



**Veazie Town Council**

**Regular Meeting**

**July 11th, 2016  
6:30pm**

**AGENDA**

- ITEM 1:** Call to Order
- ITEM 2:** Secretary to do the Roll Call
- ITEM 3:** Pledge of Allegiance
- ITEM 4:** Consideration of the Agenda
- ITEM 5:** Approval of the June 27th Regular Council Meeting Minutes
- ITEM 6:** Comments from the Public

**New Business:**

- ITEM 7:** Assessors Update
- ITEM 8:** Election to MMA's Legislative Policy Committee
- ITEM 9:** MMA Annual Elections
- ITEM 10:** July 25<sup>th</sup> Council Meeting Discussion
- ITEM 11:** Community Center Lease
- ITEM 12:** Goals & Objectives

**Old Business:**

- ITEM 13:** Manager's Report
- ITEM 14:** Comments from the Public
- ITEM 15:** Requests for information and Town Council Comments
- ITEM 16:** Review & Sign of AP Town Warrant #25 and Town Payroll #1, School Payroll Warrant #1 and #1A and AP School Warrant #1.
- ITEM 17:** Adjournment

Tammy Perry  
5 Prouty Dr  
947-9624

Chris Bagley  
16 Silver Ridge  
cbagley@veazie.net

David King  
1081 Main St  
942-2376

Paul Messer  
1010 School St  
249-1361

Michael Reid  
14 Prouty Dr.  
573-1300

# Agenda Items

## For July 11, 2016

### Council Meeting

The following are brief explanations of some of the items on the agenda:

**ITEM 7:** Assessor Ben Birch will provide the members of the Council an update from the Assessing Department.

**ITEM 8:** Maine Municipal Association (MMA) has provided a ballot to include the Candidate's Profiles for Election to MMA's Legislative Policy Committee. The Ballot lists two candidates 1) Thomas Perry 2) Charles Pray and are requesting we vote for two candidates.

**Suggested Motion: I motion that the Municipality of Veazie vote for Thomas Perry, Councilor, Town of Orono and Charles Pray, Councilor, Town of Millinocket to serve on the Maine Municipal Association's Legislative Policy Committee from July 1, 2016 to June 30, 2018.**

**ITEM 9:** Maine Municipal Association (MMA) has provided a ballot and attached Candidate's Profiles for Election of MMA's Vice President and Executive Committee Members. The Ballot includes one Candidate for a one year term for Vice President, 1) Linda Cohen, Councilor, City of South Portland and request we vote for one person. The ballot lists three Candidates for three, 3 year terms for Director Positions on MMA's Executive Committee. The Candidates listed are 1) James Gardner, Jr., Town Manager, Town of Easton, 2) Christine Landes, Town Manager, Town of Bethel and 3) Mary Sabins, Town Manager, Town of Vassalboro.

**Suggested Motion: I move to allow Manager Leonard to cast a single ballot for the Municipality of Veazie for Linda Cohen to serve the position of Vice President for a 1 year term, and James Gardner Jr, Christine Landes and Mary Sabins to each serve for 3 year terms as Directors on Maine Municipal Association's Executive Committee.**

**ITEM 10:** In previous years the Council has chosen to only hold one Council meeting in the month of July. Staff sees no reason to have the second July Council meeting.

**Suggested Motion: I motion that we cancel the July 25, 2016 Council meeting and hold the next regular scheduled Council meeting on August 8, 2016.**

**ITEM 11:** The current lease with the Community Center and Eastern Maine School of Self Defense is set to expire on September 18, 2016. Staff has spoken to the tenant and he desires to extend the lease and has no suggestion on an end date as he would like to stay as long as possible.

**Suggested Motion: I motion to authorize Manger Leonard to update a lease agreement with Eastern Maine School of Self Defense starting September 19, 2016 and ending December 31, 2018 with a rental rate of \$550.00 per month from January 1, 2017 until December 31, 2017 and a rental rate of \$600.00 per month from January 1, 2018 until December 31, 2018.**

**ITEM 12:** As we begin a new Fiscal Year, staff wanted to begin the process for setting goals and objectives for the coming year. Previous years goals and objectives have been included for review.

Veazie Town Council Meeting  
June 27th, 2016

**Members Present:** Chairman Tammy Perry, Councilor David King, Councilor Chris Bagley, Councilor Paul Messer, Councilor Michael Reid, Manager Mark Leonard, Secretary Julie Strout, Attorney Roger Huber, Orono Library Director Laurie Carpenter and various members of the public.

**Members Absent:**

All present

**ITEM 1: Call to order**

Chairman Tammy Perry called the meeting to order at 6:30 pm.

**ITEM 2: Secretary to do the roll call:**

All present

**ITEM 3: Pledge of Allegiance**

**ITEM 4: Consideration of the Agenda**

None

**ITEM 5: Approval of the June 14th, 2016 Regular Council Meeting Minutes and June 20<sup>th</sup> Special Meeting Minutes**

Councilor Chris Bagley made a motion, seconded by Councilor David King to approve the June 14th, 2016 Regular Council Meeting Minutes as written. Voted 3-0-2. Motion carried.

Councilor Michael Reid and Councilor Paul Messer abstained.

Councilor Chris Bagley made a motion, seconded by Councilor Michael Reid to approve the June 20<sup>th</sup>, 2016 Special Meeting Minutes as written. Voted 5-0-0. Motion carried.

**ITEM 6: Comments from the public**

Citizen Karen Walker wanted to thank the Color Guard for their flag presentation at the Town Meeting and to thank Manager Leonard, the Veazie PD and the Veazie FD for helping out with the Gateway Seniors cookout on Saturday.

**New Business:**

**ITEM 7: Election of Chair**

Councilor David King made a motion, seconded by Councilor Chris Bagley to elect Tammy Perry as Chair for the next year. Voted 4-0-1. Motion carried. Tammy Perry abstained.

**ITEM 8: Set Council Meeting dates and time**

Councilor David King made a motion, seconded by Councilor Paul Messer to set the meeting dates the 2<sup>nd</sup> and 4<sup>th</sup> Monday's starting at 6:30pm. Voted 5-0-0. Motion carried.

**ITEM 9: Citizen Involvement appointments**

**A. Cemetery Committee**

Councilor Chris Bagley made a motion, seconded by Councilor David King to nominate Karen Walker to serve on the Cemetery Committee. Voted 5-0-0. Motion carried.

**B. Planning Board**

Councilor Chris Bagley made a motion, seconded by Councilor David King to nominate Karen Walker to serve on the Planning Board for a 3 year term. Voted 5-0-0. Motion carried.

**C. Conservation Commission**

Councilor Chris Bagley made a motion, seconded by Councilor Paul Messer to nominate Karen Walker to serve on the Conservation Commission for a 3 year term. Voted 5-0-0. Motion carried.

**ITEM 10: Orono Library Presentation**

Director of the Orono Library, Laurie Carpenter updated the Council on what the library could offer Veazie residents for \$5000.00 that they are requesting for an annual fee.

Councilor Michael Reid made a motion to change the annual fee to \$4,000.00. No second.

Motion failed.

There was not another motion made on Item 10.

**Old Business**

**ITEM 11: Executive Session 1 MRSA 405 (6)(E) - Consultations with legal counsel**

Councilor Chris Bagley made a motion, seconded by Councilor David King to enter into Executive Session 1 MRSA 405 (6)(E) Consultations with legal counsel at 6:57pm. Voted 5-0-0. Motion carried.

Councilor David King made a motion, seconded by Councilor Paul Messer to exit Executive Session at 7:29pm. Voted 5-0-0. Motion carried.

**ITEM 12: Penobscot River Restoration Trust proposed land transfer**

Councilor Chris Bagley made a motion, seconded by Councilor Paul Messer to accept the transfer of property along the Penobscot River in Veazie from the Penobscot River Restoration Trust for no cost, and on substantially the same terms as set forth in the draft deed attached to this motion, conditioned upon (1) completion of an updated title search evidencing no additional and unacceptable encumbrances on the property since December 20, 2010, the date of the last title update, and (2) approval from the National Oceanic and Atmospheric Administration or its successor and, as necessary, the Federal Energy Regulatory Commission, and (3) satisfactory evidence that the existing improvements comply with the ADA standards for Accessible Design; and further, to authorize the Town Manager to execute on behalf of the Town the necessary documents to effectuate the conveyance. Voted 3-2-0. Motion carried. Councilor David King and Chairperson Tammy Perry objected.

**ITEM 13: Manager's Report**

Manager Leonard reviewed his report with the Councilor's.

**ITEM 14: Comments from the Public**

There were a few comments made by citizens.

**ITEM 15: Requests for information and Town Council Comments**

There were a few comments made.

**ITEM 16: Review & sign of AP Town Warrant #24 and Town Payroll #26 School Payroll Warrant #26 and AP School Warrant #26.**

The warrants were circulated and signed.

**ITEM 17: Adjournment**

Councilor David King motioned to adjourn

Councilor Chris Bagley seconded. No discussion. Voted 5-0-0. Motion carried.

Adjourned at 7:40pm

A True Copy Attest

Julie Strout, Deputy Clerk



MEMORANDUM FOR RECORD

ITEM # 7

TO: Mark Leonard, Veazie Town Manager  
CC: Veazie Town Councilors  
FROM: Benjamin F. Birch, Jr., Assessor  
Date: June 28, 2016

**RE: Assessor's Update as of June 28, 2016**

As Assessor, I thank for the opportunity to provide this assessment update. As you know, I provide information from the Maine Real Estate Information System, Inc., d/b/a Maine Listings and the Office of the Federal Housing Enterprise Oversight (OFHEO) now the Federal Housing Finance Agency, recent news releases.

**A. News releases from Maine Real Estate Information System, Inc., (d/b/a) Maine Listings)**

AUGUSTA (February 23,, 2016) – Realtors across the state of Maine continue to report a very healthy market for single-family existing home sales. Maine Listings calculated a 13.54 percent rise in sales last month, compared to January 2015.

According to Ed Gardner, 2015 President of the Maine Association of Realtors, "Overall, Maine has enjoyed a healthy real estate market this past month, but we are struggling with historically-low inventory in some markets. Buyers are facing fewer available home choices, and sellers are in the same boat, not finding enough 'trade-up' inventory." See Enclosure 1

AUGUSTA (March 21, 2016) – Sales of single-family existing homes in Maine continued their upward climb during the month of February. Maine Listing reported a 21.72 percent jump in sales over the past 12

months. The median sales price (MSP) of \$160,000 reflects a slight price decline of 4.42 percent.

Ed Gardner, 2016 President of the Maine Association of Realtors, says, "If you're thinking about buying this spring, consult with a Realtor who has unique local market knowledge and insights that can't be replicated by online searching." See Enclosure 2

AUGUSTA (April 20, 2016) – Single-family existing homes in Maine experienced a healthy bump in sales volume and value over the past 12 months. Realtors from across Maine's 16 counties reported 1,089 sales in March 2016 – a 14.63 percent jump from March 2015. Home values are also on the rise, with statistic indicating a 7.35 percent increase to a median sales price (MSP) of \$183,500.

Ed Gardner, 2016 President of the Maine Association of Realtors, said, "The latest statistic indicate a healthy real estate market statewide this spring with most counties showing year-over-year improvement in number of sales and increasing values. Conversations with Realtors around Maine indicate that the market is brisk at all price points with multiple offer situations a regular occurrence for move-in ready properties." See Enclosure 3

AUGUSTA (May 20, 2016) – Double-digit gains in the sales of single-family homes continue across the state of Maine. Maine Realtors sold 1,285 homes in April 2016 – an increase of 24.52 percent from last April. Steady prices were also recorded; the statewide median sales price of \$180,000 reflects a 1.12 percent increase.

Ed Gardner, 2016 President of the Maine Association of Realtors, says, "Maine Realtors report active markets with multipole offers situations, the norm for appropriately priced and well-[presented] homes, in many areas of Maine. 'For-Sale' inventory levels at all price points are low,



and continued low mortgage rates are fueling action by qualified buyers.” See Enclosure 4

**B. News releases from the Federal Housing Finance Agency (FHFA).**

Washington, D.C. (March 22, 2016) – **FHFA House Price Index Up 0.5 Percent in January.** U.S. house prices rose in January, up 0.5 percent on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.4 percent increase in December was revised upward to reflect a 0.5 percent increase.

For the nine census divisions, seasonally adjusted monthly price changes from December 2015 to January 2016 ranged from -1.0 percent in the Middle Atlantic division to +1.7 percent in the South Atlantic division. The 12-month changes were all positive, ranging from **+1.7 percent** in the Middle Atlantic division to **+8.9 percent** in the South Atlantic division. See Enclosure 5.

Washington, D.C. (April 21, 2016) – **FHFA House Price Index Up 0.4 Percent in February.** U.S. House prices rose in February, up 0.4 percent on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.5 percent increase in January was revised downward to reflect a 0.4 percent increase.

For the nine census divisions, seasonally adjusted monthly price changes from January 2016 to February 2016 ranged from **-0.7 percent** in the South Atlantic division to **+1.7 percent** in the Middle Atlantic Division. The 12-month changes were all positive, ranging from **+2.5 percent** in the New England division to +8.4 percent in the Pacific division. See Enclosure 6.

Washington, D.C. (May 25, 2016) – **U.S. House Prices Rise 1.3 Percent in First Quarter; 19 Consecutive Quarterly Increases.** U.S. house prices rose **1.3 percent** in the first quarter of 2016 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). This is the nineteenth consecutive quarterly price increase in the purchase-only, seasonally adjusted index. House prices rose **5.7 percent** from the first quarter of 2015 to the first quarter of 2016. This is the fourth consecutive year in which prices grew more than 5 percent. FHFA's seasonally adjusted monthly index for March was up **0.7 percent** from February.

“While the overall appreciation rate was robust in the first quarter, home price appreciation was somewhat less widespread than in recent quarters,” said FHFA Supervisory Economist Andrew Leventis.

While the purchase-only HPI rose **5.7 percent** from the first quarter of 2015 to the first quarter of 2016 prices of other goods and services were nearly unchanged. The inflation-adjusted price of homes rose approximately **5.6 percent** over the latest year. See Enclosure 7.

### **C. State of Maine, Maine Revenue Services Property Tax Division – Preliminary 2017 State Valuation.**

Enclosed you will find a copy of the **preliminary** 2017 State Valuation report for Veazie as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all **taxable** property in Veazie as of April 1, 2015.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201).

The report is comprised of four (4) parts: The Sales Ratio Analysis; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303; and Report of Assessment Review, informational review (PTF303.2). See Enclosure 8.

The Proposed 2017 State Valuation Notice will be sent by certified mail on or before September 30, 2016.



FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

## **MAINE HOME SALES RISE 13.54 PERCENT IN JANUARY**

AUGUSTA (February 23, 2016) — Realtors across the state of Maine continue to report a very healthy market for single-family existing home sales. Maine Listings calculated a 13.54 percent rise in sales last month, compared to January 2015. The median sales price (MSP) for the 889 homes sold reached \$175,500, an increase of 9.69 percent. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors today released statistics indicating an 11.2 percent increase in sales nationwide last month, and a national MSP rise of 8.3 percent to \$215,000. Regionally, the Northeast experienced an impressive 20.6 percent jump in sales while the regional MSP was up 0.9 percent to \$247,500.

Ed Gardner, 2016 President of the Maine Association of Realtors, says, "Overall, Maine has enjoyed a healthy real estate market this past month, but we are struggling with historically-low inventory in some markets. Buyers are facing fewer available home choices, and sellers are in the same boat, not finding enough 'trade-up' inventory."

Gardner, Broker/Owner of Ocean Gate Realty LLC, added, "Now is a great time to buy, with very low interest rates. It's also a terrific time to list your property, since there is little competition in some market areas. This also holds true for Maine's commercial real estate sector. Contact a REALTOR today and experience a smooth transaction acquiring or selling your greatest investment, with your experienced real estate professional."

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of January only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of November through January.

*(Continued)*

*Encl 1-1*

## JANUARY ONLY CHART

January 1-31, 2015 – January 1-31, 2016

# Units Sold	# Units Sold 2015	% 2016	MSP Chng	MSP 2015	% 2016	Chng
STATEWIDE	783	889	13.54%	\$160,000	\$175,500	9.69%

## ROLLING QUARTER CHART

From November 1, 2014 – January 31, 2015 and  
November 1, 2015 – January 31, 2016

# Units Sold	# Units Sold 2014-15	% 2015-16	MSP Chng	MSP 2014-15	% 2015-16	Chng
STATEWIDE	2842	3338	17.45%	\$173,500	\$177,500	2.31%
Androscoggin	193	191	-1.04%	\$133,200	\$130,000	-2.40%
Aroostook	91	104	14.29%	\$85,000	\$69,250	-18.53%
Cumberland	714	828	15.97%	\$235,750	\$245,000	3.92%
Franklin	83	71	-14.46%	\$130,000	\$112,000	-13.85%
Hancock	131	150	14.50%	\$210,000	\$227,500	8.33%
Kennebec	226	270	19.47%	\$135,000	\$137,250	1.67%
Knox	96	106	10.42%	\$185,953	\$181,500	-2.39%
Lincoln	100	118	18.00%	\$182,500	\$196,500	7.67%
Oxford	141	163	15.60%	\$125,000	\$126,500	1.20%
Penobscot	218	307	40.83%	\$131,800	\$112,500	-14.64%
Piscataquis	54	57	5.56%	\$96,500	\$89,900	-6.84%
Sagadahoc	82	104	26.83%	\$182,500	\$183,750	0.68%
Somerset	81	104	28.40%	\$100,000	\$80,500	-19.50%
Waldo	75	89	18.67%	\$146,000	\$150,000	2.74%
Washington	62	73	17.74%	\$73,250	\$108,000	47.44%
York	495	603	21.82%	\$216,000	\$220,000	1.85%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,300 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Ed Gardner (Ocean Gate Realty, LLC) – 773-1919 – [ed@oceangaterealty.com](mailto:ed@oceangaterealty.com) - Maine Association of REALTORS President-Elect Greg Gosselin (Gosselin Realty Group) – 363-2414 – [greg@greggosselin.com](mailto:greg@greggosselin.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)

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Encl 1-2

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

## **MAINE HOME SALES UP 21.72 PERCENT IN FEBRUARY**

AUGUSTA (March 21, 2016)—Sales of single-family existing homes in Maine continued their upward climb during the month of February. Maine Listings reported a 21.72 percent jump in sales over the past 12 months. The median sales price (MSP) of \$160,000 reflects a slight price decline of 4.42 percent. The MSP indicates that half of the homes were sold for more and half sold for less.

Nationally, sales of single-family existing home sales increased 2.0 percent, and the national MSP rose 4.3 percent to \$212,300 in February. According to the National Association of Realtors, the regional Northeast experienced a 5.0 percent sales jump in the past year, while the regional MSP eased 0.8 percent to \$239,700.

Ed Gardner, 2016 President of the Maine Association of Realtors, says, "If you're thinking about buying this spring, consult with a REALTOR® who has unique local market knowledge and insights that can't be replicated by online searching."

Gardner, Broker/Owner of Ocean Gate Realty LLC, added, "Let your REALTOR® help you make a smart decision and be your resource through the home buying process. With a REALTOR® by your side, you will be empowered to buy your greatest investment, with knowledge and competence."

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of February only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of December ('14 and '15), January ('15 and '16) and February ('15 and '16).

