

APPENDIX B
TAX INCREMENT FINANCING DISTRICTS

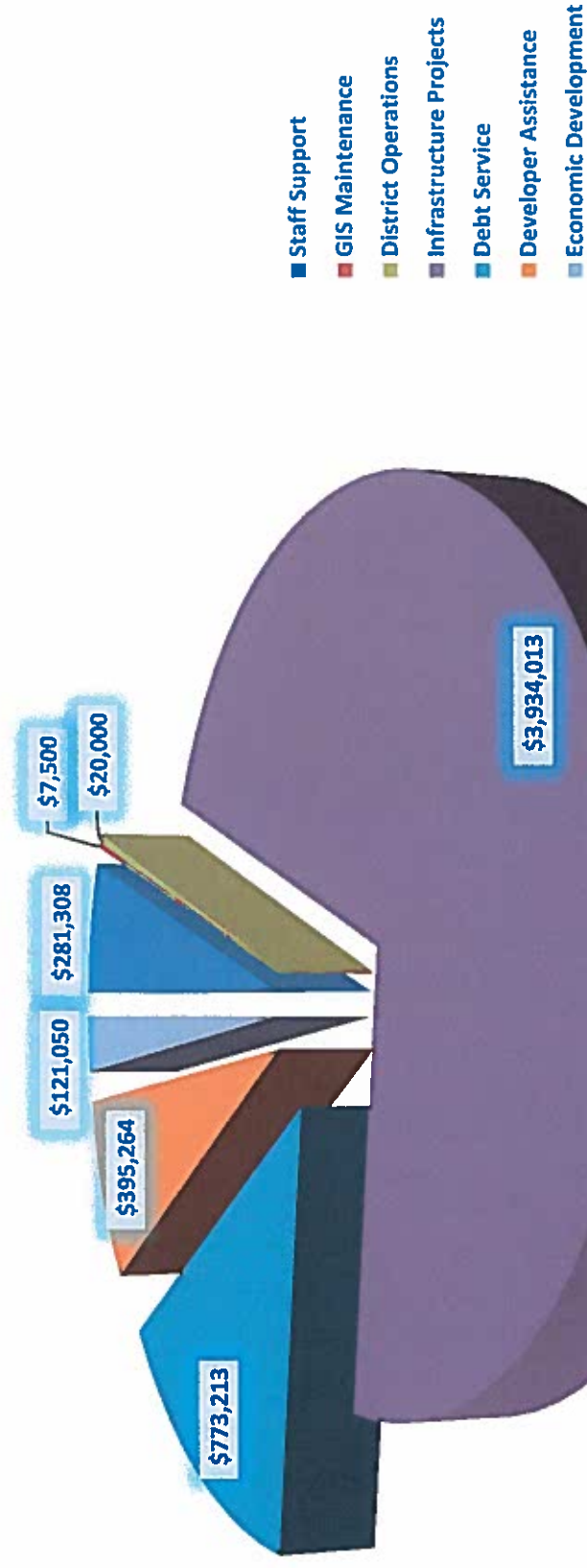
Town of Falmouth
TIF Project Spending
2018 - 2027

TIF	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
West Falmouth Crossing	1,514,906	3,724,316	6,813,997	1,617,357	1,181,621	1,136,366	1,127,594	1,118,884	1,195,931	1,114,828	20,545,800
Route One South	1,316,543	961,063	1,096,623	1,095,224	949,867	794,553	781,459	1,473,411	1,303,510	1,100,533	10,872,786
Route One North	80,884	468,325	86,324	389,291	92,437	95,771					1,213,032
OceanView/ Natural Gas	630,992	379,694	485,896	846,243	263,586	803,975	795,913	736,413	736,413	942,913	6,622,038
Total TIF Spending	3,543,324	5,533,398	8,482,840	3,948,116	2,487,511	2,830,665	2,704,966	3,328,708	3,235,853	3,158,274	36,095,382

**TOWN OF FALMOUTH
FY2019 BUDGET
TIF SPENDING SUMMARY FY2019**

ROUTE ONE SOUTH TIF		
TIF Staff Time	\$ 45,338	Pro-rated 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%), Finance Director (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 maintaining the Town with potential investors.
Alt 1 Fundy Road Sidewalk	\$ 20,000	Deferred project from Route 1 Infrastructure Plan (\$50K in OV TIF)
Costs of funding economic development programs	\$ 20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project	\$ 773,213	Debt Service for Route One Infrastructure Improvements Bond
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.
Total	\$ 981,063	
ROUTE ONE NORTH TIF		
TIF Staff Time	\$46,658	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 11	\$35,629	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total	\$468,325	
WEST FALMOUTH CROSSING TIF		
Ongoing TIF District Administration	\$5,000	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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (1.25%), Public Works Director (5%), and Public Works Admin Asst (5%).
TIF Staff Time	\$66,718	Pro-rated capital equipment
District Operations	\$20,000	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.
Economic Development Programs	\$25,000	Project estimate by FST/Sianlec
GIS Maintenance	\$3,750	Credit enhancement payment to developer
Route 100 Infrastructure Project	\$3,294,213	
Developer Refund	\$309,635	
Total	\$3,724,316	
OCEANVIEW/NATURAL GAS TIF		
TIF District Annual Administration	\$ 5,000	Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	\$ 112,594	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%), Public Works Director (20%)
Economic Development Projects	\$ 25,000	Economic activities aimed at business retention and attraction. Tercentennial Celebration \$20,000
Annual Business Forum	\$ 1,050	Annual Falmouth Business Forum
Town-wide Road Improvements	\$ 50,000	Partial funding of Fundy Road Improvements - \$20K in Route One South TIF
Town-wide Road Improvements	\$ 60,000	Pavement Resurfacing from Route 88 to Route 1
Town-wide Road Improvements	\$ 125,000	Local match for PACTS collector road repaving project [between Lunt Road and the Presumpscot River Bridge]
Total	\$378,644	
Total TIF FY2019 Spending	\$5,532,348	

