

**WEST FALMOUTH CROSSING TIF AMENDMENT REQUEST  
APPLICATION COVER SHEET**

<b>MUNICIPAL TAX INCREMENT FINANCING</b>
--

**A. General Information**

1. Municipality Name: Town of Falmouth		
2. Address: 271 Falmouth Road, Falmouth, Maine 04105		
3. Telephone: 781-5253	Fax: 781-8677	5. Email: npoore@town.falmouth.me.us
6. Municipal Contact Person: Nathan Poore, Town Manager		
N/A		
7. Business Name: n/a		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business:		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

**B. Disclosure**

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
job creation	job retention	<input checked="" type="checkbox"/> capital investment
training investment	tax base improvement	<input checked="" type="checkbox"/> public facilities improvement
other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
real estate purchase	<input checked="" type="checkbox"/> machinery & equipment purchase	training costs
debt reduction	<input checked="" type="checkbox"/> other (list): infrastructure investment, economic development	

**C. Employment Data**

List the company's goals for the number, type and wage levels of jobs to be created or retained as part of this TIF development project ( <i>please use next page</i> ).      N/A
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**West Falmouth Crossing Municipal Development  
and Tax Increment Financing District  
3<sup>rd</sup> Amendment to Development Program  
March 28, 2016**

**Overview**

The West Falmouth Crossing Municipal Development and Tax Increment Financing District (the "District") and related Development Program (the "Development Program") was approved by the Department of Economic and Community Development ("DECD") on July 29, 1998 for a period of 25 years commencing with the Town's 1999-2000 fiscal year and running through and including the Town of Falmouth (the "Town") 2023-2024 fiscal year. It encompasses approximately 59.74 acres and is comprised of properties adjacent to Leighton Road and Route 100 in the vicinity of Maine Turnpike Exit 53. The Development Program of the District was previously amended by the Town and approved by DECD on March 29, 2005 and March 23, 2010.

The Town now proposes this 3<sup>rd</sup> amendment to the District and Development Program. The purpose of these amendments is (i) to extend the term of the TIF from the initial approved term of 25 years to the maximum 30 year term authorized under the TIF statute, through and including the Town's 2028-2029 fiscal year, (ii) to remove approximately 18.08 acres of common area / open space from the District (the "Removed Open Space") and thereby reduce the size of the District to approximately 41.66 acres, and (iii) to update the list of infrastructure projects and economic development initiatives to be undertaken.

Through this amendment, there will no other change to the basic configuration of the Development Program as previously approved by the Town and DECD. The geographic boundaries and the percentage allocations of any captured assessed value remain unchanged. Therefore, this amendment refers back to the original approval regarding the District's base year values. Where appropriate, projections have been updated to reflect actual numbers, and subsequent projected years have been added and/or refined. All other calculations reflect the original District Development Program, as previously amended.

The main purpose of the District is to finance the construction, installation and operation of certain public improvements inside the District and/or outside the District, but benefiting the District, and to perform economic development activities. Captured assessed value is calculated for the District based upon the property's assessed value as of April 1, 1997.

**Duration of the Program; Additional Five Years.**

The term of the District and the Development Program are extended from the initial approved term of 25 years to the maximum 30 year term authorized under the TIF statute. Thus, the term of the District and the Development Program will extend through and including the Town's 2028-2029 fiscal year.

**Description of District; Removed Open Space**

Pursuant to this 3<sup>rd</sup> Amendment, the Town is removing the approximately 18.08 acres of the Removed Open Space from the District, reducing the remaining acreage of the District to

approximately 41.66. Maps of the District as originally designated and as amended, showing the Removed Open Space are attached hereto as Exhibit A.

*Original Assessed Value Unchanged:* The total taxable value of land and buildings, together with personal property, for the West Falmouth Crossing area as of March 31, 1998 (April 1, 1997) was \$553,000 (the "Original Assessed Value"). Attached hereto as Exhibit C is an Assessor Certificate establishing that the 18.08 acres of Removed Open Space had a taxable assessed value as of March 31, 1998 (April 1, 1997), of \$0. Thus the Original Assessed Value of the District will remain \$553,000.

### **Development of the West Falmouth Crossing Area; Municipal TIF Improvements**

The West Falmouth Crossing area continues to undergo significant development. The character of many properties is being transformed. This transformation is driving new construction, which in turn creates the need to upgrade public facilities in this area. Besides various road improvements, the Town has made credit enhancement to the developer who installed a significant sewer improvement, which allowed major developments in the District to be established.

The list of municipal TIF improvements attached hereto as Exhibit B includes a number of infrastructure improvements that were included in the prior DECD approvals and still remain to be completed. They have been listed in Exhibit B under "previously approved projects" and range from pump station upgrades to sidewalk and road improvements. Besides these projects, the Town sees the need for continued investment in parking, sidewalk repair, tree planting, wayfinding, and staff time to perform economic development functions. Total expenditures, less credit enhancement payments, between 2016 and 2028 are estimated at \$8,684,838.

### **Financial Plan**

All of the retained tax increment revenues on increases in assessed value resulting from the District will be used by the Town to help pay all or a portion of the costs of the Town to conduct the activities described in Exhibit B attached hereto, or reimburse the original Credit Enhancement Agreement.

Exhibit D reflects activity since inception of the District and a projection of TIF revenues through the remaining term of the District. Where available, actual figures are presented. Exhibit D reflects estimated private development investment in additional tax base that will result in net TIF revenues to the Town of \$7,964,046 between 2016 and 2028. An estimated total of \$3,253,455 is expected to be used for credit enhancement payments in this period.

### **Developer Capital Indebtedness**

Developers will finance the development costs through private financing arrangements. The actual details of developer financing will vary for each project.

**Bond Indebtedness**

The Town may issue debt to finance all or a portion of the municipal TIF improvements listed on Exhibit B as needed. If so, a sinking fund will be established in accordance with 30-A MRSA §5227.

**Financial and Statistical Data**

Exhibit E lists financial and statistical information relating to the District required as a prerequisite to designation of the District by the Town and approval by DECD.

**Estimated Impact of Financing Upon Taxing Jurisdiction**

The table below identifies tax shifts that may result during the remainder of the term of the District attributable to the project. The actual impact upon the taxing jurisdiction may vary.

<b>Tax Shift Item</b>	<b>Average Annual Amount</b>	<b>Total Amount</b>
Educational Aid	403,871	5,250,329
Municipal Revenue Sharing	15,128	196,668
County Tax	30,240	393,126
<b>Total</b>	<b>449,240</b>	<b>5,840,123</b>

**Relocation of Displaced Persons**

No businesses or persons will be displaced or relocated as a result of the development activities proposed in the District.

**Proposed Regulations and Facilities to Improve Transportation.**

The Municipal TIF Improvements will include facilities to improve transportation.

**Environmental Controls.**

The Town expects that all improvements contemplated by this Development Program will comply with all federal, state and local environmental and land development laws, rules, regulations, and ordinances.

**Plan of Operation Upon Completion.**

During the remaining term of the TIF, the original developer or its tenants, successors or assigns, will be responsible for payment of all maintenance expenses, insurance and taxes on the related private development. During the remaining term of the TIF, the Town Manager or his designee will be responsible for all administrative matters required of the Town concerning the implementation and operation of the District.