*(Continued)*

*Ench 2-1*

## FEBRUARY ONLY CHART

February 1-28, 2015 – February 1-29, 2016

County	# Units Sold 2015	# Units Sold 2016	% Chng	MSP 2015	MSP 2016	% Chng
STATEWIDE	732	891	21.72%	\$167,400	\$160,000	-4.42%

## ROLLING QUARTER CHART

From December 1, 2014 – February 28, 2015 and  
December 1, 2015 – February 29, 2016

County	# Units Sold 2014-15	# Units Sold 2015-16	% Chng	MSP 2014-15	MSP 2015-16	% Chng
STATEWIDE	2595	3028	16.69%	\$170,000	\$171,650	0.97%
Androscoggin	167	186	11.38%	\$138,000	\$132,500	-3.99%
Aroostook	91	89	-2.20%	\$77,000	\$69,000	-10.39%
Cumberland	645	772	19.69%	\$230,000	\$240,500	4.57%
Franklin	67	66	-1.49%	\$130,000	\$111,000	-14.62%
Hancock	121	122	0.83%	\$164,900	\$193,250	17.19%
Kennebec	216	233	7.87%	\$132,500	\$134,900	1.81%
Knox	82	94	14.63%	\$179,750	\$190,000	5.70%
Lincoln	95	93	-2.11%	\$179,000	\$185,000	3.35%
Oxford	120	151	25.83%	\$120,800	\$123,500	2.24%
Penobscot	235	280	19.15%	\$129,900	\$113,250	-12.82%
Piscataquis	42	52	23.81%	\$59,500	\$84,000	41.18%
Sagadahoc	67	95	41.79%	\$189,000	\$175,000	-7.41%
Somerset	79	91	15.19%	\$100,000	\$70,000	-30.00%
Waldo	74	73	-1.35%	\$127,750	\$135,000	5.68%
Washington	43	64	48.84%	\$72,500	\$97,000	33.79%
York	451	567	25.72%	\$216,000	\$215,000	-0.46%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,300 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Ed Gardner (Ocean Gate Realty, LLC) – 773-1919 – [ed@oceangaterealty.com](mailto:ed@oceangaterealty.com) - Maine Association of REALTORS President-Elect Greg Gosselin (Gosselin Realty Group) – 363-2414 – [greg@greggosselin.com](mailto:greg@greggosselin.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)

# # #

Encl 2-2



FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

## **MAINE HOME SALES AND VALUES UP IN MARCH**

AUGUSTA (April 20, 2016)—Single-family existing homes in Maine experienced a healthy bump in sales volume and value over the past 12 months. Realtors from across Maine's 16 counties reported 1,089 sales in March 2016—a 14.63 percent jump from March 2015. Home values are also on the rise, with statistics indicating a 7.35 percent increase to a median sales price (MSP) of \$182,500. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors today reported a 2.6 percent increase in sales nationwide, and a national MSP increase of 5.8 percent to \$224,300 in March. Regional sales in the Northeast are 7.7 percent higher than one year ago, and the regional MSP of \$254,100 reflects a 5.8 percent increase.

Ed Gardner, 2016 President of the Maine Association of Realtors, said, "The latest statistics indicate a healthy real estate market statewide this spring with most counties showing year-over-year improvement in number of sales and increasing values. Conversations with REALTORS® around Maine indicate that the market is brisk at all price points with multiple offer situations a regular occurrence for move-in ready properties."

Gardner, Broker/Owner of Ocean Gate Realty LLC, added, "If you're in the market to sell, present your home in the best condition possible and work with a REALTOR® to properly price the property for a smooth and successful real estate transaction."

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of March only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of January, February and March of 2015 and 2016.

*(Continued)*

*Encl 3-1*

## MARCH ONLY CHART

March 1-31, 2015 – March 1-31, 2016

County	NUMBER OF UNITS			MEDIAN SALE PRICE		
	2015	2016	%Change	2015	2016	%Change
<b>STATEWIDE</b>	<b>950</b>	<b>1089</b>	<b>14.63%</b>	<b>\$170,000</b>	<b>\$182,500</b>	<b>7.35%</b>

## ROLLING QUARTER CHART

From January 1, 2015 – March 31, 2015 and  
January 1, 2016 – March 31, 2016

County	NUMBER OF UNITS			MEDIAN SALE PRICE		
	2015	2016	%Change	2015	2016	%Change
<b>STATEWIDE</b>	<b>2465</b>	<b>2869</b>	<b>16.39%</b>	<b>\$165,500</b>	<b>\$174,500</b>	<b>5.44%</b>
Androscoggin	161	196	21.74%	\$129,500	\$139,000	7.34%
Aroostook	91	80	-12.09%	\$75,000	\$66,250	-11.67%
Cumberland	619	706	14.05%	\$225,000	\$245,000	8.89%
Franklin	54	62	14.81%	\$110,000	\$113,500	3.18%
Hancock	118	113	-4.24%	\$158,250	\$174,000	9.95%
Kennebec	185	209	12.97%	\$121,000	\$134,000	10.74%
Knox	77	88	14.29%	\$198,500	\$200,000	0.76%
Lincoln	73	89	21.92%	\$179,000	\$196,000	9.50%
Oxford	118	133	12.71%	\$119,950	\$123,500	2.96%
Penobscot	249	276	10.84%	\$128,900	\$118,750	-7.87%
Piscataquis	38	45	18.42%	\$62,750	\$59,000	-5.98%
Sagadahoc	63	93	47.62%	\$183,000	\$175,000	-4.37%
Somerset	79	92	16.46%	\$85,000	\$74,000	-12.94%
Waldo	76	69	-9.21%	\$116,000	\$129,000	11.21%
Washington	42	72	71.43%	\$79,400	\$80,500	1.39%
York	422	546	29.38%	\$208,250	\$215,500	3.48%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,300 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Ed Gardner (Ocean Gate Realty, LLC) – 773-1919 – [ed@oceangaterealty.com](mailto:ed@oceangaterealty.com) - Maine Association of REALTORS President-Elect Greg Gosselin (Gosselin Realty Group) – 363-2414 – [greg@greggosselin.com](mailto:greg@greggosselin.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)

# # #

Encl 3-2

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

## **HOME SALES UP 24.52 PERCENT IN APRIL**

AUGUSTA (May 20, 2016)—Double-digit gains in the sales of single-family homes continue across the state of Maine. Maine Realtors sold 1,285 homes in April 2016—an increase of 24.52 percent from last April. Steady prices were also recorded; the statewide median sales price of \$180,000 reflects a 1.12 percent increase. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors today reported that sales nationwide were 6.2 percent higher than one year ago. The median sales price for those homes reached \$233,700 in April, up 6.2 percent from April 2015. Regionally, the northeastern United States experienced a 17.5% increase in home sales, while the regional median sales price was up 4.1 percent to \$263,600.

In response to the April numbers, Ed Gardner, 2016 President of the Maine Association of Realtors, says, “Maine Realtors report active markets with multiple offer situations, the norm for appropriately priced and well-presented homes, in many areas of Maine. ‘For-Sale’ inventory levels at all price points are low, and continued low mortgage rates are fueling action by qualified buyers.”

Gardner, Broker/Owner of Ocean Gate Realty LLC, added, “Buyers should not be discouraged by losing in a multiple offer situation, as homes are listed for-sale every day. Confer with your Realtor and charge them to be ready when the next ‘right’ home becomes available. This is a great time of year to purchase a primary or second home and take advantage of the benefits of homeownership.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of April only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of February, March and April of 2015 and 2016.

*(Continued)*

*Ench 4-1*

## APRIL ONLY CHART

April 1-30, 2015 – April 1-30, 2016

	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2015	2016	%Change	2015	2016	%Change
STATEWIDE	1032	1285	24.52%	\$178,000	\$180,000	1.12%

## ROLLING QUARTER CHART

From February 1, 2015 – April 30, 2015 and

February 1, 2016 – April 30, 2016

County	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2015	2016	%Change	2015	2016	%Change
STATEWIDE	2714	3265	20.30%	\$170,000	\$176,000	3.53%
Androscoggin	184	221	20.11%	\$129,250	\$138,000	6.77%
Aroostook	84	98	16.67%	\$73,500	\$55,500	-24.49%
Cumberland	709	798	12.55%	\$234,955	\$252,550	7.49%
Franklin	55	75	36.36%	\$130,000	\$120,000	-7.69%
Hancock	108	138	27.78%	\$167,000	\$169,003	1.20%
Kennebec	219	275	25.57%	\$124,900	\$133,500	6.89%
Knox	88	94	6.82%	\$174,250	\$197,500	13.34%
Lincoln	83	108	30.12%	\$177,500	\$208,250	17.32%
Oxford	120	142	18.33%	\$123,000	\$128,625	4.57%
Penobscot	285	304	6.67%	\$130,300	\$120,000	-7.90%
Piscataquis	42	57	35.71%	\$62,750	\$72,000	14.74%
Sagadahoc	71	92	29.58%	\$165,000	\$179,900	9.03%
Somerset	74	99	33.78%	\$73,450	\$70,000	-4.70%
Waldo	78	76	-2.56%	\$119,000	\$131,750	10.71%
Washington	35	68	94.29%	\$100,000	\$70,950	-29.05%
York	479	620	29.44%	\$208,500	\$219,550	5.30%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,300 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Ed Gardner (Ocean Gate Realty, LLC) – 773-1919 – [ed@oceangaterealty.com](mailto:ed@oceangaterealty.com) - Maine Association of REALTORS President-Elect Greg Gosselin (Gosselin Realty Group) – 363-2414 – [greg@greggosselin.com](mailto:greg@greggosselin.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com).

# # #

Ench 4-2



and continued low mortgage rates are fueling action by qualified buyers.” See Enclosure 4

**B. News releases from the Federal Housing Finance Agency (FHFA).**

Washington, DC (March 22, 2016) – **FHFA House Price Index Up 0.5 Percent in January.** U.S. house prices rose in January, up 0.5 percent on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.4 percent increase in December was revised upward to reflect a 0.5 percent increase.

For the nine census divisions, seasonally adjusted monthly price changes from December 2015 to January 2016 ranged from -1.0 percent in the Middle Atlantic division to +1.7 percent in the South Atlantic division. The 12-month changes were all positive, ranging from -1.7 percent in the Middle Atlantic division to +8.9 percent in the South Atlantic division. See Enclosure 5.

# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
March 22, 2016

**Contact:** Corinne Russell (202) 649-3032  
Stefanie Johnson (202) 649-3030

### FHFA House Price Index Up 0.5 Percent in January

**Washington, D.C.** – U.S. house prices rose in January, up **0.5 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.4 percent increase in December was revised upward to reflect a 0.5 percent increase.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From January 2015 to January 2016, house prices were up **6.0 percent**.

For the nine census divisions, seasonally adjusted monthly price changes from December 2015 to January 2016 ranged from **-1.0 percent** in the Middle Atlantic division to **+1.7 percent** in the South Atlantic division. The 12-month changes were all positive, ranging from **+1.7 percent** in the Middle Atlantic division to **+8.9 percent** in the South Atlantic division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released April 21, 2016 and will include monthly data through February 2016.

FHFA has published HPI release dates for 2016, which can be found on the [HPI Release dates page](#).

###

*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide nearly \$5.7 trillion in funding for the U.S. mortgage markets and financial institutions.*

Encl 5-1

## States in Each Census Division

<b>Pacific:</b>	Hawaii, Alaska, Washington, Oregon, California
<b>Mountain:</b>	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
<b>West North Central:</b>	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
<b>West South Central:</b>	Oklahoma, Arkansas, Texas, Louisiana
<b>East North Central</b>	Michigan, Wisconsin, Illinois, Indiana, Ohio
<b>East South Central:</b>	Kentucky, Tennessee, Mississippi, Alabama
<b>New England:</b>	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
<b>Middle Atlantic:</b>	New York, New Jersey, Pennsylvania
<b>South Atlantic:</b>	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida



# Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Dec 15 - Jan 16</b>	<b>0.5%</b>	<b>0.0%</b>	<b>0.8%</b>	<b>1.2%</b>	<b>0.3%</b>	<b>0.4%</b>	<b>0.1%</b>	<b>0.8%</b>	<b>-1.0%</b>	<b>1.7%</b>
Nov 15 - Dec 15 (Previous Estimate)	0.5%	0.4%	-1.6%	0.4%	0.1%	0.8%	1.5%	1.1%	0.4%	0.7%
	0.4%	0.3%	-1.6%	0.3%	0.2%	0.6%	1.9%	1.0%	0.8%	0.5%
Oct 15 - Nov 15 (Previous Estimate)	0.5%	1.6%	1.8%	0.5%	0.0%	0.1%	0.4%	0.1%	0.1%	0.3%
	0.6%	1.5%	2.0%	0.5%	0.1%	0.3%	0.4%	0.2%	-0.1%	0.4%
Sep 15 - Oct 15 (Previous Estimate)	0.5%	0.3%	0.7%	0.5%	0.6%	0.6%	0.4%	-0.7%	-0.1%	0.9%
	0.5%	0.3%	0.7%	0.5%	0.6%	0.5%	0.5%	-0.7%	0.0%	0.8%
Aug 15 - Sep 15 (Previous Estimate)	0.7%	1.3%	0.7%	0.0%	0.7%	1.2%	0.4%	1.4%	0.6%	0.4%
	0.7%	1.2%	0.7%	0.0%	0.7%	1.1%	0.3%	1.4%	0.6%	0.4%
Jul 15 - Aug 15 (Previous Estimate)	0.3%	0.5%	0.3%	1.1%	0.3%	-0.4%	0.2%	0.1%	-0.1%	0.6%
	0.3%	0.5%	0.2%	1.1%	0.3%	-0.3%	0.3%	0.1%	-0.1%	0.6%

## 12-Month Change:

Jan 15 - Jan 16

**6.0%**   **7.4%**   **7.0%**   **6.2%**   **5.1%**   **5.1%**   **4.6%**   **4.6%**   **1.7%**   **8.9%**

# Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

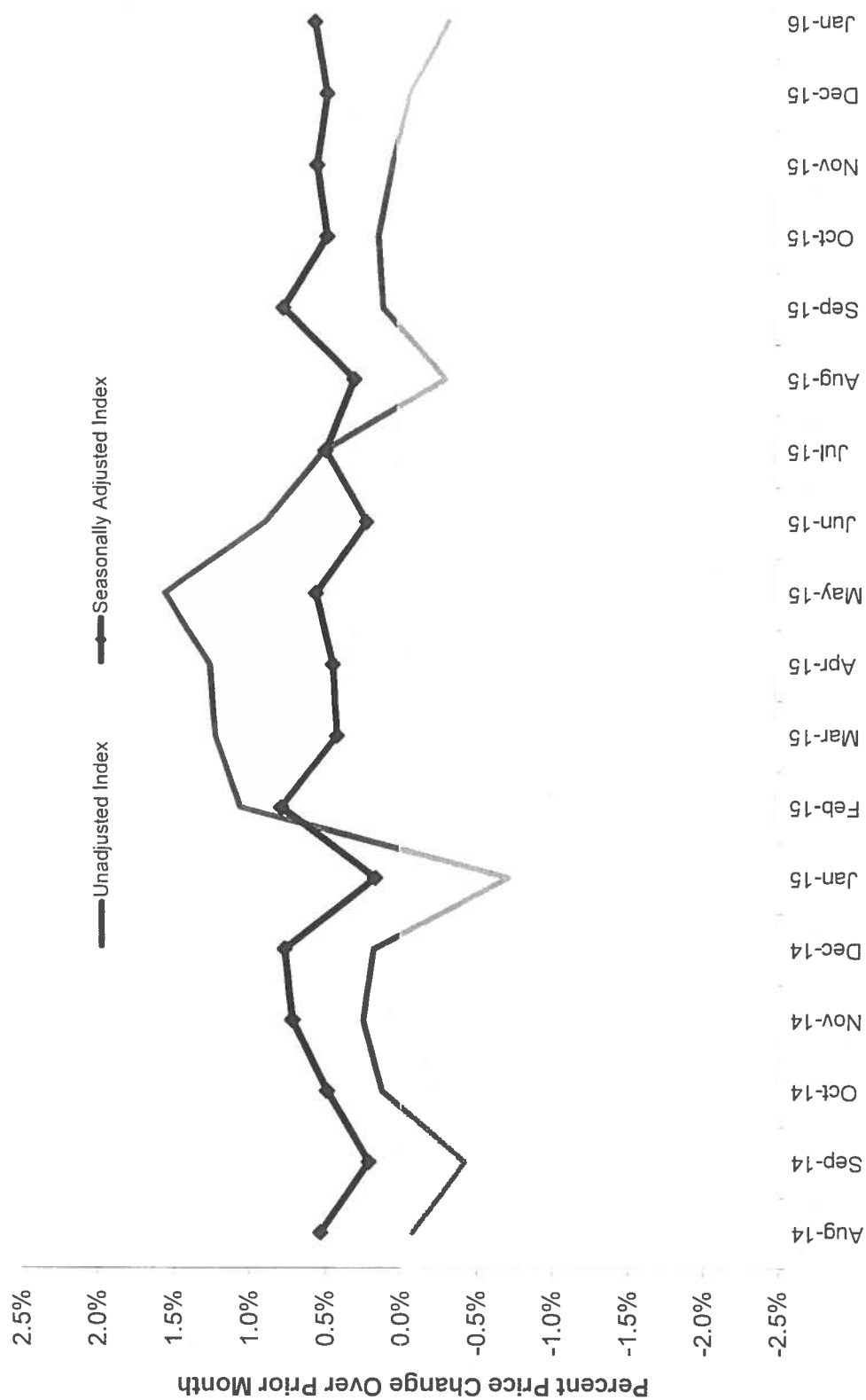
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
January-16	230.7	257.3	292.1	233.8	244.5	193.2	214.7	225.8	211.8	234.8
December-15	229.5	257.2	289.7	231.0	243.7	192.6	214.5	224.0	214.0	230.8
November-15	228.5	256.2	294.3	230.2	243.3	191.0	211.2	221.7	213.2	229.1
October-15	227.3	252.3	289.1	229.1	243.2	190.7	210.3	221.5	212.9	228.4
September-15	226.2	251.5	287.2	227.9	241.8	189.6	209.5	223.2	213.1	226.5
August-15	224.5	248.3	285.1	227.9	240.1	187.4	208.7	220.0	211.9	225.5
July-15	223.9	247.1	284.4	225.5	239.4	188.1	208.2	219.7	212.2	224.1
June-15	222.8	245.7	280.3	223.5	238.2	188.3	207.1	221.9	210.1	223.2
May-15	222.4	245.3	280.2	224.4	237.5	187.7	207.4	218.0	209.8	222.9
April-15	221.2	244.3	277.9	224.3	235.2	185.8	207.7	218.4	209.7	220.9
March-15	220.2	241.8	276.6	221.9	233.4	186.6	207.1	218.1	210.0	219.8
February-15	219.3	241.0	275.9	220.8	233.1	185.8	204.5	219.0	207.7	219.5
January-15	217.7	239.6	272.9	220.1	232.5	183.8	205.3	215.8	208.2	215.6
December-14	217.3	238.2	270.7	220.1	230.8	184.3	201.6	216.0	209.3	216.8
November-14	215.7	235.1	267.7	218.6	229.2	182.5	203.8	214.2	207.1	215.6
October-14	214.2	233.3	265.6	218.3	227.0	182.6	200.5	215.2	206.2	212.6
September-14	213.2	232.2	263.7	216.9	226.9	181.0	200.2	214.2	206.5	211.1
August-14	212.7	231.2	263.5	216.7	226.1	181.3	199.9	213.8	206.5	210.0

Note: A listing of the states that comprise each Census Division is included in the index release materials.

