



Islesboro Economic Sustainability Corporation

P.O. Box 108

Islesboro, ME 04848

<https://www.sustain04848.com/>

Islesboro Economic Sustainability Corporation – Board Meeting May 29, 2026 – 4 PM, Town Conference Room and via Zoom

Agenda (All Materials Posted on www.sustain04848.com)

- All Online Participants Mute Their Lines
- Call to Order, Establish Quorum & Determine Everyone Can Hear and Be Heard.
- Opening Comments – Tom
 - Conversations with Town committees
 - Energy
 - Housing and School
 - Tax advocate
- Approve Minutes February 3, 2026, Board Meeting - *attached*
- Recurring Reports & Topics *attached* – Bonnie
- Review Business Loan Program Status – Bonnie
- Discussion of draft rental renovation loan policy – Michael
- Island Market update – Tom
 - Lease
 - Retail gas
 - Improvements
- Discussion of new initiatives going forward
 - Electrification transition
- Durkee's Store update
- Other Business? Next meeting?
- Wrap Up Comments
- Adjourn

Topic: IESC Spring Board Meeting

Time: May 29, 2026 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/89817434918?>

[pwd=ukBMpIBTaNJEiQy4rAuhbpKRViOTCX.1](https://us06web.zoom.us/j/89817434918?pwd=ukBMpIBTaNJEiQy4rAuhbpKRViOTCX.1)



The Office of the Taxpayer Advocate Operates Independently
of Any Other IRS Office and Reports Directly to Congress
Through the National Taxpayer Advocate.

March 24, 2026

Islesboro Economic Sustainability Corporation
150 Main Rd
Islesboro, ME 04848-4508 504

Tax Form(s):
Tax Period(s) Ending:
Case Number: 00010210

Dear Taxpayer:

I am writing to let you know that the Taxpayer Advocate Service (TAS) successfully advocated to resolve your tax problem concerning filing requirements for your organization. TAS identified that when your organization filed from SS4, you have selected to be treated as "other non-profit organization", instead of choosing State or Local government.

I submitted a recommendation to the IRS to remove the filing requirements of 1120 forms, typically used by corporations to report income. This is an automatic requirement for non-profits that fail to file for tax exempt status or get denied.

However, government entities do not have a requirement to file income taxes, so the IRS removed that requirement from your organization after reviewing the correspondence you provided that was included with my recommendation.

Since the tax problems for which you requested our assistance have been resolved, I am closing your case with TAS.

Questions

I hope this letter addressed any questions or concerns you may have about the resolution of your case. If not, please contact me using my contact information shown below. I will be happy to provide you with a complete and accurate explanation of the resolution to your tax problem.

Sincerely,

Laura Suarez
Case Advocate

Taxpayer Advocate Service
380 Westminster Street
Providence, RI, 02903
www.taxpayeradvocate.irs.gov
Group Email: tas.ri.providence@irs.gov

Advocate: Laura Suarez, Advocate Number: 1003490997
Available Hours: 7:30 a.m. - 4:00 p.m. EST MON - FRI
Toll-Free Phone: (401) 528-1836 Fax: (855) 807-9697
Advocate's Manager: Magdalena Malinowski
Manager Phone: (877) 509-9344

TAS 1285L - TP (08/14/2023)

Minutes IESC February 3, 2026 4pm

1. Meeting called to order by Tom Tutor, Chrm

Present: Tom Tutor, Chrm

Michael Nelson, Vice Chrm

Bonnie Hughes, Treasurer

Larry Hoder, Secretary by zoom

Lois Childs by zoom

Roger Heinem by zoom

Peter Rothchild, Select Board representative

Janet Anderson, ex officio

Guests: Sky and Marianne Purdy

Quorum of 7 members

2. Approval of minutes 8/14/25 unanimous

3. Reports:

1. Past business:

1. Loan Policy (attached): reviewed with amendment to change “provide a consultation on business management” to “offer a consultation on business management”; change approved by committee

2. Finances: Bonnie H. reviewed current finances {attached}: no current concerns raised; our current investment leasing are maintaining our capital; there is an audit report pending from 6/25 but invoice pending

Loan Program status:

1. Seth Wilbur’s outstanding loan has been paid in full

2. Loans to Laura and Josh Reed: several back payments have been missed; full communication has occurred and several options are being discussed to develop a different payment schedule

3. IRS status: Tom T. reported that after 5 years of this pending, the IESC is officially considered a Quasi Municipal Non Profit Corporation requiring no state

tax returns; Tom T. will request a letter from the state, stating that we are not liable for any state income tax.

