration Date	Salesperson	Ship Via
E000061781	Net 30 Days	6/29/2026	8/28/2026	Andrew	UPS - Ground

Sale Amount:	8,834.60
Sales Tax:	0.00
Freight:	47.00
Additional Fees:	0.00
Total Amount:	8,881.60