

# Sanford Springvale

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## Office of the City Manager Testimony in Support of LD 185

### *An Act to Expand Opportunities to Invest Municipal Tax Increment Financing Revenues*

Senator Nicole Grohoski - Chair  
Representative Kristen Cloutier - Chair  
Members of the Committee of Taxation

I am Steven Buck, City Manager of Sanford, and I offer this testimony in support of LD 185 for the recognition of critical infrastructure needs associated with economic development extending from the use of Tax Increment Financing, pursuant to Title 30-A MRSA Chapter 206 Development Districts.

LD 185 seeks to recognize the need to renovate or construct Public Safety Facilities related to General Economic Development should be a Qualified Cost within Development District Programs under Tax Increment Financing and NOT be limited to the current 15% of the Captured Assessment Value of the Development Districts.

Tax Increment Financing has been and continues to be an essential tool used by our Service Center Community to bolster economic development and diversification of the economic landscape and all taxable bases within our Region and within our State. Our Municipality is on the forefront of economic development for our State. Sanford has used Tax Increment Financing in support of the Legislative Findings §5221 to;

- Expand Roads and Utilities into the Historic Mill District and Downtown Redevelopment
- Construction of over 371 Housing Units and 249 pending for 620 Units
- Redevelopment of Affordable Housing Lots/Units
- Expansion of the Airport Infrastructure for Taxiways/Hangar Lots, Facilities
- Economic Development Initiatives and Marketing – Expansion of Industrial Lots for Major Industries of statewide significance
- Expansion of Broadband for Businesses via SanfordNet Fiber
- Trails improvements and expansions
- Workforce Development

The results of these efforts have been the expansions of employment opportunities, housing opportunities, improved infrastructure of roads and utilities, and community developments. Benefits of the use of TIF for this development has been within Sanford, the surrounding Region, and the State of Maine through increased employment taxes, corporate taxes, increased sales taxes, and increased Gross Domestic Product. The results have been due to increased infrastructure necessary to attract, expand, and retain these economic development initiatives.

City Manager: Steven R. Buck

City Council: Becky A. Brink, Mayor | Maura A. Herlihy, Deputy Mayor |

Robert G. Stackpole | Ayn M. Hanselmann | Peter E. Tranchemontagne | Jonathan Martell | Nathan H. Hitchcock

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With this expansion comes the increased needs of supporting services. Current Law 30-A §5221 (2) C provides for, *“the facilities outlined in the development program adopted by the legislative body of the municipality.”* Our City is seeking recognition that the amendment via this Bill will allow the necessary public infrastructure of Public Safety Facilities, in support of general economic development, be elevated as essential allowing for greater than the current 15% of captured assessed value of the development districts to be used. We are seeking an allowance of 100%, not different from other necessary infrastructure.

Due to our City’s economic development efforts adding major industries, workforce housing, workforce development, and greatly improved infrastructure, our Fire and EMS Services and their current facilities are no longer able to support the 7% year over year increase of run volumes, now averaging 5,000 runs per year, from current facilities. Industry and developers demand adequate protection of their investments as does our City with the related workforce and residents. Our Public Safety Facilities are essential to attracting, retaining, and protecting the general economic development stemming from the use of Tax Increment Financing. It is equally as essential as are Roads, Utilities, Transit Improvements, Recreational Trails, Economic Development, Arts District Development, Affordable Housing Options, Childcare Facilities, or Facilities Leased by State Government.

**Recognizing the necessity of our Public Safety Facilities,** as infrastructure, is equally essential in our work for economic development. LD 185 will provide for that amendment. LD 185 will provide an expansion of current tooling to a level equal to those elements already deemed necessary in general economic development. Public Safety Facilities are regional and house the essential Staff and equipment that protects our State and Regional assets and fosters attraction and assists in retention of our State’s economic infrastructure, and our employers, and employees.

***As current Law states, “It is declared that the actions required to assist the implementation of development programs are a public purpose and that the execution and financing of these programs are a public purpose.”*** The City of Sanford seeks legislative recognition and amendment of 30-A §5225 to **include Public Safety Facilities** as necessary to support **General Economic Development** as stated and that there be no limitation upon the use of captured assessed value revenues within Tax Increment Financings to offset the cost of renovation and construction of these essential Facilities.

Submitted,

Steven R. Buck  
City Manager, Sanford