APPENDIX B

TAX INCREMENT FINANCING DISTRICTS

ROUTE ONE SOUTH TIF DISTRICT

Falmouth Route 1 South TIF

Updated 2/17/2016
Prepared:PMM

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	2,323,241	2,616,898	10,982,525	3,197,837	1,565,927	1,078,669	1,172,251	1,123,847	1,118,580	1,231,572	1,327,947
REVENUES											
Add Funds from Bond Issuance		9,672,542									
Hat Trick Drive			525,193								
Grant Revenue		34,010									
Additional TIF Taxes	822,414	892,446	919,673	958,957	967,626	981,065	993,328	1,005,745	1,018,317	1,031,046	1,043,934
Subtotal	3,145,655	13,215,896	12,427,391	4,156,794	2,533,553	2,059,734	2,165,579	2,129,592	2,136,896	2,262,617	2,371,880
EXPENSES											
TIF Project Expenses per TIF Development Plan	528,758	2,233,371	8,409,141	1,782,255	658,071	102,470	268,519	249,599	155,712	196,858	233,038
Debt Service Route South Bond	-		820,413	808,612	796,813	785,013	773,213	761,413	749,613	737,813	721,013
Subtotal	528,758	2,233,371	9,229,553	2,590,867	1,454,884	887,483	1,041,732	1,011,012	905,325	934,671	954,051
Ending Balance	**2,616,898**	**10,982,525**	**3,197,837**	**1,565,927**	**1,078,669**	**1,172,251**	**1,123,847**	**1,118,580**	**1,231,572**	**1,327,947**	**1,417,829**
Increase in valuation		3.20%	0.49%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	63,204,390	65,225,000	65,547,300	66,366,641	67,196,224	68,036,177	68,886,629	69,747,712	70,619,559	71,502,303	72,396,082
Tax Rate	13.43	14.12	14.10	14.63	14.58	14.60	14.60	14.60	14.60	14.60	14.60
Funds from Property Tax	848,835	892,446	919,673	958,957	967,626	981,065	993,328	1,005,745	1,018,317	1,031,046	1,043,934

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	1,417,829	1,709,170	1,572,097	1,368,635	1,407,040	1,561,341	1,701,317	709,306	709,306	709,306	709,306
REVENUES											
Add Funds from Bond Issuance	-	-	-	-	-	-	-	-	-	-	-
Additional TIF Taxes	1,056,983	1,070,195	1,083,573	1,097,117	1,110,831	1,124,717	1,138,775	-	-	-	-
Subtotal	1,056,983	1,070,195	1,083,573	1,097,117	1,110,831	1,124,717	1,138,775	-	-	-	-
EXPENSES											
TIF Project Expenses per TIF Development Plan	59,254	515,506	609,896	399,124	314,493	360,252	1,525,312	-	-	-	-
Debt Service Route South Bond	706,388	691,763	677,138	659,588	642,038	624,488	605,475	-	-	-	-
Subtotal	765,642	1,207,269	1,287,034	1,058,712	956,531	984,740	2,130,787	-	-	-	-
Ending Balance	**1,709,170**	**1,572,097**	**1,368,635**	**1,407,040**	**1,561,341**	**1,701,317**	**709,306**	**709,306**	**709,306**	**709,306**	**709,306**
Increase in valuation	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	73,301,033	74,217,296	75,145,012	76,084,325	77,035,379	77,998,321	78,973,300				
Tax Rate	14.60	14.60	14.60	14.60	14.60	14.60	14.60	14.60	14.60	14.60	14.60
Funds from Property tax	1,056,983	1,070,195	1,083,573	1,097,117	1,110,831	1,124,717	1,138,775	-	-	-	-

