

***APPENDIX B***  
***TAX INCREMENT FINANCING DISTRICTS***



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# **ROUTE ONE SOUTH TIF DISTRICT**

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# Falmouth Route 1 South TIF

Updated 2/17/2016

Prepared: P/M/M

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>Beginning Balance</b>	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
<b>REVENUES</b>											
Add Funds from Bond Issuance		9,672,542	525,193								
Hat Trick Drive		34,010									
Grant Revenue	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
Additional TIF Taxes	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
<b>Subtotal</b>	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
<b>EXPENSES</b>											
TIF Project Expenses per TIF Development Plan			820,413	808,612	796,813	785,013	773,213	761,413	749,613	737,813	721,013
Debt Service Route South Bond	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
<b>Subtotal</b>	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
<b>Beginning Balance</b>	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
<b>REVENUES</b>											
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	1,138,775			
<b>Subtotal</b>	1,056,983	1,070,195	1,083,573	1,097,117	1,110,831	1,124,717	1,138,775	1,138,775			
<b>EXPENSES</b>											
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				
	765,642	1,207,269	1,287,034	1,058,712	956,531	984,740	2,130,787				
<b>Subtotal</b>	1,262,030	1,207,269	1,287,034	1,058,712	956,531	984,740	2,130,787				
<b>Ending Balance</b>	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%
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 development 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.
<b>Total</b>	<b>\$ 10,525,443</b>	<b>\$ 9,229,553</b>	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		Expense	
<b>2016</b>			
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 developer 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/fill 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 Project
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 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.
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 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.
<b>Total</b>		<b>\$ 2,590,867</b>	
<b>2017</b>			
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 developer 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 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.
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.
<b>Total</b>		<b>\$ 1,454,884</b>	

TIF Route 1 South Capital Expenditure Schedule		023	611
Draft: February 18, 2016			
Year	Expense		
<b>2018</b>			
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 development 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.
<b>Total</b>	<b>\$</b>	<b>887,483</b>	
<b>2019</b>			
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 development 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 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.
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.
<b>Total</b>	<b>\$</b>	<b>1,041,732</b>	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year		Expense	
<b>2020</b>			
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 development 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.
<b>Total</b>		<b>\$ 1,011,012</b>	
<b>2021</b>			
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 development 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 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.
<b>Total</b>		<b>\$ 905,325</b>	
<b>2022</b>			
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 development 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.
<b>Total</b>		<b>\$ 934,671</b>	

TIF Route 1 South Capital Expenditure Schedule		023	611
Draft: February 18, 2016			
Year		Expense	
<b>2023</b>			
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 development 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
<b>Total</b>		<b>\$ 954,051</b>	
<b>2024</b>			
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 development 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	
<b>Total</b>		<b>\$ 765,642</b>	
<b>2025</b>			
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 development 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
<b>Total</b>		<b>\$ 1,207,269</b>	

TIF Route 1 South Capital Expenditure Schedule		023	611
Draft: February 18, 2016			
Year	Expense		
<b>2026</b>			
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 development 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
<b>Total</b>	<b>\$</b>	<b>1,287,034</b>	
<b>2027</b>			
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 development 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
<b>Total</b>	<b>\$</b>	<b>1,058,712</b>	
<b>2028</b>			
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 development 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 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.
<b>Total</b>	<b>\$</b>	<b>956,531</b>	

TIF Route 1 South Capital Expenditure Schedule		023	61
Draft: February 18, 2016			
Year	Expense		
<b>2029</b>			
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 development 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.
<b>Total</b>		<b>\$ 984,740</b>	
<b>2030</b>			
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 development 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 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.
Depot Road Bangor Savings Connector		\$ 1,000,000	Deferred project from Route 1 Infrastructure Plan
<b>Total</b>		<b>\$ 2,130,787</b>	
<b>Total TIF expenses</b>		<b>\$ 30,162,420</b>	