4. Island market Arrangement: Roger H. reviewed the history of our purchase of the island market property and the near completion of recent planned improvements (a few minor improvements are pending); the current valuation of the property is 868K. Sky P. expressed his appreciation for the capital improvements stating that these have increased the market's efficiency and safety for both the staff and the consumers.

As this is the 5th anniversary of this project, discussion centered around options for our continued involvement in owning the market; approximately 50% of the IESC's assets are invested in this project; Roger H. and Sky P. reviewed several options for the future, including considering a full sale (to a 3rd party), a buy out by Sky, a lease to buy arrangement, a subdivision of the property, conversion to a condominium, conversion into a 'co-op' type of market, or extending our current management program with a slight increase in the rental rate. The committee supported continuing the lease for 5 more years; Sky was amenable to a new rental lease with a minor adjustment in monthly fees for the next 5 years.

4. Loan Requests: Several requests for loans are active:

1. Durkee Market Property: no new information on the loan request to purchase the property by Rebecca Talley; Richard has stated that he is changing to a new realtor, but no further information is available
2. Two new requests have been made: one involving a request to help fund a house renovation to provide a rentable apartment, another for a renovation for an existing rental house for lead mitigation; both proposals plan for these rentals to be full year and low income/affordable units

General consensus was that our corporation is supportive of increasing low income/affordable housing on the island but that such loans are different from our stated charter; Bonnie H. stated that such loans are covered by current bylaws but that they will likely require an amendment to our charter if pursued. While supportive of the nature of such new loan types, the committee was not interested in future real estate purchases and management, preferring to be in a more 'facilitative' mode. It was agreed that Tom T. would pursue this issue with our lawyer and probably a real estate lawyer, ie an IESC charter amendment, questions re: restrictions able

to be placed on such loans (eg requiring full year occupancy, maintaining rentals 'affordable', security needed to cover such loans etc.)

5. Work Force Housing/Affordability/ School Viability: Michael N. discussed the island's current affordable housing and future needs; Discussion also included the need to attract young families to the island to support our schools and other services; how can we attract some of the hundreds of dayworkers to come and live here? Marketing will be needed for this . Peter R. reported on a new ad hoc committee with representatives from various sources, including the Select Board, IESC, IAP, School Committee to address these concerns both in the short and the long term. Tom T. encouraged all participants to brainstorm approaches to to thos serious island problem

Adjourned

Next Meeting May/June 2026

Submitted by Larry Hoder, Secretary

Islesboro Economic Sustainability Corporation
Balance Sheet
As of April 30, 2026

ASSETS

Current Assets

Bank Accounts

 Checking (5715) 151,372

 MoneyMarket (5798) 163,566

Total Bank Accounts 314,938

Other Current Assets

Charles Schwab 6827-0461

 Charles Schwab Cash 150,840

 Charles Schwab Securities at Face Value 242,000

 Prepaid Interest & Premium (113)

Total Charles Schwab 6827-0461 392,727

Interest Receivable (Schwab)

Rent receivable

Line of Credit Loan

Total Current Assets 707,665

Fixed Assets

Accumulated Depreciation (45,277)

House - 111 Main Road 189,431

Island Market Building 486,121

Island Market Equipment 104,241

Land - 111/113/115 Main Road 120,808

Total Fixed Assets 855,324

Notes Receivable 333,267

TOTAL ASSETS 1,896,256

LIABILITIES AND EQUITY

Liabilities (2,067)