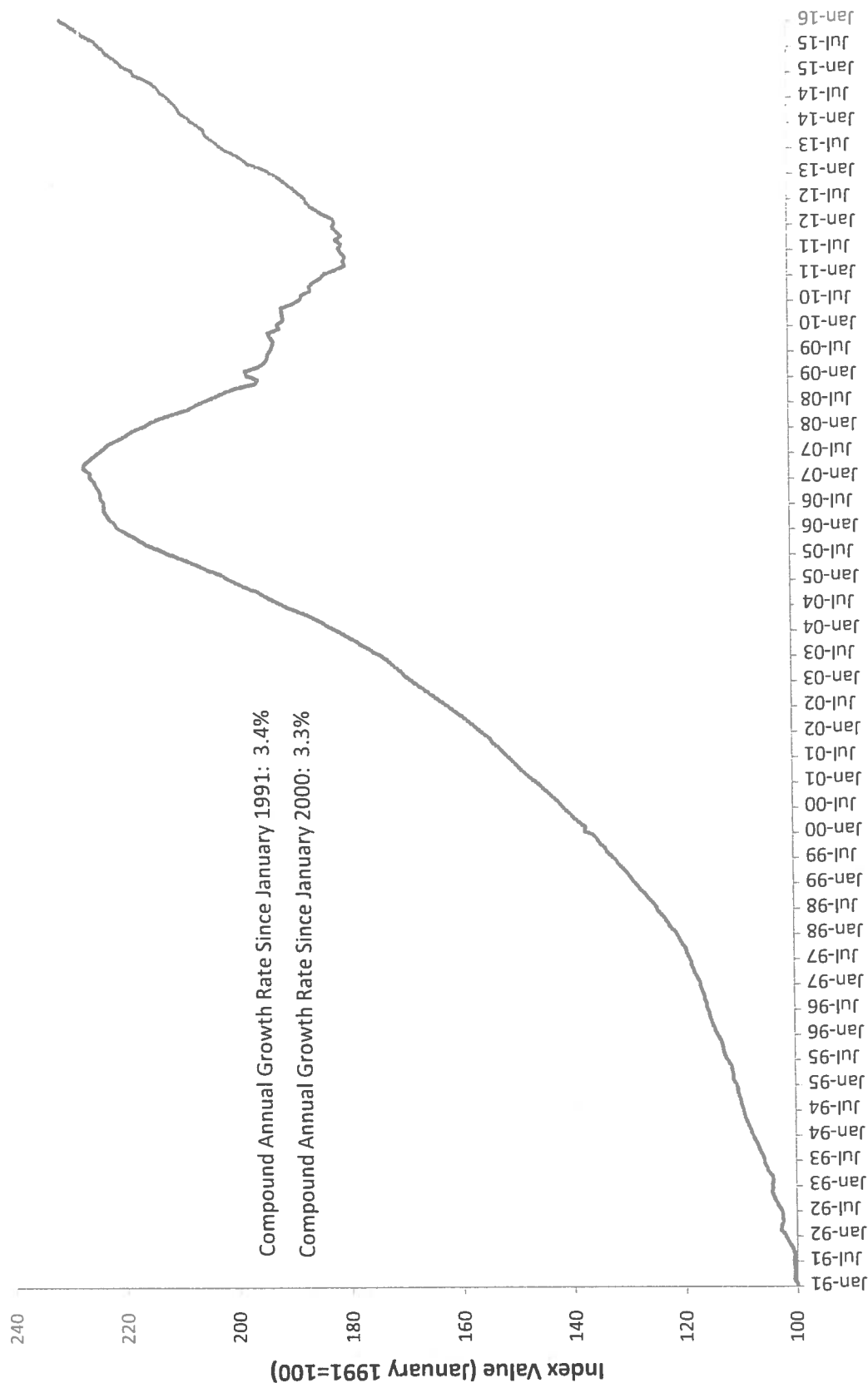
Source: FHFA

**Seasonally Adjusted and Unadjusted Monthly Appreciation Rates**  
Purchase-Only Index for U.S.



Source: FHFA

# **Monthly House Price Index for U.S.** Purchase-Only, Seasonally Adjusted Index, January 1991 - Present

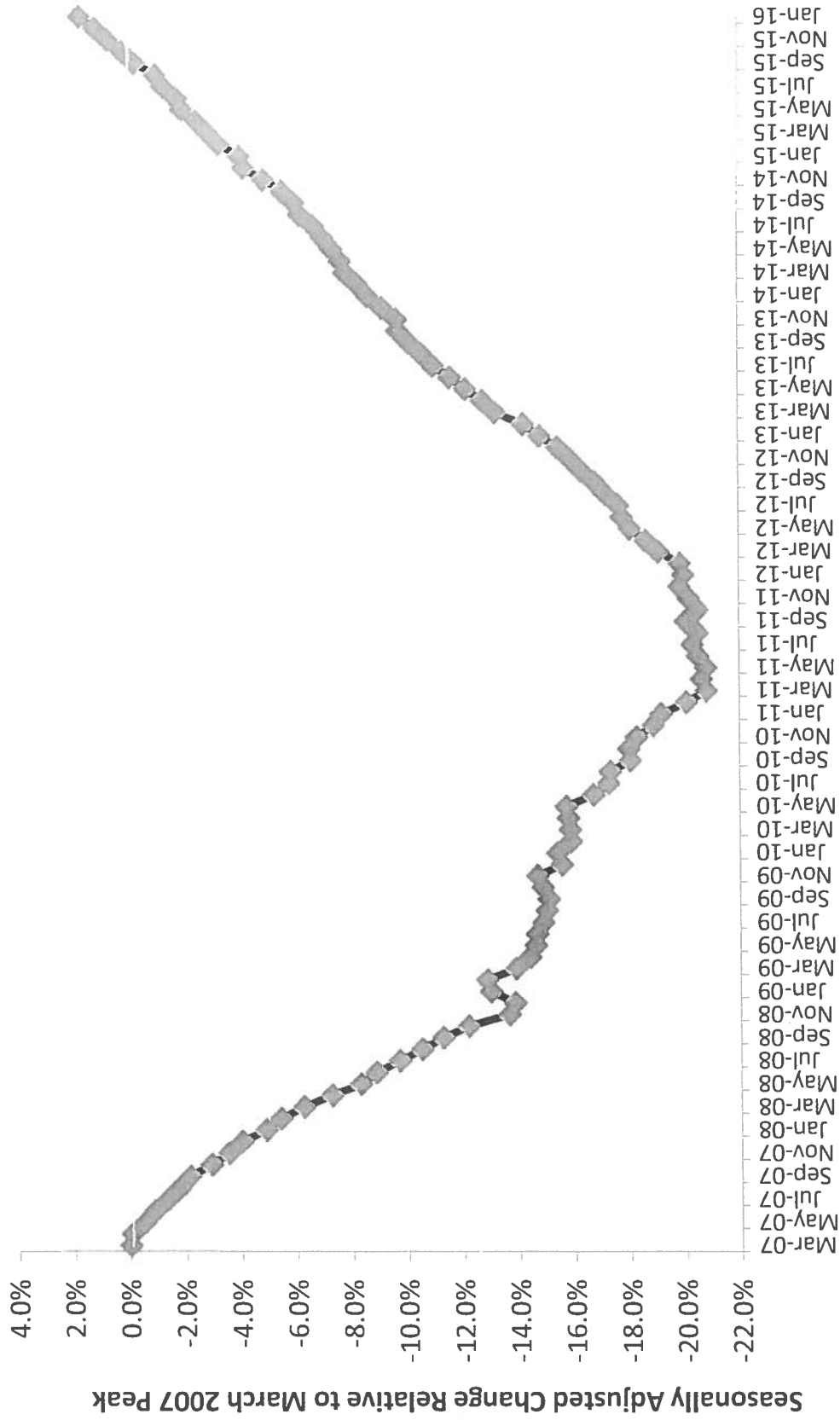


Compound Annual Growth Rate Since January 1991: 3.4%  
Compound Annual Growth Rate Since January 2000: 3.3%

Source: FHFA

# Cumulative Seasonally Adjusted Price Change Relative to the March 2007 Peak for the U.S.

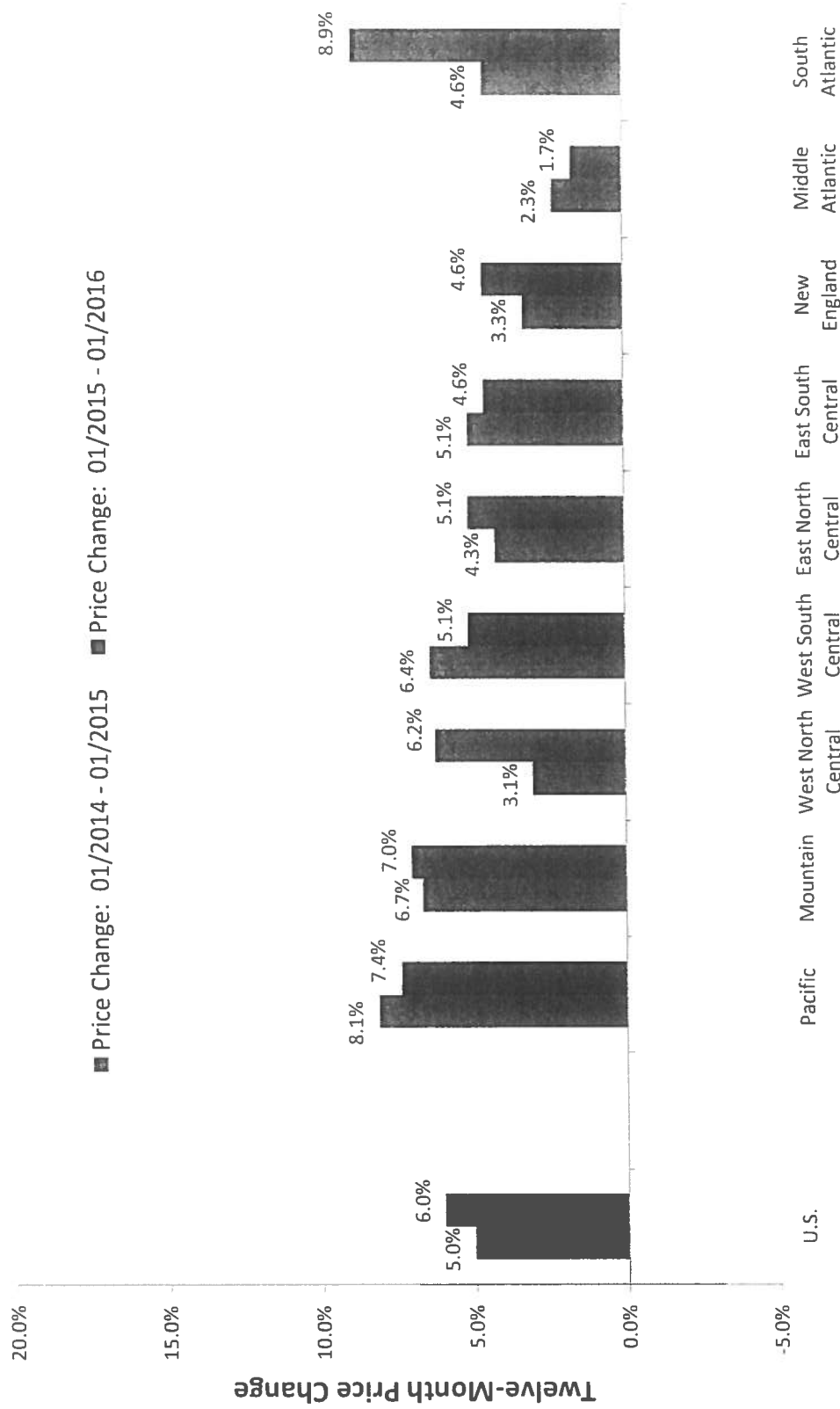
Purchase-Only, Seasonally Adjusted Index



Source: FHFA

# Twelve-Month Price Changes – Prior Year vs. Most Recent Year

Purchase-Only Index



Source: FHFA



# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
April 21, 2016

**Contact:** Corinne Russell (202)649-3032  
Stefanie Johnson (202) 649-3030

### FHFA House Price Index Up 0.4 Percent in February

**Washington, DC** – U.S. house prices rose in February, up **0.4 percent** on a seasonally adjusted basis from the previous month, according to the Federal Housing Finance Agency (FHFA) monthly House Price Index (HPI). The previously reported 0.5 percent increase in January was revised downward to reflect a 0.4 percent increase.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From February 2015 to February 2016, house prices were up **5.6 percent**. The index levels since October 2015 have exceeded the prior peak level from March 2007.

For the nine census divisions, seasonally adjusted monthly price changes from January 2016 to February 2016 ranged from **-0.7 percent** in the South Atlantic division to **+1.7 percent** in the Middle Atlantic division. The 12-month changes were all positive, ranging from **+2.5 percent** in the New England division to **+8.4 percent** in the Pacific division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical data are available on the [Downloadable HPI Data page](#).

For detailed information on the monthly HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released May 25, 2016 and will include monthly data through March and the first quarter of 2016.

FHFA has published HPI release dates for 2016, which can be found on the [HPI Release dates page](#).

###

*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$5.7 trillion in funding for the U.S. mortgage markets and financial institutions.*

## States in Each Census Division

<b>Pacific:</b>	Hawaii, Alaska, Washington, Oregon, California
<b>Mountain:</b>	Montana, Idaho, Wyoming, Nevada, Utah, Colorado, Arizona, New Mexico
<b>West North Central:</b>	North Dakota, South Dakota, Minnesota, Nebraska, Iowa, Kansas, Missouri
<b>West South Central:</b>	Oklahoma, Arkansas, Texas, Louisiana
<b>East North Central</b>	Michigan, Wisconsin, Illinois, Indiana, Ohio
<b>East South Central:</b>	Kentucky, Tennessee, Mississippi, Alabama
<b>New England:</b>	Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut
<b>Middle Atlantic:</b>	New York, New Jersey, Pennsylvania
<b>South Atlantic:</b>	Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida



# Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Jan 16 - Feb 16</b>	<b>0.4%</b>	<b>1.0%</b>	<b>0.5%</b>	<b>0.2%</b>	<b>0.7%</b>	<b>0.4%</b>	<b>-0.1%</b>	<b>0.0%</b>	<b>1.7%</b>	<b>-0.7%</b>
Dec 15 - Jan 16 (Previous Estimate)	0.4%	0.1%	0.8%	0.6%	-0.2%	0.7%	-0.1%	0.2%	-0.9%	1.3%
Nov 15 - Dec 15 (Previous Estimate)	0.5%	0.0%	0.8%	1.2%	0.3%	0.4%	0.1%	0.8%	-1.0%	1.7%
Oct 15 - Nov 15 (Previous Estimate)	0.5%	0.4%	-1.4%	0.4%	0.5%	0.7%	1.6%	1.1%	0.5%	0.6%
Sep 15 - Oct 15 (Previous Estimate)	0.5%	0.3%	0.7%	0.5%	0.6%	0.5%	0.4%	-0.5%	-0.2%	0.9%
Aug 15 - Sep 15 (Previous Estimate)	0.8%	1.4%	0.7%	0.0%	0.7%	1.2%	0.5%	1.1%	0.6%	0.4%
12-Month Change:										
Feb 15 - Feb 16	5.6%	8.4%	6.8%	5.6%	5.4%	4.7%	4.7%	2.5%	3.9%	5.8%

# Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

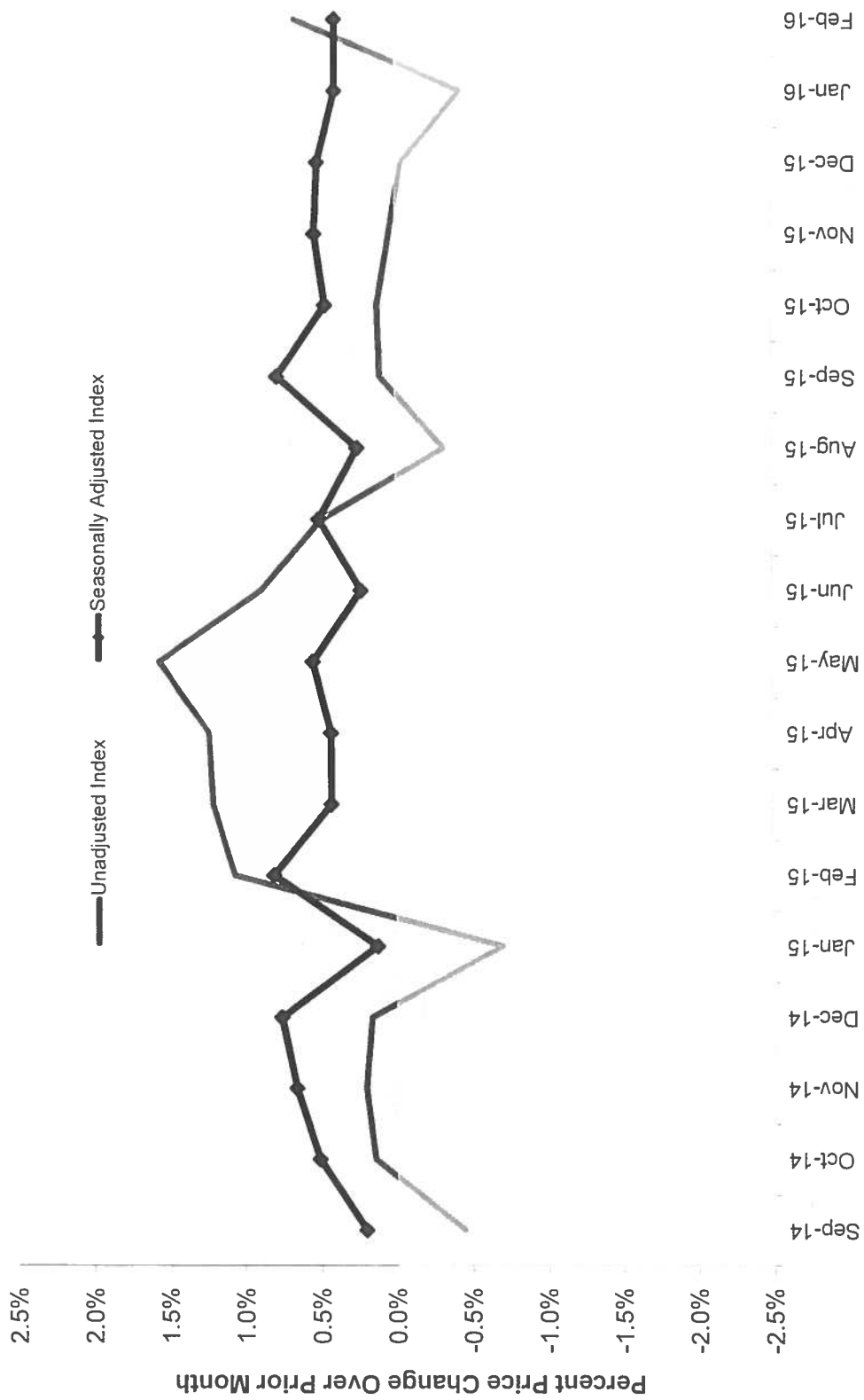
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
February-16	231.4	260.6	293.7	233.2	245.8	194.2	214.0	224.5	215.7	232.3
January-16	230.5	257.8	292.3	232.7	244.1	193.5	214.1	224.6	212.1	233.9
December-15	229.6	257.5	289.9	231.2	244.5	192.1	214.4	224.0	214.1	230.8
November-15	228.4	256.3	294.0	230.3	243.2	190.8	211.0	221.6	212.9	229.4
October-15	227.2	252.3	289.3	229.0	243.2	190.6	210.2	221.5	212.8	228.5
September-15	226.2	251.5	287.2	227.9	241.7	189.5	209.5	222.6	213.2	226.6
August-15	224.4	248.0	285.2	227.9	239.9	187.4	208.4	220.1	211.8	225.6
July-15	223.9	247.1	284.5	225.4	239.3	188.1	208.2	219.7	212.2	224.1
June-15	222.8	245.6	280.4	223.6	238.1	188.2	207.1	221.9	210.0	223.2
May-15	222.3	245.3	280.4	224.3	237.4	187.4	207.4	217.8	209.6	222.8
April-15	221.1	244.3	278.1	224.1	234.7	185.8	208.7	218.4	209.5	220.9
March-15	220.1	241.7	276.6	221.7	233.2	186.6	206.9	218.1	209.9	219.8
February-15	219.2	240.4	275.1	220.8	233.3	185.6	204.4	219.1	207.7	219.6
January-15	217.5	239.5	272.8	219.8	232.1	183.6	205.3	215.9	208.4	215.2
December-14	217.2	237.8	270.8	219.9	230.8	184.1	201.6	215.8	209.3	216.6
November-14	215.6	234.9	267.9	218.7	229.2	182.2	203.6	213.7	207.2	215.3
October-14	214.2	233.4	265.7	218.3	226.8	182.5	200.4	215.3	206.2	212.6
September-14	213.1	232.0	263.8	216.9	226.7	181.0	200.1	214.0	206.3	211.1

Note: A listing of the states that comprise each Census Division is included in the index release materials.

