



# ASHLAND

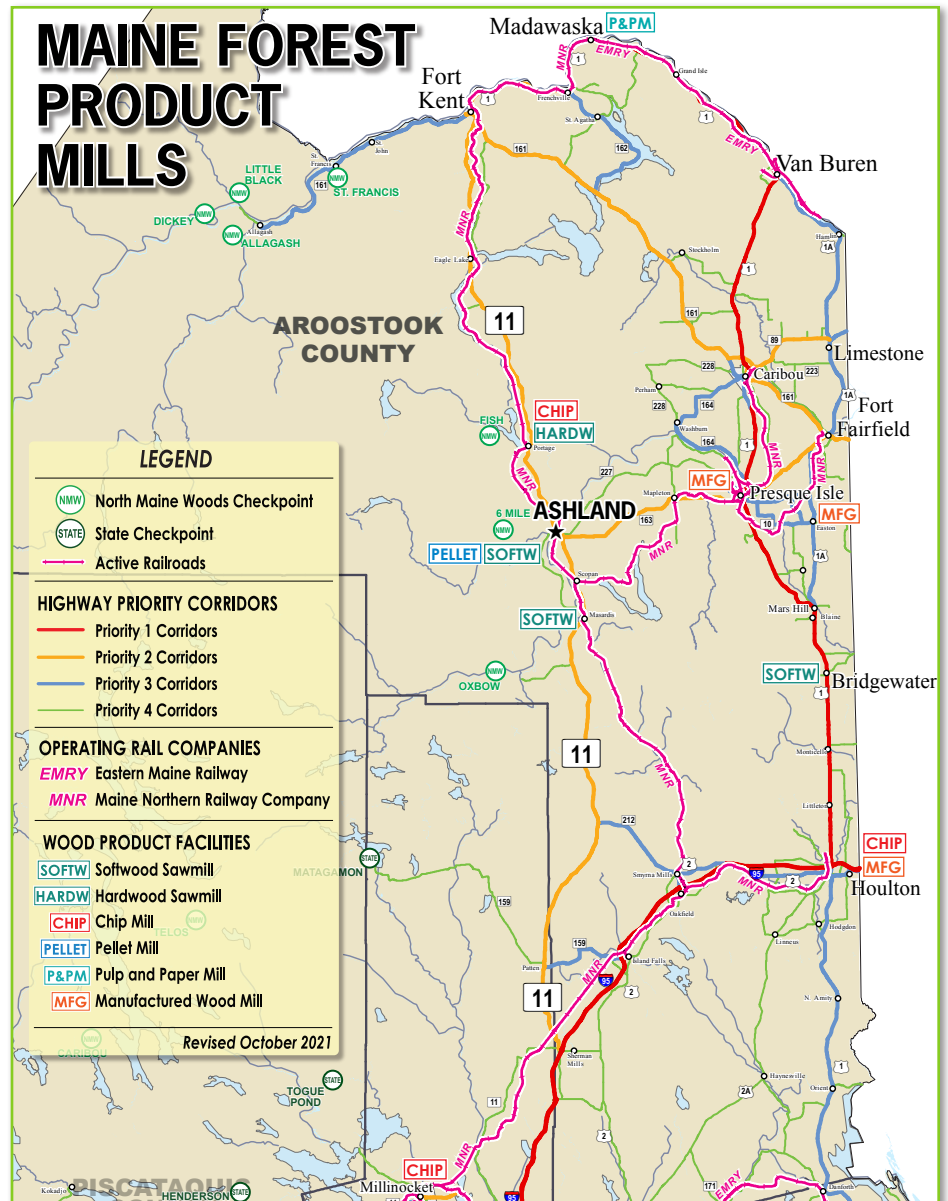
HEART OF THE  
GREAT NORTH  
WOODS



# ASHLAND, MAINE

Ashland, Maine (pop. 1,300) is located in **Aroostook County**, the largest county east of the Mississippi River. Ashland's heritage of agriculture and forestry remain its strong foundation and is bolted together by both blue- and white-collar jobs, exceptional schools, and some of the best four-season tourism on the east coast. Ashland is nestled in the center of this **6,800 square-mile county on Route 11** – the primary transportation corridor of forest products in northern Maine.

In the center of town is a beautiful and bright K-12 school built in 2010 that provides high-quality education to over 300 students, with extra-curricular opportunities such as National Honor Society, cultural enrichment, and three seasons of regional- and state-recognized athletics programs.





