



STATE OF MAINE
ONE HUNDRED AND THIRTY-SECOND LEGISLATURE
Real Estate Property Tax Relief Task Force

October 30, 2025

Michael F Lawrence, CEO
Jack Faucett Analytics, Inc.
4915 Saint Elmo Ave, 205
Bethesda, Maryland 20814
Via Email: lawrence@jfaucett.com

Re: Notice of Conditional Award for Research and Analytical Support for the Real Estate
Property Tax Relief Task Force

Dear Mr. Lawrence,

This letter is in regard to the Invitation for Proposals (IFP) issued by the Task Force for research and analytical support for the work of the Real Estate Property Tax Relief Task Force. The Task Force has evaluated the proposals received using the evaluation criteria identified in the IFP, and the Task Force chairs are hereby announcing a conditional contract award to the following bidder:

- Progress and Poverty Institute

The bidder listed above received the evaluation team's highest ranking. The Task Force will be contacting the aforementioned bidder soon to negotiate a contract. This award decision is conditioned upon the successful negotiation of a contract.

The proposals were all well prepared and the Task Force appreciates the time and effort you put into your submission. Thank you for your interest in working with the Task Force.

Sincerely,

Nicole Grohoski ^{RO}

Sen. Nicole Grohoski
Senate Chair

Ann Matlack ^{RO}

Rep. Ann Matlack
House Chair



STATE OF MAINE
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Real Estate Property Tax Relief Task Force

October 30, 2025

Stephen Hoskins
Progress and Poverty Institute
407 Nassau Street
Princeton, NJ 08540
Via Email: shoskins@progressandpovertyinstitute.org

Re: Notice of Conditional Award for Research and Analytical Support for the Real Estate
Property Tax Relief Task Force

Dear Mr. Hoskins,

This letter is in regard to the Invitation for Proposals (IFP) issued by the Task Force for research and analytical support for the work of the Real Estate Property Tax Relief Task Force. The Task Force has evaluated the proposals received using the evaluation criteria identified in the IFP, and the Task Force chairs are hereby announcing a conditional contract award to the following bidder:

- Progress and Poverty Institute

The bidder listed above received the evaluation team's highest ranking. The Task Force will be contacting you soon to negotiate a contract. This award decision is conditioned upon the successful negotiation of a contract.

Your proposal was very strong and the Task Force appreciated the level of detail you provided. We look forward to working with you.

Sincerely,

Nicole Grohoski^{RO}

Sen. Nicole Grohoski
Senate Chair

Ann Matlack^{RO}

Rep. Ann Matlack
House Chair



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Real Estate Property Tax Relief Task Force

October 30, 2025

Michael LeVert, Principal
Stepwise Data Research
P.O. Box 87
Yarmouth, ME 04096
Via Email: michael@stepwiseresearch.com

Re: Notice of Conditional Award for Research and Analytical Support for the Real Estate
Property Tax Relief Task Force

Dear Mr. LeVert,

This letter is in regard to the Invitation for Proposals (IFP) issued by the Task Force for research and analytical support for the work of the Real Estate Property Tax Relief Task Force. The Task Force has evaluated the proposals received using the evaluation criteria identified in the IFP, and the Task Force chairs are hereby announcing a conditional contract award to the following bidder:

- Progress and Poverty Institute

The bidder listed above received the evaluation team's highest ranking. The Task Force will be contacting the aforementioned bidder soon to negotiate a contract. This award decision is conditioned upon the successful negotiation of a contract.

The proposals were all well prepared and the Task Force appreciates the time and effort you put into your submission. Thank you for your interest in working with the Task Force.

Sincerely,

Nicole Grohoski ^{RO}

Sen. Nicole Grohoski
Senate Chair

Ann Matlack ^{RO}

Rep. Ann Matlack
House Chair

AWARD JUSTIFICATION STATEMENT:

Research and analytical support for the Real Estate Property Tax Relief Task Force

I. Summary

The Real Estate Property Tax Relief Task Force through the Office of the Executive Director of the Maine Legislature, must contract with an entity to assist the Task Force with research and analytical support with the goal of determining the source of the problems with the current system of property taxation, who is most negatively affected by the current system of property taxation and how those persons are negatively affected. The selected contractor will gather and analyze statewide property tax data, with assistance in obtaining necessary data from the Department of Administrative and Financial Services, Bureau of Revenue Services and the Office of Tax Policy, provide information regarding impacts and effects of various aspects of real estate property tax design and municipal funding, and provide ongoing assistance to the Task Force at the direction of the chairs of the Task Force.

II. Evaluation Process

The Task Force formed a subcommittee (Task Force Senate Chair, Nicole Grohoski, Task Force House Chair, Ann Matlack, and Task Force members Senator Bruce Bickford, Kathleen Billings, Vinnie Caliendo, and Peter Lacy) to evaluate bidder proposals. The subcommittee applied the consensus method in scoring the Qualifications & Experience and Proposed Services of each bidder. Scores for the Cost Proposal were assigned using a mathematical formula. The subcommittee reviewed the written proposals independently and submitted any questions for bidders to Task Force staff. Bidder responses were provided by email to subcommittee members and the members met in person to conduct the consensus scoring.