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		**Expense**	
2015	**Budget**	**Actual**	
TIF Staff Time	$ 31,294	$ 31,991	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance	$ 2,500	$ 2,625	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Expense to be re-classed to OceanView TIF		$ 5,381	
Route 1 Infrastructure Project Portion Paid from TIF proceeds	$ 9,641,023	$ 8,127,655	
Debt Service - Route 1 Infrastructure Project	$ 820,412	$ 820,413	
Hat Trick Drive		$ 181,332	Access Road to extend Hat Trick Drive to Clearwater Drive.
Marketing/Promotion		$ 29,165	Costs of funding economic development programs and events and marketing materials that increase the municipality's identity and "brand" and market it as a business location including promotional activities by Falmouth Economic Improvement Committee and Greater Portland Economic Development Corporation membership fees.
Wayfinding Signage		$ 11,897	Directional signage limited to signs related to District. The purpose of the signs outside the District is to direct business customers, many of whom are from outside Falmouth, to the District. Falmouth Memorial Library and Falmouth Historical Society will be added to the signs.)* **
Economic Development Plan	$ 30,214	$ 19,096	Professional service costs for special studies related to the district including but not limited to, economic, environmental, and market studies, architectural, planning, engineering, and legal expenses, and administrative costs in connection with implementation of the development program.
Total	**$ 10,525,443**	**$ 9,229,553**	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		**Expense**	
2016			
TIF Staff Time		$ 32,951	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmer purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Re-Class expense to OceanView TIF (see above)		$ (5,381)	
Transfer from Route 1 North TIF (coded there in error in FY15)		$ 66,237	Public Works "Skid Steer" equipment with attachments for year-round operations to include roadside finish/flail mowing, sidewalk snow removal and sweeping, road grinding and repair work.* Project common to West Falmouth Crossing TIF District (20%). (Total cost is $83,000.)
Add traffic pre-emption to traffic lights		$ 12,000	Emergency Vehicle Traffic Light Pre-emption
Route 1 Infrastructure Project Portion Paid from TIF proceeds		$ 1,373,936	Route One Infrastructure Porject
Debt Service - Route 1 Infrastructure Project		$ 808,612	
Hat Trick Drive		$ 100,000	Spending per Limited Development Agreement with Falmouth Plaza, LLC and Wal Mart
Town assistance with private stormwater retrofits		$ 100,000	Town assistance with retrofits of privately-owned stormwater facilities on commercial properties. This project uses tax incremer revenues from the development district as a local match for certai grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location		$ 100,000	Costs of funding economic development programs and events an marketing materials that increase the municipality's identity and "brand" and market it as a business location including promotional activities by Falmouth Economic Improvement Committee and Greater Portland Economic Development Corporation membershi fees.
Total		**$ 2,590,867**	
2017			
TIF Staff Time		$ 33,939	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmer purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Street Light Maintenance		$ 1,000	Maintain Route One Street and Pedestrian lighting
Route 1 Paving Projects		$ 380,000	Local Matches for 3 PACTS Route One South paving projects
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Re-Class expense to OceanView TIF (see above)		$ (5,381)	
Debt Service - Route 1 Infrastructure Project		$ 796,813	
Allocation of Bucket Truck ($80%)		$ 56,000	Shared with WF TIF(20%), Street light, flag, banner and signage maintenance in Route One South District.
Town assistance with private stormwater retrofits		$ 125,000	Town assistance with retrofits of privately-owned stormwater facilities on commercial properties. This project uses tax incremer revenues from the development district as a local match for certai grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Wayfinding Signage		$ 50,000	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many whom are from outside Falmouth, to the District.
Total		**$ 1,454,884**	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		**Expense**	
2018			
TIF Staff Time		$ 34,958	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 785,013	
Town assistance with private frontage redevelopment		$ 50,000	Town assistance with private frontage redevelopment by commercial property owners of improvements located in the public Right-of-Way This project uses tax increment revenues from the development district as a local match for certain grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total		**$ 887,483**	
2019			
TIF Staff Time		$ 36,006	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Bucknam Rd Repaving		$ 115,000	Resurface Entire Street/Intersection
Debt Service - Route 1 Infrastructure Project		$ 773,213	
Town assistance with private stormwater retrofits		$ 50,000	Town assistance with retrofits of privately-owned stormwater facilities on commercial properties. This project uses tax incremer revenues from the development district as a local match for certai grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Professional service costs for special studies related to the district		$ 50,000	Professional service costs for special studies related to the district including but not limited to, economic, environmental, and market studies, architectural, planning, engineering, and legal expenses, and administrative costs in connection with implementation of the development program.