**Public Hearings**

In accordance with the requirements of 30-A M.R.S.A. §5226, the Falmouth Town Council held a public hearing on the proposed 3<sup>rd</sup> Amendment to the District and Development Program on March 28, 2016. A Notice of said public hearing was published in the Portland Press Herald, a newspaper of general circulation in the Town of Falmouth, on or before March 18, 2016, a date at least ten (10) days prior to the public hearing.

A copy of such Notice and a record of such public hearing are attached as Exhibit F.

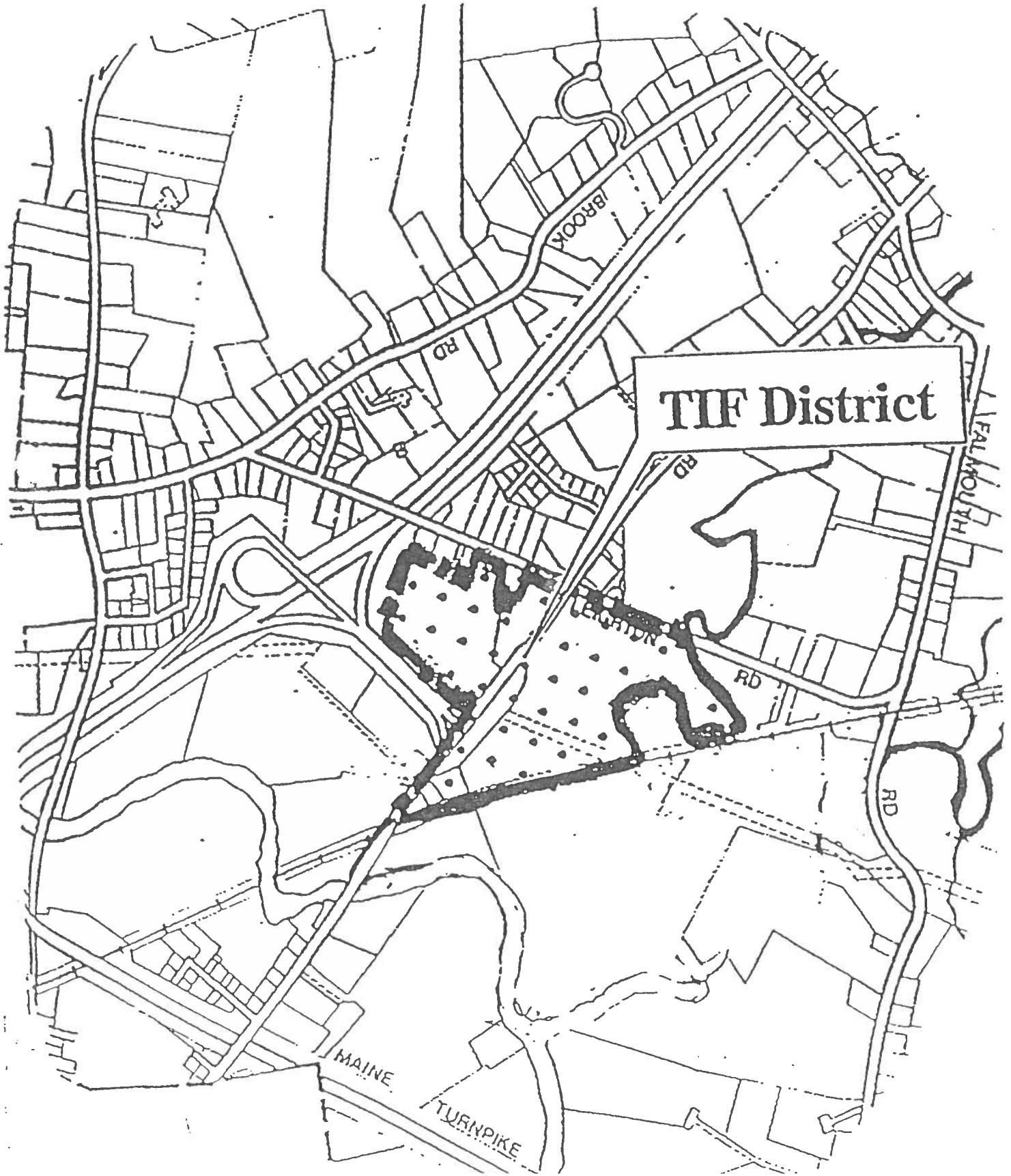
**Authorizing Vote**

A copy of the Town Council Order approving the 3<sup>rd</sup> Amendment to the District and Development Program is attached as Exhibit G.

Exhibit A  
TIF Maps and Removed Open Space

West Falmouth Crossing  
Municipal Development and Tax  
Increment Financing District

