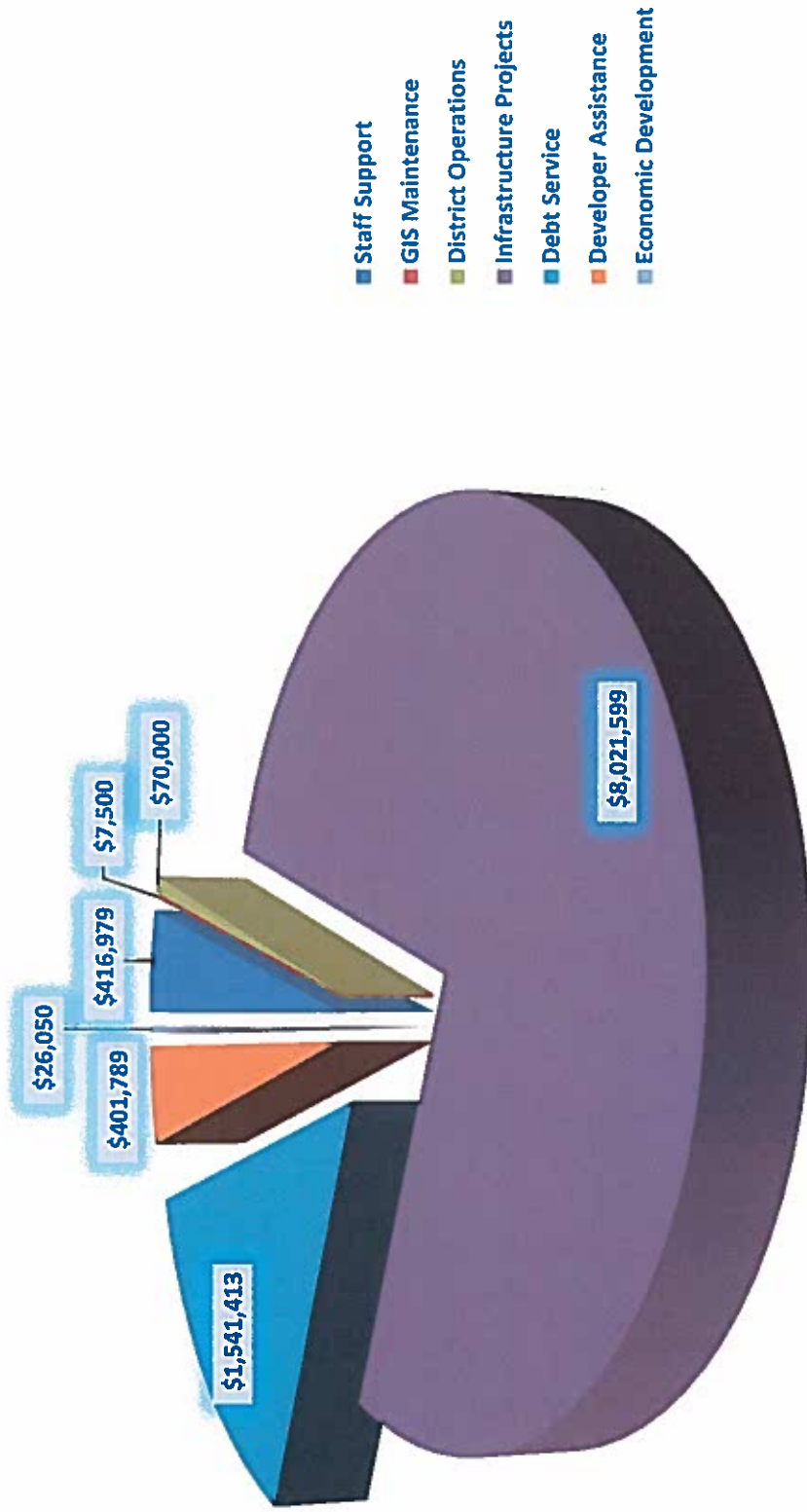


APPENDIX B
TAX INCREMENT FINANCING DISTRICTS

Town of Falmouth
TIF Project Spending
2019 - 2028

TIF	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
West Falmouth Crossing	3,430,103	8,527,920	2,378,511	1,432,139	1,140,566	1,131,194	1,121,884	1,198,331	1,116,628	925,994	22,403,270
Route One South	961,063	1,102,209	958,164	948,946	834,804	1,397,918	1,516,113	1,347,493	1,145,836	1,020,368	11,232,914
Route One North	468,325	140,270	115,999	120,747	425,779						1,271,120
OceanView/ Natural Gas	718,095	712,112	574,442	323,335	525,505	940,461	813,715	821,780	1,036,667	638,890	7,105,002
Total TIF Spending	5,577,586	10,482,511	4,027,116	2,825,167	2,926,654	3,469,573	3,451,712	3,367,604	3,299,131	2,585,252	39,427,053