FY2019 TIF Spending



ROUTE ONE SOUTH TIF DISTRICT

Falmouth Route 1 South TIF

Updated 09/07/2017

Prepared: PMM

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	2,323,241	2,616,898	10,982,525	3,197,837	1,302,182	1,103,387	812,533	891,975	850,882	826,427	962,784
REVENUES											
Add Funds from Bond Issuance		9,672,542	525,193	14,779							
Hat Trick Drive		34,010		578,249							
Grant Revenue	822,414	892,446	919,673	957,550	955,031	1,025,689	1,040,505	1,055,530	1,070,769	1,086,224	1,101,898
Additional TIF Taxes	3,145,655	13,215,896	12,427,391	4,748,416	2,257,213	2,129,076	1,853,038	1,947,505	1,921,651	1,912,651	2,064,682
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Debt Service Route South Bond											
Subtotal											
Ending Balance	2,616,898	10,982,525	3,197,837	1,302,182	1,103,387	812,533	891,975	850,882	826,427	962,784	1,270,129
Increase in valuation		3.27%	3.20%	0.49%	-3.45%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	61,200,900	63,204,390	65,225,000	65,547,300	63,289,000	65,665,100	66,485,914	67,316,988	68,158,450	69,010,431	69,873,061
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	15.65	15.68	15.71	15.74	15.77
Funds from Property Tax	848,835	892,446	919,673	957,550	955,031	1,025,689	1,040,505	1,055,530	1,070,769	1,086,224	1,101,898
REVENUES											
Add Funds from Bond Issuance											
Additional TIF Taxes											
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Debt Service Route South Bond											
Subtotal											
Ending Balance	1,606,464	1,266,969	1,113,725	1,180,039	1,389,996	1,588,432	1,141,751	1,141,751	1,141,751	1,141,751	1,141,751
Increase in valuation		1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	70,746,474	71,630,805	72,526,190	73,432,768	74,350,677	75,280,061	76,221,061	77,171,061	78,121,061	79,071,061	80,021,061
Tax Rate	15.80	15.83	15.86	15.89	15.92	15.95	15.98	16.01	16.04	16.07	16.10
Funds from Property tax	1,117,794	1,133,916	1,150,265	1,166,847	1,183,663	1,200,717	1,218,013	1,235,530	1,253,269	1,271,234	1,289,437

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2013		Budget	Actual	
TIF Staff Time	38,370	\$ 21,890	\$ 21,890	
GIS Maintenance	2,513	\$ 2,513	\$ 2,513	
Route 1 sidewalk (Providence Avenue to Martin's Point Bridge)	894,696	\$ 504,355	\$ 504,355	
Total	935,579	\$ 528,758	\$ 528,758	
2014				
TIF Staff Time	38,370	\$ 23,094	\$ 23,094	
Route 1 Infrastructure Project Portion Paid from TIF proceeds	11,700,000	\$ 2,203,663	\$ 2,203,663	
GIS Maintenance	2,513	\$ 2,567	\$ 2,567	
Wayfinding Signage	6,700	\$ 4,047	\$ 4,047	
Total	11,747,583	\$ 2,233,371	\$ 2,233,371	
2015		Budget	Actual	
TIF Staff Time	38,370	\$ 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	2,513	\$ 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	0	\$ 9,641,023	\$ 8,127,655	
Debt Service - Route 1 Infrastructure Project		\$ 820,412	\$ 820,413	
Hat Trick Drive	0		\$ 181,332	Access Road to extend Hat Trick Drive to Clearwater Drive.
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	100000		\$ 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	0		\$ 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	50000	\$ 30,214	\$ 19,096	Professional service costs for special studies related to the district, including but not limited to, economic, environmental, and market studies, architectural, planning, engineering, and legal expenses, and administrative costs in connection with implementation of the development program.
Total	\$ 190,683	\$ 10,525,443	\$ 9,229,553	
2016				
TIF Staff Time	38,370	\$ 32,951	\$ 38,481	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	\$ 2,513	\$ 2,500	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." "
Re-Class expense to OceanView TIF (see above)		\$ (5,381)	\$ (5,381)	Oceanview Legal Expense
Transfer from Route 1 North TIF (coded there in error in FY15)	66400	\$ 66,237	\$ 66,237	Public Works "Skid Steer" equipment with attachments for year-round operations to include roadside finish/lail 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		
Route 1 Infrastructure Project Portion Paid from TIF proceeds		\$ 1,373,936	\$ 1,946,614	Route One Infrastructure Project
Debt Service - Route 1 Infrastructure Project		\$ 808,612	\$ 808,613	
Hat Trick Drive	100000	\$ 100,000	\$ 511,971	Spending per Limited Development Agreement with Falmouth Plaza, LLC and Wal Mart
Wayfinding	0	\$ -	\$ 3,456	
Seasonal Property Maintenance		\$ -	\$ 5,888	
Town assistance with private stormwater retrofits	838,608	\$ 100,000	\$ 2,200	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	0	\$ 100,000	\$ 65,656	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.
Total	\$ 1,045,891	\$ 2,590,868	\$ 3,446,234	