**ROUTE ONE NORTH TIF DISTRICT**



**TIF Route 1 North Capital Expenditure Schedule**

<b>Year</b>		<b>Expense</b>	<b>Explanation</b>
<b>2015</b>	<b>Budget</b>	<b>Actual</b>	
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.
<b>Total</b>	<b>\$126,265</b>	<b>\$154,808</b>	

**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.
<b>Total</b>		<b>\$4,218</b>	

**TIF Route 1 North Capital Expenditure Schedule**

022

<b>Year</b>		<b>Expense</b>	<b>Explanation</b>
<b>2017</b>			
	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.
	<b>Total</b>	<b>\$500,826</b>	

**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.
	<b>Total</b>	<b>\$371,845</b>	

**TIF Route 1 North Capital Expenditure Schedule**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
<b>2019</b>		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.
<b>Total</b>	<b>\$457,694</b>	

**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.
<b>Total</b>	<b>\$73,975</b>	

**TIF Route 1 North Capital Expenditure Schedule**

<b>Year</b>		<b>Expense</b>	<b>Explanation</b>
<b>2021</b>			
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.
<b>Total</b>		<b>\$75,088</b>	

**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.
<b>Total</b>		<b>\$76,235</b>	

Total Project Spending	\$1,519,078
Total Developer Refund	\$336,632
<b>Total</b>	<b>\$1,855,710</b>

**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
<b>Beginning Balance</b>	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
<b>REVENUES</b>											
Add Funds from Bond Issuance				6,500,000							
Maine DOT Contribution				4,000,000							
Grant Revenue	623,891	651,529	742,789	788,071	791,662	803,198	814,898	826,766	838,803	851,012	863,395
Additional TIF Taxes	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
<b>Subtotal</b>											
	145,516	55,617	152,943	335,352	10,716,703	94,204	116,017	72,885	74,809	101,791	78,832
<b>EXPENSES</b>											
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest											
Developer Refund	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
	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
<b>Ending Balance</b>	<b>972,790</b>	<b>1,153,108</b>	<b>1,317,651</b>	<b>1,480,310</b>	<b>1,758,684</b>	<b>1,469,568</b>	<b>1,178,814</b>	<b>951,534</b>	<b>742,843</b>	<b>527,855</b>	<b>356,684</b>
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
<b>Beginning Balance</b>	<b>356,684</b>	<b>204,445</b>	<b>71,255</b>	<b>121,538</b>	<b>188,629</b>	<b>281,644</b>	<b>400,703</b>	<b>520,924</b>	<b>520,924</b>	<b>520,924</b>	<b>520,924</b>
<b>REVENUES</b>											
Add Funds from Bond Issuance											
Additional TIF Taxes	875,955	888,694	901,614	914,719	928,010	941,490	955,163				
	1,232,639	1,093,139	972,869	1,036,257	1,116,639	1,223,135	1,355,866				
<b>Subtotal</b>											
	80,935	83,100	276,331	287,628	289,994	292,432	319,942				
<b>EXPENSES</b>											
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest	605,000	590,000	575,000	560,000	545,000	530,000	515,000				
Developer Refund	342,259	348,784									
	1,028,194	1,021,884	851,331	847,628	834,994	822,432	834,942				
<b>Ending Balance</b>	<b>204,445</b>	<b>71,255</b>	<b>121,538</b>	<b>188,629</b>	<b>281,644</b>	<b>400,703</b>	<b>520,924</b>	<b>520,924</b>	<b>520,924</b>	<b>520,924</b>	<b>520,924</b>
Increase in valuation		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**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
<b>2015</b>		
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 Director (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
<b>Total</b>	<b>\$578,246</b>	
<b>2016</b>		
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 Director (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
<b>Total</b>	<b>\$625,412</b>	

**TIF West Falmouth Capital Expenditure Schedule**

**025 & 612**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
<b>2017</b>		
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 Director (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.
<b>Route 100 Infrastructure Project</b>	\$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
<b>Total</b>	<b>\$11,013,288</b>	
<b>2018</b>		
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 Director (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
<b>Total</b>	<b>\$1,092,314</b>	
<b>2019</b>		
Ongoing TIF District Administration	\$5,000	