FY2020 TIF Spending



TOWN OF FALMOUTH - TIF WAGE ALLOCATIONS

PERCENTAGE OF SALARY/WAGE	Route 1 South TIF	Route 1 North TIF	West Falmouth TIF	OceanView TIF	Total	\$ Total	Add'l %	Add't \$
Accountant	1.25%	1.25%	2.50%	5.00%	5.00%	5,164	5.00%	5,164
Sustainability Coordinator	1.25%	1.25%	2.50%	50.00%	50.00%	30,499	0.00%	-
Bookkeeper	5.00%	5.00%	10.00%		20.00%	3,957	5.00%	3,957
Community Development Director	5.00%	5.00%			10.00%	24,503	5.00%	6,126
Planner	7.50%	7.50%	15.00%	17.10%	47.10%	8,827	0.00%	-
Director of Long-Range Planning and Economic Development	1.25%	1.25%	2.50%		5.00%	7,142	5.00%	7,142
Finance Director	5.00%	5.00%	5.00%		15.00%	10,283	5.00%	3,428
Public Works Administrative Assistant	5.00%	5.00%	5.00%	20.00%	35.00%	43,897	5.00%	6,271
Public Works Director	5.00%	5.00%	5.00%	50.00%	50.00%	42,285	0.00%	-
Project Engineer Technician	5.00%	5.00%	5.00%		15.00%	15,529	20.00%	20,706
Town Engineer	2.50%	2.50%	5.00%		10.00%	20,434	10.00%	20,434
Town Manager	3.20%	3.20%	3.20%		9.60%	8,038	10.40%	8,708
Town Manager Executive Assistant						288,155		107,624

PERCENTAGE OF SALARY/WAGE	Route 1 South TIF	Route 1 North TIF	West Falmouth TIF	OceanView TIF	Total	\$ Total
Accountant	2.50%	2.50%	2.50%	2.50%	10.00%	10,328
Sustainability Coordinator	10.00%			40.00%	50.00%	30,499
Bookkeeper	2.50%	2.50%	2.50%		7.913	
Community Development Director	5.00%	5.00%	10.00%	5.00%	25.00%	30,628
Planner	5.00%	5.00%			10.00%	8,827
Director of Long-Range Planning and Economic Development	15.00%	15.00%	15.00%	20.00%	65.00%	93,288
Finance Director	2.50%	2.50%	2.50%	2.50%	10.00%	14,283
Public Works Administrative Assistant	5.00%	5.00%	5.00%	5.00%	20.00%	13,711
Public Works Director	5.00%	5.00%	10.00%	20.00%	40.00%	50,168
Project Engineer Technician	10.00%	10.00%	5.00%	50.00%	50.00%	42,285
Town Engineer	5.00%	5.00%	5.00%	10.00%	35.00%	36,235
Town Manager	5.00%	5.00%	5.00%	5.00%	20.00%	40,868
Town Manager Executive Assistant	5.00%	5.00%	5.00%	5.00%	20.00%	16,745
						395,778

SALARY/BENEFIT IMPACT	Route 1 South TIF	Route 1 North TIF	West Falmouth TIF	OceanView TIF	Total
Accountant	2,582	2,582	2,582	2,582	10,328
Sustainability Coordinator	6,100	-	-	24,400	30,499
Bookkeeper	1,978	1,978	1,978	1,978	7,913
Community Development Director	6,126	6,126	12,251	6,126	30,628
Planner	4,414	4,414	-	-	8,827
Director of Long-Range Planning and Economic Development	21,528	21,528	21,528	28,704	93,288
Finance Director	3,571	3,571	3,571	3,571	14,283
Public Works Administrative Assistant	3,428	3,428	3,428	3,428	13,711
Public Works Director	6,271	6,271	12,542	25,084	50,168
Project Engineer Technician	-	-	-	42,285	42,285
Town Engineer	10,353	10,353	5,176	10,353	36,235
Town Manager	10,217	10,217	10,217	10,217	40,868
Part Time Communications Specialist	2,800	2,800	2,800	2,800	11,200
Town Manager Executive Assistant	4,186	4,186	4,186	4,186	16,745
	83,553	77,453	80,260	165,713	406,978

