

MADISON MAINE

Leading the way in the Green Economy



With millions of dollars invested in Solar Energy, Natural Gas and Hydro Electric power, **Madison (pop 4,750)** is a small community located within a substantial energy hub. The Town has its own **Department of Electric Works**, which operates independently and has greater flexibility to get business development up and running. Companies like **Backyard Farms, IGS Solar, Summit Natural Gas, New England Battery Storage, Eagle Creek Renewable Energy and GO-Lab** have invested a combined total of over \$140,000,000 in Madison since 2007.



www.madisonmaine.com

Investment Opportunity

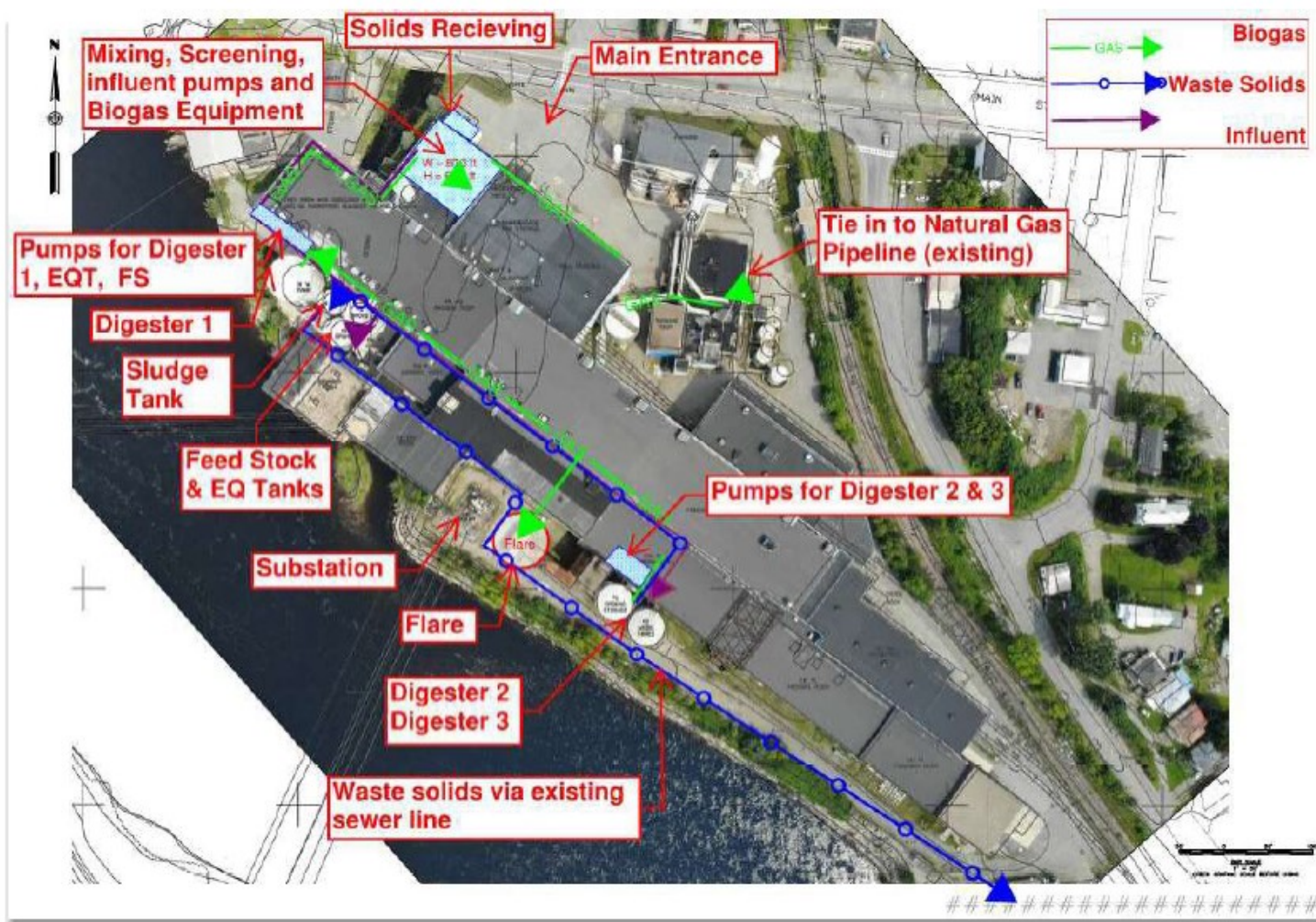
15
Million

Turning Organic Waste to Energy through Anaerobic Digestion

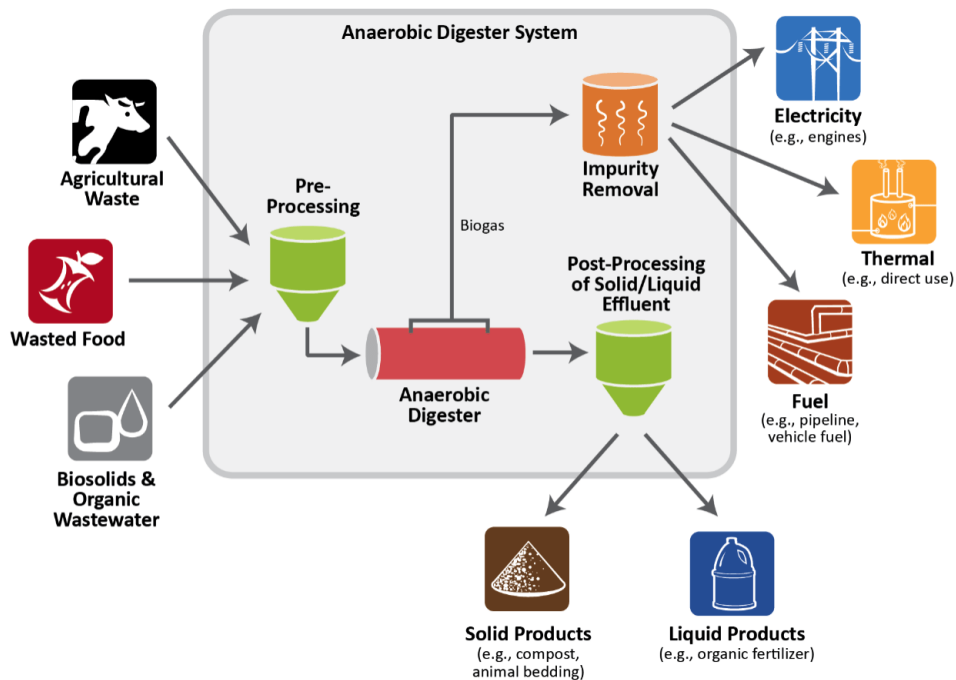
The recently purchased industrial site in Madison has the infrastructure for an excellent opportunity to invest in green energy.

In 2018 the engineering firm of Woodard & Curran completed a feasibility study on behalf of the Anson-Madison Sanitary District, concluding that there is significant infrastructure on site that could be converted for the purpose of generating combined heat and power (CHP) or renewable natural gas (RNG) through Anaerobic Digestion. W&C estimated the value of reusable assets at the site to be worth approximately \$7 million, making a strong argument for redevelopment.

The new owner of the site, GO-Lab, has expressed interest in partnering with the Sanitary District and other investors to develop the project that could be used to attract additional business and spur further economic development in the Madison area.



