

MEETING MINUTES

BOARD OF ASSESSORS MEETING

Date: March 10, 2026
Time: 3:30 PM
Meeting called to order by: Rodney Varney, 1st Assessor

In attendance

Board Members: Rodney Varney, Joanne Taylor, Lisa Kinsman

Staff: Ethna L. Thompson, BOA Secretary

Public: None

ABSENT

None

Open Meeting

The meeting was called to order at 3:30 PM by First Assessor Varney.

Presentation

Camoin Associates – Saddleback TIF Presentation

Present for the presentation were Matt Dieterich (Saddleback CEO), Chris Farmer (Saddleback In-House Counsel), and Jim Damicis (Camoin Associates).

Assessor Kinsman opened the discussion by asking how the proposed Tax Increment Financing (TIF) district would benefit Sandy River Plantation residents as a whole.

The presenters outlined a proposed business TIF district consisting of privately owned development without associated public infrastructure. Discussion included Saddleback's long-term growth strategy and potential development scenarios.

Questions were raised regarding previously discussed organizational structures, including potential nonprofit considerations and implications for the municipal tax base. The presenters indicated a willingness to consider agreements intended to maintain the tax base.

Additional discussion addressed potential benefits of the TIF structure, including impacts to assessed values and tax base stability. General concepts such as value protection and potential downstream impacts to county tax and education funding calculations were referenced.

Assessor Taylor requested clarification regarding administrative and legal costs associated with TIF implementation. It was noted that such costs may be eligible expenditures under TIF guidelines.

Further discussion included the role of the Board in determining annual capture percentages and limitations on the use of TIF funds outside the designated district. It was noted that statutory requirements govern allowable uses, and geographic limitations may affect applicability outside the district.

Assessor Kinsman reiterated the need to quantify the benefit to the Plantation as a whole and noted that a financial model would be necessary to support informed decision-making.

Public Comment

None

Approve Minutes

The minutes of the February 24, 2026 Regular Meeting and the February 24, 2026 Regional Quarterly Meeting were approved by motion of Assessor Kinsman and second by Assessor Taylor.

Continuing Business

LUPC Building Permit Report

The Clerk reported that one permit application had been withdrawn since the last update.

FY 2026–2027 Draft Budget

The Clerk presented updates related to the draft budget and requested clarification regarding presentation format for requests and reporting.

A full draft budget is in development and will include multi-prior year comparisons.

Policy Implementation & Monitoring

The Clerk reported that policy drafts will be presented at the next meeting due to the length and scope of the current agenda.

New Business

Warrants

The Board reviewed and signed the warrants for disbursement in accordance with prior practice.

Town Office Sign – Preliminary Designs & Quote

The Clerk presented preliminary design options and a cost estimate for a new Town Office sign. The Board expressed consensus in support of a preferred design option. The associated cost will be incorporated into the upcoming budget request.

Transfer Station Site Work RFP

The Clerk reported that no responses were received by the RFP deadline. The Board discussed next steps and agreed that the RFP may be sent directly to additional contractors not previously included. The Clerk will follow up accordingly.

Other Business

Funding Formula – Continued Work/Edits

Assessor Kinsman provided an update on the regional funding formula, including updated data received and its impact on allocation calculations.

CEBE Meeting Report

Assessor Kinsman also reported on attendance at a recent Community Resilience Partnership-related meeting hosted by Dallas Plantation, including discussion of available services and potential grant opportunities.

RSU 78 Updates/Report

The Clerk relayed an update from RSU Board Member Leslie Ferguson-Packard, noting she will be unavailable for an undetermined period. Information was also shared regarding proposed legislation related to EPS funding and a copy of the RSU 78 Final Budget Proposal.

LUPC Review Request - Saddleback Project

The Clerk informed the Board of a request for review related to the Saddleback Mountain - Mountain Brook II project. Due to the size of the submission, materials will be distributed electronically for Board review and response.

Budget Meetings

The Board discussed scheduling a joint meeting with the Budget Committee and identified potential dates of March 23 or March 31, 2026 at 4:00 PM. The Clerk reported that a previously anticipated meeting date may conflict with a workshop hosted by the Town of Rangeley regarding EMS service studies. The Board noted the importance of attending the workshop while ensuring adequate time for budget review. The Clerk will coordinate scheduling accordingly and distribute draft materials in advance.

Flowers

The Board authorized an expenditure of up to \$75.00, including delivery and tax, for flowers for the Ferguson-Packard family.

Calendar

- March 24, 2026 – Regular BOA Meeting, **3:00 PM** (rescheduled from the regular 3:30 PM start time)
- March 24, 2026 – Town of Rangeley BOS Workshop (EMS Study), 5:00 PM

Adjourn Meeting

The meeting was adjourned at 6:09 PM.

**Respectfully submitted,
Ethna L. Thompson, Clerk**

These minutes are a summary of the meeting and not a verbatim transcript.