Equity

 Retained Earnings 1,895,962

 Net Income 2,362

Total Equity 1,898,323

TOTAL LIABILITIES AND EQUITY 1,896,256

Islesboro Economic Sustainability Corporation

Income by Category - Current Year to Date

July 2025 - April 2026

	HOUSE	ISLAND MARKET	LOANS	NOT SPECIFIED	TOTAL
Income					
Donations				4,000.00	\$4,000.00
Interest Earned			5,436.54	200.90	\$5,637.44
Investment Earnings				4,401.97	\$4,401.97
Rental Income	10,000.00	13,000.00			\$23,000.00
Total Income	\$10,000.00	\$13,000.00	\$5,436.54	\$8,602.87	\$37,039.41
GROSS PROFIT	\$10,000.00	\$13,000.00	\$5,436.54	\$8,602.87	\$37,039.41
Expenses					
Advertising & Marketing				251.50	\$251.50
Bank Charges & Fees				160.00	\$160.00
Insurance	1,574.00	4,251.00		3,766.05	\$9,591.05
Intuit				1,242.00	\$1,242.00
Legal & Professional Services		1,486.62	337.00	9,999.00	\$11,822.62
Office Supplies & Software				576.50	\$576.50
Other Business Expenses				88.00	\$88.00
Property Tax	3,730.65	1,978.80			\$5,709.45
Repairs & Maintenance		5,236.78			\$5,236.78
Total Expenses	\$5,304.65	\$12,953.20	\$337.00	\$16,083.05	\$34,677.90
NET OPERATING INCOME	\$4,695.35	\$46.80	\$5,099.54	\$ (7,480.18)	\$2,361.51
Other Expenses					
Lease Revenue Adjustment					\$0.00
Total Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET INCOME	\$4,695.35	\$46.80	\$5,099.54	\$ (7,480.18)	\$2,361.51

LOAN BALANCES
May 12, 2026

	<u>Balance</u>	<u>Last Payment</u>
Babe Hatch	44,642	4/29/2026
Bruce Babbidge	16,377	5/8/2026
Dustin Reidy	30,665	4/30/2026
Dylan Purington	4,007	12/23/2025
Janis Leach	13,387	5/1/2026
Josh Leach	10,472	5/1/2026
John Apelquist	95,965	4/30/2026
Josh and Laura Read	25,039	4/25/2026
Pete Anderson	15,768	5/12/2026
PYY	59,048	4/15/2026
Silas Babbidge	14,399	5/1/2026
Total	329,770	

Recipient
Line of Credit Note

\$XX,000.00

Date, 2026

For Value Received, the undersigned, *Recipient* (the "Borrower"), promises to pay to the order of **ISLESBORO ECONOMIC SUSTAINABILITY CORPORATION**, with an address of **P.O. Box 108, Islesboro, Maine 04848** (the "Lender"), at such address as may be designated in writing by the Lender, the principal sum of **XX Thousand Dollars and 00/100 Cents (\$XX,000.00)** (the "Maximum Principal"), as may be advanced and outstanding at the time this obligation becomes due and payable, together with interest and other charges as hereinafter provided.

- 1. Interest; Payment Schedule.** Interest on all outstanding principal under this Note shall accrue at the rate of **Two Percent (2%)** per annum. Outstanding principal and interest shall be paid in **ONE HUNDRED TWENTY (120)** monthly installments of **\$XX.XX** each, with the first payment being made on ***Date, []*** and then on the **First** day of each month thereafter until ***Date, []*** when all remaining principal and interest owed hereunder will be paid in full.

All payments received shall be applied first to charges, if any, then to interest, and then to outstanding principal, until paid in full. If any payment is not received within ten (10) days of when due, then Borrower shall pay to Lender a late payment fee of **Two Percent (2%)** of the amount of each delinquent payment.

- 2. Prepayment.** This Note may be prepaid by Borrower in whole or in part at any time, without penalty. Any partial prepayment shall not postpone or delay the due date for subsequent payments hereunder.
- 3. Loan Advances and Disbursements.** Except in the discretion of Lender, the total amount of the advances outstanding under this Note shall not exceed the sum of the Maximum Principal. This Note is a Line of Credit Note made and given by Borrower to Lender. Lender agrees to make advances to Borrower up to an aggregate of the Maximum Principal, provided, that the terms, covenants and agreements of this Note are observed and performed. Upon satisfaction of the conditions set forth in this Note, Borrower may obtain advances and repay principal from time to time up until [] (the "Termination Date"), after which date no further advances will be made except in the discretion of Lender.