Source: FHFA

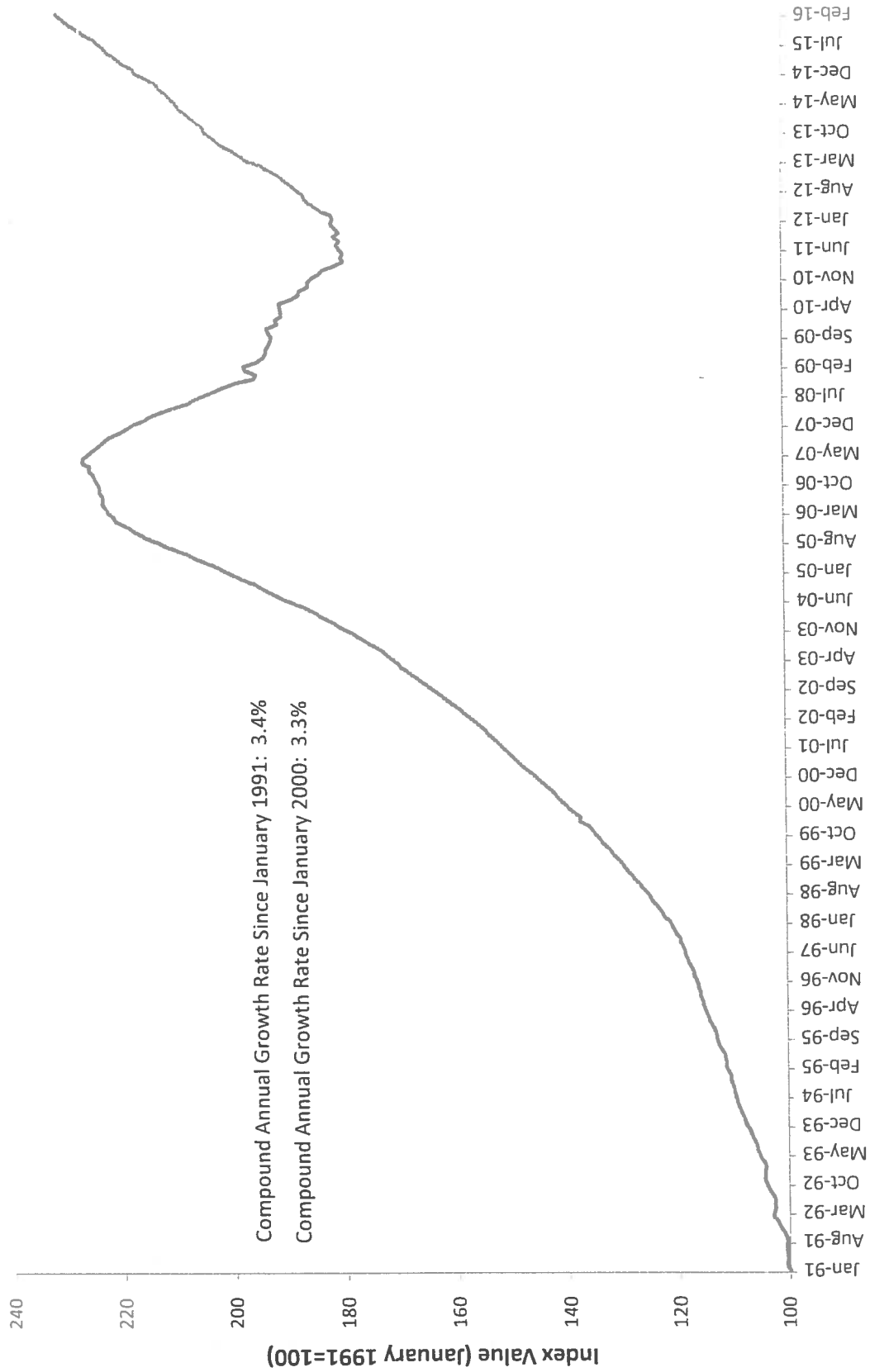
**Seasonally Adjusted and Unadjusted Monthly Appreciation Rates**  
Purchase-Only Index for U.S.



Source: FHFA

# Monthly House Price Index for U.S.

Purchase-Only, Seasonally Adjusted Index, January 1991 - Present

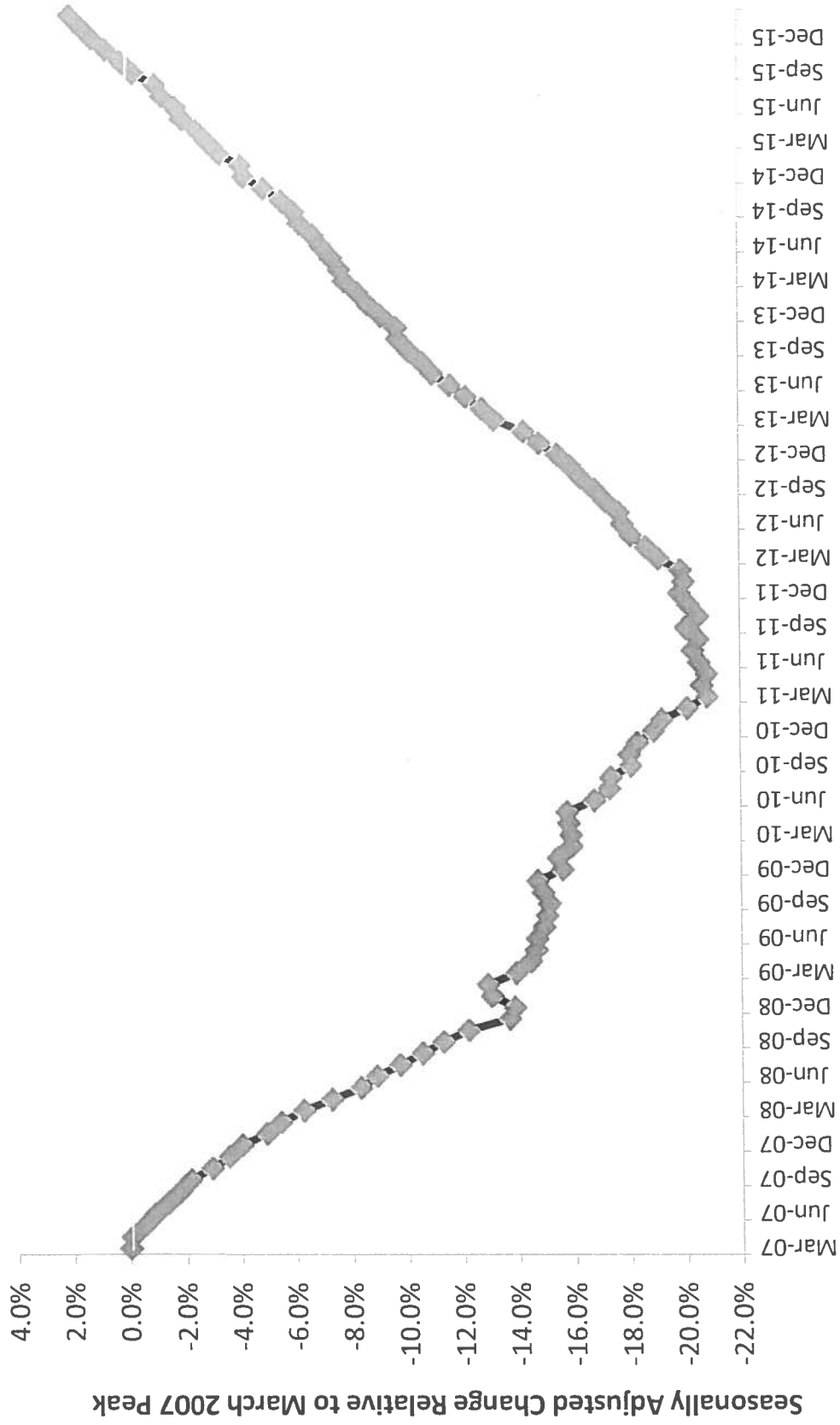


Compound Annual Growth Rate Since January 1991: 3.4%  
Compound Annual Growth Rate Since January 2000: 3.3%

Source: FHFA

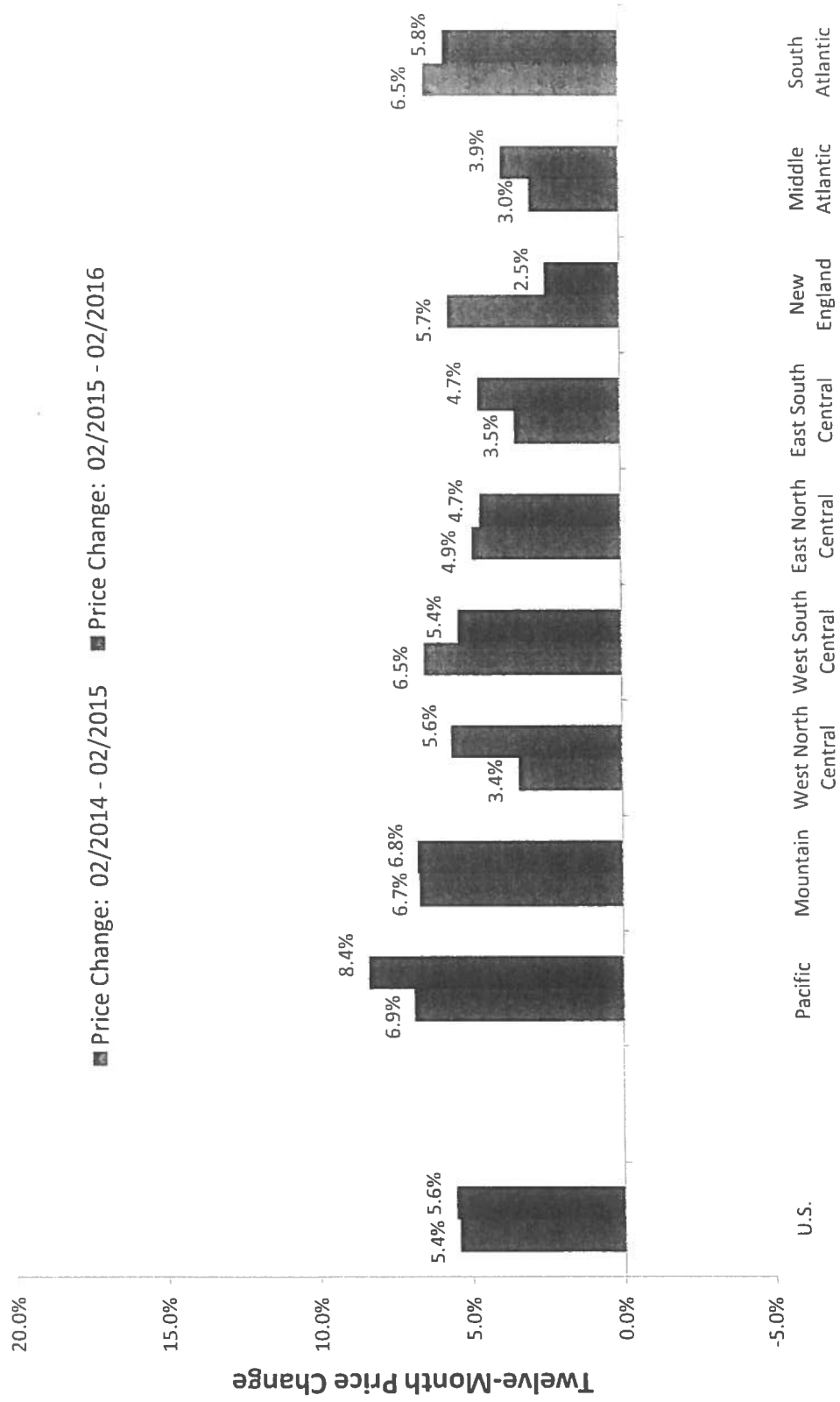
# Cumulative Seasonally Adjusted Price Change Relative to the March 2007 Peak for the U.S.

Purchase-Only, Seasonally Adjusted Index



Source: FHFA

# **Twelve-Month Price Changes – Prior Year vs. Most Recent Year** Purchase-Only Index



Source: FHFA



# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
May 25, 2016

**Contact:** Corinne Russell (202) 649-3032  
Stefanie Johnson (202) 649-3030

### **U.S. House Prices Rise 1.3 Percent in First Quarter; 19 Consecutive Quarterly Increases**

**Washington, D.C.** – U.S. house prices rose **1.3 percent** in the first quarter of 2016 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). This is the nineteenth consecutive quarterly price increase in the purchase-only, seasonally adjusted index. House prices rose **5.7 percent** from the first quarter of 2015 to the first quarter of 2016. This is the fourth consecutive year in which prices grew more than 5 percent. FHFA's seasonally adjusted monthly index for March was up **0.7 percent** from February. The HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. FHFA has produced a [video of highlights](#) for this quarter.

"While the overall appreciation rate was robust in the first quarter, home price appreciation was somewhat less widespread than in recent quarters," said FHFA Supervisory Economist Andrew Leventis. "Twelve states and the District of Columbia saw price declines in the quarter—the most areas to see price depreciation since the fourth quarter of 2013. Although most declines were modest, such declines are notable given the pervasive and extraordinary appreciation we have been observing for many years."

While the purchase-only HPI rose 5.7 percent from the first quarter of 2015 to the first quarter of 2016, prices of other goods and services were nearly unchanged. The inflation-adjusted price of homes rose approximately 5.6 percent over the latest year.

#### **Significant Findings**

- Home prices rose in every state between the first quarter of 2015 and the first quarter of 2016. The top five states in annual appreciation were: 1) Oregon 11.8 percent; 2) Florida 11.2 percent; 3) Washington 10.9 percent; 4) Nevada 9.4 percent; and 5) Colorado 9.0 percent.
- Among the 100 most populated metropolitan areas in the U.S., annual price increases were greatest in the West Palm Beach-Boca Raton-Delray Beach, FL (MSAD), where prices increased by 16.7 percent. Prices were weakest in El Paso, TX, where they fell 2.8 percent.
- Of the nine census divisions, the Pacific division experienced the strongest increase in the first quarter, posting a 1.9 percent quarterly increase and an 8.1 percent increase since the first quarter of last year. House price appreciation was weakest in the Middle Atlantic division, where prices rose 0.6 percent from the last quarter.

Tables and graphs showing home price statistics for metropolitan areas, states, census divisions, and the U.S. as a whole are included on the following pages.

*Encl 7-1*





# National Statistics

# Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)



	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Feb 16 - Mar 16</b>	<b>0.7%</b>	<b>1.2%</b>	<b>1.7%</b>	<b>0.0%</b>	<b>0.9%</b>	<b>0.7%</b>	<b>0.2%</b>	<b>-0.2%</b>	<b>-0.3%</b>	<b>0.8%</b>
Jan 16 - Feb 16 (Previous Estimate)	0.5%	1.2%	0.7%	-0.1%	0.9%	0.4%	0.1%	-0.1%	1.6%	-0.3%
Dec 15 - Jan 16 (Previous Estimate)	0.4%	1.0%	0.5%	0.2%	0.7%	0.4%	-0.1%	0.0%	1.7%	-0.7%
Nov 15 - Dec 15 (Previous Estimate)	0.4%	0.1%	0.7%	0.8%	-0.1%	0.7%	-0.3%	0.4%	-0.9%	1.1%
Oct 15 - Nov 15 (Previous Estimate)	0.5%	0.5%	-1.5%	0.4%	0.6%	0.7%	-0.1%	0.2%	-0.9%	1.3%
Sep 15 - Oct 15 (Previous Estimate)	0.4%	0.3%	0.8%	0.5%	0.0%	0.1%	1.7%	1.1%	0.5%	0.7%
12-Month Change: Mar 15 - Mar 16	6.1%	9.5%	8.5%	5.1%	6.8%	5.1%	4.1%	3.2%	2.3%	6.9%

## Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

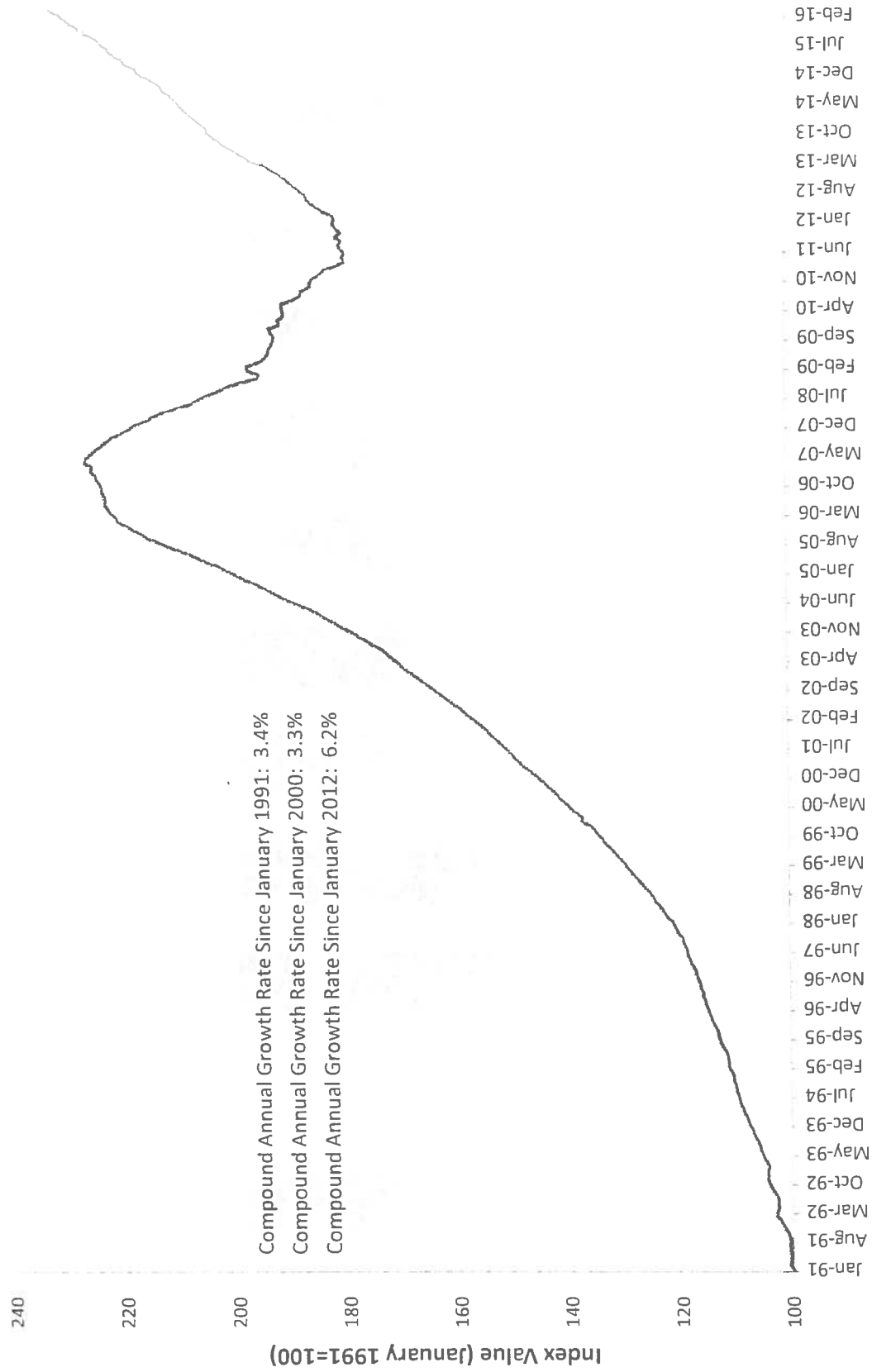
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
March-16	233.1	264.0	299.2	232.7	248.7	195.6	214.7	224.1	214.7	234.7
February-16	231.5	260.9	294.1	232.7	246.4	194.2	214.2	224.5	215.2	232.9
January-16	230.4	257.9	291.9	232.8	244.2	193.4	214.0	224.9	211.9	233.6
December-15	229.6	257.7	289.9	231.0	244.5	192.0	214.6	223.9	213.8	230.9
November-15	228.4	256.3	294.3	230.1	243.1	190.7	211.0	221.5	212.7	229.4
October-15	227.1	252.1	289.3	228.8	243.1	190.4	209.9	221.4	212.6	228.3
September-15	226.1	251.4	287.1	227.7	241.8	189.5	209.3	222.5	212.9	226.6
August-15	224.3	247.8	285.0	227.9	240.0	187.3	208.5	219.9	211.7	225.3
July-15	223.8	246.9	284.5	225.3	239.4	187.9	208.0	219.6	212.1	223.9
June-15	222.6	245.5	279.8	223.6	238.1	188.1	206.8	221.9	209.9	223.0
May-15	222.2	245.3	280.3	224.4	237.5	187.3	207.0	217.7	209.5	222.7
April-15	221.0	244.2	278.1	224.1	234.8	185.8	208.1	218.4	209.5	220.8
March-15	219.8	241.2	275.7	221.4	232.9	186.2	206.3	217.3	209.9	219.5
February-15	219.2	240.3	275.9	220.7	233.1	185.6	204.7	218.8	207.7	219.4
January-15	217.3	239.5	272.6	219.9	232.0	183.6	205.4	215.9	208.0	214.8
December-14	217.0	237.8	270.7	219.8	230.3	184.1	201.3	215.5	209.3	216.4
November-14	215.4	234.8	267.7	218.5	229.0	182.2	203.5	213.6	207.0	215.2
October-14	214.1	233.3	265.6	218.2	226.8	182.4	200.1	215.1	206.0	212.6