## What is truly unique about Ashland's location is its proximity to myriad experiences available within an hour drive that adds such value to this small town:

- Educational:** Maine School of Science & Mathematics, University of Maine at Presque Isle, University of Maine at Fort Kent, Husson University, Northern Maine Community College, and Loring Job Corps.
- Cultural:** Amish villages, Franco-American and Swedish heritage centers, Canadian neighbors to the north and east in the Province of New Brunswick, as well as museums of our rich history in logging and agriculture.
- Festivals:** Can-Am dog sled races, Crown of Maine Balloon Festival, Portage Whoopie Pie Festival, Ploye Festival, Scarecrow Festival, Potato Blossom Festival, plus artisan, craft and food festivals throughout the year.
- Recreational:** Ashland is the gateway to the North Maine Woods, with access to outdoor recreation within the Allagash Wilderness Waterway and the Saint John River. Wild brook trout dominate area waters including the Aroostook River and the Fish River chain of lakes, with interconnecting trail systems for snowmobiles and ATVs, and proximity to prime destinations for bear, moose, deer, and partridge hunting, as well as hiking, canoeing, and kayaking. Aroostook State Park, Baxter State Park, Katahdin Woods & Waters National Monument, and Aroostook National Wildlife Refuge are other nearby recreational hotspots. There are opportunities for alpine and Nordic skiing, and two world-class biathlon centers with four-season access, plus multiple well-groomed golf courses for enthusiasts.
- Medical:** Ashland hosts a primary healthcare facility and an adult family care home. More extensive healthcare facilities are available nearby in Presque Isle and Caribou.
- Conveniences:** The communities surrounding Ashland are host to several hotels, a shopping mall, Wal-Mart, movie theaters, farmers markets, downtowns with a variety of small businesses, and a commercial jet service to Newark, New Jersey and Washington DC/Dulles.



# INVESTMENT POTENTIAL

Ashland is a wood-products based community with major access to **sustainably managed forests** and a manufacturing sector in support. Opportunities exist for under-utilized forest species of pine and hemlock, plus residuals available from current primary manufacturing. Significant value-added opportunities also exist for mill and forest residuals in bio fuels, biochar, medium density fiberboard, cross laminated timber (CLT), hardwood flooring, moldings and cabinets from pine and hardwood.

Ashland sits on the edge of **8 million acres of contiguous timberland**, blanketed with well-maintained private roads. Ashland is also



within 50 miles of a major interstate (I-95), in proximity to major cities in Canada and a Commercial Land Port of Entry, and is less than 145 miles from deep-water sea ports in Searsport, Maine and St. John, New Brunswick. Miles of upgraded off-road access to timberlands, commercial train/freight transportation, and commercial trucking operations are alive and well.

Ashland hosts a number of privately owned **Brownfield sites** with water, sewer, and three-phase power, some with rail access. Ashland Area Economic Development Corporation also owns a former 94 acre sawmill site with water, sewer and three-phase power with rail access.





**Ashland and its Route 11 corridor neighbors boast a history of vibrant sawmills and robust and diversified farming operations. Despite some serious blows to its staple industries over the last few years, manufacturing continues:**

- **Katahdin Cedar Homes** – a rough sawn cedar lumber mill with an annual capacity of 10 million board feet, producing primary products for value-added cedar log homes, as well as residual sawdust and bark.
- **Northeast Pellets** – a value-added pellet manufacturer utilizing hardwood and softwood sawdust used in domestic, commercial, and industrial heating.
- **Daaquam Lumber** – a softwood lumber operation at 120 million random-length board feet annually, producing softwood chips for papermaking and residual sawdust, bark, and shavings for valued-added markets. Recently completed a \$3.5 million upgrade.
- **JD Irving Ashland Sawmill** – a \$30 million investment in 2014 created a new state-of-the-art stud mill operation producing over 100 million board feet annual capacity of quality, environmentally certified softwood lumber and softwood chips for papermaking, plus residual sawdust, bark, and shavings for value-added markets.
- **Maine Woods Company and Portage Wood Products** – Affiliated with the Seven Islands Land Company, one of the most well respected names in sustainably managed forestlands in the USA. Maine Woods Company produces over 15 million board feet annually of rough-sawn and kiln-dried eastern hardwood quality lumber. Hardwood chips for papermaking plus residual sawdust and bark are sold to regional value-added facilities. Maine Woods Company recently invested in a \$2.5 million hardwood lumber regrade line. Portage Wood Products is a custom hardwood chip plant producing approximately 180,000 tons of quality chips for papermaking. Residual fines and bark are sold to regional markets for value-added production.
- **Logging contractors** are upgrading technology and logging capacity to support new mill demands.

**Ashland also enjoys strong support from regional educational and workforce training institutions:**

- **Northern Maine Community College** providing mechanized logger training, industrial electrician, boiler operator and maintenance, finance and administration.
- **University of Maine at Fort Kent and Presque Isle** providing critical training in health services, and adapting skillsets for the Industrial and Commercial Workforce.
- **Region Two Career & Technical Education Center** is Maine’s only hands-on mechanized logging program for high school students.
- **Loring Job Corps Center**, providing no-cost hands-on training for 16 to 24 year olds in CDL, construction trades, Information Technology and Cyber Security.