Total		**$ 1,041,732**	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		**Expense**	
2020			
TIF Staff Time		$ 37,087	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmer purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 761,413	
Item 5 Depot Rd Sidewalk		$ 15,000	Deferred project from Route 1 Infrastructure Plan
Item 6 Bucknam Rd Sidewalk		$ 30,000	Deferred project from Route 1 Infrastructure Plan
Alt 1 Fundy Road Sidewalk		$ 100,000	Deferred project from Route 1 Infrastructure Plan
Town assistance with private frontage redevelopment		$ 50,000	Town assistance with private frontage redevelopment by commercial property owners of improvements located in the public Right-of-Way This project uses tax increment revenues from the development district as a local match for certain grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total		**$ 1,011,012**	
2021			
TIF Staff Time		$ 38,199	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmer purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 749,613	
Town assistance with private stormwater retrofits		$ 100,000	Town assistance with retrofits of privately-owned stormwater facilities on commercial properties. This project uses tax incremer revenues from the development district as a local match for certai grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total		**$ 905,325**	
2022			
TIF Staff Time		$ 39,345	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmer purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 737,813	
Depot Rd Stormwater Quality		$ 40,000	Deferred project from Route 1 Infrastructure Plan?
Funding to establish permanent investment fund		$ 100,000	Funding to establish permanent investment fund. Parameters for the fund are to be established and will be at Town Council discretion.
Total		**$ 934,671**	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		**Expense**	
2023			
TIF Staff Time		$ 40,525	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well, such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 721,013	
Route 9/Bucknam Road Intersection		$ 175,000	Reconfigure Intersection to improve Traffic Flow
Total		**$ 954,051**	
2024			
TIF Staff Time		$ 41,741	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well, such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 706,388	
Total		**$ 765,642**	
2025			
TIF Staff Time		$ 42,993	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 691,763	
Alt 3 Stormwater Repairs		$ 350,000	Deferred project from Route 1 Infrastructure Plan
Streetscape Improvements		$ 105,000	Deferred project from Route 1 Infrastructure Plan
Total		**$ 1,207,269**	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		**Expense**	
2026			
TIF Staff Time		$ 44,283	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 677,138	
Route 1-Bucknam Road Intersection Capacity		$ 548,100	Reconfigure Intersection to accommodate traffic capacity
Total		**$ 1,287,034**	
2027			
TIF Staff Time		$ 45,612	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 659,588	
Clearwater Drive "Gateway" upgrade		$ 336,000	Clearwater Drive "Gateway" upgrade from Route 1 to Farm Gate Lane
Total		**$ 1,058,712**	
2028			
TIF Staff Time		$ 46,980	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 642,038	
Town assistance with private stormwater retrofits		$ 250,000	Town assistance with retrofits of privately-owned stormwater facilities on commercial properties. This project uses tax incremen revenues from the development district as a local match for certai grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total		**$ 956,531**	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		**Expense**	
2029			
TIF Staff Time		$ 48,389	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 624,488	
Route 1-Depot Road Intersection Capacity		$ 244,350	Reconfigure Intersection to accommodate traffic capacity
Town assistance with private frontage redevelopment		$ 50,000	Town assistance with private frontage redevelopment by commercial property owners of improvements located in the public Right-of-Way This project uses tax increment revenues from the development district as a local match for certain grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total		**$ 984,740**	
2030			
TIF Staff Time		$ 49,841	Prorated salaries of municipal staff to administer Development Program and accounting and implement related activities. The percentage of salaries allocated of the following staff members is as follows: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5.0%), Director of Long Range Planning and Economic Development (7.5%), Town Engineer (5%), Public Works Director (5%), Public Works Asst (5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%).
GIS Maintenance		$ 2,513	GIS digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making. The Falmouth GIS is a key tool for economic developmen purposes as staff and developers using it can gauge site development potential and preliminary suitability of properties during site search efforts. The GIS serves other purposes as well such as marketing the Town with potential investors.* **
Route 1 - District Maintenance		$ 15,000	Maintenance of Street Islands and landscaping
Debt Service - Route 1 Infrastructure Project		$ 605,475	
Route 1-Fundy Road Intersection Capacity		$ 244,350	Reconfigure Intersection to accommodate traffic capacity
Town assistance with private stormwater retrofits		$ 213,608	Town assistance with retrofits of privately-owned stormwater facilities on commercial properties. This project uses tax incremen revenues from the development district as a local match for certai grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Depot Road Bangor Savings Connector		$ 1,000,000	Deferred project from Route 1 Infrastructure Plan
Total		**$ 2,130,787**	
Total TIF expenses		**$ 30,162,420**	

