



# Town of Fort Fairfield

## Municipal Land Incentive Program

### Guidelines

#### **A. Purpose**

The purpose of the Town of Fort Fairfield's Municipal Land Incentive Program (MLIP) is to encourage economic development and investment in our community.

#### **B. Overview**

Using available town-owned property, the MLIP incentivizes developers to locate and build their business in Fort Fairfield. If the developer meets all program requirements and the project meets all established criteria the property will be conveyed to the developer from the Town.

#### **C. Program Details**

Requirements include:

- The Developer must create or relocate a business to Fort Fairfield that employs a minimum of two people full-time.
- The Developer must have a business plan and building designs available for review upon application and approved by the Town of Fort Fairfield.
- Development must meet all Federal, State and Local permitting requirements and any conditions attached therewith.
- Construction must begin within 12 months of application approval and must be completed within 24 months.
- The Developer will be required to pay taxes on the parcel at its tax assessed value (real and personal) and remain current on those tax payments.
- The Town will sell the property for the tax assessed value and will finance the sale for five years at 0% interest. The five annual payments will be due on the annual date of the sale. The annual payments of 20% of the sale price will be forgiven providing the Developer meets all conditions outlined by the Town.
- If the Developer sells the land during the five year period, the entire balance will become due and payable immediately.

- The program incentive cannot be assigned or transferred to a third party without the Town's approval.
- The Developer will be required to give the Town a deed to the property to be held in trust by the Town. Simultaneously, the Developer will sign a mortgage deed to the Town and a deed will be held in trust. If the Developer does not meet the conditions imposed by the Town, the deed will be recorded and the land will immediately revert back to the Town.
- The Town will consider subordination to accommodate construction of buildings.
- The Developer must pay any unrecovered costs incurred by the Town before execution of the agreement.
- The Developer is responsible for all legal fees incurred for closing.
- Other provisions required by the Town of Fort Fairfield may apply.

#### **D. Process**

Interested Developers are encouraged to contact the Fort Fairfield Economic Development Office to discuss project eligibility and program requirements. If the project meets the merits of the program, they will be asked to fill out an application and submit a business plan. If the plan is approved, the Developer will have 12 months to begin construction. If the project hits all established benchmarks and remains in good standing, the property will be conveyed to them five years after closing.