

Councilors receive a lot of inquiries into whether the Town is managing its growth and looking out for taxpayers in its decisions. These two factors are both critical to the Town's future. Let me explain some of the ways the Council has approached these issues during my tenure.

Managing Good Growth. A well planned and managed community is at the heart of a successful economic development strategy. In Scarborough our economic development and planning staffs work together seamlessly to advance a sustainable vision of our future. Most opportunities and challenges benefit from an interdisciplinary team approach and result in better decision making. Monitoring growth and its impacts is always a key consideration. Further, the Town put in place over a decade ago a limitation on residential building permits. Combining building permit restrictions with strategic zoning and a collaborative planning effort has helped Scarborough manage growth and create good jobs.

Promote Land Conservation. The Scarborough Land Trust has worked with the Town for decades. It presently manages over 1200 acres of preserved land. How has this helped taxpayers and managed growth? The most recent acquisition is a good example. In 2014 the Land Trust acquired the 126 acre Benjamin Farm, now named Pleasant Hill Preserve. It represented some of the most developable residential property in Scarborough. By the Town assisting in the purchase by making available bond funds it was able to avoid development that would have represented significant growth and a significant adverse tax impact.

Disciplined Budgeting. As everyone knows you cannot live beyond your means for long before it catches up with you. Prior to 2015 tax increases had been erratic in their highs and lows. Over the past six years years councilors have broadly supported the proposition that tax rate increases should remain at a consistently low rate. To quantify this idea we settled upon a goal of keeping annual tax rate increases below 3%. So how have we done?

2015	2.23%
2016	2.58%
2017	2.78%
2018	3.58%
2019	0.00% (commercial and industrial revaluation)
2020	-10.86% (residential revaluation)

Strategic Development. There is no great secret to promoting taxpayers' interests when it comes to development within the Town. The goal is to create economic development that creates good jobs and substantial tax revenue without significant increases in costs. To advance that strategy the Council has benefited from SEDCO's expertise, refined its zoning, and taken advantage of potential initiatives through Contract Zones and Tax Incentive Financing districts.

SEDCO is lead by Karen Martin, someone who has repeatedly demonstrated her considerable skills. As a consequence SEDCO has promoted numerous industrial and commercial projects within Scarborough and alerted the Council to a number of zoning changes that have spurred favorable development. Zoning along Route 1, Haigis Parkway, Payne Road, and The Downs have all been influenced by SEDCO. When Council was negotiating a TIF with The Downs, SEDCO undertook an extensive and sophisticated financial analysis of the profitability of the TIF.

In recent years the Council has negotiated contract zones or TIF's with The Downs, Piper Shores, Prime Acura, and the Beacon at Gateway. All of these developments are expected to achieve a significant return on

investment for the Town. In every instance the Council studied carefully the economic benefit each project would bring to the Town.