**Minutes of the Washington County Commissioners'
Unorganized Territories Regular Meeting
Held September 10, 2026
in the Washington County Courthouse,
Probate Courtroom
Machias, Maine**

Attending the meeting were:
Commissioner David C. Burns, Chair
Commissioner Billy Howard
Commissioner Courtney Hammond
Renée Gray, County Administrator
Carla Manchester, Administration
Paul Sylvain, MVNO / Machias
Colleen Brown, Whiting
Rachel Worcester, D.A.'s Office
Paula Johnson-Rolfe, WCSO
Rich Rolfe, Jail Administrator / WCSO
Barry Curtis, Sheriff
Mike Crabtree, Chief Deputy
Josh Rolfe, RCC / WCSO
Candace Davidson, East Machias
Jeffrey Davidson, East Machias
Tammy Gay, Deeds
William Tuell, East Machias
Marianne Moore, Senator
David Bibber, Charlotte
Leigh MacKeen, Whitneyville
Lisa Hanscom, EMA
Megan Huffman, Finance
Darlene Perry, Probate

The regular business of the Unorganized Territories proceeded at 4:11 p.m.

Approval of the U.T. regular meeting minutes of August 13, 2026 (Hammond / Howard, 3-0)

AGENDA ITEM: Old Business
None

AGENDA ITEM: Monthly Report

Unorganized Territories Supervisor Heron Weston's monthly report was submitted. (See attached)

Heron reviewed the timeline for the 2027-28 U.T. Budget. He stated the process begins with the draft budget being submitted at the October meeting of the Commissioners. The Public Hearing for the budget will be held at the November meeting, and the final proposed budget will be presented at the December meeting for the Commissioners' approval.

AGENDA ITEM: TIF Grant Committee Update

Sunrise County Economic Council Executive Director Charles Rudelitch submitted a written report. (See attached.)

AGENDA ITEM: Public Comment

None.

ADJOURNMENT
4:16 p.m.
ATTEST: Carla J.R. Manchester
Carla J.R. Manchester, Admin. Asst.

WASHINGTON COUNTY TERRITORIES
WHERE THE SUN FIRST SHINES

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UNORGANIZED TERRITORIES MONTHLY REPORT
September 10, 2026

1. BUDGET
    a. The 2027-28 UT Budget timeline
        i. Draft Budget released - October Commissioners meeting
        ii. Public Hearing - November Commissioners meeting
        iii. Budget Approval - December Commissioners meeting
2. BRIDGES
    a. Both of the ROWs needed to move the location of the Mill Stream Bridge (Centerville) slightly to the east as part of its replacement have been purchased and the deeds have been registered.
    b. A small portion of the existing Mill Stream Bridge embankment extends beyond the existing ROW on the west side of the Centerville Rd. In order to remove the existing bridge and regrade the area afterward, a Temporary Construction Agreement was signed with the land owner to the west (MaineDOT).
3. ROADWAY MAINTENANCE
    a. Paving in Centerville and Trescott Twps is scheduled to begin next week. All paving must be completed by October 1st
    b. Roadside mowing is being performed throughout the UT
    c. A major East Ridge Rd ditching project is scheduled for late fall.
4. 911 ADDRESSING
    a. This office has become an official "Map Content Partner" with Google Maps, allowing us to edit their road network in the UT to align with the existing 911 road layer that RCC uses.
5. AUDIT
    a. The preliminary 2021-22 UT Audit findings are being reviewed by this office and the County Finance Department.
    b. The audit revealed the UT never paid the Town of Vanceboro for providing Fire Protection Coverage and Solid Waste Disposal Service to the residents of Lambert Lake Twp in 2021. Due to the geography and the long standing history of this arrangement, it was decided that the Town of Vanceboro most likely did provide these services in 2021 and a copy of the original bill was requested and paid.

WASHINGTON COUNTY UNORGANIZED TERRITORIES
TAX INCREMENT FINANCING DISTRICT LOAN & GRANT PROGRAM

A PROGRAM OF WASHINGTON COUNTY GOVERNMENT
ADMINISTERED BY SUNRISE COUNTY ECONOMIC COUNCIL

Report to the County Commissioners - September 8, 2026
prepared by SCEC, Executive Director – Charles Rudelitch

I have a schedule conflict and will not be able to attend the September 10th commissioners meeting. Please reach out (crudelitch@sunrisecounty.org or (207) 271-8368) with any questions.

There is one update this month and no action items:

Update 1 – Allocation of 2025 Stetson Wind TIF funds

The Stetson Wind TIF funds are held in a separate checking account, and the county tracks those funds under several sub-accounts related to the development program for the Stetson Wind TIF district (Revolving Loan Program, Nature Based Tourism, UT Public Infrastructure, etc.). Each year the UTTIF grant committee makes a recommendation on how to allocate incremental tax revenue in the district among these subaccounts. The commissioners make the final determination.

The $140K in incremental tax revenue remaining after the most recent credit enhancement payment to Stetson Wind has not yet been allocated. That allocation should be made before the end of the year. The UTTIF grant committee is working with the county finance department to determine the current balances in the Stetson Wind TIF sub-accounts and to determine how much of the funds on hand in each subaccount are the result of loan repayments before making a recommendation on how to allocate the 2025 incremental tax revenue.

As context, SCEC services the county's loans and collects loan repayments. Those funds are held in a separate account at SCEC and transferred to the county quarterly. Over the lifetime of the Stetson Wind TIF, SCEC has transferred over $1.8 million in loan repayments to the county. In early August there was just under $1.6 million in the Stetson Wind TIF checking account and just over $900K in outstanding loans. Assuming that all of the outstanding loans used second generation (loan repayment) funds, the current funds on hand include about $600K in first generation funds and about $900K in second generation funds. At the end of the TIF district any first generation funds on hand must be returned to the State of Maine. The county can use any second generation funds to continue the revolving loan program.