ROUTE ONE SOUTH TIF DISTRICT

Falmouth Route 1 South TIF
Updated 03/25/2019
Increased Employee Allocation

	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	1,060,020	1,249,708	1,309,600	1,530,201	1,776,921
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	1,150,751	1,162,100	1,178,766	1,195,666	1,212,805
Additional TIF Taxes	3,145,655	13,215,896	12,427,391	4,748,416	2,257,213	2,129,076	2,210,771	2,411,808	2,488,365	2,725,867	2,989,727
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Debt Service Route South Bond	528,758	2,233,371	8,409,141	2,637,621	357,014	284,043	187,850	340,796	208,551	211,133	113,791
			820,413	808,613	796,813	785,013	773,213	761,413	749,613	737,813	721,013
	528,758	2,233,371	9,229,553	3,446,234	1,153,826	1,069,056	961,063	1,102,209	958,164	948,946	834,804
Subtotal											
Ending Balance	2,616,898	10,982,525	3,197,837	1,302,182	1,103,387	1,060,020	1,249,708	1,309,600	1,530,201	1,776,921	2,154,923
Increase in valuation		3.27%	3.20%	0.48%	-3.45%	1.75%	5.93%	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	69,560,800	70,430,310	71,310,689	72,202,072	73,104,598
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	16.47	16.50	16.53	16.56	16.59
Funds from Property Tax	848,835	892,446	919,673	957,550	955,031	1,025,689	1,150,751	1,162,100	1,178,766	1,195,666	1,212,805
Beginning Balance	2,154,923	1,987,191	1,718,889	1,637,082	1,775,057	2,056,883	2,327,374	1,952,912	1,952,912	1,952,912	1,952,912
REVENUES											
Add Funds from Bond Issuance											
Additional TIF Taxes	1,230,186	1,247,812	1,265,686	1,283,812	1,302,193	1,320,833	1,339,736				
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Debt Service Route South Bond	691,530	824,350	670,355	486,248	378,330	425,854	1,108,723				
	706,388	691,763	677,138	659,588	642,038	624,488	605,475				
	1,397,918	1,516,113	1,347,493	1,145,836	1,020,368	1,050,342	1,714,198				
Subtotal											
Ending Balance	1,987,191	1,718,889	1,637,082	1,775,057	2,056,883	2,327,374	1,952,912	1,952,912	1,952,912	1,952,912	1,952,912
Increase in valuation		1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	74,018,406	74,943,636	75,880,431	76,828,937	77,789,298	78,761,665	79,746,186				
Tax Rate	16.62	16.65	16.62	16.71	16.74	16.77	16.80				
Funds from Property tax	1,230,186	1,247,812	1,265,686	1,283,812	1,302,193	1,320,833	1,339,736				

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
		Budget	Actual	
2013				
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	\$ 190,883	\$ 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/trail mowing, sidewalk snow removal and sweeping, road grinding and repair work. * Project common to West Falmouth Crossing TIF District (20%). (Total cost is \$63,000.)
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	\$ 2,590,668	\$ 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	\$ 39,635	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	13,859	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	1,153,626	
2018				
TIF Staff Time	38,370	\$ 44,017	52,324	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	18,315	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	7,755	Very Merry Falmouth Event
Remaining work for Route 1 Infrastructure Project		\$ 400,000	205,649	Underground utility work on South end of the Project
Debt Service - Route 1 Infrastructure Project		\$ 785,013	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	\$ 1,318,543	\$ 1,069,056	

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	Defered project from Route 1 Infrastructure Plan (\$50K in OV 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
Wayfinding		\$	-	
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	\$	83,533	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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. * **
Wayfinding		\$	28,750	
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	\$	100,000	Resurface Roadway (excluding bridge and intersection: DOT Project)
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	
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	\$	1,102,209	

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2021				
TIF Staff Time	38,370	\$	86,039	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	
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	\$ 40,883	\$	958,164	
2022				
TIF Staff Time	38,370	\$	88,620	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	
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	\$	948,946	
2023				
TIF Staff Time	38,370	\$	91,279	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	\$	834,804	

