



July 5, 2026

Meeting will start after conclusion of “Donuts & Dialog”

Special Meeting of the Northport Village Corporation Board of Overseers

This is a hybrid meeting – in person* in the Community Room of Community Hall, 813 Shore Road, Northport, ME and virtually.

If you would like to attend any Overseers meeting or NVC committee meeting virtually, please contact the NVC office (207-338-0751) to be added to a list of verified attendees. You will need to provide your name, Bayside address and email address. If your property is not in your name, please provide the property owner’s name. Once the information is verified, you will receive Zoom links to NVC meetings. This is a temporary measure taken to address disturbing and disruptive interruptions to recent NVC meetings by unauthorized Zoom participants.

*This is a business meeting conducted in public; it is not a public meeting. An opportunity for comments from members of the public is provided before the business meeting begins and end of the meeting. Unless a question from the public can be answered definitively and very briefly, the Board usually does not engage in a dialog with a commenter. If the speaker addresses an item on the Board’s agenda, the Board’s consideration at that time may respond to the speaker’s comments. When recognized, a commenter should state their name and Village address and make their point briefly. Depending on the number of public members who wish to address the Board and the length of the Board’s agenda, the presiding officer may establish a time limit for speakers. Agenda items may be taken out of order to accommodate guests. **Remote participants will not be admitted to the meeting unless the participant’s name is identifiable.**

Meeting Agenda

- Comments by members of the public.
- Call to order business meeting.
- Agenda review.

Action Items and Reports

- Recommendation to approve draft proposed 2027 General Government Budget.*
- Recommendation to approve proposed 2026 Annual Warrant.*
- President’ Report.

Other Committee Reports/business (as needed)

Comments by members of the public

Adjourn

*These documents will be made available prior to the meeting.

Public Notice
Northport Village Corporation
Annual Meeting
August 11, 2026
6:00 PM

To the Designated Agent for Northport Village Corporation in the County of Waldo, State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Northport Village Corporation in Waldo County, Maine, qualified by law to vote in Village affairs, to meet at the Basketball Court in Bayside on Tuesday the 11th day of August, 2026, at 6:00 o'clock in the evening, then and there to act upon the following articles. If the weather is inclement as of 2:30 p.m., the location will be the Community Hall at 813 Shore Road, Bayside, Northport, Maine.

Article 1: To choose a Moderator by written ballot to preside at said meeting.

Article 2: President's Report.

Article 3: Treasurer's Report.

Article 4: To see what sums of money the Northport Village Corporation will raise and appropriate for the following accounts for the fiscal year 2027.

OVERSEERS PROPOSED BUDGET

Expenses

Contracted Services	\$ 50,468
Auto Expenses	\$ 9,500
Employee Wages and Benefits	\$ 113,028
Administration (ref. Note 1)	\$ 36,115
Legal and Professional Services	\$ 36,000
Repairs and Maintenance	\$ 163,800
Protection and Safety (ref. Note 2)	\$ 1,650
Utilities	\$ 36,700
Long Term Debt Service (Bond Expense)	\$ 91,834
Other Expenditures (ref. Note 3)	\$ 14,165

Total Expenses \$ 553,260

Total Funds to be Raised \$ 553,260

Note 1: Administration category includes: Community Events, Information and Notices, Insurance, Membership Dues, Office Supplies, Postage, Software, and Tax Collection Fees.

Note 2: Protection and Safety category includes: Safety Committee Operations and Lifeguard Uniforms/Equipment/Supplies.

Note 3: Other Expenditures category includes: Reserves, Contingency/Other Misc., and Personnel Salary Adjustments.

The money will be raised as follows: At the Town of Northport Annual Town Meeting on June 15, 2026, as part of the warrants of the Town's Annual Meeting, the Town voted to raise, appropriate, and expend funds for the Northport Village Corporation in the amount of \$30,000. The NVC also expects to raise \$13,410 from other revenue (Community Hall rental, Watercraft Registration fees, and interest income). The balance of \$509,850 is to be raised from the Northport Village Corporation property tax.

Article 5: To see if the Northport Village Corporation will vote to appropriate and authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation and/or expend funds from accumulated surpluses, a principal amount not to exceed \$509,850 in anticipation of 2027 taxes and to issue and sell for that purpose general obligation bonds, notes, or other financial instruments of the Northport Village Corporation, the proceeds to be used for the purpose of providing working capital for governmental activities of the Corporation, such bonds, notes, tax anticipation notes, lines of credit or other financial instruments to be issued upon such further terms or conditions as may be determined by a majority at least of the Overseers of the Northport Village Corporation.