ROUTE ONE NORTH TIF DISTRICT

Route 1 North TIF

Updated 2/18/2016

Prepared:PMM

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	1,597,074	1,888,488	2,161,541	2,369,370	2,752,905	2,638,676	2,654,928	2,586,835	2,910,798	3,235,189	3,559,979
REVENUES											
Add Funds from Bond Issuance											
Transfer from GF											
Grant Revenue											
Additional TIF Taxes	343,910	361,579	362,636	387,754	386,597	388,097	389,601	397,938	399,479	401,025	-
Subtotal	1,940,985	2,250,067	2,524,178	2,757,123	3,139,502	3,026,773	3,044,529	2,984,773	3,310,277	3,636,213	3,559,979
EXPENSES											
TIF Project Expenses per TIF Development Plan	39,423	48,917	120,262	(31,411)	465,197	336,216	422,065	38,346	39,459	40,606	
Developer Refund	13,074	39,609	34,546	35,629	35,629	35,629	35,629	35,629	35,629	35,629	
Subtotal	52,497	88,526	154,808	4,218	500,826	371,845	457,694	73,975	75,088	76,235	-
Ending Balance	**1,888,488**	**2,161,541**	**2,369,370**	**2,752,905**	**2,638,676**	**2,654,928**	**2,586,835**	**2,910,798**	**3,235,189**	**3,559,979**	**3,559,979**
Increase in valuation		0.43%	3.05%	0.25%	0.25%	0.25%	2.00%	0.25%	0.25%	0.25%	0.25%
Valuation	25,607,600	25,718,900	26,504,000	26,570,260	26,636,686	26,703,277	27,237,343	27,305,436	27,373,700	27,442,134	
Tax Rate	13.43	14.12	14.10	14.63	14.55	14.57	14.59	14.61	14.63	14.65	14.39
Funds from Property Tax	343,910	361,579	362,636	387,754	386,597	388,097	389,601	397,938	399,479	401,025	-

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	3,559,979	3,559,979	3,559,979	3,559,979	3,559,979	3,559,979	3,559,979	3,559,979	3,559,979	3,559,979	3,559,979
REVENUES											
Add Funds from Bond Issuance	-	-	-	-	-	-	-	-	-	-	-
Additional TIF Taxes	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	-	-	-	-	-	-	-	-	-	-
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Developer Refund											
Subtotal	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**	**3,559,979**
Increase in valuation	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Valuation	-	-	-	-	-	-	-				
Tax Rate	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39
Funds from Property tax	-	-	-	-	-	-	-	-	-	-	-

TIF Route 1 North Capital Expenditure Schedule			022
Year		**Expense**	**Explanation**
2015	**Budget**	**Actual**	
TIF Staff Time	$ 23,244	$32,010	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance	$ 1,238	$1,371	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Camoin Assoc		$9,398	Development of Economic Development Strategy
Wayfinding Signage		$5,410	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District
Marketing/Promotion		$454	Notice of meetings and promotion expenses
Re-Class to OceanView TIF		$5,381	Fees to set up new TIF
Jordan Equipment Co	$ 66,237	$66,237	If this is the skid steer equipment, it should be moved to Route 1 South and West Falmouth TIFs.
Northbrook Developer Refund	$ 35,546	$34,546	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total	**$126,265**	**$154,808**	

2016

TIF Staff Time		$32,970	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance		$1,238	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Add Traffic pre-emption to traffic lights		$6,000	Emergency Vehicle Traffic Light Pre-emption
Re-Class to Route 1 South TIF		($66,237)	Skid Steer equipment
Re-Class to OceanView TIF (see above)		($5,381)	
Northbrook Developer Refund		$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total		**$4,218**	

TIF Route 1 North Capital Expenditure Schedule			022
Year		**Expense**	**Explanation**

2017

Route 1 Paving Projects (shared with Rte One South TIF District)		$380,000	Local Matches fro 3 PACTS paving Projects on Route One
TIF Staff Time		$33,959	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance		$1,238	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Northbrook Developer Refund		$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Wayfinding Signage		$50,000	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
Total		**$500,826**	

2018

TIF Staff Time		$34,978	Portion of the salaries (% allocated) of the following staff members: Town Manager (1.7%), Community Development Director (3.3%), Director of Long-Range Planning (5%), Assessor (0.83%), Finance Director (0.83%), Bookkeeper (0.83%), and Budget/Purchasing Director (0.83%).
GIS Maintenance		$1,238	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Northbrook Rd Culvert Repair		$300,000	Repaif failing culvert
Northbrook Developer Refund		$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total		**$371,845**	