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2017				
TIF Staff Time	38,370	\$ 38,635	40,387	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	2513	\$ 2,513	10,762	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." "
Hat Trick Drive	0	\$ -	\$ 22,963	Spending per Limited Development Agreement with Falmouth Plaza, LLC and Wal Mart
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ -	\$ 20,000	Very Merry Appropriation
Street Light Maintenance		\$ 1,000	1,578	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	25,515	Maintenance of Street Islands and landscaping
Route 1 Infrastructure Project Portion Paid from TIF proceeds			221,952	
Debt Service - Route 1 Infrastructure Project		\$ 796,813	796,813	
Town assistance with private stormwater retrofits		\$ 125,000	13,858	With assistance from the Cumberland County Soil and Water Conservation District, implement the remaining tasks of the 2013 Route 1 Commercial District Stormwater Management Plan, including certification of the plan by DEP, development of baseline water quality criteria, preparation of Best Management Practices guide, development of Best Management Plan Strategy for Public-Private Retrofit Partnerships, prioritization of opportunities for Public-Private Retrofit Partnerships, development of stormwater zoning amendments, and preparation of Norton Brook Stormwater Management Plan.
Wayfinding Signage	0	\$ 50,000		Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
Total	\$ 40,883	\$ 1,409,961	1,153,826	
2018				
TIF Staff Time	38,370	\$ 44,017		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%), Planner (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	2513	\$ 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
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000		Very Merry Falmouth Event
Remaining work for Route 1 Infrastructure Project		\$ 400,000		Underground utility work on South end of the Project
Debt Service - Route 1 Infrastructure Project		\$ 785,013		
Town assistance with private frontage redevelopment	150,000	\$ 50,000		Town assistance with private frontage redevelopment by commercial property owners of improvements located in the public Right-of-Way This project uses tax increment revenues from the development district as a local match for certain grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total	\$ 190,883	\$ 1,316,543		

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2019				
TIF Staff Time	38,370	\$ 45,338		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	2513	\$ 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.* **
Alt 1 Fundy Road Sidewalk		\$ 20,000		Deferred project from Route 1 Infrastructure Plan (\$50K in QV TIF)
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000		Very Merry Falmouth Event
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	0	\$ 50,000		Professional service costs for special studies related to the district, including but not limited to, economic, environmental, and market studies, architectural, planning, engineering, and legal expenses, and administrative costs in connection with implementation of the development program.
Total	\$ 40,883	\$ 961,063		
2020				
TIF Staff Time	38,370	\$ 45,698		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	2513	\$ 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.* **
District Operations		\$ 56,000		Bucket Truck (80%) shared with WF TIF(20%), Street light, flag, banner and signage maintenance in Route One South District.
Bucknam Rd Repaving	0	\$ 115,000		Resurface Entire Street/Intersection
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000		Very Merry Falmouth Event
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
Town assistance with private frontage redevelopment		\$ 50,000		Town assistance with private frontage redevelopment by commercial property owners of improvements located in the public Right-of-Way This project uses tax increment revenues from the development district as a local match for certain grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total	\$ 40,883	\$ 1,096,623		

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2021				
TIF Staff Time	38,370	\$	48,099	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	2513	\$	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.* **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$	20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$	749,613	
Route 9/Bucknam Road Intersection	175,000	\$	175,000	Reconfigure Intersection to Improve Traffic Flow
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.
Total	\$ 215,883	\$	1,095,224	
2022				
TIF Staff Time	38,370	\$	49,542	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	2513	\$	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.* **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$	20,000	Very Merry Falmouth Event
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	100000	\$	100,000	Funding to establish permanent investment fund. Parameters for the fund are to be established and will be at Town Council discretion.
Total	\$ 140,883	\$	949,867	
2023				
TIF Staff Time	38,370	\$	51,028	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	2513	\$	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.* **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$	20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$	721,013	
Total	\$ 40,883	\$	794,553	

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2024				
TIF Staff Time	38,370	\$	52,559	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	2513	\$	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." **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$	20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project			706,388	
Total	\$ 40,883	\$	781,459	
2025				
TIF Staff Time	38,370	\$	54,135	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." **
Stormwater Treatment Replacement		\$	250,000	Replace Stormwater treatment systems
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$	20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$	691,763	
Alt 3 Stormwater Repairs		\$	350,000	Deferred project from Route 1 Infrastructure Plan
Streetscape Improvements		\$	105,000	Deferred project from Route 1 Infrastructure Plan
Total	\$ 38,370	\$	1,473,411	
2026				
TIF Staff Time	38,370	\$	55,759	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	2513	\$	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." **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$	20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$	677,138	
Route 1-Bucknam Road Intersection Capacity	548,100	\$	548,100	Reconfigure Intersection to accommodate traffic capacity
Total	\$ 588,983	\$	1,303,510	

TIF Route 1 South Capital Expenditure Schedule		023	613
Draft: September 30, 2016			
Year	DECD Approval	Expense	
2027			
TIF Staff Time	38,370	\$ 57,432	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	2513	\$ 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.* **
District Operations		\$ 25,000	25% of the cost to replace existing multi-purpose maintenance equipment that is used to maintain the TIF districts.
Clearwater Drive "Gateway" upgrade	336,000	\$ 336,000	Clearwater Drive "Gateway" upgrade from Route 1 to Farm Gate Lane
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$ 659,588	
Total	\$ 376,883	\$ 1,100,533	
2028			
TIF Staff Time	38,370	\$ 59,155	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.* **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000	Very Merry Falmouth Event
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.
Total	\$ 38,370	\$ 973,706	
2029			
TIF Staff Time	38,370	\$ 60,930	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	2513	\$ 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.* **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$ 624,488	
Route 1-Depot Road Intersection Capacity	244,350	\$ 244,350	Reconfigure Intersection to accommodate traffic capacity
Town assistance with private frontage redevelopment		\$ 50,000	Town assistance with private frontage redevelopment by commercial property owners of improvements located in the public Right-of-Way. This project uses tax increment revenues from the development district as a local match for certain grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Total	\$ 285,233	\$ 1,002,280	

