

**Town of Richmond**  
**Special Town Meeting Warrant Authorizing Tax Increment Financing**  
**March 18, 2026**

Sagadahoc, ss.

State of Maine

TO: James Donnell, Chief of Police Town of Richmond

Greetings:

In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Richmond, in said county and State, qualified by law to vote in Town affairs, to meet at the Richmond High School in said Town, on **Wednesday, March 18, 2026 at 5:30 PM**, then and there to act upon **Articles 1-4**.

ARTICLE 1: To elect a Moderator, by secret ballot, who will preside at said meeting.  
The "Maine Moderator's Guide" shall be utilized by the Moderator.

ARTICLE 2: Shall the Town vote to adopt the municipal development and tax increment financing (TIF) district and development program for the district known as "Four Corners #1 Tax Increment Financing District" with such approval to be pursuant to the following terms and provisions? (see full article at the end of the warrant)

ARTICLE 3: Shall the Town vote to adopt the municipal development and tax increment financing (TIF) district and development program for the district known as "Four Corners #2 Tax Increment Financing District" with such approval to be pursuant to the following terms and provisions? (see full article at the end of the warrant)

ARTICLE 4: Shall the Town vote to amend the municipal development and tax increment financing (TIF) district and development program for the district known as "Downtown Tax Increment Financing District" with such approval to be pursuant to the following terms and provisions? (see full article at the end of the warrant)

**Attachment for Warrants (Four Corners #1):**

**ARTICLE 2:** Shall the voters of the Town of Richmond adopt the municipal development and tax increment financing district and the development program for the district known as the “Four Corners #1 Tax Increment Financing District” with such approval to be pursuant to the following findings, terms and provisions?

**WHEREAS**, The Town of Richmond (the Town) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to create a tax increment financing district and development program for such district; and

**WHEREAS**, creating the Four Corners #1 Municipal Tax Increment Financing District (the District) and the District’s development program (the Development Program) will help provide new employment opportunities within the Town, provide opportunities for economic development in the Town and surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

**WHEREAS**, the Town has held a public hearing, on March 3, 2026, on the question of creating the District and adopting the Development Program in accordance with the requirements of 30-A M.R.S.A Section 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town: and

**WHEREAS**, the Town Meeting shall vote to adopt the District and Development Program; and

**WHEREAS**, the Town wishes to create a district encompassing 380.34 acres for 30 years; and

**WHEREAS**, it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the District and Development Program.

**NOW THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:**

**Section 1.** The Town hereby approves the Tax Increment Financing District and Development Program therefore; such approval to be pursuant to the following findings, terms and provisions:

**Section 2.** The Town hereby finds and determines the following, demonstrating the District’s compliance with the State statute:

- a. At least twenty-five percent (25%), by area, of real property within the District is suitable for commercial use; and
- b. The total area of the District does not exceed two percent (2%) of the total acreage of the Town, and the total area of all existing development districts within the Town (including this District) does not exceed five percent (5%) of the total acreage of the Town; and

- c. The original assessed value of all existing tax increment financing districts (including this District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 2025 and
- d. The Development program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on, or detriment to, any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

**Section 3.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts Four Corners #1 Tax Increment Financing District presented at the Town Meeting in the form attached hereto and such Tax Increment Development District is hereby incorporated by reference into this vote as the Four Corners #1 Municipal Tax Increment District and Development Program.

**Section 4.** Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

**Section 5.** The Town Manager, or their duly appointed representative, be and hereby is authorized, empowered, and directed to submit the Four Corners #1 Municipal Tax Increment District and Development Program to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

**Section 6.** The Town Manager, or their duly appointed representative, be and hereby is authorized and empowered to make such revisions to the Development Program as the Town Manager, or their duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this article or the basis structure and intent.

**Section 7.** The foregoing District and Development program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Town Manager, or the legislative body.

**Attachment for Warrants (Four Corners #2):**

**ARTICLE 3:** Shall the voters of the Town of Richmond adopt the municipal development and tax increment financing district and the development program for the district known as the “Four Corners #2 Tax Increment Financing District” with such approval to be pursuant to the following findings, terms and provisions?