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2024				
TIF Staff Time	38,370	\$	94,017	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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
Falmouth Corners Intersection	175,000	\$	500,000	Intersection rebuild of Middle/Falmouth/Bucknam Rd. Intersection. Additional \$500K from OV/SNG TIF for \$1M total.
Item 6 Bucknam Rd Sidewalk		\$	30,000	Deferred project from Route 1 Infrastructure Plan
Item 5 Depot Rd Sidewalk		\$	45,000	Deferred project from Route 1 Infrastructure Plan
Debt Service - Route 1 Infrastructure Project		\$	708,368	
Total	\$ 215,883	\$	1,397,818	
2025				
TIF Staff Time	38,370	\$	96,838	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	\$	1,516,113	
2026				
TIF Staff Time	38,370	\$	99,743	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	\$	1,347,493	

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	OECD Approval	Expense		
2027				
TIF Staff Time	38,370	\$	102,735	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	\$	1,145,836	
2028				
TIF Staff Time	38,370	\$	105,817	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	\$	1,020,368	
2029				
TIF Staff Time	38,370	\$	108,992	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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	\$	1,050,342	

TIF Route 1 South Capital Expenditure Schedule		023		613
Draft: September 30, 2016				
Year	DECD Approval	Expense		
2030				
TIF Staff Time	38,370	\$	112,261	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (10%), Part-time Communication Specialist (\$2,800).
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 Bangor Savings Connector		\$	565,991	Deferred project from Route 1 Infrastructure Plan
Total	\$ 285,233	\$	1,714,188	
Total TIF expenses	\$ 16,285,072	\$	32,602,395	\$ 31,914,384
Debt Service	\$ 11,560,793			
Total TIF Plan	\$ 27,845,865			
<i>Expenses by category:</i>				
Total debt service (principal and interest)	\$ -	\$	11,560,793	\$ 11,560,794
Route 1 Infrastructure Project Portion	\$ 11,800,000	\$	13,618,622	\$ 12,705,532
Stormwater retrofits	\$ 838,608	\$	1,038,608	\$ 940,808
Frontage redevelopment	\$ 150,000	\$	150,000	\$ 100,000
TIF staff	\$ 690,660	\$	1,308,092	\$ 1,322,626
GIS	\$ 40,208	\$	45,268	\$ 42,867
Intersection/road projects	\$ 2,034,009	\$	2,812,146	\$ 3,405,449
Other	\$ 731,587	\$	2,068,867	\$ 1,836,310
Total TIF expenses (check)	\$ 16,285,072	\$	32,602,395	\$ 31,914,384
Less: Proceeds from Bond	\$ -	\$	9,672,542	\$ 9,672,542
	\$ 16,285,072	\$	22,929,853	\$ 22,241,842
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 3/25/2019
 Increased Employee Allocations

	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	3,323,251	3,379,671	3,764,087	4,175,041	4,583,524
REVENUES											
Add Funds from Bond Issuance											
Transfer from GF											
Grant Revenue	343,910	361,579	362,636	387,224	391,015	412,332	524,744	524,685	526,953	529,229	531,514
Additional TIF Taxes	1,940,985	2,250,067	2,524,178	2,756,594	3,127,202	3,413,968	3,847,995	3,904,356	4,291,040	4,704,270	5,115,037
Subtotal											
	394,220	622,646	686,814	743,818	782,217	826,300	1,049,739	1,049,041	1,057,993	1,053,509	1,063,051
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Developer Refund	39,423	48,917	120,262	(15,792)	87,915	51,391	432,696	104,641	80,370	85,118	425,779
	13,074	39,609	34,546	36,199	37,651	39,325	35,629	35,629	35,629	35,629	-
	52,497	88,526	154,808	20,407	125,567	90,716	468,325	140,270	115,999	120,747	425,779
Subtotal											
	1,886,488	2,161,541	2,369,370	2,736,187	3,001,636	3,323,251	3,379,671	3,764,087	4,175,041	4,583,524	4,689,258
Ending Balance											
Increase in valuation		15.45%	0.43%	3.05%	-2.23%	1.87%	20.16%	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	31,719,800	31,799,100	31,878,597	31,958,294	32,038,189
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	16.47	16.50	16.53	16.56	16.59
Funds from Property Tax	343,910	361,579	362,636	387,224	391,015.10	412,332.07	524,744.00	524,685.14	526,953.21	529,229.34	531,514
Beginning Balance	4,689,258	5,127,579	5,562,545	5,993,826	6,421,070	6,843,903	7,261,931	7,261,931	7,261,931	7,261,931	7,261,931
REVENUES											
Add Funds from Bond Issuance											
Additional TIF Taxes	533,806	536,106	538,415	540,732	543,057	545,390					
	533,806	536,106	538,415	540,732	543,057	545,390					
Subtotal											
	95,485	101,140	107,134	113,488	120,223	127,362					
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Developer Refund	95,485	101,140	107,134	113,488	120,223	127,362					
Subtotal											
	95,485	101,140	107,134	113,488	120,223	127,362					
Ending Balance	5,127,579	5,562,545	5,993,826	6,421,070	6,843,903	7,261,931	7,261,931	7,261,931	7,261,931	7,261,931	7,261,931
Increase in valuation	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Valuation	32,118,285	32,198,581	32,279,077	32,359,775	32,440,674	32,521,776					
Tax Rate	16.62	16.65	16.68	16.71	16.74	16.77	14.39	14.39	14.39	14.39	14.39
Funds from Property tax	533,806	536,106	538,415	540,732	543,057	545,390					