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2030				
TIF Staff Time	38,370	\$ 62,758		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	2513	\$ 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. * **
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000		Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$ 605,475		
Route 1-Fundy Road Intersection Capacity	244,350	\$ 244,350		Reconfigure Intersection to accommodate traffic capacity
Town assistance with private stormwater retrofits		\$ 163,608		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 Banger Savings Connector		\$ 565,991		Deferred project from Route 1 Infrastructure Plan
Total	\$ 285,233	\$ 1,664,694		
Total TIF expenses	\$ 16,285,072	\$ 31,801,866	\$ 31,361,342	
Debt Service	\$ 11,560,793			
Total TIF Plan	\$ 27,845,865			
Expenses by category:				
Total debt service (principal and interest)	\$	\$ 11,560,793	\$ 11,560,794	
Route 1 Infrastructure Project Portion	\$ 11,800,000	\$ 13,618,622	\$ 12,677,932	
Stormwater retrofits	\$ 838,608	\$ 1,038,608	\$ 940,808	
Frontage redevelopment	\$ 150,000	\$ 150,000	\$ 150,000	
TIF staff	\$ 690,660	\$ 836,312	\$ 842,539	\$ 46,462
GIS	\$ 40,208	\$ 45,268	\$ 45,379	\$ 2,515
Intersection/road projects	\$ 2,209,009	\$ 3,027,146	\$ 3,620,449	
Other	\$ 556,587	\$ 1,525,117	\$ 1,523,441	
Total TIF expenses (check)	\$ 16,285,072	\$ 31,801,866	\$ 31,361,342	
Less: Proceeds from Bond	\$ -	\$ 9,672,542	\$ 9,672,542	
	\$ 16,285,072	\$ 22,129,324	\$ 21,688,800	
Route 1 Infrastructure Project (total expenditure timing)				
2014	11,700,000	2,203,663	2,203,663	
2015	-	9,641,023	8,127,655	
2016	-	1,373,936	1,946,614	
Total	11,700,000	13,218,622	12,277,932	

ROUTE ONE NORTH TIF DISTRICT

Route 1 North TIF

Updated 9/07/2017

Prepared: PMM

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	1,597,074	1,888,488	2,161,541	2,369,370	2,736,187	3,001,636	3,333,084	3,286,146	3,623,072	3,658,900	3,993,459
REVENUES											
Add Funds from Bond Issuance											
Transfer from GF											
Grant Revenue											
Additional TIF Taxes	343,910	361,579	362,636	387,224	391,015	412,332	421,386	423,250	425,120	476,996	428,880
Subtotal	1,940,985	2,250,067	2,524,178	2,756,594	3,127,202	3,413,968	3,754,471	3,709,396	4,048,192	4,085,896	4,422,339
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Developer Refund	39,423	48,917	120,262	(15,792)	87,915	45,255	432,696	50,695	353,662	56,808	95,771
	13,074	39,609	34,546	36,199	37,651	35,629	35,629	35,629	35,629	95,679	-
Subtotal	52,497	88,526	154,808	20,407	125,567	80,884	468,325	86,324	389,291	92,437	95,771
Ending Balance	1,888,488	2,161,541	2,369,370	2,736,187	3,001,636	3,333,084	3,754,471	3,623,072	3,993,459	4,326,568	4,755,357
Increase in valuation		15.45%	0.43%	3.05%	-2.23%	1.87%	2.00%	0.25%	0.25%	0.25%	0.25%
Valuation	22,180,000	25,607,600	25,718,900	26,504,000	25,912,200	26,397,700	26,925,654	26,992,968	27,060,451	27,128,102	27,195,922
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	15.65	15.68	15.71	15.74	15.77
Funds from Property Tax	343,910	361,579	362,636	387,224	391,015.10	412,332.07	421,386.49	423,249.74	425,119.68	426,996.32	428,880
REVENUES											
Add Funds from Bond Issuance											
Additional TIF Taxes	430,770	432,667	434,570	436,481	438,398	440,322	-	-	-	-	-
Subtotal	430,770	432,667	434,570	436,481	438,398	440,322	-	-	-	-	-
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Developer Refund	63,676	67,423	71,394	75,603	80,065	84,795	-	-	-	-	-
Subtotal	63,676	67,423	71,394	75,603	80,065	84,795	-	-	-	-	-
Ending Balance	4,693,661	5,058,905	5,422,082	5,782,959	6,141,292	6,496,820	6,496,820	6,496,820	6,496,820	6,496,820	6,496,820
Increase in valuation		0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Valuation	27,263,912	27,332,072	27,400,402	27,468,903	27,537,575	27,606,419	-	-	-	-	-
Tax Rate	15.80	15.83	15.86	15.89	15.92	15.95	14.39	14.39	14.39	14.39	14.39
Funds from Property tax	430,770	432,667	434,570	436,481	438,398	440,322	-	-	-	-	-

TIF Route 1 North Capital Expenditure Schedule
022

Year	Budget	Expense	Project Description
2013		Actual	
TIF Staff Time		\$31,269	
Adjustment		\$1,056	
Shop Falmouth		\$1,238	
Route 1 Sidewalk Design		\$5,860	
Northbrook Developer Refund 5		\$13,074	75% for developer
GIS Maintenance			
Total		\$52,497	
2014		Actual	
TIF Staff Time		\$23,093	
GIS Maintenance		\$0	
Shop Falmouth		\$824	
CMP		\$25,000	
Northbrook Developer Refund 6		\$39,609	75% for developer
Sewer line capacity			Johnson Road to Mill Creek. Future project with TBD pump station upgrades. Recent discussion related to new development in both Cumberland and Falmouth that could likely expand the scope of work. There may be other upgrades needed that are not yet listed. The Falmouth Sewer District is currently completing a comprehensive pump station study by Wright-Pierce Engineers.
North Intersection Route 9/Bucknam Road			A Gorrill-Palmer study recommended to improve road capacity by adding a double left turn at Falmouth Corners.
Total		\$88,526	
2015	Budget	Actual	
TIF Staff Time	\$ 23,244	\$32,010	Portion of the salaries (% allocated) of the following staff members: Town Manager (2.5%), Town Manager Exec Asst (3.2%), Community Development Director (5%), Director of Long-Range Planning (7.5%), Finance Director (1.25%), Bookkeeper (1.25%), and Accountant (1.25%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (5%).
GIS Maintenance	\$ 1,238	\$1,371	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = \$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Camoin Assoc		\$9,398	Development of Economic Development Strategy
Wayfinding Signage		\$5,410	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District
Marketing/Promotion		\$454	Notice of meetings and promotion expenses
Re-Class to OceanView TIF		\$5,381	Fees to set up new TIF
Jordan Equipment Co	\$ 66,237	\$66,237	If this is the skid steer equipment, it should be moved to Route 1 South and West Falmouth TIFs.
Northbrook Developer Refund 7	\$ 35,546	\$34,546	Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Stormwater management			These include 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.
Total	\$ 126,265	\$ 154,808	