**WHEREAS**, The Town of Richmond (the Town) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to create a tax increment financing district and development program for such district; and

**WHEREAS**, creating the Four Corners #2 Municipal Tax Increment Financing District (the District) and the District’s development program (the Development Program) will help provide new employment opportunities within the Town, provide opportunities for economic development in the Town and surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

**WHEREAS**, the Town has held a public hearing, on March 3, 2026, on the question of creating the District and adopting the Development Program in accordance with the requirements of 30-A M.R.S.A Section 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town: and

**WHEREAS**, the Town Meeting shall vote to adopt the District and Development Program; and

**WHEREAS**, the Town wishes to create a district encompassing 402.93 acres for 30 years; and

**WHEREAS**, it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the District and Development Program.

**NOW THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:**

**Section 1.** The Town hereby approves the Tax Increment Financing District and Development Program; therefore, such approval to be pursuant to the following findings, terms and provisions:

**Section 2.** The Town hereby finds and determines the following, demonstrating the district’s compliance with the State statute:

- a. At least twenty-five percent (25%), by area, of real property within the district is suitable for commercial use; and
- b. The total area of the district does not exceed two percent (2%) of the total acreage of the Town, and the total area of all existing development districts within the Town (including this District) does not exceed five percent (5%) of the total acreage of the Town; and

- c. The original assessed value of all existing tax increment financing districts (including this District) does not exceed five percent (5%) of the total value of equalized taxable property within the Town as of April 1, 2025, and
- d. The Development program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on, or detriment to, any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

**Section 3.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby adopts Four Corners #2 Tax Increment Financing District presented at the Town Meeting in the form attached hereto and such Tax Increment Development District is hereby incorporated by reference into this vote as the Four Corners #2 Municipal Tax Increment District and Development Program.

**Section 4.** Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

**Section 5.** The Town Manager, or their duly appointed representative, be and hereby is authorized, empowered, and directed to submit the Four Corners #2 Municipal Tax Increment District and Development Program to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

**Section 6.** The Town Manager, or their duly appointed representative, be and hereby is authorized and empowered to make such revisions to the Development Program as the Town Manager, or their duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this article or the basis structure and intent.

**Section 7.** The foregoing District and Development program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Town Manager, or the legislative body.

**Attachment for Warrants (Downtown Amendment-1):**

**ARTICLE 4:** Shall the voters of the Town of Richmond amend the municipal development and tax increment financing district and the development program for the district known as the “Downtown Tax Increment Financing District” with such approval to be pursuant to the following findings, terms and provisions?

**WHEREAS**, The Town of Richmond (the Town) is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to create a tax increment financing district and development program for such district; and

**WHEREAS**, amending the Downtown Municipal Tax Increment Financing District (the District) and the District’s development program (the Development Program) will help provide new employment opportunities within the Town, provide opportunities for economic development in the Town and surrounding region, improve and broaden the tax base in the Town and improve the economy of the Town and the State of Maine; and

**WHEREAS**, the Town has held a public hearing, on March 3, 2026, on the question of creating the District and adopting the Development Program in accordance with the requirements of 30-A M.R.S.A Section 5226, upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town: and

**WHEREAS**, the Town Meeting shall vote to adopt the District and Development Program; and

**WHEREAS**, the Town wishes to add 119.44 acres to the existing 101.5 acres district to have a total of 220.94 acres; and

**WHEREAS**, it is expected that approval will be sought and obtained from the State of Maine Department of Economic and Community Development, approving the District and Development Program.

**NOW THEREFORE BE IT HEREBY RESOLVED BY THE TOWN:**

**Section 1.** The Town hereby approves the Tax Increment Financing District and Development Program amendment; therefore, such approval to be pursuant to the following findings, terms and provisions:

**Section 2.** The Town hereby finds and determines the following, demonstrating the district’s compliance with the State statute:

- a. The boundaries and terms of the district align with the Richmond Downtown Revitalization Plan; and
- b. The Development program will generate substantial economic benefits for the Town and its residents, including employment opportunities, broadened and improved tax base and economic stimulus, and therefore constitutes a good and valid public purpose. The Town has considered all evidence, if any, presented to it at the required public hearing with regard to any adverse economic effect on, or detriment to, any existing business, if any, is outweighed by the contribution expected to be made through the District and Development Program.