Borrower shall make applications on forms approved by Lender for advances of principal, on not more than a weekly basis, which approval by Lender shall not be unreasonably withheld, conditioned or delayed. Applications for advances with respect to the Improvements shall be for amounts equal to: (a) the total value of classes of the work acceptably completed during the draw period; plus (b) the value of materials and equipment not incorporated in the work, but delivered to and suitably stored at the site. Each application shall be filed at least five (5) days before the date the advance is desired, and Borrower shall be entitled thereon only to such amount as may be approved by the Lender. Such disbursements or advances of Loan proceeds may be made at the commercially reasonable discretion of Lender directly to Borrower, or to any contractor, subcontractor, materialman, or other person or entity providing labor, services or materials, or jointly to two or more of them, or may be applied by Lender to the discharge of any liens or other

encumbrances upon the Property or upon any materials stored thereon or therein.

At the time of each advance requested by Borrower under this Note, (i) the Borrower shall have complied with all of the terms, conditions and requirements of this Note; and (ii) no default or event of default (even if any applicable cure period has not expired) shall be outstanding under this Note and any other obligations of Borrower or Guarantor to Lender, regardless of the circumstances of prior advances by Lender.

Advances are subject to the satisfaction of various conditions precedent as set forth herein.

4. Borrower Representations and Warranties. At all times, Borrower covenants, warrants and agrees that:

A. Borrower will use the proceeds available hereunder to complete renovations (the "Improvements") of the property known as [] (the "Property"), in accordance with the specifications, drawings, and plans presented by Borrower to Lender and attached hereto as Exhibit A (the "Plans"), and in accordance with the cost estimates and/or budget presented by Borrower to Lender in the form attached hereto as Exhibit B (the "Budget"). Borrower will use the proceeds of this Line of Credit Note for the sole purpose of constructing said Improvements.

B. To complete the Improvements according to the Plans, all to be in accordance with all applicable building laws, ordinances, and restrictions, if any, and to continue the construction with diligence and without undue delay to completion in accordance with the Plans, this Agreement, and the requirements of all governmental authorities having jurisdiction.

C. To keep the Property and Improvements free from mechanic's liens, other liens and claims, whether inferior or superior to the lien of the Mortgage; to keep the Property in good repair and insured against loss by fire and other casualty to an amount and by such companies as shall be satisfactory to Lender, and maintain such insurance for the benefit of and first payable in case of loss to Lender or its assigns. In case of insured loss, Lender, at its option, may credit all or part of the insurance proceeds to the outstanding debt of Borrower, or may use all or part thereof for rebuilding or repairing the loss or damage; to provide or cause to be provided workmen's compensation insurance and public liability and any other insurance required by any applicable law or by the general conditions of the Plans; the originals of all such policies shall be deposited with the Lender;

D. To pay all indebtedness and comply with all terms and conditions set forth in this Line of Credit Note, Mortgage, and Guaranty, and in any other instrument, document or agreement now or hereafter evidencing, securing or governing the Line of Credit Note (collectively, the "Loan Documents"), and to execute and deliver to Lender such further Loan Documents as Lender may require for its protection or to implement the intent of this Agreement;

E. To construct the Improvements entirely on the Property, and not encroach upon any easement or right-of-way, or the land of others, insuring that the Improvements when completed shall be wholly within the building restriction lines, however established, with no violation of any applicable use or other restriction contained in any prior conveyances, applicable laws, zoning ordinances, or regulations; and

F. Not to make any changes in the Plans, or changes by altering or adding to the work contemplated, or orders for extra work, which will result in a net Improvement cost increase or will change the design concept, or will result in a net cumulative Improvement cost decrease of more than two percent (2%) of the contract amount without the prior written approval of the Lender and under such conditions as the Lender may establish.

G. To use commercially reasonable efforts to lease the property to a year-round occupant not seasonally or for tenancies shorter than a term of one (1) year.