TIF Route 1 North Capital Expenditure Schedule 022

Year	Budget	Expense	Project Description
2016	BUDGET	ACTUAL	
TIF Staff Time	\$32,970	\$38,284	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	\$1,238	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		Move to FY2017
Turnpike Route 1 Project	\$0	\$12,138	
Shop Falmouth	\$0	\$2,210	
Wayfinding	\$0	\$1,956	Emergency Vehicle Traffic Light Pre-emption
Re-Class to Route 1 South TIF	(\$66,237)	(\$66,237)	Skid Steer equipment
Re-Class to OceanView TIF (see above)	(\$5,381)	(\$5,381)	Initial TIF Legal Expenses/Camoin Fin Anal
Northbrook Developer Refund 8	\$35,629	\$36,199	Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Total	\$4,219	\$20,407	

2017

Route 1 Paving Projects (shared with Rte One South TIF District)	\$380,000		Local Matches fro 3 PACTS paving Projects on Route One
TIF Staff Time	\$39,959	40,386	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	9,488	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.
Route One North Concept Plan	\$0	38,042	
Northbrook Developer Refund 9	\$35,629	37,651	Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Add Traffic pre-emption to traffic lights	\$6,000		Emergency Vehicle Traffic Light Pre-emption
Wayfinding Signage	\$50,000		Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
Total	\$512,826	125,567	

TIF Route 1 North Capital Expenditure Schedule
022

Year	Budget	Expense	Project Description
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2018

TIF Staff Time	\$44,017		Portion of the salaries (% allocated) of the following staff members: Town Manager (1.7%), Community Development Director (3.3%), Planner (5.0%), 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 Developer Refund 10	\$35,629		Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Street Tree Planting			Exact scope of this work is TBD.
Sidewalk Construction			Exact scope of this work is TBD.
Total	\$80,884		

2019
Placeholder Projects

TIF Staff Time	\$46,658		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 11	\$35,629		Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total	\$468,325		

TIF Route 1 North Capital Expenditure Schedule
022

Year	Budget	Expense	Project Description
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2020

TIF Staff Time	\$49,458		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 12	\$35,629		Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Total	\$86,324		

2021

TIF Staff Time	\$52,425		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%).
Northbrook Rd Culvert Repair	\$300,000		Repair failing culvert
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 13	\$35,629		Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Total	\$389,291		

TIF Route 1 North Capital Expenditure Schedule			022
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Year	Budget	Expense	Project Description
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2022

TIF Staff Time	\$55,570		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 14	\$35,629		Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total	\$92,437		

**WEST FALMOUTH CROSSING
TIF DISTRICT**

West Falmouth TIF

Updated 09/06/2017

Prepared: PMM. TH - PROPOSED PLAN

\$6,000,000 12 Year Bond @ 2.5%

\$4,000,000 MDOT Contribution

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	900,571	972,790	1,153,108	1,317,651	1,493,891	1,715,112	1,040,287	4,168,187	2,418,713	1,678,359	1,386,400
REVENUES											
Add Funds from Bond Issuance							6,000,000				
Maine DOT Contribution								4,000,000			
PACTS Grant Revenue	623,891	651,529	742,789	787,590	814,783	840,081	852,216	864,522	877,004	889,662	902,500
Additional TIF Taxes	1,524,462	1,624,319	1,895,897	2,105,741	2,308,674	2,555,193	7,892,503	9,232,710	3,295,716	2,568,021	2,286,899
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest	145,516	55,617	152,943	321,190	296,977	1,211,796	3,414,681	5,723,837	538,072	113,212	78,832
Developer Refund	406,156	415,594	425,303	290,060	296,585	303,110	309,635	316,160	756,600	739,200	721,800
Subtotal	551,672	471,211	578,246	611,350	593,562	1,514,906	3,724,316	6,813,997	1,617,357	1,181,621	1,136,366
Ending Balance	972,790	1,153,108	1,317,651	1,493,891	1,715,112	1,040,287	4,168,187	2,418,713	1,678,359	1,386,400	1,152,533
Increase in valuation		-0.67%	14.17%	2.25%	0.24%	-0.39%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	46,455,000	46,141,300	52,680,100	53,866,800	53,994,900	53,782,400	54,454,680	55,135,364	55,824,556	56,572,362	57,228,892
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	15.65	15.68	15.71	15.74	15.77
Funds from Property Tax	623,891	651,529	742,789	787,590	814,783	840,081	852,216	864,522	877,004	889,662	902,500
Beginning Balance	1,152,533	940,458	750,298	496,482	337,349	382,023	180,627	-	-	-	-
REVENUES											
Add Funds from Bond Issuance											
Additional TIF Taxes	915,519	928,723	942,114	955,695	969,468	983,436	-	-	-	-	-
Subtotal	2,068,052	1,869,182	1,692,412	1,452,177	1,306,817	1,365,459	-	-	-	-	-
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest	80,935	83,100	526,331	462,628	289,994	567,432	-	-	-	-	-
Developer Refund	704,400	687,000	669,600	652,200	634,800	617,400	-	-	-	-	-
Subtotal	342,259	348,784	-	-	-	-	-	-	-	-	-
Ending Balance	1,127,594	1,118,884	1,195,931	1,114,828	924,794	1,184,832	-	-	-	-	-
Increase in valuation		1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	57,944,253	58,660,556	59,401,913	60,144,437	60,896,243	61,657,446	-	-	-	-	-
Tax Rate	15.80	15.83	15.86	15.89	15.92	15.95	-	-	-	-	-
Funds from Property tax	915,519	928,723	942,114	955,695	969,468	983,436	-	-	-	-	-