**Section 3.** Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town hereby amends the Downtown Tax Increment Financing District presented at the Town Meeting in the form attached hereto and such Tax Increment Development District is hereby incorporated by reference into this vote as the Downtown Municipal Tax Increment District and Development Program.

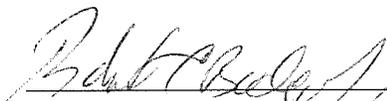
**Section 4.** Pursuant to the provisions of 30-A M.R.S.A. Section 5227, the percentage of captured assessed value to be retained in accordance with the Development Program is to be established as set forth in the Development Program.

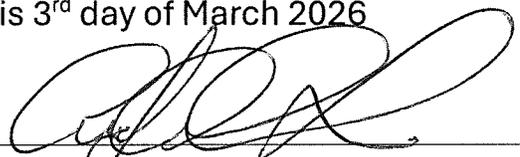
**Section 5.** The Town Manager, or their duly appointed representative, be and hereby is authorized, empowered, and directed to submit the Downtown Municipal Tax Increment District and Development Program to the State of Maine Department of Economic and Community Development for review and approval pursuant to the requirements of 30-A M.R.S.A. Section 5226.

**Section 6.** The Town Manager, or their duly appointed representative, be and hereby is authorized and empowered to make such revisions to the Development Program as the Town Manager, or their duly appointed representative, deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District by the State of Maine Department of Economic and Community Development, or for any other reason, so long as such revisions are not inconsistent with this article or the basis structure and intent.

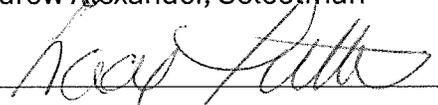
**Section 7.** The foregoing District and Development program shall automatically become final and shall take full force and effect upon receipt by the Town of approval of the District and adoption of the Development Program by the State of Maine Department of Economic and Community Development, without requirement of further action by the Town, the Town Manager, or the legislative body.

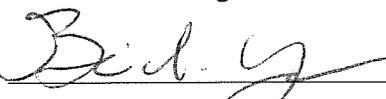
Town of Richmond, given under our hands this 3<sup>rd</sup> day of March 2026

  
Robert Bodge, Selectman

  
Andrew Alexander, Selectman

  
Matthew Roberge, Selectman

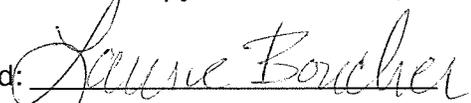
  
Tracy Tuttle, Selectwoman

  
Brian York, Selectman

For purposes of voter registration, the Town Clerk, serving as Registrar of Voters, has office hours at the Town Office as follows: Monday through Thursday from 7:00 am to 5:00 pm. Please leave a message at the Town Office if other arrangements are required for registration.

If any registered voter of Richmond is hearing impaired and requires the services of someone to sign the meeting in order to allow the voter full participation, please contact the Town Manager as soon as possible so arrangements can be made.

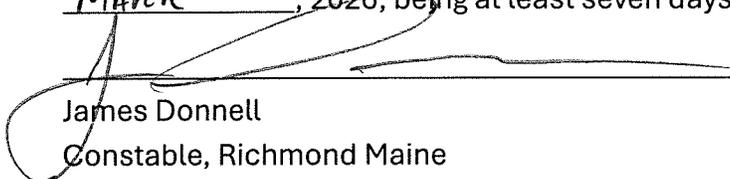
A True copy of the Warrant,

Attested:   
Laurie Boucher, Deputy Town Clerk  
Town of Richmond, Maine

RETURN ON THE WARRANT

Richmond, Maine

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said Town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at the following locations: Exit 43 Quick Stop; Downeast Credit Union; Charlene's; Richmond Post Office; Tarr Family Feed; Camden National Bank; Town Municipal Building; and the Isaac F. Umberhine Library, being public and conspicuous places in said Town, on the 11 day of March, 2026, being at least seven days before the meeting.

  
James Donnell  
Constable, Richmond Maine