- 5. Default.** The entire principal balance hereof, together with all interest and other charges, as applicable, shall become due and payable at the option of the Lender, upon the occurrence of any one or more of the following events, each of which shall constitute an event of default hereunder: (a) failure to timely pay any sums due under this Note when due; (b) default by the Borrower in performance of any other obligation under this Note not cured within fifteen (15) days of written notice to Borrower; (c) the insolvency of the Borrower or the making of any assignment for the benefit of creditors of the Borrower; (d) the issuance or filing of any attachment, levy, or other judicial process on or against any of the Borrower's assets not removed within forty-five (45) days; (e) the appointment of a receiver, trustee or custodian for all or any portion of the property of the Borrower; (f) the commencement of any proceeding under any state or federal bankruptcy or insolvency law or under laws for relief of debtors, by or against the Borrower if not dismissed within forty-five (45) days after the filing or commencement thereof (if against the Borrower); or (g) the dissolution, business failure (which term includes, without limitation, the cessation of normal business operations) or termination of existence of the Borrower.
- 6. Remedies.** Upon the occurrence of any event of default under this Note the Lender may declare due and payable at once all amounts outstanding hereunder. The Lender shall not be required to pursue or to exhaust its remedies against the Borrower, or its successors, or against any guarantor or other party liable for payment hereof, or against any property or assets mortgaged or pledged as security herefor, but upon nonpayment or nonperformance hereof may immediately demand and enforce payment and performance from Borrower, or may seek to realize upon the value of any collateral (if any), without the necessity of joining Borrower, and in each case without any requirement of first seeking to collect the debt evidenced by this Note from any other source. Borrower hereby irrevocably agrees that any legal action or proceeding arising out of or relating to this Note may be brought in any state or federal court in the State of Maine, at the election of Lender. By the execution and delivery hereof, Borrower hereby irrevocably submits to the nonexclusive jurisdiction of any such court in any such action or proceeding. Borrower shall be liable for, and hereby agrees to pay, upon demand, any and all costs or expenses of any nature whatsoever incurred by the Lender in endeavoring to collect or enforce this Note against any party including, without limiting the generality of the foregoing, reasonable attorneys' fees and expenses. The Lender shall not be deemed to have waived any of its rights or remedies under this Note by any act, delay, omission or failure or refusal to exercise any of such rights or remedies. No waiver by Lender of any kind shall be valid unless it is in writing and signed by an officer of the Lender, and then only to the extent specifically stated. All of the rights and remedies of the Lender shall be cumulative and not exclusive, and may be exercised on any one or more occasions either singularly or concurrently.

7. **Security.** This Line of Credit Note and all extensions or renewals hereof may be secured by the terms of the following:
- A. First priority Mortgage, Security Agreement, and Financing Statement from Borrower of even or recent date covering the Property, with all related rights and easements; and
 - B. First priority Collateral Assignment of Leases and Rents from Borrower of even or recent date covering the Property, and any tenancies or rentals thereof.
8. **Guaranty.** Each of Borrower and the undersigned guarantor (the “Guarantor”) are jointly and severally liable for all amounts due hereunder. Borrower and any other party liable herefor, whether as maker, principal, guarantor, accommodation party, endorser or otherwise, hereby waive presentment, demand, protest, notice of dishonor and all notices and demands of every kind in connection with the delivery, acceptance, performance and enforcement of this Note; and further waive all recourse to suretyship defenses generally, including, but not limited to, any extension or extensions of time for payment or performance which may be granted to the Borrower or to any other liable party, any defense based upon impairment of or recourse to any collateral for the loan evidenced by this Note, any release of a party liable herefor, any release or exchange of security, and all other indulgences of any type which may be granted by the holder hereof to the Borrower or any other party liable herefor. Borrower also shall pay all reasonable out-of-pocket costs and expenses, including, without limitation, any reasonable attorneys’ or paralegals’ fees and disbursements, that may be incurred by the Lender or any subsequent holder of this Note in connection with the enforcement or collection of this Note or any security for this Note (including further attorney and paralegal fees in connection with any proceedings in the United States Bankruptcy Court), and any costs of collection, whether or not any foreclosure or other action is instituted by the Lender in its discretion. Borrower agrees to pay all such out-of-pocket expenses (including: (a) reasonable attorney and paralegal fees, disbursements and costs, all at such rates and with respect to such services as the Lender customarily employs in matters of this type, as such rates may vary from time to time in the course of the performance of such services, and including the costs of attorneys who are employees of the Lender, and (b) the fees and costs of appraisers, engineers, investment bankers, environmental consultants or other experts retained by the Lender in connection with any such enforcement proceedings) incurred by the Lender in connection with any attempt to collect any amount due or to enforce any right or remedy under this Note. Such costs will be added to the unpaid balance of this Note.
9. **Waivers.** The Borrower and each guarantor hereby (1) waives presentment, notice of dishonor, protest, notice of protest, and any and all other notices of any nature whatsoever in connection with the delivery, acceptance, performance, default or enforcement of this Note; (2) consents and agrees that the Lender may at any time and from time to time without affecting the liability of Borrower for payment of the debt evidenced by this Note or for performance of any obligation contained herein, and without affecting Lender's rights with respect to any security not expressly released in writing: (a) release any person liable for all or any part of the indebtedness or for performance of any obligation; (b) extend the time for payment of any amounts due under this Note; (c) grant any releases, compromises or indulgences with respect to this Note or any extensions, renewals, or acceleration hereof or substitutions herefor to any party primarily or secondarily liable hereunder; (3) waives all recourse to suretyship and guarantorship defenses generally; and (4) waives the right to direct the application of any payment hereunder.