TIF Route 1 North Capital Expenditure Schedule			022
Year		**Expense**	**Explanation**
2019			Placeholder Projects
TIF Staff Time		$36,027	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance		$1,238	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Sewer line capacity upgrade		$200,000	Johnson Road to Mill Creek
Stormwater Management		$19,800	Clean stormwater in Route 1 area. projects to meet NPDES Phase 2 requirements and as locally prioritized. This is ongoing regulation. The Town's next 5-year CIP cycle plan will identify specific projects.
Sidewalk Repair and Construction		$82,500	Sidewalks will be located inside TIF district. Sites to be determined.
Street Tree Planting		$82,500	Street planting will be located inside the TIF district. Exact scope of this work is TBD.
Northbrook Developer Refund		$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total		**$457,694**	

2020			
TIF Staff Time		$37,108	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance		$1,238	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Northbrook Developer Refund		$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total		**$73,975**	

TIF Route 1 North Capital Expenditure Schedule			022
Year		**Expense**	**Explanation**
2021			
TIF Staff Time		$38,221	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance		$1,238	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Northbrook Developer Refund		$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total		**$75,088**	
2022			
TIF Staff Time		$39,368	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance		$1,238	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = $30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Northbrook Developer Refund		$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total		**$76,235**	

Total Project Spending	$1,519,078
Total Developer Refund	$336,632
Total	$1,855,710

WEST FALMOUTH CROSSING
TIF DISTRICT

West Falmouth TIF

Updated 03/10/2016

Prepared: PMM. TH - PROPOSED PLAN

$6,500,000 13 Year Bond @ 3%

$4,000,000 MDOT Contribution

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	900,571	972,790	1,153,108	1,317,651	1,480,310	1,758,684	1,469,568	1,178,814	951,534	742,843	527,855
REVENUES											
Add Funds from Bond Issuance					6,500,000						
Maine DOT Contribution					4,000,000						
Grant Revenue											
Additional TIF Taxes	623,891	651,529	742,789	788,071	791,662	803,198	814,898	826,766	838,803	851,012	863,395
Subtotal	1,524,462	1,624,319	1,895,897	2,105,722	12,771,972	2,561,881	2,284,466	2,005,580	1,790,338	1,593,855	1,391,250
EXPENSES											
TIF Project Expenses per TIF Development Plan	145,516	55,617	152,943	335,352	10,716,703	94,204	116,017	72,885	74,809	101,791	78,832
Bond Principal and Interest						695,000	680,000	665,000	650,000	635,000	620,000
Developer Refund	406,156	415,594	425,303	290,060	296,585	303,110	309,635	316,160	322,685	329,209	335,734
Subtotal	551,672	471,211	578,246	625,412	11,013,288	1,092,314	1,105,652	1,054,045	1,047,494	1,066,000	1,034,566
Ending Balance	**972,790**	**1,153,108**	**1,317,651**	**1,480,310**	**1,758,684**	**1,469,568**	**1,178,814**	**951,534**	**742,843**	**527,855**	**356,684**
Increase in valuation		14.17%	2.25%	0.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	46,142,300	52,680,100	53,866,800	54,001,467	54,676,485	55,359,941	56,051,941	56,752,590	57,461,997	58,180,272	58,907,526
Tax Rate	13.43	14.12	14.10	14.63	14.66	14.69	14.72	14.75	14.78	14.81	14.84
Funds from Property Tax	623,891	651,529	742,789	788,071	791,662	803,198	814,898	826,766	838,803	851,012	863,395

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	356,684	204,445	71,255	121,538	188,629	281,644	400,703	520,924	520,924	520,924	520,924
REVENUES											
Add Funds from Bond Issuance	-	-	-	-	-	-	-	-	-	-	-
Additional TIF Taxes	875,955	888,694	901,614	914,719	928,010	941,490	955,163	-	-	-	-
Subtotal	1,232,639	1,093,139	972,869	1,036,257	1,116,639	1,223,135	1,355,866	-	-	-	-
EXPENSES											
TIF Project Expenses per TIF Development Plan	80,935	83,100	276,331	287,628	289,994	292,432	319,942				
Bond Principal and Interest	605,000	590,000	575,000	560,000	545,000	530,000	515,000				
Developer Refund	342,259	348,784	-	-	-	-	-				
Subtotal	1,028,194	1,021,884	851,331	847,628	834,994	822,432	834,942	-	-	-	-
Ending Balance	**204,445**	**71,255**	**121,538**	**188,629**	**281,644**	**400,703**	**520,924**	**520,924**	**520,924**	**520,924**	**520,924**
Increase in valuation	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%				
Valuation	59,643,870	60,389,418	61,144,286	61,908,589	62,682,447	63,465,977	64,259,302				
Tax Rate	14.87	14.90	14.93	14.96	14.99	15.02	15.05				
Funds from Property tax	875,955	888,694	901,614	914,719	928,010	941,490	955,163	-	-	-	-