EXHIBIT A



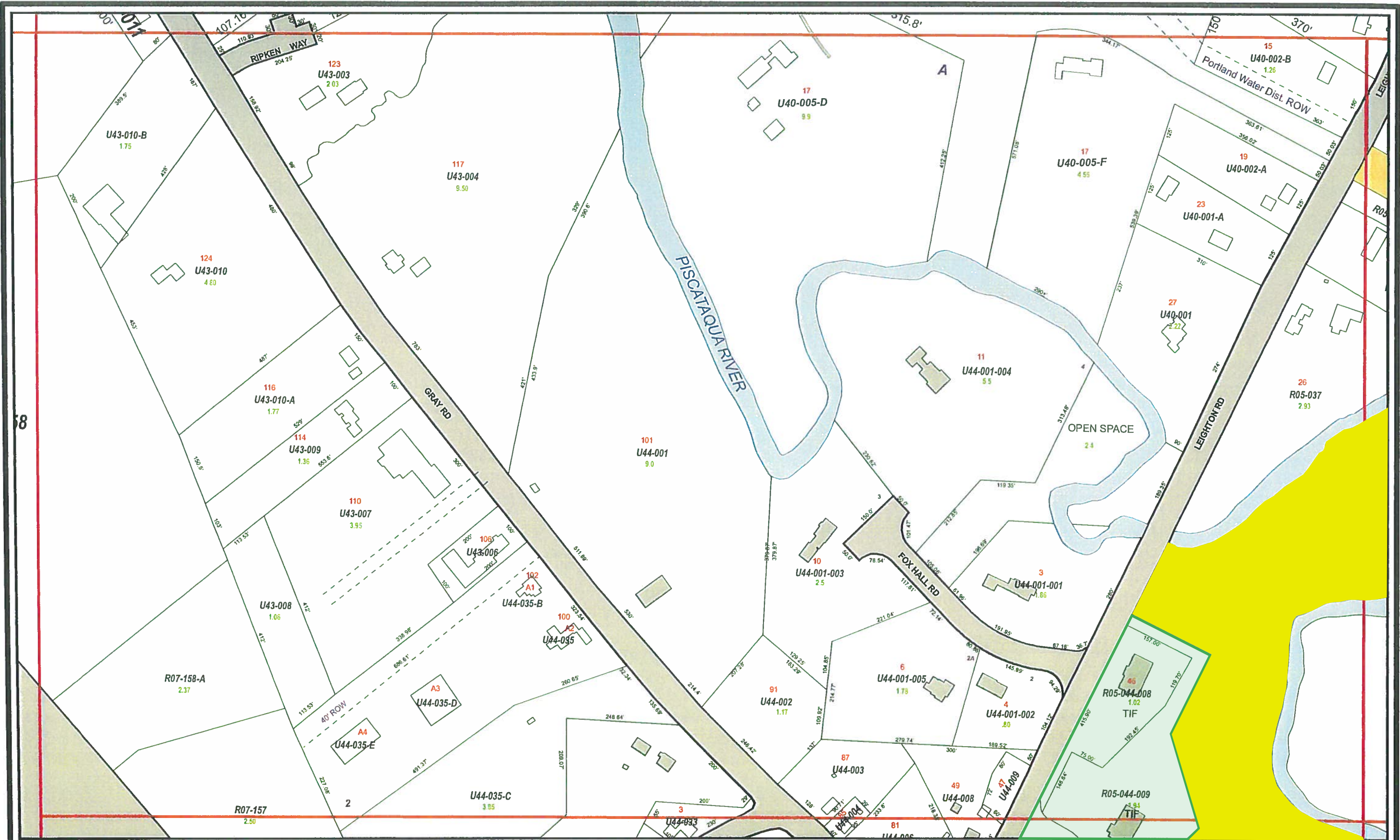
### Removed Open Space

TIF Map Designation	Tax Sheet	<u>Removed Open Space</u>	Acreage
1	373	Common Area	2.79
2	373	Open Space - Village Green	0.6
3	373	Open Space	0.4
4	371/373	Open Space	12.8
5	373/374	Open Space	0.7
6	373	Open Space	0.54
7	452	R05-049 - State	0.25
		Total	18.08



# Exit 10 TIF District





Maps Prepared by: **Spatial Alternatives**  
 207 646 2355  
 www.spatialalternatives.com

Tax Sheets are intended for assessing purposes only.  
 Boundary locations are approximate and  
 should not be used for conveyance of property.

Legend		MAIN ST	Road Name
--- Rights of Way/Easements	Parcels	R05-053	Map/Lot Number
Buildings:	Roads	2.03	Parcel Acreage
Not Sewered	Railroad	123.42	Lot Dimension
Sewered	Water	#	Subdivision Lot Number
		12	Street Number

## Town of Falmouth, Maine

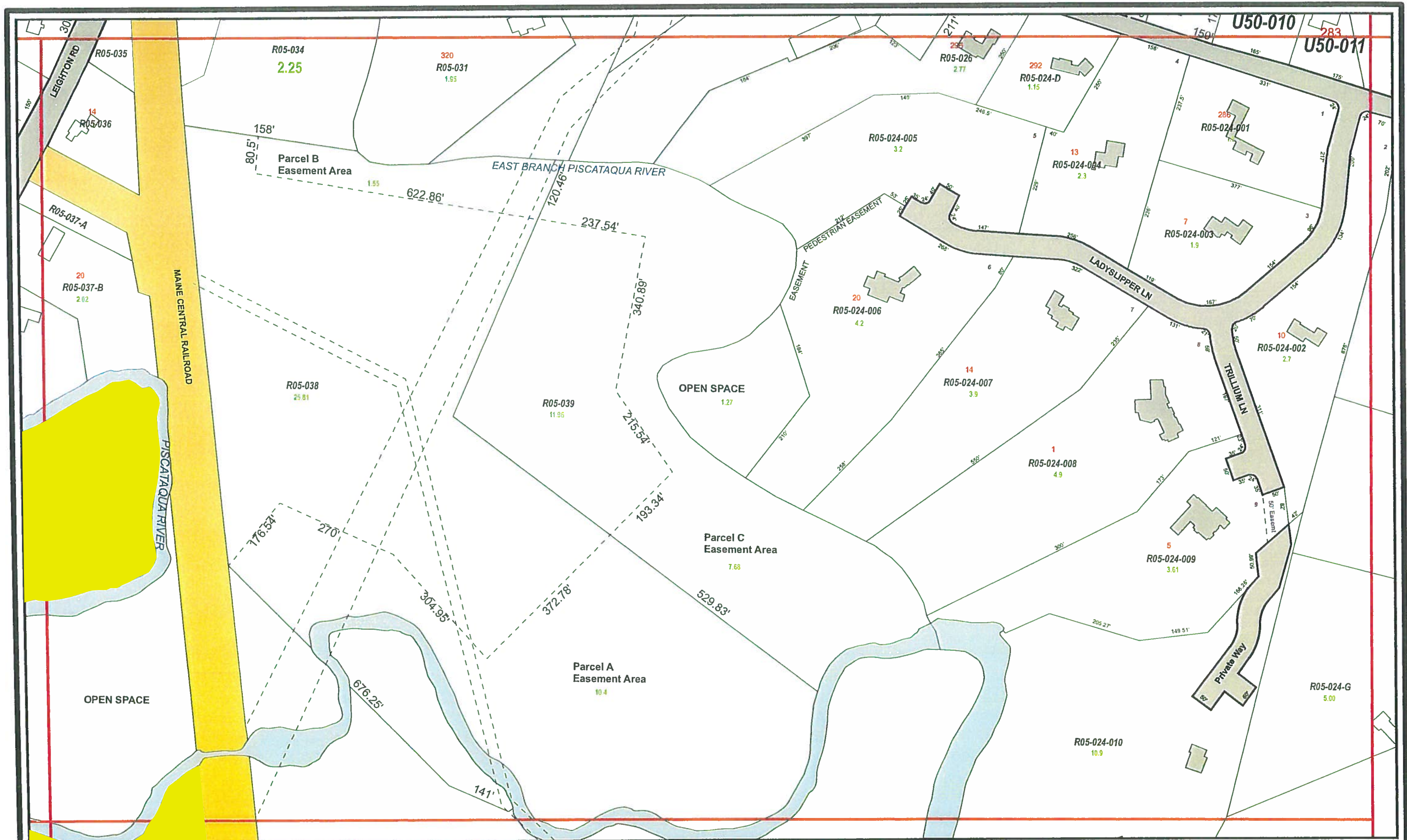
400  
Feet

Index Map

280	290
360	371 372 373 374



**Falmouth Tax Sheet**  
**371**  
 Map updated to: April 1, 2013



Maps Prepared by: **Spatial Alternatives**  
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**Legend**

Rights of Way/Easements	Parcels	<b>MAIN ST</b>	Road Name
Buildings:	Roads	<b>R05-053</b>	Map/Lot Number
Not Sewered	Railroad	<b>2.03</b>	Parcel Acreage
Sewered	Water	<b>123.42</b>	Lot Dimension
		<b>1</b>	Subdivision Lot Number
		<b>12</b>	Street Number