III. Qualifications & Experience

The winning bidder stood out for the following reasons:

- Prior experience of the bidder is very relevant to the work of the Task Force
- The description of data sources indicated that bidder has experience and familiarity with available data sources
- Involvement of Center for Land Economics adds additional experience

IV. Proposed Services

The winning bidder stood out for the following reasons:

- Work plan and overall project layout are well-organized and seem to squarely meet the needs of the Task Force
- The bidder included contingency plans and a confidence matrix

V. Cost Proposal

The winning bidder did not have the lowest cost proposal; however, the scores in the other areas resulted in the bidder having the highest overall score.

VI. Conclusion

In the subcommittee's view, the winning bidder presented a combination of strong qualifications and a thorough proposal that demonstrated an understanding of the Task Force's work with the necessary focus on quantitative data.

Master Scoring Sheet

Invitation for Proposals: Research and Analytical Support For the Real Estate Property Tax Relief Task Force				
Bidder Name:		Jack Faucett Analytics, Inc.	Progress and Poverty Institute	Stepwise Data Research & Maine Applied Research
Proposed Cost: Appendix A, section I		\$140,000	\$99,917	\$87,560
Scoring Sections	Points Available			
I. Organization Qualifications and Experience	30	16	28	17
II. Proposed Services	35	18	30	18
III. Cost Proposal Appendix A, sec. I	35	21.89	30.67	35
TOTAL	100	55.89	88.67	70

**Research and Analytical Support
for the Real Estate Property Tax Relief Task Force**

TEAM CONSENSUS EVALUATION & SCORING SHEET

IFP Coordinators: Rachel Olson and Lindsay Laxon; task force staff, OPLA

Names of Evaluators: Senator Nicole Grohoski, Representative Ann Matlack, Senator Bruce Bickford, Vinnie Caliendo, Kathleen Billings, Peter Lacy.

Date: October 24, 2025

Bidder's Organization Name:	Jack Faucett Analytics, Inc.
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	<u>Points Available</u>	<u>Points Awarded</u>
Section II. Organization Qualifications and Experience	30	16

Notes:

- Strong data analytics qualifications
- Focus of past experience on infrastructure projects – may not be best match for Task Force's work
- Concern that bidder may not be as familiar with underlying data sets that will be necessary to complete the contractor's work
- Did not provide certificate of insurance

	<u>Points Available</u>	<u>Points Awarded</u>
Section III. Services to be Provided	35	18

Notes:

- December 1st deliverables include data collection, but sparse description of analysis
- Included interesting data sources; however, these sources may create an incomplete picture and some may not be available

	<u>Points Available</u>	<u>Points Awarded</u>
Section IV. Cost Proposal (Appendix A, section I)	35	21.89

<u>Total Points</u>	<u>100</u>	<u>55.89</u>
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**Research and Analytical Support
for the Real Estate Property Tax Relief Task Force**

TEAM CONSENSUS EVALUATION & SCORING SHEET

IFP Coordinators: Rachel Olson and Lindsay Laxon; task force staff, OPLA

Names of Evaluators: Senator Nicole Grohoski, Representative Ann Matlack, Senator Bruce Bickford, Vinnie Caliendo, Kathleen Billings, Peter Lacy.

Date: October 24, 2025

Bidder's Organization Name:	Progress and Poverty Institute
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	<u>Points Available</u>	<u>Points Awarded</u>
Section II. Organization Qualifications and Experience	30	28

Notes:

- Prior work examples very relevant to the work of the Task Force
- Description of data sources indicated that bidder has experience and familiarity with available data sources
- Involvement of Center for Land Economics adds additional experience
- Did not provide certificate of insurance

	<u>Points Available</u>	<u>Points Awarded</u>
Section III. Services to be Provided	35	30

Notes:

- Work plan and overall project layout seem to squarely meet the needs of the Task Force
- Thorough and organized work plan
- Included contingency plans and confidence matrix

	<u>Points Available</u>	<u>Points Awarded</u>
Section IV. Cost Proposal (Appendix A, section I)	35	30.67

<u>Total Points</u>	<u>100</u>	<u>88.67</u>
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**Research and Analytical Support
for the Real Estate Property Tax Relief Task Force**

TEAM CONSENSUS EVALUATION & SCORING SHEET

IFP Coordinators: Rachel Olson and Lindsay Laxon; task force staff, OPLA

Names of Evaluators: Senator Nicole Grohoski, Representative Ann Matlack, Senator Bruce Bickford, Vinnie Caliendo, Kathleen Billings, Peter Lacy.

Date: October 24, 2025

Bidder's Organization Name:	Stepwise Data Research and Maine Applied Research
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	<u>Points Available</u>	<u>Points Awarded</u>
Section II. Organization Qualifications and Experience	30	17

Notes:

- Experience with data analysis specific to Maine projects
- Lack of experience outside of the state and with property tax specific projects
- Provided certificate of insurance

	<u>Points Available</u>	<u>Points Awarded</u>
Section III. Services to be Provided	35	18

Notes:

- Too great a focus on data collection through qualitative methods – surveys and interviews
- Proposal did not provide sufficient detail as to how the information will be provided to the Task Force in a usable way
- Proposal did not demonstrate creative use of publicly available data

	<u>Points Available</u>	<u>Points Awarded</u>
Section IV. Cost Proposal (Appendix A, section I)	35	35

<u>Total Points</u>	<u>100</u>	<u>70</u>
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