Source: FHFA

# Monthly House Price Index for U.S.

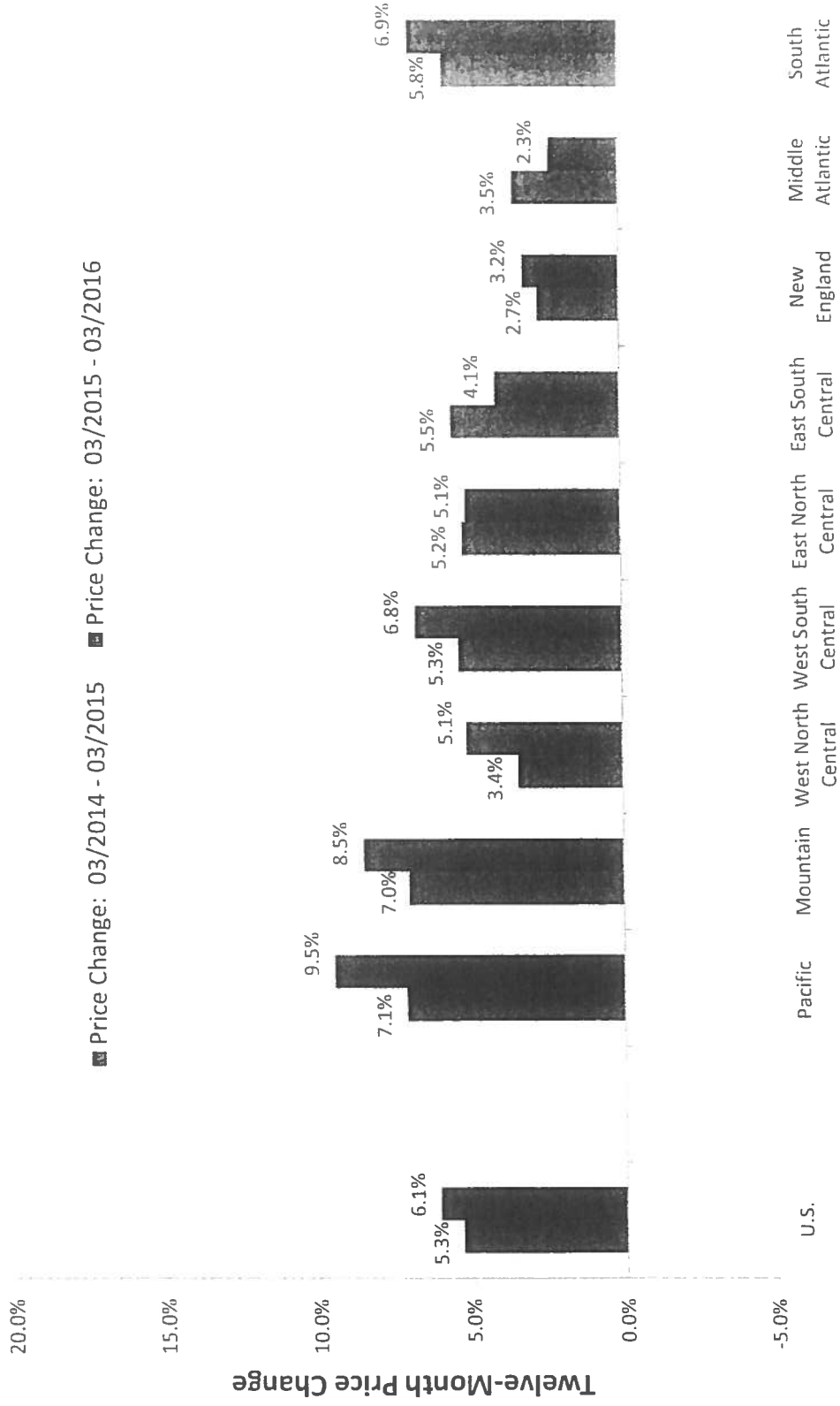
Purchase-Only, Seasonally Adjusted Index, January 1991 - Present



Compound Annual Growth Rate Since January 1991: 3.4%  
 Compound Annual Growth Rate Since January 2000: 3.3%  
 Compound Annual Growth Rate Since January 2012: 6.2%

Source: FHFA

# Twelve-Month Price Changes – Prior Year vs. Most Recent Year Purchase-Only Index



Source: FHFA

# State Statistics

# House Price Appreciation by State

## Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

*Period ended March 31, 2016*

State	Rank*	1-Yr	Qtr	5-Yr	Since 1991Q1
Oregon (OR)	1	11.77%	3.02%	44.22%	258.95%
Florida (FL)	2	11.20%	3.34%	53.34%	155.04%
Washington (WA)	3	10.93%	2.57%	34.06%	188.66%
Nevada (NV)	4	9.44%	0.90%	67.86%	100.61%
Colorado (CO)	5	8.99%	2.97%	48.41%	278.32%
Idaho (ID)	6	7.93%	-0.04%	40.59%	155.56%
South Carolina (SC)	7	7.87%	2.53%	27.24%	117.71%
Arizona (AZ)	8	7.39%	1.17%	56.99%	164.07%
California (CA)	9	7.26%	1.78%	53.65%	140.17%
Texas (TX)	10	7.06%	1.37%	34.86%	149.51%
Utah (UT)	11	6.96%	1.77%	38.51%	230.23%
Minnesota (MN)	12	6.67%	1.73%	26.91%	152.02%
Missouri (MO)	13	6.50%	1.66%	19.76%	111.36%
Georgia (GA)	14	6.39%	1.04%	34.83%	104.42%
Hawaii (HI)	15	6.26%	-0.22%	43.60%	130.03%
Michigan (MI)	16	6.19%	1.63%	37.82%	94.74%
→ <b>USA</b>		<b>5.67%</b>	<b>1.31%</b>	<b>27.22%</b>	<b>128.21%</b>
North Carolina (NC)	17	5.52%	1.66%	20.33%	111.10%
South Dakota (SD)	18	5.48%	1.01%	20.80%	163.80%
Arkansas (AR)	19	5.20%	-0.28%	12.07%	99.98%
Mississippi (MS)	20	5.17%	1.36%	14.45%	95.70%
Louisiana (LA)	21	4.99%	1.41%	19.22%	164.96%
Ohio (OH)	22	4.88%	1.26%	20.23%	77.71%
→ Maine (ME)	23	4.81%	0.71%	10.75%	120.12%
Wisconsin (WI)	24	4.66%	1.99%	15.49%	128.54%
Tennessee (TN)	25	4.54%	0.80%	25.19%	123.04%
North Dakota (ND)	26	4.26%	1.39%	37.04%	209.38%
Massachusetts (MA)	27	4.25%	1.18%	19.14%	150.90%
Montana (MT)	28	4.21%	1.64%	24.57%	248.32%

\*Rankings based on annual percentage change.

# House Price Appreciation by State

## Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

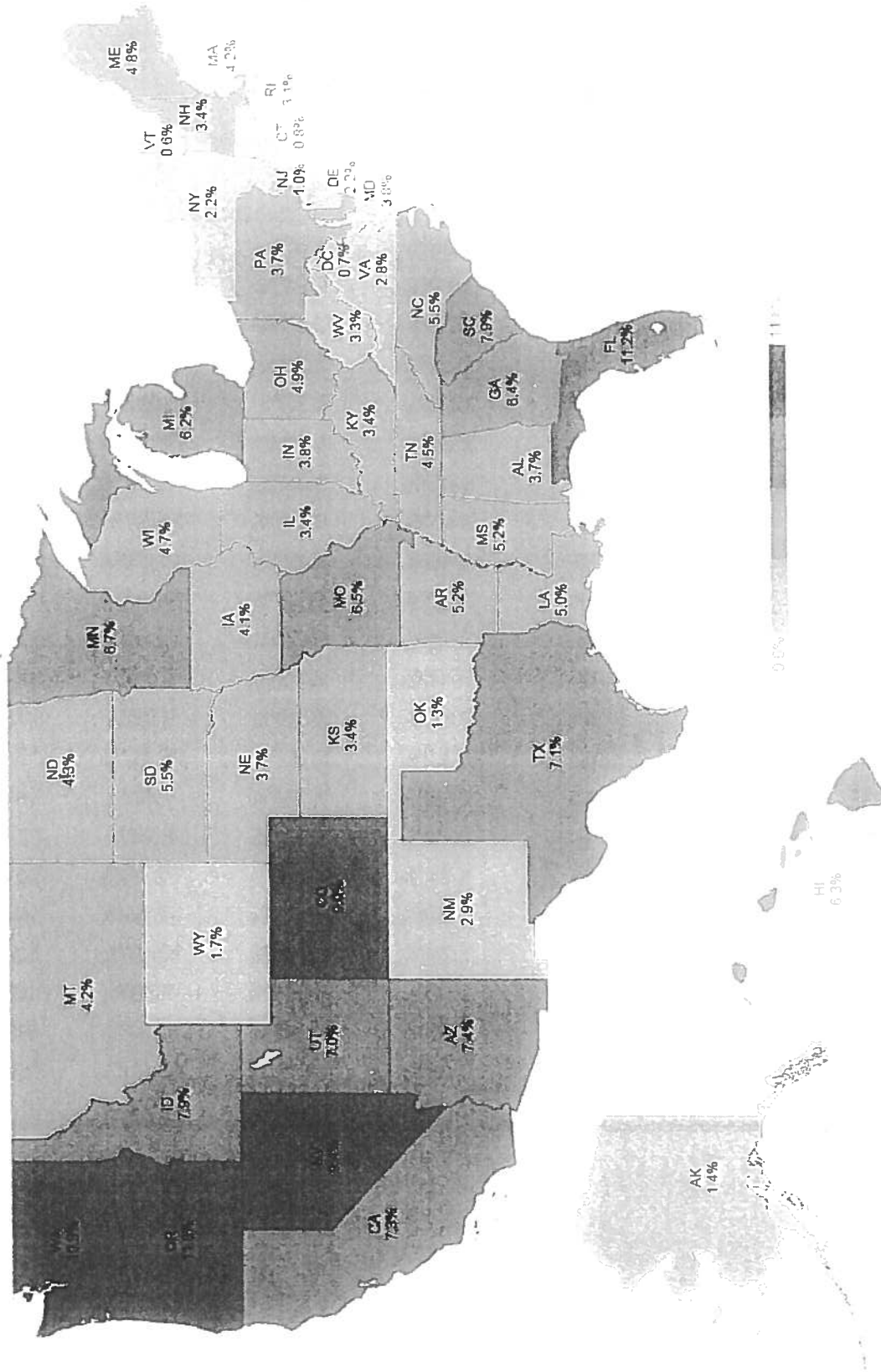
*Period ended March 31, 2016*

State	Rank*	1-Yr	Qtr	5-Yr	Since 1991Q1
Iowa (IA)	29	4.06%	0.68%	17.44%	122.12%
Maryland (MD)	30	3.79%	1.61%	14.73%	132.59%
Indiana (IN)	31	3.78%	1.05%	17.13%	81.60%
Alabama (AL)	32	3.72%	0.91%	14.95%	98.03%
Nebraska (NE)	33	3.70%	0.35%	20.02%	127.34%
Pennsylvania (PA)	34	3.68%	1.33%	12.07%	104.89%
New Hampshire (NH)	35	3.45%	0.64%	15.48%	118.34%
Kansas (KS)	36	3.43%	-0.04%	16.67%	114.60%
Illinois (IL)	37	3.43%	1.47%	11.12%	89.40%
Kentucky (KY)	38	3.42%	-0.07%	14.21%	110.50%
West Virginia (WV)	39	3.28%	-5.26%	11.05%	107.03%
Rhode Island (RI)	40	3.14%	-0.13%	9.26%	98.47%
New Mexico (NM)	41	2.85%	0.25%	6.30%	118.62%
Virginia (VA)	42	2.83%	0.61%	15.92%	136.58%
Delaware (DE)	43	2.24%	1.04%	7.66%	94.77%
New York (NY)	44	2.22%	0.29%	8.42%	117.49%
Wyoming (WY)	45	1.71%	-1.46%	16.31%	224.74%
Alaska (AK)	46	1.42%	-0.11%	10.54%	148.56%
Oklahoma (OK)	47	1.29%	-1.18%	19.97%	122.11%
New Jersey (NJ)	48	1.03%	-0.04%	4.39%	121.55%
Connecticut (CT)	49	0.77%	0.80%	1.34%	68.40%
District of Columbia (DC)	50	0.66%	-4.11%	43.06%	358.77%
Vermont (VT)	51	0.63%	-1.10%	4.92%	114.67%

\*Rankings based on annual percentage change.

# Four-Quarter Price Change by State: Purchase-Only Index (Seasonally Adjusted)

U.S. Four-Quarter Appreciation = 5.7% (2015Q1-2016Q1)



Source: FHFA



# **Metro Area Statistics**

## Rankings by Metropolitan Areas

### Percent Change in House Prices with MSA Rankings

All-transactions HPI which includes purchase and refinance mortgages

*Period ended March 31, 2016*

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
New Haven-Milford, CT	248	0.22%	0.06%	-2.31%
New Orleans-Metairie, LA	113	5.14%	2.52%	16.64%
New York-Jersey City-White Plains, NY-NJ (MSAD)	159	3.56%	0.51%	7.36%
Newark, NJ-PA (MSAD)	195	2.61%	1.03%	4.87%
Niles-Benton Harbor, MI	115	5.09%	-0.40%	7.27%
North Port-Sarasota-Bradenton, FL	7	13.21%	0.25%	47.40%
Norwich-New London, CT	247	0.25%	0.83%	-4.51%
Oakland-Hayward-Berkeley, CA (MSAD)	14	12.05%	0.95%	54.37%
Ocala, FL	72	6.68%	0.66%	10.14%
Ocean City, NJ	257	-0.80%	0.18%	-0.33%
Ogden-Clearfield, UT	56	7.32%	1.58%	21.27%
Oklahoma City, OK	119	4.85%	-0.35%	16.03%
Olympia-Tumwater, WA	52	7.49%	1.66%	7.89%
Omaha-Council Bluffs, NE-IA	121	4.82%	1.19%	12.74%
Orlando-Kissimmee-Sanford, FL	24	10.23%	1.85%	31.85%
Oshkosh-Neenah, WI	240	0.45%	-0.80%	2.46%
Oxnard-Thousand Oaks-Ventura, CA	78	6.60%	1.36%	32.18%
Palm Bay-Melbourne-Titusville, FL	11	12.67%	3.35%	37.35%
Pensacola-Ferry Pass-Brent, FL	49	7.85%	1.71%	16.28%
Peoria, IL	253	-0.38%	-0.01%	4.16%
Philadelphia, PA (MSAD)	198	2.51%	1.63%	6.80%
Phoenix-Mesa-Scottsdale, AZ	41	8.60%	0.85%	53.76%
Pittsburgh, PA	123	4.69%	0.84%	15.71%
Port St. Lucie, FL	1	14.68%	3.01%	47.35%
→ Portland-South Portland, ME	141	3.97%	0.03%	8.78%
Portland-Vancouver-Hillsboro, OR-WA	9	13.03%	2.00%	38.77%
Prescott, AZ	95	5.87%	-0.09%	33.05%
Providence-Warwick, RI-MA	136	4.21%	0.28%	6.07%
Provo-Orem, UT	55	7.33%	1.52%	30.45%
Pueblo, CO	76	6.64%	-0.33%	11.88%
Racine, WI	70	6.72%	3.06%	4.72%
Raleigh, NC	80	6.55%	2.64%	15.93%

\*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.

**Unranked Metropolitan Areas**  
**Percent Change in House Prices for MSAs and**  
**Divisions Not Ranked in Previous Tables**  
All-transactions HPI which includes purchase and refinance mortgages

*Period ended March 31, 2016*

Metropolitan Statistical Area	1-Yr	5-Yr
Abilene, TX	5.50%	16.63%
Albany, GA	-0.54%	-3.44%
Albany, OR	13.98%	20.00%
Alexandria, LA	1.55%	7.70%
Altoona, PA	1.90%	10.24%
Ames, IA	5.76%	18.27%
Anniston-Oxford-Jacksonville, AL	3.75%	-0.18%
Auburn-Opelika, AL	5.71%	5.22%
→ Bangor, ME	4.16%	0.14%
Battle Creek, MI	2.38%	8.48%
Bay City, MI	1.64%	3.40%
Beckley, WV	1.69%	10.47%
Binghamton, NY	1.43%	-0.44%
Bloomsburg-Berwick, PA	-0.56%	8.44%
Brownsville-Harlingen, TX	-0.19%	7.08%
Brunswick, GA	5.72%	0.41%
Burlington, NC	-1.03%	1.81%
California-Lexington Park, MD	-0.28%	-2.72%
Cape Girardeau, MO-IL	3.64%	6.82%
Carbondale-Marion, IL	-0.93%	2.66%
Carson City, NV	14.25%	33.10%
Casper, WY	-0.91%	18.46%
Chambersburg-Waynesboro, PA	2.40%	2.23%
Charleston, WV	-1.69%	4.38%
Cheyenne, WY	3.32%	15.30%
Clarksville, TN-KY	1.75%	3.03%
Cleveland, TN	-1.44%	2.76%
College Station-Bryan, TX	5.55%	23.93%

**Unranked Metropolitan Areas**  
**Percent Change in House Prices for MSAs and**  
**Divisions Not Ranked in Previous Tables**  
All-transactions HPI which includes purchase and refinance mortgages

*Period ended March 31, 2016*

Metropolitan Statistical Area	1-Yr	5-Yr
Grand Forks, ND-MN	4.95%	31.50%
Grand Island, NE	6.14%	22.42%
Grants Pass, OR	4.15%	18.58%
Great Falls, MT	2.88%	10.09%
Greenville, NC	-2.49%	-2.29%
Hammond, LA	3.37%	6.61%
Hanford-Corcoran, CA	5.75%	19.79%
Harrisonburg, VA	2.89%	6.27%
Hattiesburg, MS	6.52%	7.96%
Hilton Head Island-Bluffton-Beaufort, SC	8.11%	9.15%
Hinesville, GA	-14.23%	-19.84%
Homosassa Springs, FL	3.85%	7.35%
Hot Springs, AR	4.46%	5.40%
Ithaca, NY	2.77%	8.87%
Jackson, TN	5.20%	1.58%
Jacksonville, NC	-0.36%	-11.40%
Johnson City, TN	-0.62%	3.88%
Johnstown, PA	-0.19%	2.58%
Jonesboro, AR	2.45%	7.26%
Kahului-Wailuku-Lahaina, HI	1.95%	35.63%
Killeen-Temple, TX	4.10%	9.88%
Kokomo, IN	3.63%	9.19%
Lake Charles, LA	4.41%	15.45%
Laredo, TX	7.37%	16.15%
Lawton, OK	-4.22%	-8.94%
Lebanon, PA	-3.21%	-4.61%
Lewiston, ID-WA	3.54%	13.57%
→ Lewiston-Auburn, ME	2.36%	2.25%



PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
MAINE REVENUE SERVICES  
PO Box 9106  
AUGUSTA, MAINE  
04332-9106

ADMINISTRATIVE & FINANCIAL SERVICES

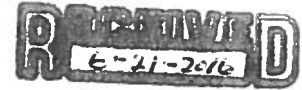
RICHARD W. ROSEN  
COMMISSIONER

MAINE REVENUE SERVICES

JEROME D. GERARD  
EXECUTIVE DIRECTOR

June, 2016

Municipal Assessors and Chairman of the Board of Selectmen:



**RE: Preliminary 2017 State Valuation**

Dear Municipal Official(s):

Enclosed you will find a copy of the preliminary 2017 State Valuation report for your municipality as prepared by a field representative of the Property Tax Division. This valuation represents the full equalized value of all taxable property in the municipality as of **April 1, 2015**. Please note that these figures are preliminary and are being forwarded to you at this time in order to provide for your review and allow time for any contribution of additional comments and/or pertinent data.