**Town of Falmouth, Maine**

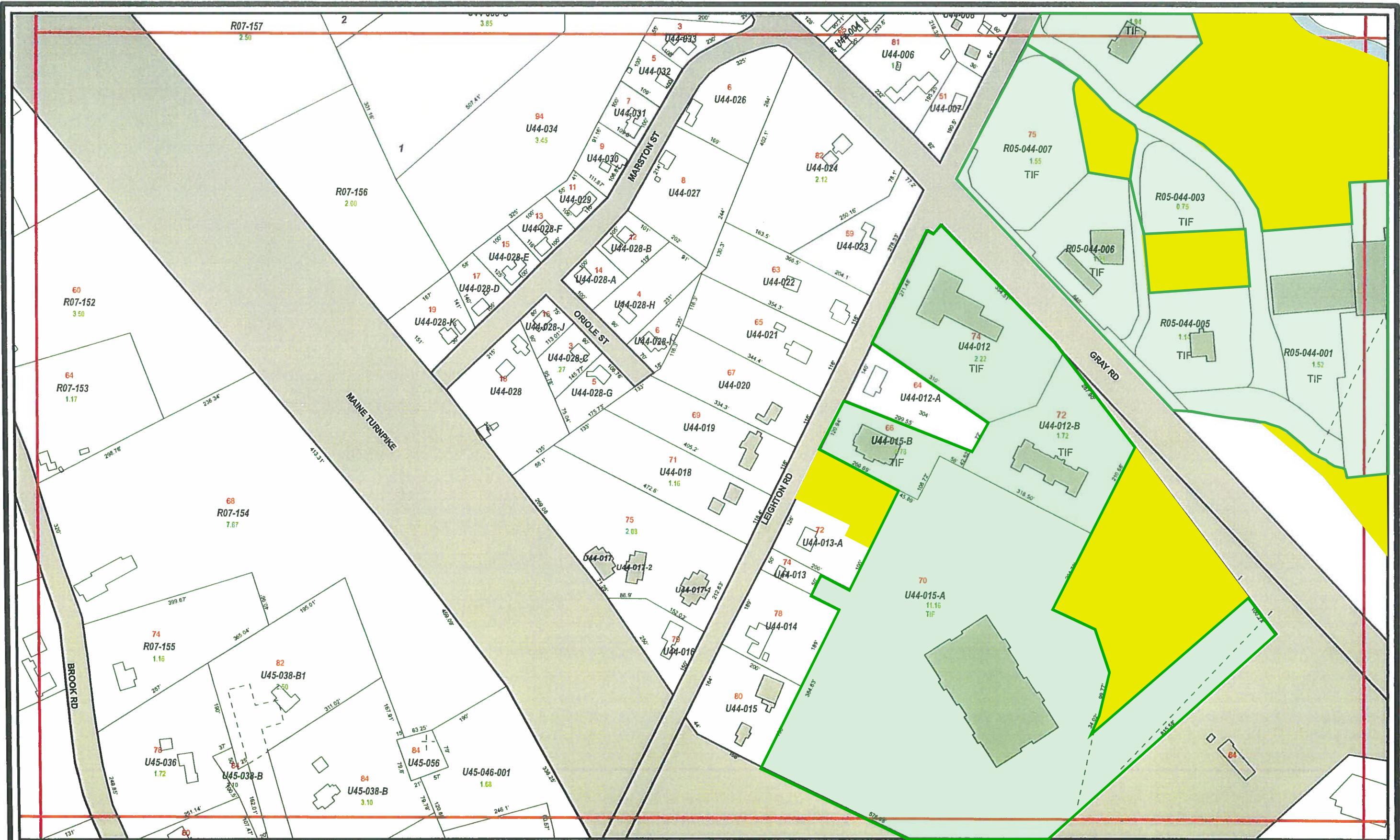
400  
 Feet

Index Map

	<b>290</b>	<b>300</b>
<b>371</b>	<b>372</b>	<b>380</b>
<b>373</b>	<b>374</b>	

N

**Falmouth Tax Sheet**  
**372**  
 Map updated to: April 1, 2013



Maps Prepared by: **Spatial Alternatives**  
 207.846.2355  
 www.spatialalternatives.com

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 Boundary locations are approximate and  
 should not be used for conveyance of property.

**Legend**

--- Rights of Way/Easements	Parcels	MAIN ST	Road Name
Buildings:	Roads	R05-053	Map/Lot Number
Not Sewered	Railroad	2.03	Parcel Acreage
Sewered	Water	123.47	Lot Dimension
		11	Subdivision Lot Number
			Street Number

**Town of Falmouth, Maine**

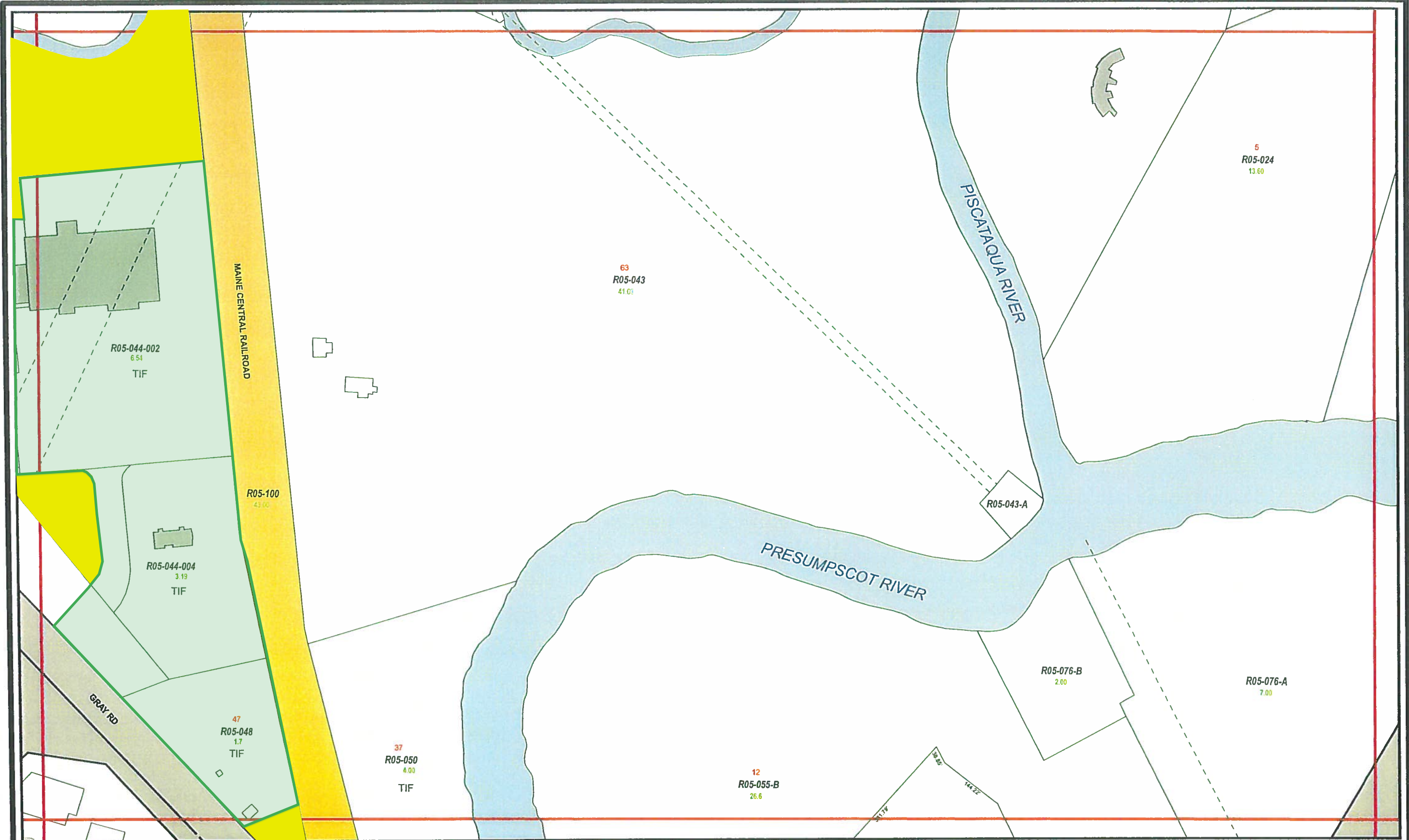
400 Feet

Index Map

360	371	372
	373	374
440	451	452



**Falmouth Tax Sheet**  
**373**  
 Map updated to: April 1, 2013



Maps Prepared by: **Spatial Alternatives**  
 207.846.2355  
 www.spatialalternatives.com