TIF West Falmouth Capital Expenditure	Schedule			
Year	DECD approval	Budget	Actual	Explanation
2016				
TIF District Amendment Preparation	5,000	\$5,000	\$10,549	Legal Fees
Ongoing TIF District Administration	5,000	\$5,000		Included in staff time below
Route 100 Planning Activities		\$0	\$3,224	Forum
TIF Staff Time	56,983	\$56,983	\$62,230	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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Add traffic pre-emption to traffic lights		\$0	\$0	Delete this project as we will get new traffic lights in Route 100 project.
Street Tree Planting		\$0	\$0	Delete this \$100K project as it will be part of Route 100 project.
Reclassify charges to OceanView TIF		(\$5,381)	(\$5,381)	See 2015
Wayfinding Signage	25000	\$25,000	\$1,956	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	\$3,750	\$3,712	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	10,500,000	\$245,000	\$245,000	Route 100 Infrastructure Plan - Preliminary Engineering Consultant
Developer Refund		\$290,060	\$290,060	Credit enhancement payment to developer
Total	\$10,595,733	\$625,412	\$611,350	
2017				
Ongoing TIF District Administration	5,000	\$5,000	3,819.00	
TIF Staff Time	58,693	\$60,963.55	64,975.79	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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Wayfinding Signage	50000	\$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	\$3,750	1,450.00	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Route 100 Infrastructure Project		\$220,495	220,495.00	Project estimate minus 2016 Preliminary Engineering by FST/Stantec
Crosswalk		\$0	6,237.10	Delete this \$250K project as it will be part of Route 100 project.
Developer Refund		\$296,585	296,585.00	Credit enhancement payment to developer
Total	\$117,443	\$636,794	593,561.89	

TIF West Falmouth Capital Expenditure	Schedule			
Year	DECD approval	Budget	Actual	Explanation
2018				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	60,454	\$63,541		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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Wayfinding Signage	25000	\$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	\$3,750		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Route 100 Infrastructure Project		\$1,114,505		Project estimate by FST/Stantec
Public Parking		\$0		Deleted this \$280K Park and Ride Facility project
Debt Payment		-		Route 100 Infrastructure Plan
Developer Refund		\$303,110		Credit enhancement payment to developer
Total	\$94,204	\$1,514,906		
2019				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	62,267	\$66,718		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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
District Operations	20,000	\$20,000		Prorated capital equipment
Economic Development Programs	25,000	\$25,000		
GIS Maintenance	\$3,750	\$3,750		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Route 100 Infrastructure Project		\$3,294,213		Project estimate by FST/Stantec
Debt Payment		-		Route 100 Infrastructure Plan
Developer Refund		\$309,635		Credit enhancement payment to developer
Total	\$116,017	\$3,724,316		

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2020				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	64,135	\$70,721		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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
GIS Maintenance	\$3,750	\$3,750		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Route 100 Infrastructure Project		\$5,630,366		Project estimate by FST/Stantec
District Operations	14,000	\$14,000		Bucket Truck Allocation (20%). Rte 1 South allocation = 80%
Debt Payment		\$ 774,000		Route 100 Infrastructure Plan
Developer Refund		\$316,160		Credit enhancement payment to developer
Total	\$86,885	\$6,813,997		
2021				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	66,059	\$74,964		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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
GIS Maintenance	\$3,750	\$3,750		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Route 100 Infrastructure Project		\$454,358		Project estimate by FST/Stantec
Debt Payment		756,600		Route 100 Infrastructure Plan
Developer Refund		\$322,685		Credit enhancement payment to developer
Total	\$74,809	\$1,617,357		

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2022				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	68,041	\$79,462		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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Economic Development Programs	25,000	\$25,000		
GIS Maintenance	\$3,750	\$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		739,200		Route 100 Infrastructure Plan
Developer Refund		\$329,209		Credit enhancement payment to developer
Total	\$101,791	\$1,181,621		
2023				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	70,082	\$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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
GIS Maintenance	\$3,750	\$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		721,800		Route 100 Infrastructure Plan
Developer Refund		\$335,734		Credit enhancement payment to developer
Total	\$78,832	\$1,136,366		
2024				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	72,185	\$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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
GIS Maintenance	\$3,750	\$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		704,400		Route 100 Infrastructure Plan
Developer Refund		\$342,259		Credit enhancement payment to developer
Total	\$80,935	\$1,127,594		

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2025				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	74,350	\$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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
GIS Maintenance	\$3,750	\$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		687,000		Route 100 Infrastructure Plan
Developer Refund		\$348,784		Credit enhancement payment to developer
Total	\$83,100	\$1,118,884		
2026				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	76,581	\$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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Portion of costs related to facilities outside district due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	400,000	\$400,000		This budget includes sewer pumping station to serve sewer extension constructed in 2017 in Route 100 Infrastructure Project. Note: This pumping station will be constructed when required by user demand.
District Operations	16,000	\$16,000		Prorated capital equipment
Economic Development Programs	25,000	\$25,000		
GIS Maintenance	\$3,750	\$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		669,600		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$526,331	\$1,195,931		