### **Market Access Program (MAP)**

Through MAP, the U.S. Foreign Agricultural Service (FAS) partners with U.S. trade associations, cooperatives, state regional trade groups and small businesses to share the costs of overseas marketing and promotional activities to build commercial export markets. Businesses who are seeking to grow their market internationally may qualify. This program is administered through the Maine International Trade Center.

### **Commercial Facilities Development Program (CFD)**

Maine Rural Development Authority can serve as a lender, principal developer, partner or investor in the acquisition of property and redevelopment of existing commercial properties under the CFD program.

### **FAME Direct Loan**

The FAME Direct Loan helps new or existing businesses with flexible gap financing directly from FAME when traditional loans may not meet their needs.

### **Regional Economic Development Revolving Loan Program (REDRLP)**

REDRLP makes loans through Maine’s regional development agencies to create or retain jobs.

### **Linked Investment Program for Commercial Enterprises**

FAME works in conjunction with the Maine State Treasurer to implement this program, which reduces a borrower’s interest rate. Loans are approved and funded by financial institutions in accordance with their own policies.

### **Brownfields Revolving Loan Fund (BRLF)**

BRLF is a partnership program between Department of Economic and Community Development (DECD) and the Maine Department of Environmental Protection (DEP), with DECD as the financial manager of the program, and DEP serving as its environmental manager. BRLF serves to increase local tax bases and facilitate job growth while protecting and improving the environment. Brownfields are identified and qualified by DEP, and qualify as the property, expansion, redevelopment, or reuse of a project which may be complicated by the presence of a hazardous substance, pollutant, or contaminant. This program provides additional funding to DEP’s current Brownfields Program for remediation of identified Brownfield sites and serves as an added resource to leverage private developer funds, municipal funds, and/or state funds.

## **MORE RESOURCES**

<p><b>Maine Rural Development Authority (MRDA)</b> mainerda.org</p>	<p><b>Finance Authority of Maine (FAME)</b> famemaine.com</p>	<p><b>Maine Technology Institute (MTI)</b> mainetechnology.org</p>	<p><b>Coastal Enterprises, Inc. (CEI)</b> ceimaine.org</p>	<p><b>Northern Maine Development Corporation (NMDC)</b> nmdc.org</p>
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# MAINE INCENTIVES

## **Municipal Tax Increment Financing (TIF)**

Ashland uses TIF to leverage new property taxes generated by a specific project or projects within a defined geographic district. Any portion of the new taxes may be used to finance public or private projects for up to 30 years.

## **Employment Tax Increment Financing (ETIF)**

A state program that helps new and established Maine businesses hire new employees by refunding from 30% to 75% of the state withholding taxes paid by the qualified employees for up to 10 years.

## **Pine Tree Development Zones (PTDZ)**

Businesses who are certified as Pine Tree Development Zones (PTDZ) may qualify for corporate income tax credits, sales and use tax exemptions, a withholding tax reimbursement of up to 80%, and reduced electricity rates.

## **Manufacturing Tax Exemption**

The sale of machinery and/or equipment used by the purchaser directly and primarily in the production of tangible personal property for later sale or use is eligible for a sales tax exemption.

## **Business Equipment Tax Reimbursement (BETR)**

The BETR program is designed to encourage capital investment in Maine. The program reimburses taxpayers for local property taxes paid on most qualified business property.

## **Maine Capital Investment Credit (MCIC)**

A credit is available to businesses that place depreciable property in service in Maine during the taxable year. The credit is equal to 10% of the federal bonus depreciation claimed for the taxable year under Internal Revenue Service section 168(k) on that property.

## **Maine Seed Capital Tax Credit Program**

The Maine Seed Capital Tax Credit Program is administered by the Finance Authority of Maine (FAME) and is designed to encourage equity investments in Maine businesses, both directly, and also through venture capital funds. FAME may authorize state income tax credits to investors for up to 50% of the cash equity provided to eligible Maine businesses. Investments may be used for fixed assets, R&D, or working capital.

## **Business Equipment Tax Exemption (BETE)**

The BETE program is a 100% property tax exemption program for eligible property that would have been first subject to tax in Maine on or after April 1, 2008. BETE is administered through Maine Revenue Services (MRS).

## **Maine Technology Institute (MTI) grants**

MTI awards R&D money to companies and non-profit research organizations to support the commercialization of new technology related products and services that create and support sustainable, high-quality jobs for Maine people.

# ASHLAND, MAINE



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