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Legend	
Rights of Way/Easements	Parcels
Buildings:	Roads
Not Sewered	Railroad
Sewered	Water
<b>MAIN ST</b>	<b>Road Name</b>
<b>R05-453</b>	<b>Map/Lot Number</b>
<b>2.03</b>	<b>Parcel Acreage</b>
<b>123 42'</b>	<b>Lot Dimension</b>
<b>6</b>	<b>Subdivision Lot Number</b>
<b>12</b>	<b>Street Number</b>

## Town of Falmouth, Maine

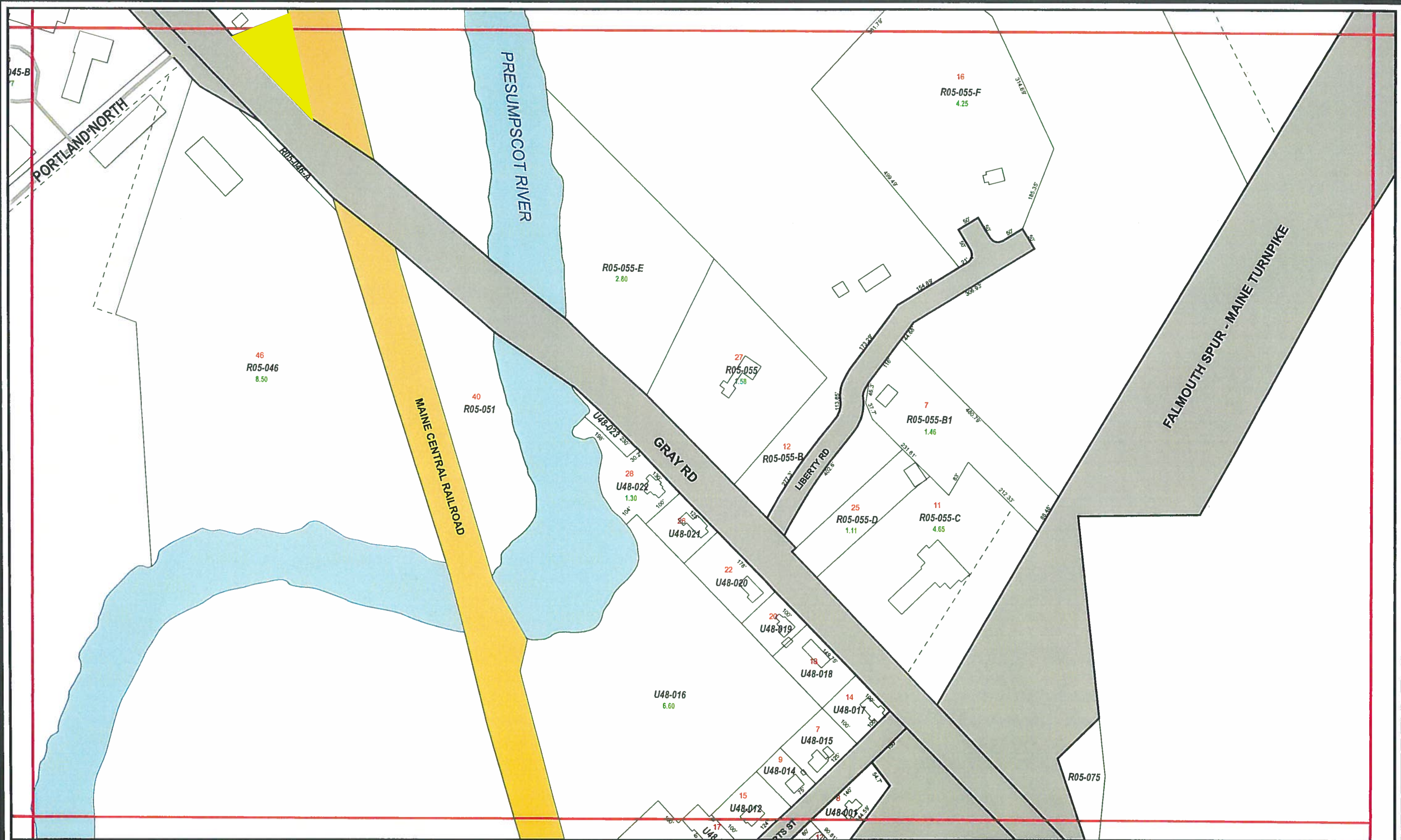
400  
 Feet

Index Map

371	372	380
373	374	
451	452	

N

**Falmouth Tax Sheet**  
**374**  
 Map updated to: April 1, 2013



Maps Prepared by: **Spatial Alternatives**  
 207.848.2355  
 www.spatialalternatives.com

Tax Sheets are intended for assessing purposes only.  
 Boundary locations are approximate and  
 should not be used for conveyance of property.

**Legend**

--- Rights of Way/Easements  
 Buildings:  
 □ Not Sewered  
 □ Sewered

□ Parcels  
 ■ Roads  
 ■ Railroad  
 ■ Water

**MAIN ST**

R05-053	Road Name
2.03	Map/Lot Number
123.42	Parcel Acreage
8	Lot Dimension
12	Subdivision Lot Number
	Street Number

## Town of Falmouth, Maine

400  
Feet

Index Map

373	374	380
451	452	
453	454	

N

## Falmouth Tax Sheet 452

Map updated to: April 1, 2013

**Town of Falmouth Tax Increment Financing  
WEST FALMOUTH CROSSING TIF DISTRICT**

**2016 Update to Municipal TIF Projects**

Project Name	Scope	Approximate cost	Proposed Fiscal Year(s) Ending	Notes	<a href="#">Statutory Citation</a>
<b>Previously Approved Projects</b>					
<b>Pump Station Upgrades</b>	Scope also includes also force main upgrades	\$200,000 \$200,000	2013 2014	Future pump station needs are dependent on development and Falmouth On The Green (FOG) infiltration reduction success as the peak flow capacity of 4-5 pump stations is limited. This work will need to be done eventually. The Falmouth Sewer District is currently completing a comprehensive pump station study by Wright Pierce Engineers.	
<b>Improvements to Route 100</b> <a href="#">Note: Include in Route 100 Infrastructure Plan</a>	Reconstruction: Leighton to Mountain Road	\$112,000 sidewalk only	2015	This is an unfunded MDOT project to reconstruct Route 100. The Town would fund the local match. Project would also include storm drainage, sidewalks and bicycle lanes. Potential sewer extensions in this area should be evaluated. Scope could also include improvements on side roads, such as Mountain Road (section from Turnpike to Route 100) and Marston Road.	
<b>Collector Road Improvements</b>					
<b>Leighton Road</b> <a href="#">Note: Include in Route 100 Infrastructure Plan</a>	sidewalk	\$84,000	2012	Sections that were done by builders as individual projects are completed. There are gaps that could be installed. Also, there is a long stretch that could link the new Brook Road to the West Falmouth TIF district at Route 100.	
<b>Falmouth Road Completed</b>	Reconstruction: Winn Road to Leighton Road	\$224,000	2011		