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2027				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	78,878	\$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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Portion of costs related to facilities outside district due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	100,000	\$100,000		
Professional service costs for development of projects in the district	50,000	\$50,000		
Leighton Road sidewalk extension	150,000	\$150,000		From Route 100 to Falmouth Road
Public Stormwater Quality Improvements	50,000	\$50,000		
GIS Maintenance	\$3,750	\$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.
District Operations		\$25,000		25% of the cost to replace the existing multi-purpose maintenance equipment that is used to maintain the TIF Districts.
Debt Payment		652,200		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$437,628	\$1,114,828		
2028				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	81,244	\$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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Public Safety Improvements	100,000	\$100,000		
Public-private stormwater quality partnership improvements	100,000	\$100,000		
GIS Maintenance	\$3,750	\$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		\$ 634,800		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$289,994	\$924,794		

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2029				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	83,682	\$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%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Economic Development Programs	25,000	\$25,000		
Portion of costs related to facilities outside district due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	150,000	\$150,000		
Public Stormwater Quality Improvements	50,000	\$50,000		
Local match funds for State and federal economic development grants	50,000	\$50,000		
Purchase and replacement of public works equipment (pro-rated)	100,000	\$100,000		
Purchase and replacement of fire station equipment (pro-rated)	100,000	\$100,000		
GIS Maintenance	\$3,750	\$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		617,400		
Developer Refund		\$0		Route 100 Infrastructure Plan
Total	\$567,432	\$1,184,832		
Total	\$13,251,134	\$23,917,632	\$23,860,338	

EXPENSES

		Budget	Actual
Developer Refund (2016-2025)	\$ 3,194,221	\$ 3,194,221	\$3,194,221
Route 100 Infrastructure Project (2016-2017)	\$ 11,003,687	\$ 11,003,687	11,003,687.00
Bond Principal + Interest 2018 - 2030	\$ 957,000	\$ 6,957,000	\$ 6,957,000
Other Expenses	\$ 1,290,447.00	\$ 2,762,723.57	\$ 2,705,429.78
Total Expenditures + Refund + P&I	\$ 16,445,355	\$ 23,917,632	\$23,860,338

INCOME

Balance 2015	\$ 1,317,651	\$ 1,317,651
Funds from Bond Issuance	\$ 6,000,000	\$ 6,000,000
MaineDOT Contribution	\$ 4,000,000	\$ 4,000,000
PACTS Grant Revenue	\$ 200,000	\$ 200,000
TIF Taxes 2016-2025	\$ 8,672,600	\$ 8,672,600
TIF Taxes 2026-2030	\$ 3,850,714	\$ 3,850,714
Total Income	\$ 24,040,965	\$ 24,040,965
Balance 2031	\$ 123,334	\$180,627.32
TIF Taxes 2016-2030	\$ 12,523,314	\$ 12,523,314

**OCEAN VIEW / NATURAL GAS
TIF DISTRICT**

OceanView-Natural Gas TIF

Updated 3/20/2018

Prepared:

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	0		197,647	173,666	(0)	136,756	262,380	154,507	646,442	615,196	609,283
REVENUES											
Add Funds from Bond Issuance											
Transfer from GF											
Grant Revenue	-	280,170	357,434	457,325	516,450	611,520	738,370	755,520	777,730	790,000	791,500
Additional TIF Taxes	-	280,170	357,434	457,325	516,450	611,520	738,370	755,520	777,730	790,000	791,500
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Developer Refund											
	-	82,523	381,415	630,992	379,694	485,896	846,243	263,586	803,975	795,913	736,413
Subtotal											
Ending Balance											
Increase in valuation											
Valuation	-	19,099,600	4,587,200	5,591,400	3,721,800	6,000,000	8,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Tax Rate	\$ 14.10	19,099,600	23,686,800	29,278,200	33,000,000	39,000,000	47,000,000	48,000,000	49,000,000	50,000,000	50,000,000
Funds from Property tax											
	\$ 14.10	14.63	15.09	15.62	15.65	15.68	15.71	15.74	15.77	15.80	15.83
	-	280,170	357,434	457,325	516,450	611,520	738,370	755,520	777,730	790,000	791,500

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Beginning Balance	664,370	720,958	572,545	832,132	1,093,219	1,355,806	1,619,893	1,885,480	2,152,567	2,421,155	2,691,242
REVENUES											
Add Funds from Bond Issuance											
Grant Revenue	793,000	794,500	796,000	797,500	799,000	800,500	802,000	803,500	805,000	806,500	808,000
Additional TIF Taxes	793,000	794,500	796,000	797,500	799,000	800,500	802,000	803,500	805,000	806,500	808,000
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Developer Refund											
	736,413	942,913	536,413	536,413	536,413	536,413	536,413	536,413	536,413	536,413	536,413
Subtotal											
Ending Balance											

	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	2,962,879	3,235,916	3,510,503	3,386,590	3,264,177	3,143,264	3,023,852	2,905,939	2,789,526
REVENUES									
Add Funds from Bond Issuance									
Transfer from GF									
Grant Revenue	809,500	811,000	812,500	814,000	815,500	817,000	818,500	820,000	821,500
Additional TIF Taxes	809,500	811,000	812,500	814,000	815,500	817,000	818,500	820,000	821,500
Subtotal									
EXPENSES									
TIF Project Expenses per TIF Development Plan									
Developer Refund									
	536,413	536,413	936,413	936,413	936,413	936,413	936,413	936,413	936,413
Subtotal									
Ending Balance	3,235,916	3,510,503	3,386,590	3,264,177	3,143,264	3,023,852	2,905,939	2,789,526	2,674,613
Increase in valuation									
Valuation	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate	\$ 16.19	\$ 16.22	\$ 16.25	\$ 16.28	\$ 16.31	\$ 16.34	\$ 16.37	\$ 16.40	\$ 16.43
Funds from Property tax	809,500	811,000	812,500	814,000	815,500	817,000	818,500	820,000	821,500