TIF West Falmouth Capital Expenditure Schedule		025 & 612
Year	**Expense**	**Explanation**
2015		
TIF Staff Time	$55,324	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Wayfinding Signage/All Other	$8,188	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District. (5-5-2010: Add Falmouth Memorial Library and Falmouth Historical Society to the signs.)
Wright Pierce	$44,750	Rt 100 Infrastructure Plan Vision Consultant
Route 1 Vision Plan	$171	advertising
Shop Falmouth	$1,251	
GIS	$7,093	
Charges to reclassify OceanView TIF	$5,381	
Economic Development Plan	$14,226	
Jordan Equipment Corp	$16,559	Machine designed for year round operations in Districts. Operations include: Roadside finish/flail mowing, sidewalk snow removal and sweeping, road grinding and repair work. A total amount of $83,000 was originally set aside in Route One TIF to purchase equipment to perform district operations. This amount is split 80-20 between the Route One South district and the West Falmouth TIF district as this equipment will be used in both districts.
Developer Refund	$425,303	Credit enhancement payment to developer
Total	**$578,246**	
2016		
TIF District Amendment Preparation	$5,000	
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$56,983	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Add traffic pre-emption to traffic lights	$0	Delete this project as we will get new traffic lights in Route 100 project.
Street Tree Planting	$0	Delete this $100K project as it will be part of Route 100 project.
Reclassify charges to OceanView TIF	($5,381)	See 2015
Wayfinding Signage	$25,000	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Preliminary Engineering by FST	$245,000	Route 100 Infrastructure Plan - Preliminary Engineering Consultant
Developer Refund	$290,060	Credit enhancement payment to developer
Total	**$625,412**	

TIF West Falmouth Capital Expenditure Schedule		025 & 612
Year	**Expense**	**Explanation**
2017		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$58,693	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Wayfinding Signage	$50,000	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Route 100 Infrastructure Project	$10,585,260	Project estimate minus Preliminary Engineering by FST
Sidewalk Repair and Construction	$0	Delete this $250K project as it will be part of Route 100 project.
District Operations	$14,000	Bucket Truck Allocation (20%). Rte 1 South allocation = 80%
Developer Refund	$296,585	Credit enhancement payment to developer
Total	**$11,013,288**	
2018		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$60,454	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Wayfinding Signage	$25,000	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Public Parking	$0	Deleted this $280K Park and Ride Facility project
Debt Payment	695,000	Route 100 Infrastructure Plan
Developer Refund	$303,110	Credit enhancement payment to developer
Total	**$1,092,314**	
2019		
Ongoing TIF District Administration	$5,000	

TIF West Falmouth Capital Expenditure Schedule		025 & 612
Year	**Expense**	**Explanation**
TIF Staff Time	$62,267	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
District Operations	$20,000	Prorated operations and capital maintenance
Economic Development Programs	$25,000	
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	680,000	Route 100 Infrastructure Plan
Developer Refund	$309,635	Credit enhancement payment to developer
Total	**$1,105,652**	
2020		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$64,135	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	$ 665,000	Route 100 Infrastructure Plan
Developer Refund	$316,160	Credit enhancement payment to developer
Total	**$1,054,045**	
2021		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$66,059	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.

TIF West Falmouth Capital Expenditure Schedule		025 & 612
Year	**Expense**	**Explanation**
Debt Payment	650,000	Route 100 Infrastructure Plan
Developer Refund	$322,685	Credit enhancement payment to developer
Total	**$1,047,494**	
2022		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$68,041	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Economic Development Programs	$25,000	
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	635,000	Route 100 Infrastructure Plan
Developer Refund	$329,209	Credit enhancement payment to developer
Total	**$1,066,000**	
2023		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$70,082	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	620,000	Route 100 Infrastructure Plan
Developer Refund	$335,734	Credit enhancement payment to developer
Total	**$1,034,566**	
2024		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$72,185	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).

TIF West Falmouth Capital Expenditure Schedule		025 & 612
Year	**Expense**	**Explanation**
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	605,000	Route 100 Infrastructure Plan
Developer Refund	$342,259	Credit enhancement payment to developer
Total	**$1,028,194**	
2025		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$74,350	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	590,000	Route 100 Infrastructure Plan
Developer Refund	$348,784	Credit enhancement payment to developer
Total	**$1,021,884**	
2026		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$76,581	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Leighton Road sidewalk extension	$150,000	From Route 100 to Falmouth Road
District Operations	$16,000	Prorated operations and capital maintenance
Economic Development Programs	$25,000	
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.