Project Name	Scope	Approximate cost	Proposed Fiscal Year(s) Ending	Notes	<a href="#">Statutory Citation</a>
<a href="#">Blackstrap Road Completed</a>	Overlay paving and minor reconstruction: Turnpike overpass to Portland line	\$95,200	2010		
<a href="#">Brook Road Completed</a>	Reconstruction: Blackstrap to Westbrook line	\$386,250	2010	The Leighton to Blackstrap section was improved with sidewalk in 2007. The Blackstrap to Westbrook line section is in PACTS/MDOT work plan with TIF funds to pay local match plus possible sidewalk cost (inclusion of sidewalks as part of this project is yet TBD).	
<a href="#">District operations Completed</a>	Machine designed for year round operations in Districts. Operations include: Roadside finish/flail mowing, sidewalk snow removal and sweeping, road grinding and repair work.	\$16,600	2010	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.	
<b>New Projects - <a href="#">2010 Amendment</a></b>					



Project Name	Scope	Approximate cost	Proposed Fiscal Year(s) Ending	Notes	Statutory Citation
<b>TIF and Economic Development Staff Time</b>	Portion of salaries of staff to administer the TIF Development Program and accounting as well as to conduct economic development activities.	<u>\$1,059,826</u> <u>Annual (est.)</u> \$41,702 \$42,953 \$44,241 \$45,568 \$46,936 \$48,344 <u>\$56,983</u> <u>\$58,693</u> <u>\$60,454</u> <u>\$62,267</u> <u>\$64,135</u> <u>\$66,059</u> <u>\$68,041</u> <u>\$70,082</u> <u>\$72,185</u> <u>\$74,350</u> <u>\$76,581</u> <u>\$78,878</u> <u>\$81,244</u>	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 <u>2021</u> <u>2022</u> <u>2023</u> <u>2024</u> <u>2025</u> <u>2026</u> <u>2027</u> <u>2028</u>	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%).	<u>\$5225(1)(A)(5)</u>
<b>GIS Maintenance</b>	This is a digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making.	<u>\$56,250</u> <u>Annual (est.)</u> <u>\$3,750/yr</u>	2010 <del>2011</del> <del>2012</del> <del>2013</del> <del>2014</del> <del>2015</del> <del>2016</del> <del>2017</del> <del>2018</del> <del>2019</del> <u>2020-2030</u>	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.	<u>\$5225(1)(A)(1)(d)</u>
<b>Public Parking</b>	<del>Proposed park and ride facility that will be located within the TIF district.</del>	<del>\$280,000</del>	<del>2018</del>	<del>This park and ride (P&amp;R) facility will preserve roadway capacity in the vicinity of the District and will contribute to business activity within the District.</del>	

Project Name	Scope	Approximate cost	Proposed Fiscal Year(s) Ending	Notes	Statutory Citation
Wayfinding signage	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the District.	\$100,000 <u>Annual (est.)</u> \$25,000 \$50,000 \$25,000 \$5,000	2016 2017 2018 2010	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.)	<a href="#">§5225(1)(A)(1)(a)(iii)</a>
<b>Street Tree Planting</b> Note: Include in Route 100 Infrastructure Plan	Street planting will be located in the TIF district.	\$100,000	2016	Exact scope of this work is TBD.	
<b>Sidewalk Repair and Construction</b> Note: Include in Route 100 Infrastructure Plan	Sidewalks will be located in the TIF district.	\$250,000	2017	Exact scope of this work is TBD.	
<b><u>New Projects - 2016 Amendment</u></b>					
<a href="#">Route 100 Infrastructure Plan.</a>	<a href="#">This plan includes and consolidates the following previously approved TIF projects: Improvements to Route 100 (reconstruction Leighton to Mountain Road, unfunded MDOT project), Leighton Road and Falmouth Road street, sidewalk, street tree planting, sidewalk repair and construction.</a>	\$11,000,000		<a href="#">The complete scope of the project is described in Stantec's Preliminary Plan dated January 19, 2016. This plan is available at <a href="http://www.falmouthme.org/route-100-committee">http://www.falmouthme.org/route-100-committee</a>.</a>	<a href="#">§5225(1)(A)(1)(a)(iii)</a> <a href="#">§ 5225(1)(A)(2)</a> <a href="#">§5225(1)(B)(1)</a>
<a href="#">Public storm water quality improvements</a>		\$100,000 <u>Annual (est.)</u> \$50,000 \$50,000	2027 2030	<a href="#">To address water quality in Piscataqua River and prevent stream impairment</a>	<a href="#">§5225(1)(A)(1)</a> <a href="#">§5225(1)(B)(1)</a> <a href="#">§ 5225(1)(C)(2)</a>
<a href="#">Sidewalk extension</a>		\$150,000	2026	<a href="#">Leighton Road from Route 100 to Falmouth Road</a>	<a href="#">§§5225(1)(A)(1)</a> <a href="#">§5225(1)(B)(2)</a>

<b>Project Name</b>	<b>Scope</b>	<b>Approximate cost</b>	<b>Proposed Fiscal Year(s) Ending</b>	<b>Notes</b>	<b><u>Statutory Citation</u></b>
<a href="#"><u>District Operations</u></a>		<a href="#"><u>\$50,000</u></a>  <a href="#"><u>Annual (est.)</u></a> <a href="#"><u>\$14,000</u></a> <a href="#"><u>\$20,000</u></a> <a href="#"><u>\$16,000</u></a>	<a href="#"><u>2017</u></a> <a href="#"><u>2019</u></a> <a href="#"><u>2026</u></a>	<a href="#"><u>Maintenance expenses + capital equipment</u></a>	<a href="#"><u>§5225(1)(A)(1)(iii)</u></a>
<a href="#"><u>TIF District Amendment Preparation</u></a>		<a href="#"><u>\$5,000</u></a>	<a href="#"><u>2016</u></a>		<a href="#"><u>§5225(1)(A)(4)</u></a> <a href="#"><u>§5225(1)(A)(7)</u></a>
<a href="#"><u>Ongoing TIF District Administration</u></a>		<a href="#"><u>\$75,000</u></a>  <a href="#"><u>Annual (est.)</u></a> <a href="#"><u>\$5,000/yr</u></a>	<a href="#"><u>2015-2030</u></a>		<a href="#"><u>§5225(1)(A)(5)</u></a> <a href="#"><u>§5225(1)(A)(7)</u></a>
<a href="#"><u>Economic Development Programs, Events, and Marketing</u></a>		<a href="#"><u>\$100,000</u></a>  <a href="#"><u>Annual (est.)</u></a> <a href="#"><u>\$25,000</u></a> <a href="#"><u>\$25,000</u></a> <a href="#"><u>\$25,000</u></a> <a href="#"><u>\$25,000</u></a>	<a href="#"><u>2019</u></a> <a href="#"><u>2020</u></a> <a href="#"><u>2026</u></a> <a href="#"><u>2030</u></a>		<a href="#"><u>§5225(1)(C)(1)</u></a>
<a href="#"><u>Public-Private storm water quality improvements</u></a>	<a href="#"><u>Outside Commercial Property Owners Storm water Grant Fund</u></a>	<a href="#"><u>\$100,000</u></a>	<a href="#"><u>2028</u></a>	<a href="#"><u>To prevent stream impairment</u></a>	<a href="#"><u>§5225(1)(B)(1)</u></a> <a href="#"><u>§5225(1) (B)(3)</u></a> <a href="#"><u>§5225(1)(C)(2)</u></a> <a href="#"><u>§5225(1) (C)(3)</u></a>
<a href="#"><u>Public Safety Improvements</u></a>	<a href="#"><u>Inside / Outside</u></a>	<a href="#"><u>\$100,000</u></a>	<a href="#"><u>2029</u></a>		<a href="#"><u>§5225(1)(B)(2)</u></a> <a href="#"><u>§5225(1)(C)(6)</u></a>
<a href="#"><u>Purchase and replacement of fire station equipment (pro-rated)</u></a>	<a href="#"><u>Inside / Outside</u></a>	<a href="#"><u>\$100,000</u></a>	<a href="#"><u>2029</u></a>		<a href="#"><u>§5225(1)(B)(2)</u></a> <a href="#"><u>§5225(1)(C)(6)</u></a>

