

HAMPTON INN

Presque Isle, Maine



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Close to downtown Presque Isle, the five-acre site of an abandoned National Guard Armory serves as the home of an adaptive redevelopment process spear-headed by the construction of a Hampton Inn hotel. The \$11 million project used NMTCs to coax a 93-room Hampton Inn hotel into an economically distressed, low-income city and a rural county that has suffered significant outward migration for over two decades.

Development of this mid-priced hotel will immediately catalyze the creation of two additional, separately owned businesses on the remaining sub-divisions of the Amory site: a restaurant (to compliment the hotel) and a pharmacy. Like the nearby NMTC-funded Maine Mutual Group service center, the Hampton Inn project is a response to the community's grassroots efforts to build Presque Isle's business infrastructure and establish its image as a desirable destination.

The Project will be a leading example of "green" hotel design and development: plans include development and operational practices consistent with LEEDS Certification such as recycling 95% of the demolished armory building; installing state-of-the-art, high-efficiency mechanical, electrical and plumbing systems, including solar water heating; and making major reductions in run-off and improvements in water quality through implementation of an advanced storm water management system.

An IMPLAN-based economic impact study created by Planning Decisions, Inc. estimates that the hotel will generate an additional \$4.4 million in annual spending and 85 jobs for the county as well as \$570,000 in state and local tax revenues. The hotel opened its doors August 11, 2009.

Qualifying Features

- Non-metropolitan tract
- County out-migration rate of 24.4%
- Area per capita income 20% less than state

Two Maine banks, Katahdin Trust and The First, provided debt and NMTC equity for the deal, which closed July 22, 2008. The hotel's developer, BLD Properties, is based in Yarmouth, Maine.

Key Benefits

- Builds on the momentum created by the nearby NMTC-funded Maine Mutual service center
- Development spurred by high community demand.
- Flagged hotel promises an increase of 3,000 lodgers per year
- Promotes further development in the community
- Creates 38 high-quality direct full-time jobs
- Green building practices used in construction and operations.

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