The Woodard & Curran feasibility study found available feedstocks from the surrounding area such as plant waste from Backyard Farms, the largest tomato producing greenhouse in the Northeast. This creates a great synergy between local businesses with mutual benefits. Waste can be used to create energy instead of being trucked to the local landfill.



The Anson-Madison Sanitary District was built for the industrial needs of a paper machine that is no longer there. With the capacity to treat 5 million gallons per day, the AMSD is in position to meet the needs of new business and provide for the operation of anaerobic digestion on site.

Contact Information

Anson Madison Sanitary District: Dale Clark, Superintendent dclark.amsd@gmail.com
Woodard Curran Eric Carlson, Innovations ecarlson@woodardcurran.com
GO-Lab (Site Owner) Josh Henry, Owner josh@golab.us

Table ES-1: Economic Model Outputs for CHP and RNG Options

Economic Outputs (CHP Alternative)	Baseline	Optimized Feedstock	Optimized Feedstock with Renter	Optimized Feedstock with Grant
20-Year NPW	-\$1,900,000	-\$10,100,000	-\$17,100,000	-\$10,500,000
Simple Payback Period	13	8	6	7
Total Revenues	\$2,366,000	\$3,181,000	\$3,701,000	\$3,181,000
Total Expenses	\$1,142,000	\$1,328,000	\$1,328,000	\$1,328,000

Economic Outputs (RNG Alternative)	Baseline	Optimized Feedstock	Optimized Feedstock with Renter	Optimized Feedstock with Grant
20-Year NPW	\$3,000,000	-\$5,600,000	-\$9,900,000	-\$6,000,000
Simple Payback Period	12	8	7	6
Total Revenues	\$3,071,000	\$3,991,000	\$4,311,000	\$3,991,000
Total Expenses	\$1,752,000	\$1,961,000	\$1,961,000	\$1,961,000

Why Madison?

Madison is one of 27 Opportunity Zones in the State, and one of only two in Somerset County.

Who can take advantage of Opportunity Zones?



