

Standish Town Hall  
175 Northeast Rd  
Standish, Maine 04084



**Tashia Pinkham**  
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### **Town Council Memo**

To: Standish Town Council  
From: Zach Mosher, Planning Dir  
CC: Tashia Pinkham, Town Manager  
Re: TIF Amendments  
Date: May 14, 2024

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Over the last several months the Economic Development Committee (EDC) has been discussing use amendments to the town's TIF district. The summary of the changes are below. The purpose of a TIF district is to leverage the new tax revenue generated from development on specific projects/uses.

When the TIF district was approved and implemented in 2014 it was approved for the following uses:

- Improvements to roads (including creation of new roads in the District), streetscapes; streetscape improvements may include traffic lights, street lights, sidewalks, curbs and drainage facilities and a complete new street grid system, and a community center, fire and public works facilities, parking lots and facilities.
- Utilities (water, gas, UG electric) in the District and serving the District to facilitate commercial development.
- Economic developer director salaries and economic development planning studies; and administrative expenses associated with the Development District.

The committee has put forth the following amendments to expand the TIF's authorized uses:

- Traffic flow improvements, improvements to intersections including but not limited to the intersection of Route 25 and Route 35 in the District, and other traffic and road improvements in the District.
- Costs of funding economic development programs or events to market the Town as a business or arts location.
- Costs of public safety improvements related to the establishment of the District, including public safety equipment made necessary by the operation of the District.

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- Costs of planning, design, construction, maintenance, grooming and improvements to new or existing recreational trails that have significant potential to promote economic development.
- Improvements to roads and infrastructure outside of the District that are directly related to or made necessary by the establishment or operation of the District, including but not limited to, infrastructure that enables commercial development within the Town's Form Based Code Village District and is part of an approved Connectivity Master Plan as outlined in the Town's Zoning Ordinance.
- Utilities, including but not limited to, water, stormwater, sewage, gas and underground electric, and street amenities outside of the District that are required due to improvements or commercial activities within the District.

For any new or amended TIF district, the Council is required to hold a public hearing and take a vote, both of which can occur at the 5/14 meeting if Council is amenable to the changes. Following this process the state of Maine Department of Economic & Community Development will review for compliance and approve the changes. These amendments, if approved, merely provide the Council with the authority to use TIF revenue on such approved uses, but any allocation of future revenue must follow the annual town meeting warrant process.