**TIF West Falmouth Capital Expenditure Schedule**

**025 & 612**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
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
<b>Total</b>	<b>\$1,105,652</b>	
<b>2020</b>		
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
<b>Total</b>	<b>\$1,054,045</b>	
<b>2021</b>		
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**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
Debt Payment	650,000	Route 100 Infrastructure Plan
Developer Refund	\$322,685	Credit enhancement payment to developer
<b>Total</b>	<b>\$1,047,494</b>	
<b>2022</b>		
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 Director (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
<b>Total</b>	<b>\$1,066,000</b>	
<b>2023</b>		
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 Director (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
<b>Total</b>	<b>\$1,034,566</b>	
<b>2024</b>		
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 Director (2.5%), Bookkeeper (2.5%), and Budget/Purchasing Director (2.5%).

**TIF West Falmouth Capital Expenditure Schedule**

**025 & 612**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
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
<b>Total</b>	<b>\$1,028,194</b>	
<b>2025</b>		
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 Director (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
<b>Total</b>	<b>\$1,021,884</b>	
<b>2026</b>		
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 Director (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**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
Debt Payment	575,000	Route 100 Infrastructure Plan
Developer Refund	\$0	
<b>Total</b>	<b>\$851,331</b>	
<b>2027</b>		
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	
<b>Total</b>	<b>\$847,628</b>	
<b>2028</b>		
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**

<b>Year</b>	<b>Expense</b>	<b>Explanation</b>
Debt Payment	\$ 545,000	Route 100 Infrastructure Plan
Developer Refund	\$0	
<b>Total</b>	<b>\$834,994</b>	
<b>2029</b>		
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	
<b>Total</b>	<b>\$822,432</b>	
<b>2030</b>		
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 West 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	
<b>Total</b>	<b>\$834,942</b>	



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**OCEAN VIEW / NATURAL GAS  
TIF DISTRICT**

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

Year	Expense Explanation	
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**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)
	<b>\$191,258</b>	

**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
	<b>\$267,115</b>	

**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)
	<b>\$275,115</b>	

**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
	<b>\$680,115</b>	

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

Year	Expense Explanation	
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<b>2020</b>		
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
	<b>\$494,915</b>	

<b>2021</b>		
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
	<b>\$607,115</b>	

<b>2022</b>		
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)
	<b>\$207,115</b>	

<b>2023</b>		
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
	<b>\$475,115</b>	

<b>2024</b>		
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
	<b>\$634,615</b>	

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

Year	Expense Explanation	
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<b>2025</b>		
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
	<b>\$475,115</b>	

<b>2026</b>		
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
	<b>\$475,115</b>	

<b>2027</b>		
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
	<b>\$656,615</b>	

<b>2028</b>		
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
	<b>\$475,115</b>	

<b>2029</b>		
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
	<b>\$475,115</b>	

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

Year	Expense Explanation	
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<b>2030</b>		
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
	<b>\$475,115</b>	

<b>2031</b>		
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
	<b>\$475,115</b>	

<b>2032</b>		
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
	<b>\$475,115</b>	

<b>2033</b>		
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
	<b>\$475,115</b>	

<b>2034</b>		
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
	<b>\$475,115</b>	

<b>2035</b>		
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
	<b>\$475,115</b>	

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

Year	Expense Explanation	
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<b>2036</b>		
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
	<b>\$475,115</b>	

<b>2037</b>		
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
	<b>\$475,115</b>	

<b>2038</b>		
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
	<b>\$475,115</b>	

<b>2039</b>		
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
	<b>\$875,115</b>	

<b>2040</b>		
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
	<b>\$875,115</b>	

<b>2041</b>		
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
	<b>\$875,115</b>	

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

Year	Expense Explanation	
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**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
	<b>\$875,115</b>	

**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
	<b>\$875,115</b>	

**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
	<b>\$875,115</b>	

**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
	<b>\$875,115</b>	

**\$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%