The State Valuation is compiled by determining, through field work and meetings with local officials, the approximate ratio of full value on which local assessments are made, and by then adjusting the local assessed values in accordance with the Rules of Procedure Used to Develop State Valuation (08-125 Chapter 201). State Valuation is a mass appraisal estimate of the 100% market value of all taxable property of a municipality and is established annually by the State Tax Assessor. The enclosed report is comprised of four (4) parts: the Sales Ratio Analysis; State Valuation Analysis (PTF303.4); Report of Assessment Review, a three (3) year comparison (PTF303); and Report of Assessment Review, informational review (PTF303.2).

If after reviewing this report you find any errors or inconsistencies, need clarification or simply wish to discuss the report, please call the Property Tax Division at 624-5600 ext. 1 or fax your concerns to us at 287-6396. Alternatively, you may contact your area field representative from Maine Revenue Service, Property Tax Division directly for the purpose of discussing any additional information pertinent to the preliminary state valuation.

The Proposed 2017 State Valuation Notice will be sent by certified mail on or before September 30, 2016.

Sincerely,

Mike Rogers,  
Supervisor, Municipal Services

ENCL 8-1

Property Tax Division  
REPORT OF ASSESSMENT REVIEW



<b>Municipality</b>	<b>Veazie</b>		<b>County</b>	<b>Penobscot (s)</b>
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	2015	2016	2017	
1. State Valuation	226,600,000	232,400,000	231,200,000	
2. Amount of Change	(350,000)	5,800,000	(1,200,000)	
3. Percent of Change	-0.15%	2.56%	-0.52%	
4. Eff. Full Value Rate (line 6d.)	0.0178	0.0177	0.0184	
5. Local Mill Rate 3-14-15	0.0175	0.01775	0.0184	
6a. Commitment 2013-14-15	4,986,594	5,008,165	5,158,556	
6b. Homestead Reimbursement	43,084	43,743	45,146	
6c. BETE Reimbursement	2,319	2,379	7,111	
6d. Total (6a, 6b & 6c)	5,031,997	5,054,286	5,210,813	
6e. % change from prior year (6d.)	-11.80%	0.44%	3.10%	

	2014	2015		
A. Municipal Valuation	282,150,123	280,356,323		
Net Supplements / Abatements	(190,300)	256,290	Amount of Change	Percent of Change
Homestead (Exempt Valuation)	2,464,400	2,453,600		
BETE (Exempt Valuation)	134,000	386,455		
Adjusted Municipal Valuation	284,558,223	283,452,668	(1,105,555)	-0.39%
B. Sales Information				
Sales Period Used	07/13 - 06/14	07/14 - 06/15		
State Valuation	2016	2017	Combined Sales Ratio	98%
# of Sales	30	46		
# of Appraisals				
Residential Study			Percent of Change	
Weighted Average	98%	98%		
Average Ratio	97%	98%	1.03%	
Assessment Rating	8	8		
Waterfront Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Condominium Study				
Weighted Average				
Average Ratio				
Assessment Rating				
Certified Ratio	100%	100%		

Ench 8-2

# STATE VALUATION ANALYSIS

Municipality			County		
Veazie			Penobscot (s)		
Municipal Valuation - 2015			2017 State Valuation		
100%			Declared Certified Ratio		
LAND			Ratio	Source	
Electrical Utilities (Trans & Dist)		13,456,300	100%	Declaration Value	13,456,323
Classified Tree Growth	78	9,320	100%	State Rates	9,319
Classified Farm Land					
Classified Farm Woodland					
Classified Open Space					
Classified Working Waterfront					
Commercial Lots		2,178,200	100%	Cert Ratio	2,178,200
Industrial Lots		6,457,700	100%	Cert Ratio	6,457,700
Residential Lots		12,103,080	98%	Combined Ratio	12,350,082
Waterfront & Water Influenced Lots					
Condominium Lots					
Casco Bay Energy		4,117,000	100%	Industrial Ratio	4,117,000
Working Forest Roads					
Waste Acres	14	1,400	100/ Mun Avg	105/ac SR	1,470
# Undeveloped Acres	1,030	2,460,400	2388/ Mun Avg	830/ac SR	855,150
		40,783,400		TOTAL LAND	39,425,244
BUILDINGS					
	# accts				
Commercial	14	7,333,300	100%	Cert Ratio	7,333,300
Industrial	14	15,968,300	100%	Cert Ratio	15,968,300
Residential		70,694,200	98%	Combined Ratio	72,136,939
Waterfront & Water Influenced					
Condominiums					
Maritimes & Northeast Pipeline		1,111,200	157%	State Appraisal	707,896
Casco Bay Energy		6,196,600	100%	Industrial Ratio	6,196,600
		101,303,600		TOTAL BUILDINGS	102,343,035
PERSONAL PROPERTY					
	# accts				
Commercial		1,223,100	100%	Personal Property Ratio	1,223,100
Industrial		3,589,123	100%	Personal Property Ratio	3,589,123
Other					
Casco Bay Energy		133,457,100	100%	Personal Property Ratio	133,457,100
		138,269,323		TOTAL PERSONAL	138,269,323
TOTALS					
		280,356,323			280,037,601
Adjustments (Net Abates/Supp)		262,540	98%	Combined Ratio	267,898
Adjustments (Comm., Ind. & Pers.)		(6,250)	100%	Cert Ratio	(6,250)
Homestead (Exempt Valuation)		2,453,600	98%	Combined Ratio	2,503,673
BETE (Exempt Valuation)		386,455	100%	Personal Property Ratio	386,455
ADJUSTED TOTAL		283,452,668			283,189,377
TIF ADJUSTMENTS				956,936	(52,007,391)
NET W/ ADJUSTMENTS & TIF					231,181,986
STATE VALUATION					231,200,000

## STATE OF MAINE Sales Ratio Analysis - 2017 State Valuation

Municipality:

Veazie

County:

Penobscot (s)

## 2 Year - COMBINED STUDY

Weighted Avg =	98%	=	9,441,100	/	9,634,000
Average Ratio =	98%	=	31.22	/	32
Avg Deviation =	8	=	385	/	46
Quality Rating =	8	=	8	/	98%

Average Selling Price =								\$209,435	2015		
Item No.	Class	Date of Sale Month Year	Book	Page	Map	Lot	Name	Selling Price	Assessed Value	Ratio	Dev.
1	R	10 2014	13684	300	1	4		111,500	86,300	0.77	21
2	R	10 2014	13691	26	11	37		300,000	247,300	0.82	16
3	R	7 2014	13655	210	1	14		465,000	387,400	0.83	15
4	R	10 2015	13983	1	3	20		130,000	108,100	0.83	15
5	R	6 2015	13880	186	14	12		257,500	215,800	0.84	14
6	R	11 2015	14019	197	4	22		120,900	105,000	0.87	11
7	R	12 2015	14047	195	11	70		288,900	249,900	0.87	11
8	R	12 2014	13720	342	2	2		180,000	158,500	0.88	10
9	R	6 2015	13886	134	3	53		177,000	155,200	0.88	10
10	R	1 2014	13445	36	12	51		88,200	78,300	0.89	9
11	R	11 2015	14025	34	11	42		230,500	205,200	0.89	9
12	R	3 2014	13486	64	6	40		145,000	129,900	0.90	8
13	R	11 2014	13695	61	6	17		110,000	98,700	0.90	8
14	R	1 2015	13747	349	15	16		335,500	304,000	0.91	7
15	R	9 2014	13651	292	4	2		149,000	136,800	0.92	6
16	R	4 2015	13821	255	7	47		145,000	133,000	0.92	6
17	R	6 2014	13551	202	3	54		165,000	155,700	0.94	4
18	R	6 2015	13859	47	9	14		240,000	228,700	0.95	3
19	R	4 2014	13515	348	13	10		199,000	192,000	0.96	2
20	M	10 2014	13685	208	8	8-10		85,000	81,200	0.96	2
21	R	5 2015	13845	74	14	29		334,500	323,700	0.97	1
22	R	8 2015	13929	233	10	62		92,500	90,000	0.97	1
23	R	2 2015	13760	202	11	16		172,000	170,400	0.99	1
24	R	8 2015	13927	343	8	8		82,000	81,200	0.99	1
25	R	8 2015	13944	281	13	57		163,500	164,300	1.00	2
26	R	3 2014	13495	102	15	11		327,500	330,000	1.01	3
27	R	4 2014	13509	23	17	7		485,000	488,600	1.01	3
28	R	6 2015	13866	122	11	9		140,000	140,700	1.01	3
29	R	8 2014	13630	301	11	46		299,500	305,200	1.02	4
30	R	5 2015	13845	55	15	4		257,000	262,900	1.02	4
31	R	8 2015	13932	79	10	66		210,000	214,800	1.02	4
32	R	5 2014	13532	294	4	39		340,000	351,000	1.03	5
33	R	9 2014	13660	1	11	43		189,000	194,700	1.03	5
34	R	3 2015	13776	178	13	31		190,000	194,900	1.03	5
35	R	7 2015	13906	311	2	4		150,000	154,600	1.03	5
36	R	8 2014	13632	17	14	24		300,000	312,900	1.04	6
37	R	3 2015	13782	182	11	45		222,000	231,800	1.04	6
38	R	5 2015	13842	11	11	62		260,000	272,100	1.05	7
39	R	8 2015	13934	146	4	40		286,000	303,100	1.06	8
40	R	6 2015	13873	246	6	52		124,000	133,700	1.08	10
41	R	7 2015	13917	253	15	5		274,000	302,500	1.10	12
42	R	8 2014	13622	252	3	13		155,000	177,300	1.14	16
43	R	2 2014	13462	118	11	29		215,000	249,200	1.16	18
44	R	7 2014	13598	110	3	41B		150,000	174,300	1.16	18
45	R	8 2015	13945	75	6	25		138,000	165,300	1.20	22
46	R	10 2015	13974	309	3	48		154,500	194,900	1.26	28

Encl 8-4



# Business Equipment Tax Exemption Audit

Municipality: Veazie

Date: 05/10/2016

County: Penobscot (s)

Municipal Official(s): Ben Birch - C.M.A.

## Municipal Valuation - 2015

## 2017 Stat. Valuation

		<u>Yes</u>	<u>No</u>	<u>Comment(s)</u>
1. Are application(s) available for inspection?	7 of 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Are application(s) signed for/approved by the assessor?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Do the equipment date(s) of purchase and/or date(s) put in service meet BETE parameters?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Is the item description sufficient to reasonably determine eligibility under program guidelines?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Does the property qualify for BETE?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Are municipal depreciation schedules evident and uniformly employed?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
7. Is all BETE value incorporated in the tax commitment book, MVR and Tax Rate Calculation Form (including enhanced reimbursement forms when applicable)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. Is all qualified property adjusted by the municipal assessment ratio?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	100%

Additional Comments: The town's BETE administration is in good standing.

Signature: Byron D. Tibbets  
Field Rep.

Ench 8-5

## Property Tax Division

## REPORT OF ASSESSMENT REVIEW

Municipality

Veazie

County

Penobscot (s)

## I. Valuation System

A. Land: Tax Maps by	Sewall	Date:	1989
Undeveloped Acreage	\$500.00 - \$5000.00	Undeveloped Lots	80 % of house lot value
Road Frontage		Water Frontage	
House lots	\$25,000 - \$45,000	Other	Waste \$100.00 Acre

B. Buildings : Revaluation By:	Robert Duplisea 2013	Computerized Records	TRIO
--------------------------------	----------------------	----------------------	------

C: Personal Property:	Assessed? Y/N	<input type="checkbox"/> Y	Method Used:	C.L.D.
	Is Cert Ratio Applied? Y/N	<input type="checkbox"/> Y		

## II. Assessment Records/Condition

Website w/VAL data Y/N ☐ YWeb Address [http://www.veazie.net/Public\\_Docume](http://www.veazie.net/Public_Docume)

Valuation Book	Good	Tree Growth Forms	Good
Property Record Cards	Good	Farm Land Forms	Good
Veteran Exemption Forms	Good	Open Space Forms	Good

## III. Supplements and Abatements

Supplements: Number Made	8	Value Supplemented	707,420
Abatements: Number granted (excluding penalties)	15	Value Abated	(451,130)

## IV. Statistical Information

Number of Parcels	872	Land Area	2,003
Taxable Acres	1,659	Bog/Swamp	
Population (2010)	1,919		

## V. Assessment Standards

Standards Ratio	121.86%	= (2015 Municipal Valuation /2016 State Valuation)
Assessment Quality: Combined	8	

Comments or Plans for Compliance:

## VI. Audit Information

Municipal Official providing data: Ben Birch - C.M.A.

Date(s) of Field Audit: 05/10/2016

## VII. Office Review

Recommended by: Byron D. Tibbetts

Field Rep

Checked by:

Approved by:

Copies Mailed: (date)

*Mike R. [Signature]*  
6-14-16

6-16-16

ENCL 8-6



# Maine Municipal Association

60 COMMUNITY DRIVE  
AUGUSTA, MAINE 04330-9486  
(207) 623-8428  
www.memun.org

ITEM # 8

## Memorandum

**To:** Key Municipal Officials of MMA's Member Municipalities  
**From:** Stephan Bunker, President, Maine Municipal Association  
**Date:** June 23, 2016  
**Re:** Ballots for Election to MMA'S Legislative Policy Committee



MMA's member municipalities have made their nominations for the 2016-2018 Legislative Policy Committee (LPC). It is now time to elect your representatives to serve on the Committee. The election ballot is enclosed. The ballot must be completed by the Board of Selectmen or Town or City Council of your municipality.

### Number of votes

Most municipalities are asked to vote for two candidates, because there are two elected LPC members for most districts. Some municipalities only vote for one candidate, because the other LPC member in that district is appointed. *You are instructed on the ballot (above the list of candidates) whether to vote for two candidates or just one.*

### Candidate profiles

If you are not familiar with any of the candidates, please review the Candidate Profiles on the back of the ballot. Feel free, also, to contact the candidates directly.

### Write-in candidates

In addition to the candidates listed on the ballot, you may vote for a candidate whose name you write in. The write-in candidate need not be from your municipality, but must be an elected or appointed official from a municipality in your Senate/LPC district. *Check to be sure the write-in candidate is willing to serve if elected!* Write-in candidates should be communicating their interest in serving among the municipal officers within their district.

If you are instructed to vote for two candidates and only one candidate is on the ballot, please use the "write-in" line for your second vote if you know of someone who is willing to serve.

### Deadline for returning ballot

Return ballot by 5:00 p.m. on **August 5, 2016** to:

State and Federal Relations Dept.  
Maine Municipal Association  
60 Community Drive, Augusta, ME 04330  
FAX: 624-0129

**Your participation is important - Thank You!**



# OFFICIAL BALLOT – District 5

## Maine Municipal Association's Legislative Policy Committee

July 1, 2016 – June 30, 2018

### VOTE FOR TWO:

☐

Thomas Perry, Councilor, Town of Orono

☐

Charles Pray, Councilor, Town of Millinocket

☐

\_\_\_\_\_ (name) \_\_\_\_\_ (position) \_\_\_\_\_ (municipality) (  write in)

### Candidate Profiles Are On Reverse Side

MUNICIPALITY: \_\_\_\_\_ DATE: \_\_\_\_\_



BY SELECTMEN/COUNCILORS:

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

\_\_\_\_\_  
signature

\_\_\_\_\_  
print name

**Return by 5:00 p.m., August 5, 2016 to:**

Laura Ellis, Maine Municipal Association  
60 Community Drive, Augusta, ME 04330  
Fax: 624-0129

(over)

## **LPC Senate District 5**

Chester  
East Millinocket  
Edinburg  
Enfield  
Greenbush  
Howland  
Mattawamkeag

Maxfield  
Medway  
Milford  
Millinocket  
Old Town  
Orono  
Passadumkeag

\*Penobscot Indian  
Nation  
Seboies Plt.  
Veazie  
Woodville

## **Candidate Profile:**

Thomas Perry has served as a member of the Orono Town Council for ten years. Prior to that he chaired the Town Finance Committee, served on the Orono Library Foundation, was a member of the Orono Economic Development Committee, served on the Planning Board, as Council Representative on the Regional Planning Committee for School Consolidation and served as School Superintendent for seven years. As a former School Administrator for 33 years he has served on state, regional and national committees, including President of the Maine Principal's Association. He has served on the LPC since 2010 and would like to serve again because he enjoys participating in a process that takes positions and sets priorities on issues of importance to municipalities. A high priority for Mr. Perry would be to pressure the state to meet its financial obligations regarding municipal revenue sharing and general purpose aid to education.

Charles Pray has served as Councilor in the Town of Millinocket for the past year and prior to that served as Acting Town Manager for six months. Mr. Pray has served his region for years and would like the opportunity to serve the communities in his District on the LPC, highlighting his 18 years of experience in the Legislature, 14 years of federal service and six years of state service.



## Maine Municipal Association

60 COMMUNITY DRIVE  
AUGUSTA, MAINE 04330-9486  
(207) 623-8428  
[www.memun.org](http://www.memun.org)



TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations  
FROM: Stephen W. Gove, MMA Executive Director  
DATE: July 5, 2016  
SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

**Deadline: Friday, August 12, 2016 by 12:00 noon**

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**Nomination Process** – Each year member municipalities have an opportunity to vote on the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying and interested in serving as the MMA Vice President and Executive Committee. The MMA Nominating Committee completed its task in May and put forth a Proposed Slate of Nominees for 2017 to member municipalities.

**Petition Process** – As part of the May mailing, information was also provided on the MMA Petition Process. Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was Friday, July 1, by 4:30 pm. There were no municipal officials nominated by petition.

***It is now time for each member municipality to cast its official vote.***

**Election Process** – Enclosed you will find the MMA Voting Ballot which includes the proposed Slate of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for “*Write-in Candidates*” since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers or a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday, August 12. We have enclosed a self-addressed self-stamped envelope for your convenience. The MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President Stephan Bunker.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at [www.memun.org](http://www.memun.org) on Friday, August 12, after 4:00 p.m. A formal announcement of the election results will be made at the MMA Annual Business Meeting being held **Wednesday, October 5, at the Bangor Cross Insurance Center**. Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon and Annual Business Meeting and officially take office on January 1, 2017.

If you have any questions on the Election Process, please contact Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at [tchavarie@memun.org](mailto:tchavarie@memun.org). Thank you.