Financial Statement

1. Total Village Debt

A. Total debt outstanding and unpaid as of 12/31/2026	\$ 1,813,720
B. Total debt authorized and unissued.	\$ 1,509,823
C. Debt to be issued if this article is approved	\$ 509,850
[NOTE: This debt would replace \$ 509,823 of the sum included in line B.]	
	(\$ 509,823)
TOTAL	\$ 3,323,570

2. Costs

At an estimated rate of 7% (seven percent) for a term of one year, the estimated costs of this debt issue will be:

Principal:	\$ 509,850
Interest:	<u>\$ 35,690</u>
TOTAL DEBT SERVICE:	\$ 545,540

3. Validity

The validity of the voters' ratification of the debt may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the debt issue is not affected by reason of the variance.

Treasurer, Northport Village Corporation

Article 6: To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation to borrow on behalf of the Northport Village Corporation a principal amount not to exceed \$1,000,000 and to issue and sell general obligation bonds, notes or other financial instruments of the Northport Village Corporation for that purpose and/or to expend funds from accumulated surpluses (the combined borrowing and use of surplus funds not to exceed \$1,000,000) for replacement and repair of Community Hall and wharf/floats as needed, for repairs to utilities operated by the Village Corporation, for reconstruction of shoreline damage to property owned by Northport Village Corporation or for repairs of roads owned by the Village, such bonds, notes or other financial instruments to be issued upon such further terms or conditions as may be determined by a majority of the Overseers of the Northport Village Corporation, and further to authorize the Board of Overseers to accept and expend federal or state grants, execute any and all contracts and documents and take any and all actions necessary or convenient to issue the bonds, notes or other financial instruments of the Northport Village Corporation and accomplish the Project.

Financial Statement

1. Total Village Debt

A. Total debt outstanding and unpaid as of 12/31/2026	\$ 1,813,720
B. Total debt authorized and unissued	\$ 1,509,850
C. Debt to be issued if this article is approved	\$ 1,000,000

[NOTE: This debt would replace \$1,000,000 of the sum included in line B]	(<u>\$1,000,000</u>)
TOTAL	\$ 3,323,570

2. Costs

At an estimated rate of 7% for a term of 20 years, the estimated costs of this debt issue will be:

Principal:	\$ 1,000,000
Interest:	\$ 860,717
Total Debt Service:	\$ 1,860,717

3. Validity

The validity of the voters' ratification of the debt may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the debt issue differs from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the debt issue is not affected by reason of the variance.

Treasurer, Northport Village Corporation

Article 7: To see if the Northport Village Corporation will fix a rate of interest on taxes delinquent after October 1, 2026, equal to that charged by the Town of Northport, which is seven percent (7%).

Article 8: To see if the Northport Village Corporation will vote to authorize a majority of the Overseers of the Corporation to use the balance of revenues in excess of expenses at the end of 2026 for improvements to Village infrastructure and/or for support in providing entertainment and cultural events and the facilities in the Village.

Article 9: To see if the Northport Village Corporation will vote to authorize the Overseers to establish rules and regulations, from time to time, addressing the use, protection, and preservation of Village owned assets in the interest of the Village and public safety of its residents, after public hearings on any such rules and regulations.

Article 10: To see if the Northport Village Corporation will vote to authorize allocating \$15,000 from general government reserves toward expenses associated with the Bayview Park shoreline stabilization project.

Article 11: To see if the Northport Village Corporation will vote to authorize allocating \$10,000 from general government reserves toward replacement of the boat float.

Article 12: To see if the Northport Village Corporation will vote to authorize the Overseers to purchase a new vehicle from the funds accrued for truck replacement by the general government and appropriate contributions from the utilities departments.

Article 13: To elect by written ballot two Overseers for the NVC for three-year terms. and a Treasurer for a term of three years.

Article 15: Reports of Committees.

Opportunity for public comment

ADJOURNMENT

NOTICE OF OVERSEERS MEETING:

The newly elected Board of Overseers will meet to be sworn in and attend to Village business immediately upon the conclusion of the Annual Meeting.

Dated: _____, 2026

Northport Village Corporation

Janae Novotny, President
Maureen Einstein, Clerk
Gwendolyn Huntoon, Treasurer

BOARD OF OVERSEERS

Diana Eastty _____

Frederic Lincoln _____

Victoria Matthews _____

Kris Mix

Elaine Moss _____

Michael Tirrell _____

A true copy of the warrant,

Attest: Maureen Einstein, Clerk _____ Northport
Village Corporation

Note: Due to early publication, this warrant may be changed or amended before the August 11, 2026 Annual Meeting. Current annual financials and Auditor's Report will be provided at the Annual Meeting.

Draft