10. Miscellaneous. If, for any reason, any payment to Lender applied to amounts outstanding hereunder is required to be refunded by Lender to Borrower or turned over by Lender to any other person or entity, Borrower agrees to pay to Lender on demand an amount equal to the payment so refunded or turned over by Lender and the liability of Borrower shall not be treated as having been discharged by the original payment to Lender giving rise to such refunded or turned over payment.

This Note is intended by the parties as the final, complete and exclusive statement of the transactions evidenced by this Note. All prior or contemporaneous promises, agreements and understandings, whether oral or written, are deemed to be superceded by this Note, and no party is relying on any promise, agreement or understanding not set forth in this Note. This Note may not be amended or modified except by a written instrument describing such amendment or modification executed by Borrower and Lender.

All notices, demands or other communications required or permitted to be given pursuant to the provisions hereof shall be in writing and shall be considered as properly given if delivered personally or sent by first class United States Postal Service mail, postage prepaid, except that notice of default may be sent by certified mail, return receipt requested, or by overnight express mail, or by overnight commercial courier service, charges prepaid. Notices so sent shall be effective three (3) days after mailing, if mailed by first class mail, and otherwise upon receipt at the address set forth below; provided, however, that non-receipt of any communication as the result of any change of address of which the sending party was not notified or as the result of a refusal to accept delivery shall be deemed receipt of such communication. For purposes of notice, the address of the parties shall be:

Borrower: *Name*
 Address
 Email address

Lender: **Islesboro Economic Sustainability Corporation**
 PO Box 108
 Islesboro, ME 04848
 board@sustain04848.com

provided, however, that each party shall have the right to change its address for notice hereunder to any other location within the continental United States by the giving of fifteen (15) business days' prior notice to the other party in the manner set forth hereinabove.

No invalidity or unenforceability of any portion or obligation of this Note shall affect the validity or enforceability of the remaining portions or obligations hereof. This Note and all actions taken pursuant hereto shall be governed by, and interpreted and construed in accordance with, the laws of the State of Maine. The use of captions in this Note is for purposes of convenience only, and no caption shall affect the meaning of this Note. This Note and the provisions hereof shall be binding upon the heirs, executors, administrators, successors, legal representatives and assigns of the Borrower and guarantors and shall inure to the benefit of the Lender, its successors, legal representatives and assigns. This Note is intended to take effect as a sealed instrument.

The loan evidenced by this Line of Credit Note is entered into for commercial and/or business purposes, and not for any personal, family or household purposes.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be signed and sealed in their names on the date set forth above.

Witness:

Borrower:

Business Name

By: _____

Print name: _____

Title: _____

AND

Individual Name

By: _____

Lender:

Islesboro Economic Sustainability Corporation

By: _____

Print name: **Tom Tutor**

Title: **Chair, IESC**

GUARANTY

The undersigned, joint and severally (if more than one guarantor), hereby irrevocably and unconditionally guarantee(s) the due, punctual, full and complete payment and performance by the Borrower of the obligations of the Borrower to the Lender set forth in the Line of Credit Note.