TIF West Falmouth Capital Expenditure Schedule		025 & 612
Year	**Expense**	**Explanation**
Debt Payment	575,000	Route 100 Infrastructure Plan
Developer Refund	$0	
Total	**$851,331**	
2027		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$78,878	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Portion of costs related to facilites outside distrct due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	$100,000	
Professional service costs for development of projects in the district	$50,000	
Public Stormwater Quality Improvements	$50,000	
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	560,000	Route 100 Infrastructure Plan
Developer Refund	$0	
Total	**$847,628**	
2028		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$81,244	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Public-private stormwater quality partnership improvements	$100,000	
Public safety improvements	$100,000	
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.

TIF West Falmouth Capital Expenditure Schedule		025 & 612
Year	**Expense**	**Explanation**
Debt Payment	$ 545,000	Route 100 Infrastructure Plan
Developer Refund	$0	
Total	**$834,994**	
2029		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$83,682	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Purchase and replacement of fire station equipment (pro-rated)	$100,000	
Portion of costs related to facilites outside distrct due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	$100,000	
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	530,000	Route 100 Infrastructure Plan
Developer Refund	$0	
Total	**$822,432**	
2030		
Ongoing TIF District Administration	$5,000	
TIF Staff Time	$86,192	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Assessor (2.5%), Finance Firector (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).
Economic Development Programs	$25,000	
Public Stormwater Quality Improvements	$50,000	
Local match funds for State and federal economic development grants	$50,000	
Purchase and replacement of public works equipment (pro-rated)	$ 100,000	
GIS Maintenance	$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town ($30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Debt Payment	515,000	Route 100 Infrastructure Plan
Developer Refund	$0	
Total	**$834,942**	

OCEAN VIEW / NATURAL GAS TIF DISTRICT

OceanView-Natural Gas TIF

Updated 02/17/2016

Prepared:

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	0	-	88,169	175,304	483,209	488,534	713,119	825,504	1,337,889	1,582,274	1,667,159
REVENUES											
Add Funds from Bond Issuance											
Transfer from GF											
Grant Revenue											
Additional TIF Taxes	-	279,427	354,250	583,020	685,440	719,500	719,500	719,500	719,500	719,500	719,500
Subtotal	-	279,427	354,250	583,020	685,440	719,500	719,500	719,500	719,500	719,500	719,500
EXPENSES											
TIF Project Expenses per TIF Development Plan	-	191,258	267,115	275,115	680,115	494,915	607,115	207,115	475,115	634,615	475,115
Developer Refund											
Subtotal	-	191,258	267,115	275,115	680,115	494,915	607,115	207,115	475,115	634,615	475,115
Ending Balance	**-**	**88,169**	**175,304**	**483,209**	**488,534**	**713,119**	**825,504**	**1,337,889**	**1,582,274**	**1,667,159**	**1,911,544**
Increase in valuation		5,900,400	16,000,000	7,000,000	2,000,000						
Valuation	19,099,600	25,000,000	41,000,000	48,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate	$ 14.10	14.63	14.17	14.22	14.28	14.39	14.39	14.39	14.39	14.39	14.39
Funds from Property tax	-	279,427	354,250	583,020	685,440	719,500	719,500	719,500	719,500	719,500	719,500

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	1,911,544	2,155,929	2,218,814	2,463,199	2,707,584	2,951,969	3,196,354	3,440,739	3,685,124	3,929,509	4,173,894
REVENUES											
Add Funds from Bond Issuance	-	-	-	-	-	-	-	-	-	-	-
Grant Revenue	-	-	-	-	-	-	-	-	-	-	-
Additional TIF Taxes	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
Subtotal	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
EXPENSES											
TIF Project Expenses per TIF Development Plan	475,115	656,615	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115
Developer Refund											
Subtotal	475,115	656,615	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115	475,115
Ending Balance	**2,155,929**	**2,218,814**	**2,463,199**	**2,707,584**	**2,951,969**	**3,196,354**	**3,440,739**	**3,685,124**	**3,929,509**	**4,173,894**	**4,418,279**
Increase in valuation											
Valuation	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39
Funds from Property tax	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500