Local individuals with capital gains:

These individuals who just sold a company or a piece of property and have a smaller amount of capital gains that

they would rather invest in the local economy than pay federal taxes on.



Philanthropies and individuals with a regional interest:

These institutions and individuals care about the future of the

region and may be interested in supporting projects through donations, grants, or low-return capital that create a meaningful investment aligned with their vision.



Opportunity Fund Managers:

These are the national, local, and regional actors with market-rate and socially impact-

oriented capital that they're seeking to responsibly invest in Opportunity Zones.

Infrastructure with capacity for growth

- Madison Electric Works
- Natural Gas
- Sanitary Treatment Plant 5M gallon/day
- Access to Broadband

Tax Incentives

- Maine's Business Equipment Tax Exemption
- Pine Tree Zone
- Opportunity Zone
- New Market Tax Credits
- Tax Increment Financing Districts

Education & Workforce Training

- Madison High School Ranked top 25
- Jobs for Maine Graduates Program
- Central Maine Alternative Pathways Academy

Certified Business Friendly

- Streamlined Permitting Process
- Madison Business Alliance

Quality of Place

- Scenic Vistas
- Recreation on the Kennebec River
- 40 Minutes from Sugarloaf USA
- Weston Woods and Waters Trails

Energy - Clean and Green

Eagle Creek Renewable Energy owns and operates two facilities on the Kennebec River in Anson and Madison, Maine. Collectively, the Anson and Abenaki facilities produce approximately 148 million kilowatt-hours of clean energy in a typical year. Originally developed by the Great Northern Paper company to power its mill in Madison, which was most recently operated by Madison Paper Industries, the two facilities now deliver energy to the New England grid.



Investment Opportunity

With the purchase of the hydro assets of the former Madison Paper Industries, Eagle Creek assumed a number of commercial and industrial sites suitable for business development and expansion. For more information contact Michael Doiron at michael.doiron@eaglecreekre.com

The Bright Future of Solar

Madison Electric Works: A Leading Partner in Solar Development



Madison Electric Works (MEW) is a municipality-owned utility in Madison, Maine that serves 2,500 residential, commercial, and industrial customers located in Madison and three neighboring towns. In 2017 MEW contracted with IGS Solar, a turn-key commercial and residential solar provider, in an effort to help the utility integrate solar energy while helping to better control long-term energy costs for their customers. IGS Solar financed, owns and operates the system. MEW will purchase 100% of the power generated through a long-term Power Purchase Agreement (PPA) with IGS Solar, which will allow them to utilize on-site generated renewable electricity.

The system is built on 20+ acres of land, utilizes 16,074 330W panels, and is sized at 4.6MW (AC) which is large enough to power roughly 700 homes. The array meets approximately 20% of MEW's annual needs.

For more information contact Marty Berry, Superintendent of Madison Electric Works at 207 696 4401 or mberry@madelec.net

MADISON MAINE

Success Stories in progress...

A new type of farming

Established in Madison in 2007, Backyard Farms is a leader in hydroponic farming. Using 2 greenhouses that span more than 42 acres BYF is the largest tomato greenhouse in the Northeast.

The early investors found Madison an ideal place to build because of large tracts of open, flat farmland, access to electricity through the business friendly Madison Electric Works, and a welcoming community excited about the opportunities.

Currently Backyard Farms is Madison's largest employer with over 250 workers helping to grow, prune, pick, pack and ship nearly 30 million pounds of tomatoes each year.



Industrial site redevelopment



In 2016 Madison Paper Industries closed its doors, bringing nearly 100 years of papermaking to an end in our community. The 600,000 square foot facility sat vacant until August of 2019 when the Maine based company GO Lab purchased the site and began the process of bringing back manufacturing jobs under the name Timber Pure Technologies (TPT). The site will use wood fiber to produce affordable, superior insulation products that also fight climate change by reducing carbon emissions in the built environment.

Slated to go online in 2020 Timber Pure Technologies will offer three product lines including loose fill insulation, batting and insulation board. When at full production, the site plans to employ over 100 people.

Learn more at www.madisonmaine.com

Town of Madison

Certified Business-Friendly



Madison has a strong business community with over 200 small businesses. Nearly 75% of those are micro-businesses with less than four total employees. Strong in the entrepreneurial spirit, Madison has a creative workforce designed to overcome the challenges of life in rural Maine.

For more information about the local business climate contact the Madison Business Alliance at www.madisonme.org



Educating and training a new workforce is a top priority for the Madison School District (MSAD59). Madison High School is ranked in the top 25 of public schools in the State by US News and World Report. Striking a balance between college prep and trade skills, MSAD59 features hands on training in construction, mechanical, and aquaculture through the Multiple Pathways Academy.

Find out more at www.sad59.k12.me.us