Witness:

Guarantor(s):

Print name: _____





TRUCK
PARKING



PYY

USDOT 3408350

1203



Islesboro Economic Sustainability Corporation

P.O. Box 108

Islesboro, ME 04848

<https://www.sustain04848.com/>

Town Energy Committee

May 19, 2026

- Background info, retail gasoline outlet
 - Island Market infrastructure antiquated and out of compliance
 - Status quo can be maintained: repairs but no structural changes unless entire system is upgraded to meet code
 - Dysarts delivers gas in 9,000 gallon trucks
 - Is Mkt storage tanks hold ~2,000 gallons
 - PYY brings over two Dysart trucks on special ferry run @ \$3k
 - PYY's delivery pumping truck recently failed; replaced at cost of \$65k
 - Gasoline sales ~10% Mkt gross profit
- We anticipate the demand for gasoline for vehicular use will decline over the next decade
- To encourage and prepare for transition to EV's, IESC suggests the Town
 - Install additional Level-2 chargers at Ferry Terminal, both stores, Library, etc.
 - Distribute information about availability of Efficiency Maine off-peak Level 2 chargers at \$129 and provide Town co-pays of \$500–\$1,200 installation for year-round residents, income-tiered.
 - To encourage EV purchases, negotiate with dealer partner(s) to provide residents with preferred pricing transparency, streamlined rebate access
 - Investigate cost of a DC Fast Charger installation, ~\$30k, which could also replace lost revenue from gas sales for store.

ISLESBORO GOES ELECTRIC

A Community Vehicle Transition Initiative · Islesboro Economic Sustainability Corporation · April 2026

Presented to: Select Board · IESC Board · Energy Committee
CONFIDENTIAL DRAFT

~500	~300	~420	\$125K	\$7,500
Year-round registered vehicles	Seasonal registered vehicles	Estimated convertible to EV	Seed capital required	Max Efficiency Maine rebate/vehicle

THE PROBLEM

Islesboro's gasoline supply chain is failing at three points simultaneously:

- **Island Market system:** antiquated UST requires full replacement — disproportionate capital expense for island-scale volumes.
- **Dysart threshold:** mainland wholesaler requires 20,000+ gallon receiving tank — Islesboro's demand doesn't qualify for direct supply.
- **Pump truck:** Pendleton Yacht Yard's aging pump truck is near end-of-life; replacement is prohibitively expensive.

Conventional fix: \$200,000–\$400,000+ to rebuild infrastructure that remains fragile, expensive, and mainland-dependent forever.

THE PROPOSAL

Rather than replace a failing fuel system, eliminate the dependency. The **Islesboro EV Transition Initiative** is a municipally-facilitated, revolving-fund vehicle trade-in program that transitions Islesboro to a near-fully electric personal vehicle fleet.

- **Facilitated trade-in broker model** — Town negotiates with dealer partner(s); residents get pricing transparency, streamlined rebate access, and ferry logistics support.
- **Subsidized home charging** — Efficiency Maine off-peak Level 2 chargers at \$129. Town co-pays \$500–\$1,200 installation for year-round residents, income-tiered.
- **Free public charging** — 6 Level 2 ports at ferry terminal, Town Office, library, and village center.
- **Diesel carve-out** — heavy trucks, farm, marine, and trade vehicles served by small-scale above-ground diesel supply.

INCENTIVE LANDSCAPE

Efficiency Maine Off-Peak EV Rebate Program — \$2.4M budgeted FY2026:

Participant	New EV	Used EV
Low-income household	Up to \$7,500	Up to \$2,500
Moderate-income	Up to \$5,000	Up to \$2,500
Business/nonprofit/govt	Up to \$5,000	Up to \$2,500
Commercial electric van	Up to \$14,000	N/A

Key: charger must be purchased before vehicle. Used vehicles: 2019+ model year, under 72K miles, under \$40K price cap.

HOUSEHOLD ECONOMICS (TYPICAL)

Item	Range
New EV purchase price	\$32,000 – \$55,000
Trade-in credit (gas vehicle)	(\$8,000) – (\$20,000+)
Efficiency Maine rebate	(\$3,000) – (\$7,500)
Net vehicle cost after incentives	\$6,500 – \$30,000
Charger (after Efficiency ME discount + Town subsidy)	\$0 – \$1,429
Annual fuel savings	(\$1,200) – (\$2,000)/yr

1. Feasibility Study Authorize IESC to conduct 90-day study incl. CMP grid capacity inquiry, grant assessment, dealer outreach.	2. Town Meeting Article 2027 warrant: \$50–75K appropriation as seed capital, contingent on equal grant match.	3. Charging Applications Energy Committee develops site plan and applies for grants, incl. 30C commercial credit (expires June 30, 2026).	4. Diesel Working Group IESC + Energy Committee + Select Board develop diesel carve-out supply arrangement in parallel.
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