		2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance		4,418,279	4,662,664	4,907,049	4,751,434	4,595,819	4,440,204	4,284,589	4,128,974	3,973,359
REVENUES										
Add Funds from Bond Issuance										
Transfer from GF										
Grant Revenue										
Additional TIF Taxes		719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
	Subtotal	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500
EXPENSES										
TIF Project Expenses per TIF Development Plan		475,115	475,115	875,115	875,115	875,115	875,115	875,115	875,115	875,115
Developer Refund										
	Subtotal	475,115	475,115	875,115	875,115	875,115	875,115	875,115	875,115	875,115
Ending Balance		**4,662,664**	**4,907,049**	**4,751,434**	**4,595,819**	**4,440,204**	**4,284,589**	**4,128,974**	**3,973,359**	**3,817,744**
Increase in valuation										
Valuation		50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate		14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39	14.39
Funds from Property tax		719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500	719,500

Scenario - Base Package with $3.8M TBD Projects (100% Capturing)

Year	Expense Explanation	
2016		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Lunt Road Improvements	$100,000	On-street parking improvements, street/sidewalk lighting, stormwater drainage improvements from Falmouth Road to Middle Road
Reclass from other TIF Districts	$16,143	Legal costs to set up this TIF
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
	$191,258	
2017		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
ICMA Training	$1,000	Training/development for activities aimed at business retention and attraction
Energy Fair	$1,000	Activities related to energy-conservation measures for Falmouth businesses.
Transfer to GF	$45,000	Expenditures for initial TIF District Preparation. Staff, assessor, and consultant time to develop TIF district materials
Falmouth Corners Intersection Design	$60,000	Local Match of 25% for PACTS Project. Intersection capacity rebuild, including new turn lanes, bicycle lanes, sidewalk, traffic signals, and mast arms at Falmouth/Middle/Bucknam road intersection ("Falmouth Corners")
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Blueberry Lane Improvements	$85,000	Road and sidewalk resurfacing and other streetscape amenities, upgrade street lighting, from Falmouth Road to Middle Road
	$267,115	
2018		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Middle Road Sidewalk 1	$200,000	New sidewalk from Lunt Road to Blueberry Lane.
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
	$275,115	
2019		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Falmouth Corners Intersection Improvements	$305,000	Intersection capacity rebuild, including new turn lanes, bicycle lanes, sidewalk, traffic signals, and mast arms at Falmouth/Middle/Bucknam road intersection ("Falmouth Corners")
Town-wide Road Improvements	$300,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$680,115	

Scenario - Base Package with $3.8M TBD Projects (100% Capturing)

Year	Expense	Explanation
2020		
Depot Road Repaving	$19,800	Pavement Resurfacing from Lunt Road to Route One
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$494,915	
2021		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
Middle Road Sidewalk 2	$132,000	New sidewalk from Lunt Road to Falmouth Corners
	$607,115	
2022		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Merrill Road Sidewalk	$132,000	New Sidewalk from Falmouth Road to Middle Road
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
	$207,115	
2023		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2024		
Allen Avenue Extension Repaving	$159,500	Pavement Resurfacing from Falmouth Road to Portland city line
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$634,615	

Scenario - Base Package with $3.8M TBD Projects (100% Capturing)

Year	Expense Explanation	
2025		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2026		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2027		
Falmouth Road Repaving	$181,500	Pavement Resurfacing from Middle Road to Allen Avenue Extension
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$656,615	
2028		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2029		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	

Scenario - Base Package with $3.8M TBD Projects (100% Capturing)

Year	Expense Explanation	
2030		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2031		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2032		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2033		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2034		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2035		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	

Scenario - Base Package with $3.8M TBD Projects (100% Capturing)

Year	Expense Explanation	
2036		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2037		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2038		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$400,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$475,115	
2039		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$800,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$875,115	
2040		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$800,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$875,115	
2041		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$800,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$875,115	

Scenario - Base Package with $3.8M TBD Projects (100% Capturing)

Year	Expense Explanation	
2042		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$800,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$875,115	
2043		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$800,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$875,115	
2044		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$800,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$875,115	
2045		
TIF District Annual Administration	$5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	$70,115	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Town-wide Road Improvements	$800,000	Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	$875,115	
Total	**$16,791,393**	

SUMMARY PROJECTS 1-13		
Specific Short Term Road/Sidewalk Projects	$1,314,800	8%
Townwide Road Improvements	$13,100,000	78%
TIF District Administration + Preparation	$211,143	1%
Economic Development Programs	$2,103,450	13%
Total	**$16,729,393**	100%