**MAINE MUNICIPAL ASSOCIATION**  
**VOTING BALLOT**

**Election of Vice President and Executive Committee Members**  
*Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 12, 2016*

**VICE-PRESIDENT - 1 YEAR TERM**

**Vote for One**

**Proposed by MMA Nominating Committee:**

Linda Cohen, Councilor, City of South Portland

☐

**DIRECTORS - 3 YEAR TERM**

**Vote for Three**

**Proposed by MMA Nominating Committee:**

James Gardner, Jr., Town Manager, Town of Easton

☐

Christine Landes, Town Manager, Town of Bethel

☐

Mary Sabins, Town Manager, Town of Vassalboro

☐

*Please note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition.*

*The Voting Ballot may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.*

**Date:** \_\_\_\_\_ **Municipality:** \_\_\_\_\_

**Signed by a Municipal Official designated by a majority of Municipal Officers:**

**Print Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_  
**Position:** \_\_\_\_\_

**OR Signed by a Majority of Municipal Officers** **Current # of Municipal Officers:** \_\_\_\_\_

<b>Print Names:</b> _____ _____ _____ _____ _____ _____ _____	<b>Signatures:</b> _____ _____ _____ _____ _____ _____ _____
--	---

**Return To:**  
MMA Annual Election  
Maine Municipal Association  
60 Community Drive  
Augusta, Maine 04330  
FAX: (207) 626-3358 or 626-5947  
Email: [tchavarie@memun.org](mailto:tchavarie@memun.org)



**MAINE MUNICIPAL ASSOCIATION  
EXECUTIVE COMMITTEE**

**BIOGRAPHICAL SKETCH OF  
PROPOSED SLATE OF NOMINEES FOR 2017**

**MMA VICE PRESIDENT  
(1-Year Term)**

**LINDA COHEN, COUNCILOR, CITY OF SOUTH PORTLAND**

**Professional & Municipal Experience:**

- City of South Portland, Maine – City Council (December 2012 – present; Mayor 2014-2015)
- City of Portland, Maine – City Clerk (June 2001 – January 2011)
- City of South Portland, Maine – City Clerk (January 1989 – June 2001)
- Cross Country Mortgage, Mortgage Loan Originator (PT) (January 2016 – present)
- Bangor Savings Bank, Assistant Vice President (December 2014 – January 2016)
- Learning Works, Director of Development (January 2013 – December 2014)
- PMAC Lending Services, Mortgage Loan Originator (PT) (August 2011 – December 2014)
- City of Auburn, Consultant/City Clerk Hiring Committee (October 2011 – July 2012)

**Education:**

- University of Southern Maine – BS, Business Administration
- Southern Maine Vocational Technical Institute, Associate Degree, Law Enforcement
- Master Municipal Clerk – International Institute of Municipal Clerks
- Certified Clerk of Maine – Maine Town & City Clerks Association
- Maine Notary Public
- Maine Dedimus Justice
- Licensed Maine Mortgage Loan Originator

**Other Experience, Committees and Affiliations:**

- Member, Maine Municipal Association Executive Committee ( April 2013 – present)  
Member, Maine Municipal Association Property & Casualty Pool Board of Directors (2013 – present)
- Member, Maine Municipal Association Workers Compensation Board of Trustees, (2013 – present)
- Member, MMA Nominating Committee (2013)
- Member or Alternate, Maine Municipal Association Legislative Policy Committee (1989 – 2011)
- Member, Maine Town & City Clerks Association (Served as President two terms and as Chair of the Legislative Policy Committee) (January 1989 – present)
- Member, New England Association of City & Town Clerks (Former President; served on Budget Committee, Legislative Committee, Two New England Conference Planning Committees) (1989 – 2015)

**Awards and Certifications:**

- Maine Town & City Clerks Association, Ethelyn Stuart Marthia Award – 2011
- Maine Legislative Sentiment – 1999 and 2011
- Maine Town & City Clerks Association, Maine Clerk of the Year – 1999
- Maine Town & City Clerks Association, Lorraine Fleury Award - 1995

**MMA EXECUTIVE COMMITTEE MEMBERS**  
**(Three 3-Year Terms)**

**JAMES GARDNER, JR, TOWN MANAGER, TOWN OF EASTON**

**Professional & Municipal Experience:**

- Town of Easton, Maine, Manager (2011 – present)
- Town of Ashland, Maine, Manager (2005 – 2010)
- Town of Washburn, Maine, Manager (1999 – 2005)
- City of Presque Isle, Maine – Code Enforcement Officer (1994 – 1999)
- Department of Defense, Loring Airforce Base, Civil Service (1983 – 1994)

**Education:**

- Ricker College, Small Business Administration – one year
- Unity College, Business Law, one year
- Northern Maine Technical College, Business Administration, two years
- Department of Defense, Non-Commission Officer Primary Leadership graduate
- Certified State of Maine Code Enforcement Officer
- Certified State of Maine Local Plumbing Inspector
- Certified State of Maine CDBG Grant
- Writer/Administrator/Technician
- HUD Certification in Community Development Housing Rehabilitation and Construction

**Other Experience, Committees and Affiliations:**

- President, Aroostook Managers Association
- Member, Executive Board of Directors, Northern Maine Development Commission
- Member, Maine Community Development Association
- Member, Maine Town, City & County Management Association
- Member, Maine Town & City Clerks Association

**Awards and Certifications:**

- Department of Defense, Civilian of the Year Award
- Loring Airforce Base, Superior Performance Award

**CHRISTINE LANDES, TOWN MANAGER, TOWN OF BETHEL**

**Professional & Municipal Experience:**

- Town of Bethel, Maine – Town Manager (November 2014 – present)
- City of Brewer, Maine – Deputy City Clerk (December 2012 – May 2014)
- Town of Veazie, Maine – Deputy Town Clerk (September 2012 – December 2012)
- Orange Park, Florida – Clay County Deputy Tax Collector/Clerk (July 2010 – September 2012)
- Town of Warren, Maine – Town Clerk (August 1998 – June 2010)
- The Waldoboro Bank, Rockland Maine – Branch Manager (September 1990 – August 1998)

**Education:**

- Southern New Hampshire University – Enrolled in MPA/Public Administration Program
- University of Southern Maine/Muskie School Policy, Planning and Management (Fall 2015)
- University of Maine at Augusta, BA Public Administration, Cum Laude Graduate (2015)
- Florida State College, Jacksonville – Associate of Arts (2012)
- Thomas College Waterville, Maine – Banking Course

**Other Experience, Committees and Affiliations:**

- Member, Oxford County Emergency Communications Governing Board
- Member, International City Management Association
- Member, Maine Town, City & County Management Association
- Member, Alder River Grange in East Bethel
- Ex-Officio Member, Mahoosuc Pathways Board of Directors
- Manager, Bethel Regional Airport

**MARY SABINS, TOWN MANAGER, TOWN OF VASSALBORO****Professional & Municipal Experience:**

- Town of Vassalboro, Maine – Town Manager/Treasurer/Tax Collector (June 2008 – present)
- Town of Chelsea, Maine – Town Manager/ Treasurer/Tax Collector/General Assistance Administrator/Road Commissioner (July 2006 – June 2007)
- Maine School Administrative District #40, Warren, Maine – Facilities Director/Food Service Director (March 2005 – June 2006)
- Town of Windsor, Maine – Town Manager/Treasurer/Tax Collector/General Assistance Administrator (April 2001 – March 2005)
- Town of Hope, Maine – Town Administrator/Treasurer/General Assistance Administrator (July 1997 – April 2001)

**Other Experience, Committees and Affiliations:**

- Member, Maine Municipal Association Executive Committee (2014 – present)
- Member, Maine Municipal Association Strategic & Finance Committee (2014 – present)
- Chairperson, Maine Municipal Association Strategic & Finance Committee (2016)
- Member, Maine Municipal Association Property & Casualty Pool Board of Directors (2014 – present)
- Member, Maine Municipal Association Workers Compensation Fund Board of Trustees, (2014 – present)
- Member, Appointed by MMA Executive Committee to serve on MMEHT Selection Committee (2015-2016)
- Member, Maine Town, City & County Municipal Management Association
- Member of Communications Committee, Maine Town, City & County Municipal Management Association (2015)
- Director, Board of Kennebec Valley Council of Government
- City of Augusta, Maine – Internship with City Manager (September 2000 – December 2000)
- Town of Union, Maine – Certified Town Clerk/Tax Collector/Occasional Acting Town Manager (May 1988 – June 1997)
- As the wife of a volunteer firefighter and EMS worker, I have volunteered often in support of our hometown fire and ambulance services.

**Education:**

- BS in Business Administration with Management Major from University of Maine at Augusta.

**Awards and Certifications:**

- Qualified as a Certified Public Manager, Maine Town, City & County Management Association (2016)



**TOWN OF VEAZIE**  
1084 Main Street  
Veazie, Maine 04401  
**Community Center Lease Agreement**



LEASE AGREEMENT made this **16th** day of **March, 2016** by and between the **Town of Veazie**, a Maine municipal corporation situated in Penobscot County, Maine ("Town") and **Eastern Maine School of Self Defense** with a place of business in Veazie, Maine ("School").

In consideration of the mutual conditions and covenants contained herein, the parties agree as follows:

1. The Town leases the Community Center and the School does hereby rent and take as lessee, subject to the terms and conditions contained herein, 2<sup>nd</sup> floor of the 44' x 77' wood frame building (hereafter referred to as the "leased premises" or "premises") located on the real property commonly known as the Community Center, which property is situated on 1005 Olive St. in the Town of Veazie, Maine; together with the right to use in common with others such other portions of the Community Center as are reasonably required by the School.

That the School shall have the right to use in common with others the parking lot of the premises. The School use of the leased premises shall not interfere with public access and use of the remainder of the Community Center property, including but not limited to public use of meeting rooms downstairs.

No modifications may be made by the School without express written approval of the Town. In addition to the approved modifications, the School shall provide maintenance and upkeep of the property as outlined below. Town will reasonably share in the cost of emergency improvements.

The Town will pay the following from **March 18, 2016 till September 18, 2016**:

- (1) Water
- (2) Sewer
- (3) Electrical
- (4) Heating Fuel
- (5) Alarm Service



TOWN OF VEAZIE  
1084 Main Street  
Veazie, Maine 04401  
**Community Center Lease Agreement**

The above commitment will not be guaranteed from year to year of the lease.

1. The School may use the leased premise for storage and display of any and all necessary equipment; as well as an office.
2. The term of this Lease Agreement shall be for a period of 6 months commencing **March 18, 2016** and expiring **September 18, 2016**. This lease shall automatically renew for successive six-month terms with the rent being negotiated two-months prior to the end of the lease arrangement, unless either party notifies the other in writing sixty (60) days before commencement of the new lease term of its desire to terminate the lease.
3. The School shall pay **\$500.00 per month from March 18, 2016 till September 18, 2016** which was negotiated between the Town and the School. In addition the School shall keep and maintain the leased premises in good clean order and condition, and shall not cause or permit any portion of the leased premises of the Community Center property to become unsightly or offensive due to litter, garbage or otherwise.
4. The Town shall be responsible for snow plowing on the leased premises. The School **shall maintain all egress and walkways which shall include shoveling of snow and ice removal of all doorways and exits.**
5. At the expiration or other termination of this Lease Agreement, the School shall deliver up and surrender to the Town the leased premises, including all fixtures and equipment, in good clean order (premises) and good working condition (fixtures), reasonable wear and tear expected. At such time, the School shall promptly deliver to the Town all keys to the leased premises. At such time, title to all equipment and other personal property provided by the School and not removed from the leased premises and title to all alterations or improvements which cannot be removed without damaging the leased premises shall be in the Town.
6. The School shall not make any alteration of or improvement to the leased premises or any portion thereof without first obtaining the written approval of the Town Manager and the Code Enforcement Officer. All signs must be approved in advance by the Town Manager and Code Enforcement Officer.
7. All applications and connections for utility services, on the leased premises shall remain in the name of the Town.





**TOWN OF VEAZIE**  
1084 Main Street  
Veazie, Maine 04401  
**Community Center Lease Agreement**

8. The School shall comply with all Federal, State and local laws and ordinances during the original or additional term of this Lease Agreement. The School agrees to obtain and maintain all necessary licenses and/or permits at its own cost. No taxes shall be assessed to the School for real or personal property owned by the Town.
9. The School agrees to obtain and maintain in full force and effect at all times during the original or additional term of this Lease Agreement insurance coverage with a company licensed to do business in the State of Maine, with the Town, its officers, agents, and employees as additional named insured, as follows: Comprehensive General Liability Insurance covering personal injury, death, and damage to property, in the following amounts:

Bodily Injury and Property Damage	\$1,000,000
Personal Injury and Advertising Injury	\$1,000,000
Per Project Aggregate	\$1,000,000
Products and Completed Operations Aggregate	\$2,000,000
General Aggregate	\$2,000,000
Medical Payments	\$5,000

Such insurance shall bear an endorsement by which the Town must be given thirty (30) days' prior written notice before cancellation. The School shall provide the Town Manager with a written certificate evidencing such insurance coverage prior to this lease taking effect. Such policy or policies shall inure to the benefit of the School and the Town, as their interests may appear, so that each must be a party to any settlements thereon.

10. The School shall defend, indemnify and hold harmless the Town, its officers, agents and employees from and against any and all claims, liability, damages, expenses, causes of action, suits or judgments, by or on behalf of any person, firm or corporation arising from the School possession, use or occupancy of the leased premises and use of any other portion of the Community Center property being used permanently or temporarily by the School.
11. If all or any part off the leased premises is so damaged or destroyed by fire or other casualty without fault of the School as to be unfit for use by the School as provided in Paragraph 2, then the rent, or a fair and just proportion thereof, according to the nature and extent of the damages sustained, shall be suspended or abated until the premises are rebuilt and put in proper condition for use and occupation by the Town; or this Lease Agreement shall, at the election of either the School or the Town, upon written notice to the other within thirty (30) days after such damage or destruction, be terminated.



**TOWN OF VEAZIE**  
1084 Main Street  
Veazie, Maine 04401  
**Community Center Lease Agreement**

12. If the School shall fail to pay rent when due or shall fail or neglect to perform any obligation imposed on it by this Lease Agreement, then the Town, in addition to any other rights or remedies it may have, shall have the right to re-enter the premises, to remove all property there from and to store such property at the School's expense. The School shall be given written notice of any such failure or neglect, and the Town's right to re-enter hereunder shall not arise if, within ten (10) days after delivery of the notice, the School has made the required payment or has performed the required obligation. The Town will not be deemed guilty of trespass or liable for loss or damage occasioned by exercise of its right of re-entry herein. No such re-entry shall be construed as a termination of this Lease Agreement unless a written notice of such intention is given to the School by the Town. All rights of the Town which shall have accrued prior to such termination, including all rights relating to the condition of the leased premises, shall survive such termination. The School shall also be liable for any reasonable attorney fees incurred by the Town in enforcing any of its rights hereunder.
13. The School shall not assign, sublet, mortgage or otherwise encumber the leased premises, nor permit the premises to be used or occupied by others, without the prior written consent of the Town.
14. The waiver by the Town of any breach of any term, covenant or condition herein shall not be deemed to be a waiver of such term, covenant or condition on any subsequent breach of the same, or any other term, covenant or condition herein. The subsequent acceptance of rent by the Town shall not be deemed to be a waiver of any preceding breach by the School of any term, covenant or condition of this Lease Agreement, other than the failure of the School to pay the particular rent so accepted.
15. The School understands and agrees that the Premises may have renovation and/or construction occurring during portions of this lease and although the Town will make every effort to work with the School during this time the School agrees to allow unrestricted access to the location, after notification from the Town, so that the renovation and/or construction can take place. These renovations and/or construction may cause portions of the Premise to be unavailable and/or unusable for limited periods of time. Notification will be made to the School as soon as the Town is aware that renovation and/or construction will be occurring. Any and all notifications will occur as outlined in section 16 of this lease agreement



**TOWN OF VEAZIE**  
1084 Main Street  
Veazie, Maine 04401  
**Community Center Lease Agreement**

16. Any notice, demand, or request which may be or is required to be or is required to be given pursuant to this Lease Agreement shall be delivered in person or sent by United States certified mail, postage prepaid (except that rent payments need not be sent by certified mail), and shall be addressed:


(a) to the Town of Veazie:  
Mark Leonard; Town Manager  
Town of Veazie  
1084 Main St.  
Veazie, Maine 04401-7091

(b) to The Eastern Maine School of Self Defense:  
Glen Kennedy, Owner  
Eastern Maine School  
School of Self Defense  
240 Stetson Rd.  
Levant, ME 04456

or at such other address as either party may from time to time designate by written notice.

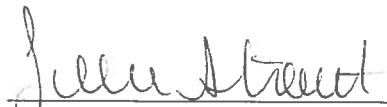
IN WITNESS WHEREOF, the parties hereto have set their hands and seals as of the date first above written.

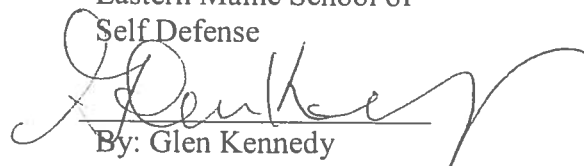
Town of Veazie

  
Witness:

  
By: Mark Leonard  
Town Manager

Eastern Maine School of  
Self Defense

  
Witness:

  
By: Glen Kennedy  
It's Owner



# Memo

ITEM # 12

**To:** Veazie Town Council  
**From:** Mark Leonard; Town Manager  
**Date:** August 11, 2015  
**Re:** Fiscal Year (FY) 2015/2016 Council Goals and Objectives

---

On July 28, 2015 and again on August 10, 2015 and September 14, 2015 during a regular Council meetings discussions were held to discuss the goals and objectives for the Council for FY 2015/2016. From these meetings the following was determined to be the goals and objectives of the council in no certain order;

1. Regular meetings with the Principal and School Board
2. Provide better communications with all committees and the Citizens
3. Receive regular reports for all Town Departments including quarterly financial reviews
4. Reconnect with the sewer and water departments by having quarterly or semi-annual meetings
5. Assist in the development of a strategic plan with the School Board for the Veazie Community School
6. Develop a plan for the future of the Community Center, the reuse of vacated public works space and removal of collapsed storage shed
7. Develop a questionnaire to provide to people when they purchase a home and on why people are moving to Veazie along with getting better information on the make-up of the Town of Veazie
8. Review contracts and see which ones can be extended for 3-5 years
9. Overall review of all the Town's Ordinances
10. Research having advertising in the Town's newsletter
11. Reconvene the Charter Review Committee
12. Have discussion on money budgeted for consulting on options available concerning sewer and water district.

# Memo

**To:** Veazie Town Council

**From:** Mark Leonard; Town Manager

**Date:** November 7, 2013

**Re:** 2013/2014 Council Goals and Objectives

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On October 28, 2013 a workshop was held to discuss the goals and objectives for the Council for 2013/2014. From this meeting the following was determined to be the goals and objectives of the council in no certain order;

1. Update the Town's website
2. Restart discussion with Bangor Gas on the installation of natural gas in other locations throughout Veazie
3. Review wages for all employees and have yearly employee evaluations completed
4. Review the Town's Charter, Land Use Ordinance, Public Safety and School Department
5. Reconnect with the sewer and water departments by having quarterly or semi-annual meetings
6. Develop a plan for the future of the Community Center, the reuse of vacated public works space and improvements to the roads located throughout the town
7. Provide better direction for the Budget Committee



Town of Veazie  
Goals

January 23, 2012

Each Councilor listed three items of concern. The following: are listed in the order that the council had concerns:

- 1.) School 3 votes
- 2.) Roads 2 votes
- 3.) Sewer District 2 votes
- 4.) Budget Process 2 votes
- 5.) Delivery of Town Services 2 votes
- 6.) Municipal Resources evaluation of town services 1 vote

Other items listed are:

- 1.) Assessing services
- 2.) Updates to the Town Charter
- 3.) Quality of the audit
- 4.) Capital Improvement Plan 5 Year Plan
- 5.) Community Center
- 6.) Contracts & Policies
- 7.) Loss of Dam (tax \$\$\$)
- 8.) Explore Investment options

Major areas of concern:

- 1.) Schools
  - a.) Upcoming budget
  - b.) Tax impact
  - c.) Possible withdrawal from the RSU
  - d.) Keeping school choice
- 2.) Roads
  - a.) Road Study
  - b.) Set Budget once roads are determined
- 3.) Sewer District
  - a.) Have third party validate sewer assessment.
  - b.) Review the hydrant protection with the Water District
- 4.) Budget Process
  - a.) Budget Committee Feb to April
  - b.) Council to be kept informed
  - c.) Budget wrap up end of April
  - d.) Council review April – May

- e.) Joint Council & Budget Committee May
- f.) Town Meeting June

5.) Delivery of Town Services

- a.) Assessing  
Revaluation  
Update cards
- b.) Services essential to the citizens....get citizen input on services provided

6.) Investment options

The Top Six Goals from the January Goals Meeting:

The following: are listed in the order that the council had concerns:

**1.) School 3 votes**

Please explain how the school is a concern both short-term and long-term

- a.) Closure?
- b.) Local Control?
- c.) Cost?
- d.) School Choice?
- e.) Other

What types of goals and concerns can the Town Council like to see done and explain what means we may achieve the goal(s).