Project Name	Scope	Approximate cost	Proposed Fiscal Year(s) Ending	Notes	<a href="#">Statutory Citation</a>
<a href="#">Purchase and replacement of public works equipment (pro-rated)</a>		<a href="#">\$100,000</a>	<a href="#">2030</a>		<a href="#">§5225(1)(A)(1)(a)</a>
<a href="#">Professional service costs for development of projects in the district</a>	<a href="#">TIF Project Engineering / Planning</a>	<a href="#">\$50,000</a>	<a href="#">2027</a>		<a href="#">§5225(1)(A)(4)</a>
<a href="#">Portion of costs related to facilities outside district due to district improvements (sewage, water, environmental, storm water, electrical street improvements)</a>	<a href="#">Accommodate additional flow from District. Ease bottleneck.</a>	<a href="#">\$100,000</a>	<a href="#">2027</a>		<a href="#">§5225(1)(B)(1)</a> <a href="#">§5225(1)(B)(3)</a>
<a href="#">Local match funds for State and federal economic development grants</a>		<a href="#">\$50,000</a>	<a href="#">2030</a>		<a href="#">§5230</a>

Exhibit C  
Assessor Certificate

The undersigned Assessor for the Town of Falmouth, Maine, does hereby certify pursuant to the provisions of 30-A M.R.S.A. §5227(2) that the taxable assessed value of the real and personal property located in the Removed Open Space (so-called) as described in the 3<sup>rd</sup> Amendment to the West Falmouth Crossing Municipal Development and Tax Increment Financing District Development Program to which this Certificate is attached was, as of March 31, 1998 (April 1, 1997), as follows:

TIF Map Designation	Tax Sheet	<u>Removed Open Space</u>	Acreage	Taxable Assessed Value of Real & Personal Property a/o 3/31/1998 (4/1/1997)
1	373	Common Area	2.79	\$0
2	373	Open Space - Village Green	0.6	\$0
3	373	Open Space	0.4	\$0
4	371/373	Open Space	12.8	\$0
5	373/374	Open Space	0.7	\$0
6	373	Open Space	0.54	\$0
7	452	R05-049 - State	0.25	\$0
		Total	18.08	\$0

IN WITNESS WHEREOF, this Certificate has been executed as of the \_\_\_ day of April, 2016.

\_\_\_\_\_  
**Assessor**  
**Town of Falmouth, Maine**

Exhibit D  
TIF History and Projections; Tax Shift

	ASSESSMENT YEAR April 1st	FISCAL YEAR	TAX RATE	EXIT 10 TIF					CEA %	CEA Payments	Net TIF Revenue to Town	
				Captured Value OAV: \$553,000	TIF Revenue	Abatement Adjustment Value	Taxes	Adjusted TIF Revenue				
Prior TIF Years	1	1999	1999-2000	18.44	2,916,500	53,780	1,481,100	27,311	26,469	90%	23,822	2,647
	2	2000	2000-2001	18.60	5,276,300	98,139			98,139	88%	86,325	11,814
	3	2001	2001-2002	19.54	13,549,500	264,757			264,757	61%	161,396	103,361
	4	2002	2002-2003	20.45	23,233,600	475,127			475,127	30%	143,066	332,061
	5	2003	2003-2004	15.80	31,863,000	503,435			503,435	43%	215,791	287,644
	6	2004	2004-2005	15.46	45,785,200	707,839	396,900	6,136	701,703	35%	248,355	453,348
	7	2005	2005-2006	15.36	38,428,000	590,254	12,500	192	590,062	48%	280,746	309,316
	8	2006	2006-2007	14.40	40,531,000	583,646			583,646	58%	338,865	244,781
	9	2007	2007-2008	14.60	44,899,600	655,534	3,700	54	655,480	55%	361,455	294,025
	10	2008	2008-2009	12.35	51,461,700	635,552	464,000	5,730	629,822	59%	370,170	259,652
	11	2009	2009-2010	12.35	49,152,000	607,027			607,027	62%	378,913	228,114
	12	2010	2010-2011	12.35	47,240,700	583,423			583,423	66%	387,703	195,720
	13	2011	2011-2012	12.92	47,193,800	609,744			609,744	65%	396,857	212,887
	14	2012	2012-2013	13.43	46,455,000	623,891			623,891	65%	406,156	217,735
	15	2013	2013-2014	14.12	46,142,300	651,529			651,529	64%	415,594	235,935
	16	2014	2014-2015	14.10	52,680,100	742,789			742,789	57%	425,303	317,486
	17	2015	2015-2016	14.63	53,866,800	788,071			788,071	37%	290,060	498,011
Remaining Term of Original TIF	18	2016	2016-2017	14.66	54,001,467	791,662			791,662	37%	296,585	495,077
	19	2017	2017-2018	14.69	54,676,485	803,198			803,198	38%	303,110	500,088
	20	2018	2018-2019	14.72	55,359,941	814,898			814,898	38%	309,635	505,263
	21	2019	2019-2020	14.75	56,051,941	826,766			826,766	38%	316,160	510,606
	22	2020	2020-2021	14.78	56,752,590	838,803			838,803	38%	322,685	516,118
	23	2021	2021-2022	14.81	57,461,997	851,012			851,012	39%	329,209	521,803
	24	2022	2022-2023	14.84	58,180,272	863,395			863,395	39%	335,734	527,661
	25	2023	2023-2024	14.87	58,907,526	875,955			875,955	39%	342,259	533,696
TIF Extension	26	2024	2024-2025	14.90	59,643,870	888,694			888,694			888,694
	27	2025	2025-2026	14.93	60,389,418	901,614			901,614			901,614
	28	2026	2026-2027	14.96	61,144,286	914,719			914,719			914,719
	29	2027	2027-2028	14.99	61,908,589	928,010			928,010			928,010
	30	2028	2028-2029	15.02	62,682,447	941,490			941,490			941,490
		Sub-Total (Years 18-25)				11,240,215			11,240,215		2,555,377	8,684,838
		Total				20,414,755			20,375,331			12,889,377