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2016				
TIF District Annual Administration	\$5,000			
Lunt Road Improvements	\$100,000			Moved to FY2017
TIF District Preparation	\$0	\$2,265	Drummond Woodsum	Legal costs to set up this TIF
TIF District Preparation	\$16,143	\$16,143	Reclass from other TIF Districts	Legal costs to set up this TIF
Economic Development Programs		\$57,765	Staff Salaries	Economic Planning and Sustainability Staff Salaries
Economic Development Projects	\$70,115	\$6,350	Economic Development Programs	Fiber Optic Survey
	\$191,258	\$82,523		
2017				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Lunt Road Improvements (from FY16)	\$100,000			On-street parking improvements, street/sidewalk lighting, stormwater drainage improvements from Falmouth Road to Middle Road
	\$0	5,000	GIS Maintenance	2017 Orthoimagery
Town-wide Road Improvements	\$0	202,488	DOT Route One South Paving	Net of \$250K transfer from Streets CIP Fund
Economic Development Projects	\$1,000		ICMA Training	Training/development for activities aimed at business retention and attraction
Energy Efficiency Coordination	\$1,000		Energy Fair	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 Projects	\$124,000	124,084	Falmouth Tercentennial Celebration	Funding for Event to celebrate Town's 300th anniversary
Economic Development Programs	\$51,231	49,359	Growth Project Management	Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$18,884	484	Economic Development Programs Very Merry Falmouth	Economic activities aimed at business retention and attraction (pro-rated ED and Sustainability staff salaries)
Blueberry Lane Improvements	\$0			Moved to 2018 as part of Lighting Improvements
	\$406,115	381,415		
2018				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Also: Town-wide Road Improvements	\$375,000		Blueberry Lane Improvements and sidewalk lighting improvements in the area	Falmouth, Blueberry & Middle road improvements, Blueberry road sidewalk lighting and resurfacing
Economic Development Projects	\$107,688		Economic Development Programs	Economic activities aimed at business retention and attraction (funding for Event to celebrate Town's 300th anniversary)
Economic Development Programs	\$89,792		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$53,512		Economic Development Programs	Economic activities aimed at business retention and attraction
	\$630,992			

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2019				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	\$112,594		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%), Public Works Dir (20%)
Economic Development Projects	\$26,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050, Tercentennial funding \$20,000
Town-wide Road Improvements	\$50,000		Fundy Road Improvements	Partial funding of Fundy Road Improvements - \$20K in Route One South TIF
Business Forum Expense	\$1,050			Annual Business Forum
Town-wide Road Improvements	\$60,000		Depot Road Repaving	Pavement Resurfacing from Route 88 to Route 1
Town-wide Road Improvements	\$125,000		Middle Road Repaving	Local match for PACTS collector road repaving project (between Lunt Road and the Presumpscot River Bridge)
	\$379,694			

2020				
Depot/Lunt Road Repaving	\$55,000			Pavement Resurfacing from Route One to I-295 Bridge
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Town-wide Road Improvements	\$125,000		Middle Road Culvert Replacement	Replacement of triple-culvert system that conveys Scitterygusset Brook under Middle Road.
Economic Development Programs	\$114,846		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$180,000			Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$485,896			

2021				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	\$117,143		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Business Forum Expense	\$1,050			Annual Business Forum
Falmouth Corners Intersection Improvements	\$585,000			Intersection capacity rebuild, including new turn lanes, bicycle lanes, sidewalk, traffic signals, and mast arms at Falmouth/Middle/Bucknam road intersection ("Falmouth Corners")
Middle Road Sidewalk 2	\$132,000			New sidewalk from Lunt Road to Falmouth Corners
	\$846,243			

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2022				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Merrill Road Sidewalk	\$132,000			New Sidewalk from Falmouth Road to Middle Road
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$119,486		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
	\$263,586			
2023				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$121,875		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Economic Development Projects	\$20,000		Very Merry Falmouth Event	Event to promote shopping in Falmouth
Town-wide Road Improvements	\$75,000		Mill Road Bridge Repairs	Maintenance Repairs to Town-owned bridge
Town-wide Road Improvements	\$575,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$803,975			
2024				
Allen Avenue Extension Repaving	\$159,500			Pavement Resurfacing from Falmouth Road to Portland city line
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$500,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$795,913			

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2025				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$600,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$736,413			
2026				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$600,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$736,413			
2027				
Falmouth Road Repaving	\$181,500			Pavement Resurfacing from Middle Road to Allen Avenue Extension
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
District Operations	\$25,000		District Operations	25% of the cost to replace the existing multi-purpose maintenance equipment that is used to maintain TIF Districts
Town-wide Road Improvements	\$600,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$942,913			

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2028				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			

2029

TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			

2030

TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			

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

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2031				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			
2032				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			
2033				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			
2034				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2035				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			
2036				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			
2037				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			
2038				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$400,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$536,413			

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2039				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$800,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$936,413			
2040				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$800,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$936,413			
2041				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$800,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$936,413			
2042				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$800,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$936,413			

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

OCEANVIEW - NATURAL GASS TIF

Year	Budget	Actual	Project Description	Explanation of Expenses
2043				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$800,000			Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$936,413			

2044				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$800,000			Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$936,413			

2045				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$124,313		Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$800,000			Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$936,413			

Total **\$19,674,842** **\$19,541,406.36**

SUMMARY PROJECTS 1-13

Specific Short Term Road/Sidewalk Projects	1,470,000	\$1,472,488	7.5%
Townwide Road Improvements	\$14,075,000	\$14,015,000	71.5%
TIF District Administration + Preparation	\$166,143	\$158,408	0.8%
Economic Development Programs (staff time)	\$3,461,850	\$3,517,743	17.6%
Economic Development Projects	\$514,861	\$445,544	2.6%
Other	(\$13,012)	(\$67,777)	-0.1%
Total	\$19,674,842	\$19,541,406	100.0%