**2.) Roads 2 votes**

- a. A review of the road report from Travis Noyes
- b. Work on a short-term plan
  - 1. List roads that need immediate attention
  - 2. Should we work on the easy roads first?
  - 3. Grind up Main Street?
- c. List Roads that need immediate attention
- d. Work with both the sewer and water district especially on those streets that have settlement issues.
- e. Come up with a long term plan to fix all roads.
- f. Should the town look to getting a bond?

**3.) Sewer District 2 votes**

**4.) Budget Process 2 votes**

**5.) Delivery of Town Services 2 votes**

**6.) Municipal Resources evaluation of town services 1 vote**

## **GOALS AND OBJECTIVES 2003-2004**

### **PLANNING**

- Monitor School Pupil Growth
- Work With Other Boards To Produce A Master Development Plan
- Continue Pre-Planning Efforts For Senior Housing Phase II
- Place Moratorium On Subdivisions For 6 Months To Allow Time For Work On Master Plan

### **COMMUNITY INVESTMENT**

- Town Hall Reuse
- Drainage Issues
- Improve Road System
- Land For Economic Development
- Oriental Dang Property

### **COMMUNICATIONS**

- Utilize The Webpage And TV Channel More
- Improve Newsletter
- Increased Communication Between Councilors And Town Manager
- Increased Department Involvement
- Increased Communication With Residents
- Increased Interaction With School
- Increased Awareness And Communications With Augusta

### **FINANCIAL**

- Bring Budget Committee Into Budget Process Earlier
- Controlling Expenses
- Improve Salary Schedules For Town Employees
- Increased Council Awareness Of All Departments Including Capital Needs Assessment
- Review All 5-Year Capital Needs

### **GENERAL**

- Revision Of Town Warrant For Town Meeting In June
- Increased Effort On Code Enforcement (Junk Cars)
- Continue And Explore Regionalization Opportunities



# Manager's Report For July 11, 2016 Council Meeting

Since the last council meeting here are some things I've been working on as well as things occurring around Town.

The Fire Department and I held an Officers meeting where numerous topics were discussed. Following the meeting, interviews were conducted with two individuals who submitted applications for the Fire Department. Fire personnel and I agreed the candidates would be a good fit and have been hired.

I attended a Planning Board meeting in which a public hearing was held on a subdivision application which was ultimately approved. The sub division approval consumed a majority of the meeting but other topics were also discussed on moving forward with the proposed ordinance and by lay updates.

All of the necessary steps to close out FY 15/16 and put everything in place to start FY 16/17 have been completed. I would like to thank the Office staff for making this transition as smooth as possible as well as the Council for allowing us to close the office in order to close out the year. Although we still have a few outstanding invoices, overall each department has money remaining. We have already began preparing for the audit which will tell us ultimately how we ended the year.

After numerous trips around Town, I have a list of items that need to be addressed now that the new budget is in place. One catch basin on Oak Grove has been repaired and one on the corner of Olive and Flagg Street has been replaced. The resetting and/or replacement of the culverts on Main Street has been scheduled. Additionally, a culvert on Ridgeview will need to be replaced. The culvert has failed and caused a fairly large hole in the side of the road. I have addressed the low hanging branches on State Street that were mentioned at the Town meeting. I am also in discussion with our ground maintenance staff to look at solutions for cul-de-sacs that need maintenance.

I met with an individual who is interested in helping the Town in updating the Comprehensive Plan. He is also interested in helping us with Economic Development and Planning. I will continue discussions with said individual over the next few weeks to hash out all the details. This person is also in discussions with neighboring communities and I have suggested something similar to what we do with Code Enforcement and our Assessor's position. Additional information will be provided once it's received.

The newsletter for July was completed and mailed out to all residents. I would like to thank Julie Strout for putting this together each quarter. If you have something you want to see in the newsletter please bring it to her attention. She can be reached at [jstrout@veazie.net](mailto:jstrout@veazie.net)

The Economic Development Committee, Office staff and myself put together and handed out welcome bags for the youth racers that finished their race in Veazie. The race occurred over 2 days and each race had 24 participants. Additionally, Andy Brown and I installed no parking signs on one side of Veazie Street to help with traffic flow. This is year two (2) of three (3) for the Penobscot River Whitewater Nationals Regatta. Only the two youth division races ended in Veazie, but many people came to view the other races as they passed through Veazie.





## Training Information:

For an updated listing of educational offerings, please visit our website at [www.mmun.org](http://www.mmun.org) or call our automated training hotline at (207) 624-0117.

### About MMA:



Maine Municipal Association  
60 Community Drive  
Augusta, ME 04330

*MMA is located off I-95, Exit 112A Northbound,  
Exit 112 Southbound, behind the  
Augusta Civic Center*

(800) 452-8786  
or (207) 623-8428  
[www.mmun.org](http://www.mmun.org)

The Maine Municipal Association (MMA) is a voluntary membership organization offering an array of professional services to municipalities and other local governmental entities in Maine. MMA is a non-profit, non-partisan organization governed by an Executive Committee elected from its member municipalities. Founded in 1936, MMA is one of 49 state municipal leagues that, together with the National League of Cities, are recognized at all governmental levels for providing valuable services and advocating for collective municipal interests.

The Maine Municipal Association has a core belief that local government is a fundamental component of a democratic system of government. MMA is dedicated to assisting local governments, and the people who serve in local government, in meeting the needs of their citizens and serving as responsible partners in the intergovernmental system.

MMA's services include advocacy, education and information, professional legal and personnel advisory services, and group insurance self-funded programs.

### DIETARY REQUIREMENTS

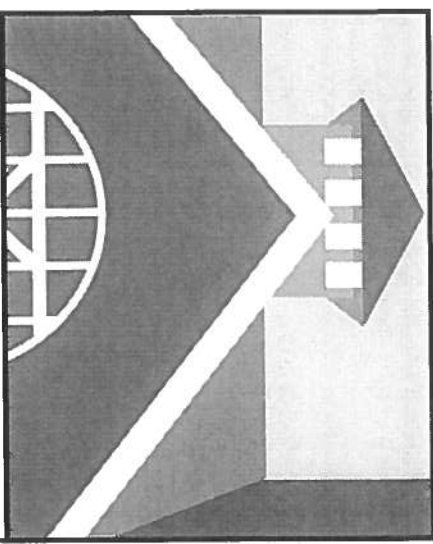
We do our best to plan meals according to general dietary guidelines. If you have a specific dietary restriction, please call our office at least 5 business days prior to the start of the event. Please note that we are not able to accommodate onsite requests, as catering planning happens in advance of the event.

### SMOKE FREE

Effective Sept. 1, 2015, in accordance with the provisions of the Workplace Smoking Act of 1985, smoking is prohibited anywhere within the MMA building or on MMA property. MMA maintains a smoke free campus.

### FRAGRANCE FREE

MMA recognizes the potential hazards caused by exposure to scented products and cleaning chemicals. We ask that event participants refrain from using products that contain strong fragrances so that we can maintain a safe and healthy learning environment for all.



## Elected Officials Workshop

# 2016

**Thursday, January 28, 2016**

Maine Municipal Association – Augusta, ME

**Thursday, January 28, 2016**

Northern Maine Development Commission  
Caribou, ME \*Live Video Conference\*

**Tuesday, April 12, 2016**

Ramada Inn – Saco, ME

**Thursday, April 28, 2016**

Atlantic Oceanside Hotel & Event Center –  
Bar Harbor, ME

**Monday, May 23, 2016**

Union Town Hall – Union, ME

**Thursday, June 9, 2016**

Black Bear Inn – Orono, ME

**Thursday, July 14, 2016**

Bridgton Town Hall – Bridgton, ME

**Monday, August 15, 2016**

Maine Municipal Association – Augusta, ME

**Monday, August 15, 2016**

Northern Maine Development Commission  
Caribou, ME \*Live Video Conference\*

**Tuesday, December 6, 2016**

Ramada Inn – Lewiston, ME



**Presented By**  
Maine Municipal Association

# 2016 Elected Officials Workshop



Maine Municipal Association

**Augusta – 1/28/2016**

MMA – 60 Community Dr., Augusta, ME 04330

**Caribou – 1/28/2016**

**\*Live Video Conference\***

Northern Maine Development Commission

11 West Presque Isle Rd., Caribou, ME 04743

**Saco – 4/12/2016**

Ramada Inn – 332 North St., Saco, ME 04072

**Bar Harbor – 4/28/2016**

Atlantic Oceanside Hotel & Event Center –  
119 Eden St., Bar Harbor, ME 04609

**Union – 5/23/2016**

Union Town Hall – 567 Common Rd., Union, ME 04862

**Orono – 6/9/2016**

Black Bear Inn – 4 Godfrey Dr., Orono, ME 04473

**Bridgton – 7/14/2016**

Bridgton Town Hall – 3 Chase St., Ste. 1  
Bridgton, ME 04009

**Augusta – 8/15/2016**

MMA – 60 Community Dr., Augusta, ME 04330

**Caribou – 8/15/2016**

**\*Live Video Conference\***

Northern Maine Development Commission

11 West Presque Isle Rd., Caribou, ME 04743

**Lewiston – 12/6/2016**

Ramada Inn – 490 Pleasant St., Lewiston, ME 04240

**PRESENTERS:**

Attorneys and staff from the

MMA Legal Services and Communication &

Educational Services Department

**STORM POLICY:** If there is inclement weather, a decision to postpone will be made by 5:00 pm the day prior to the workshop. MMA encourages attendees to check the MMA website or call the training hotline at (207) 624-0117 before departing for any MMA events to ensure that the event schedule has not changed.

**ADA MESSAGE:** In order to ensure your complete participation, we would appreciate your informing us of any special requirements you may have due to a disability.

## Who Should Attend:

This workshop is a "must" for newly elected and veteran officials-councilors & selectpersons- as well as a wonderful opportunity to learn key points of your new position while networking with officials from around the state. (Qualifies as Maine FOAA Training)

## Course Information:

Registration – 4:00-4:30 pm / Program – 4:30-8:30 pm

As part of our ongoing efforts to bring training to our members, MMA is pleased to announce that this course will be offered in two formats: In classroom and remotely at the Northern Maine Development Commission in Caribou. Attendees can participate via ITV Technology by viewing the presentation remotely. ITV broadcasting allows for live viewing as well as interactive participation with the attendees. A facilitator will be onsite to assist. Should you wish to attend this session at NMDC, simply fill out the registration form and select the Caribou live broadcast.

A perfect opportunity for elected officials to take advantage of the expertise that the Maine Municipal Association has to offer, attain a better understanding of their role as public officials, and stay abreast of ever-changing local government responsibilities and issues.

## Frequently Asked Questions:

- What are our rights and duties as officials?
- Can we hold multiple offices?
- Which of our meetings are open to the public?
- Must we have an agenda and take minutes?
- What ordinances can we enact?
- What authority do we have over the schools?
- What are our liabilities and immunities?
- What is a disqualifying conflict of interest?

## Workshop Materials

Participants may find it helpful to bring their *Municipal Officers Manual (2010)*. To order, call MMA Publications at (800) 452-8786 to place an order.

## Registration/Confirmation/Directions:

Confirmation of class registration will be sent out one week prior to the start of the event. If an email has been provided, the confirmation will be sent electronically. If no email is on file, the confirmation will be mailed to the billing address provided on the registration form. Directions to the facility can be found on the MMA website at the following address: <http://www.memun.org/TrainingResources/WorkshopsTraining/DirectionsToEvents.aspx>

## Questions/Cancellations:

If you have any questions, or wish to cancel, call the Educational Services Office at (800) 452-8786 or (207) 623-8428. Notification must be given in writing at least 72 hours before the session begins to obtain a refund (minus a \$10 processing fee). All cancellations are subject to a \$10 administrative fee for processing. Please go to <http://memun.org/TrainingResources/WorkshopsTraining/Cancellations.aspx> to cancel.

Visit [www.memun.org](http://www.memun.org) for updates & to register online

## 2016 Elected Officials Workshop

**FEES: LIVE CLASS:**

MMA Member Municipality/Patron: \$55.00  
Non-Member Municipality: \$110.00

**VIDEO CONFERENCE: (1/28 & 8/15 only):**  
(MMA members only): \$45.00

**Please make check payable to:**

Maine Municipal Association  
(fee includes workshop materials and light meal)

**WEB:** You can register online on MMA's website: [www.memun.org](http://www.memun.org), or complete the form below and send via:

**FAX:** (207) 624-0128

**MAIL:** Maine Municipal Association  
ATTN: Educational Services  
60 Community Drive, Augusta, ME 04330.

Please register the following person from (municipality):

Billing Address: \_\_\_\_\_

**Locations: (please check ONE):**

☐ Augusta-1/28/2016

☐ Orono-6/9/2016

☐ Caribou-1/28/2016

☐ Bridgton-7/14/2016

**\*Live Video Conference\***

☐ Saco-4/12/2016

☐ Augusta-8/15/2016

☐ Bar Harbor-4/28/2016

☐ Caribou-8/15/2016

☐ Union-5/23/2016

☐ Lewiston-12/6/2016

**Registrant Information:**

Full Name: \_\_\_\_\_

Title: \_\_\_\_\_

Tel: \_\_\_\_\_

Email: \_\_\_\_\_

**Live Class:** ☐ \$55.00 (member) ☐ \$110.00 (non-member)

**Video Conference\*:** ☐ \$45.00 (\*Caribou locations open to MMA Members only)

Please duplicate form if registering more than one person.



**MAINE STATE LEGISLATURE  
AUGUSTA, MAINE 04333-0002**

July 5, 2016

Ms. Julie M. Churchill, Assistant Director  
Office of Innovation and Assistance  
Maine Department of Environmental Protection  
17 State House Station  
Augusta, Maine 04333-0017

Re: Comments on MRC/Fiberight Draft Permits

Dear Ms. Churchill:

Please accept these comments on the Fiberight/MRC draft permits for a solid waste facility in Hampden, Maine. We are writing because we are very concerned that the draft permits do not reflect an accurate or consistent interpretation of two policy issues of the utmost importance addressed in statute and rule. Specifically, we are troubled by the manner in which the draft permits address the solid waste hierarchy and the financial capacity requirements under Maine law.

1. The Fiberight project does not follow the waste management hierarchy.

The Fiberight process requires that organics continue to be mixed into MSW, whereas the Legislature has directed otherwise. Fiberight, rather than the Department, is requiring unilateral decision-making authority over the extent to which towns can improve and increase their organics separation programs. It also proposes to reduce the volume of waste by 70-80%. This is in stark contrast to the PERC facility, which reduces the volume of waste by approximately 90%, leaving two-three times as much material being landfilled than is currently the case.

In addition, between the expiration of PERC contracts in 2018 and Fiberight's commercial operation date, the Master Waste Supply Agreement allows all waste to be landfilled at the Crossroads Landfill, in Norridgewock, under a 10-year agreement with Waste Management. The permit, as currently drafted, approves this as compliant with the solid waste hierarchy in 38 MRSA, § 2101. It is our position, consistent with the intent of the statute and during our tenure with the Energy and Natural Resources Committee, that allowing this open ended landfilling of Fiberight's waste would completely undermine the solid waste management hierarchy, which is no longer a guideline, but statutory law. Landfilling is, by statute, the last of the solid waste management options that should be allowed. Other entities that control waste within the State of Maine are required to satisfy the hierarchy; Fiberight and MRC must be held to the same standard. If Fiberight and MRC are not held to this standard, this could effectively re-open the requirement as it has been applied to all other facilities governed by this statute.

I respectfully request that the Department require a solution to Fiberight's inability to accept waste by the time the agreements with PERC expire, a solution that satisfies the hierarchy, and not issue a permit until that solution is in place and can reflect compliance with this requirement. We expect the Department to hold the MRC and Fiberight to compliance with the hierarchy as set forth in statute, just as it has held every other solid waste facilities in Maine.

2. The financial submissions are insufficient to demonstrate that Fiberight and MRC have reasonable access to the funds necessary to design, construct, operate, and maintain the proposed facility.

It is my understanding of the financial ability requirements that, even where final financing cannot be put in place until the permits are issued, a *firm commitment* by a *financial institution* to a *specific dollar amount* is

typically required before an application can even be accepted as complete for processing, much less before a permit is issued. Yet here, the financial information submitted by both Fiberight and MRC does not provide any assurance whatsoever that they have access to sufficient funds to build and operate in compliance with the law. This problem is compounded by the fact that the design proposal has been a moving target with no firm design on which to base cost estimates.

Department Rule Chapter 400 requires an applicant for a solid waste facility to provide financial assurance that "affirmatively demonstrates that the applicant has the financial ability to undertake the proposed project." This is required to include evidence that the funds "are or will be available to design, construct, operate, maintain, close [...] the solid waste facility[.]"

The only funding sources specifically contemplated in the rules are financial institutions and self-financing. In both circumstances, an actual commitment to fund the project with a specified amount of dedicated funds and authorization from the financial institution, or in the case of MRC, the equity owners of the Tip Fee Stabilization Fund, to use those funds for the specific purposes contemplated by the applicant are required. Here, in addition to not using a regulated financial institution, Fiberight also fails to submit the type of reasonable commitment of a specific dollar amount that all other solid waste facilities have been held to under the law.

Even though a draft permit has been issued, it remains entirely unclear whether MRC and Fiberight have legitimate access to funds for this project, and while an actual financial closing need not occur until after permits have issued and closer to construction, we are not aware of any other project in the State that has been able to obtain a permit with such significant uncertainty outstanding.

We request that the Department require that Fiberight and MRC both affirmatively demonstrate that they each have full access, including proper authorization, to a commitment of the specific amount of funds necessary to construct and operate the facility. Such demonstration would typically involve instruments, such as signed contracts with terms, letters of credit, and the like that have been vetted by the Department. This is a key solid waste facility proposed in the State of Maine and warrants careful and consistent application of these (and all) requirements.

In summary, we request that the Department require that the Fiberight facility be required to comply with Maine's solid waste hierarchy, including during the "bridge" period, and that the applicants be required to provide specific financial assurance before a final permit is issued, as has been required of all solid waste facilities in Maine and as is the letter and plain intent of the statute, Department rules, and the Legislature.

Sincerely,

Richard H. Campbell  
State Representative (District 130)  
Environment & Natural Resources Committee Lead

Thomas B. Saviello  
State Senator (District 17)  
Environment & Natural Resources Committee Chair

Joan W. Welsh  
State Representative (District 94)  
Environment & Natural Resources Committee Chair

Robert S. Duchesne  
State Representative (District 121)  
Environment & Natural Resources Committee Member

Denise Patricia Harlow  
State Representative (District 36)  
Environment & Natural Resources Committee Member

Benjamin M. Chipman  
State Representative (District 40)  
Environment & Natural Resources Committee Member

Dustin Michael White  
State Representative (District 146)  
Environment & Natural Resources Committee Member

Andrew Russell Buckland  
State Representative (District 113)  
Environment & Natural Resources Committee Member