<b>Tax Shift</b>		<b>Annual Total</b>	<b>Education Shift</b>	<b>MRS Shift</b>	<b>County Tax Shift</b>
	<b>Fiscal Year</b>				
1	2016-2017	498,593	448,212	16,817	33,564
2	2017-2018	504,819	453,815	17,022	33,983
3	2018-2019	511,123	459,488	17,229	34,407
4	2019-2020	517,506	465,231	17,439	34,836
5	2020-2021	523,969	471,046	17,651	35,271
6	2021-2022	530,512	476,935	17,866	35,711
7	2022-2023	537,137	482,896	18,084	36,157
8	2023-2024	543,844	488,932	18,303	36,608
9	2024-2025	550,635	495,044	18,526	37,065
10	2025-2026	557,511	501,232	18,751	37,528
11	2026-2027	564,473	507,498	18,979	37,996
12	2027-2028	571,521	513,841	19,210	38,470
13	2028-2029	578,657	520,264	19,443	38,950
<b>Total</b>		<b>5,840,123</b>	<b>5,250,329</b>	<b>196,668</b>	<b>393,126</b>
<b>Avg. Annual</b>		<b>449,240</b>	<b>403,871</b>	<b>15,128</b>	<b>30,240</b>

Exhibit E  
Financial and Statistical Data

**A. ACRE LIMITATION**

1. Total acreage of Municipality	19,119	
2. Total acreage of Proposed Municipal TIF District	41.66	
3. Total <b>Downtown</b> acres contained in the Proposed Municipal TIF District	--0--	
4. Total <b>Transit</b> acres contained in the Proposed Municipal TIF District	--0--	
5. Total acreage of Proposed Municipal TIF District counted towards 2% cap (A2-A3-A4)	41.66	
6. Percentage of total acreage in proposed TIF District (cannot exceed 2%) (Divide A5 by A1)	0.22%	
7. Total acreage of all existing and proposed TIF Districts in the Municipality. (A2 + total acreage of all existing TIF Districts)	Existing: 704.76 Proposed: 41.66 Total: 746.42 <i>(See tables below)</i>	
8. Total acreage of all existing and proposed <b>Downtown</b> TIF District in the Municipality.	--0--	
9. Total acreage of all existing <b>Pine Tree Development Zone</b> TIF Districts in the Municipality.	20.03	
10. Total acreage contained in all existing and proposed <b>Transit</b> TIF District in the Municipality.	--0--	
11. Total acreage of all existing or proposed <b>Community Wind Power</b> TIF Districts in the Municipality excludable under 30-A M.R.S.A. §5223(3)(C), ¶2	--0--	
12. Total acreage of all existing or proposed <b>large</b> TIF Districts in the Municipality excludable under 30-A M.R.S.A. §5223(3)(C), ¶2	--0--	
13. Total acreage of all existing and proposed TIF Districts in the Municipality counted toward 5% cap. (A7-(A8+A9+A10+A11+A12))	726.39	
14. Percentage of total acreage in all existing and proposed TIF Districts in the Municipality (cannot exceed 5%) (Divide A13 by A1)	3.80%	
15. Total acreage of all taxable real and personal property in the proposed TIF District that is:		
(Note: a, b, or c must be at least 25%) (Divide acres by A2)	Acres	%
a. Blighted	---	---
b. In need of rehabilitation/conservation	---	---
c. Suitable for industrial/commercial site	41.66	100%
<b>TOTAL</b>	41.66	100%

## B. VALUATION LIMITATION

1. Total aggregate taxable value of Municipality (TAV) <i>(Use most recent April 1<sup>st</sup>)</i>	\$2,368,571,800
2. Original Assessed Value (OAV) of proposed Municipal TIF District. <i>(Use March 31st of tax year preceding date municipal designation) <b>NOTE: 3/31/1998 (4/1/1997)</b></i>	\$553,000
3. Total OAV of all existing and Proposed Municipal TIF Districts in the Municipality. <i>(Add B2 to sum of OAV of all existing TIF districts)</i>	Existing: \$52,505,900 Proposed: 553,000 Total: \$53,058,900
4. OAV of any existing or proposed <b>Downtown</b> TIF District in the Municipality.	\$--0--
5. OAV of all existing <b>Pine Tree Zone</b> TIF Districts in the Municipality.	\$2,140,100
6. Total OAV contained in all existing and proposed <b>Transit</b> TIF District in the Municipality.	\$--0--
7. Total OAV of all existing or proposed <b>Community Wind Power</b> TIF Districts in the Municipality excludable under 30-A M.R.S.A. §5223(3)(C), ¶2	\$--0--
8. Total OAV of all existing or proposed <b>large</b> TIF Districts in the Municipality excludable under 30-A M.R.S.A. §5223(3)(C), ¶2	\$--0--
9. Total OAV of all existing and Proposed TIF Districts in the Municipality counted toward 5% cap <i>(B3 – (B4+B5+B6+B7+B8))</i>	\$50,918,800
10. Percentage of total OAV to ATV in all existing and proposed TIF Districts in the Municipality <i>(Cannot exceed 5%) (Divide B9 by B1)</i>	2.15%

<b>Total Municipal Acreage</b>	<b>19,119</b>
<b>TIF % of Total Municipal Acreage</b>	<b>0.22%</b>
<b>West Falmouth Crossing</b>	<b>41.66</b>
(Reflects removal of 18.08 acres)	
<b>Route 1 South</b>	<b>142.00</b>
<b>Route 1 North</b>	<b>252.00</b>
(Includes Addison Subdistrict of 10.49 acres)	
<b>Ocean View / Natural Gas</b>	<b>310.76</b>
<b>All Other TIF Acreage</b>	<b>704.76</b>
<b>Total All TIF Acreage</b>	<b>746.42</b>
<b>Pine Tree Zone Acreage (See table below)</b>	<b>20.03</b>
<b>Total All TIF Acreage (net of PTZ)</b>	<b>726.39</b>
<b>All TIF % of Total Municipal Acreage</b>	<b>3.80%</b>

<b>Total Municipal Valuation (4/1/14)</b>	<b>2,368,571,800</b>
<b>West Falmouth Crossing</b>	<b>553,000</b>
<b>Route 1 South</b>	<b>27,424,700</b>
<b>Route 1 North</b>	<b>14,177,600</b>
(Includes Addison Subdistrict of \$594,700)	
<b>Ocean View / Natural Gas</b>	<b>10,903,600</b>
<b>All Other TIF OAV</b>	<b>52,505,900</b>
<b>Total All TIF OAV</b>	<b>53,058,900</b>
<b>Pine Tree Zone OAV (See table below)</b>	<b>2,140,100</b>
<b>Total All TIF OAV (net of PTZ)</b>	<b>50,918,800</b>
<b>All TIF % of Total Municipal Valuation</b>	<b>2.15%</b>

<b>Falmouth Pine Tree Zone Properties</b>			
	<b>Tax Map / Lot</b>	<b>Acreage</b>	<b>Original Assessed Value</b>
<b>Route 1 North TIF</b>			
Tidesmart/EMG3	U62-002	4.3	\$91,100
Data Mobility Services	U54-028	12.43	\$303,800
<b>Route 1 South TIF</b>			
Northeast Wireless	U52-004	3.3	\$1,745,200
	<b>Total</b>	<b>20.03</b>	<b>\$2,140,100</b>

Exhibit F  
Public Hearing Notice and Minutes

Exhibit G  
Adopted TIF Order