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	50,153	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	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	39,325	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	90,716	

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.
Wayfinding	\$0		
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	\$74,653		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Part-time Communications Specialist (\$2,800).
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.
Wayfinding	\$28,750		
Northbrook Developer Refund 12	\$35,629		Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Total	\$140,270		

2021

TIF Staff Time	\$79,132		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Part-time Communications Specialist (\$2,800).
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	\$115,999		

TIF Route 1 North Capital Expenditure Schedule **022**

Year	Budget	Expense	Project Description
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2022

TIF Staff Time	\$83,880		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (5%), Director of Long-Range Planning (15%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Part-time Communications Specialist (\$2,800).
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	\$120,747		

**WEST FALMOUTH CROSSING
TIF DISTRICT**

West Falmouth TIF

Updated 03/25/2019
 Employee Allocations Increased
 \$6,000,000 12 Year Bond @ 3.0%
 \$4,000,000 MDDOT 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	1,953,652	6,594,500	3,081,288	1,612,345	1,102,814
PWD Contribution							939,000				
REVENUES											
Add Funds from Bond Issuance							6,000,000				
Maine DOT Contribution							244,000	3,950,000			
PACTS Grant Revenue								168,000			
Additional TIF Taxes	623,891	651,529	742,789	787,590	814,783	806,716	887,951	896,708	909,568	922,609	935,833
	1,524,462	1,624,319	1,895,897	2,105,241	2,308,674	2,521,828	10,024,603	11,609,208	3,990,856	2,534,954	2,038,648
Subtotal											
	145,516	55,617	151,943	321,290	296,977	265,066	3,120,468	7,431,760	1,293,826	358,930	76,832
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest								760,000	762,000	744,000	726,000
Developer Refund	406,156	415,594	425,303	290,060	296,585	303,110	309,635	316,160	322,685	329,209	335,734
	551,672	471,211	578,246	611,350	593,562	568,176	3,430,103	8,527,920	2,378,511	1,432,139	1,140,566
Subtotal											
	972,790	1,153,108	1,317,651	1,493,891	1,715,112	1,953,652	6,594,500	3,081,288	1,612,345	1,102,814	898,082
Ending Balance											
Increase in valuation			-0.67%	2.25%	0.24%	4.97%	-5.30%	1.25%	1.25%	1.25%	1.25%
Valuation	46,455,000	46,142,300	52,680,100	53,866,800	53,994,900	56,679,280	53,675,000	54,345,938	55,025,262	55,713,077	56,409,491
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	16.47	16.50	16.53	16.56	16.59
Funds from Property Tax	623,891	651,529	742,789	787,590	814,783	885,330	887,951	896,708	909,568	922,609	935,833
Beginning Balance	898,082	716,133	557,094	335,401	209,397	288,210	121,969				
REVENUES											
Add Funds from Bond Issuance											
Additional TIF Taxes	949,245	962,845	976,637	990,624	1,004,807	1,019,191					
	1,847,327	1,678,978	1,533,731	1,326,025	1,214,204	1,307,400					
Subtotal											
	80,935	83,100	526,331	463,628	289,994	567,432					
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest	708,000	690,000	672,000	654,000	636,000	618,000					
Developer Refund	342,259	348,784									
	1,131,194	1,121,884	1,198,331	1,116,628	925,994	1,185,432					
Subtotal											
	716,133	557,094	335,401	209,397	288,210	121,969					
Ending Balance											
Increase in valuation			1.25%	1.25%	1.25%	1.25%					
Valuation	57,114,610	57,828,542	58,551,399	59,283,291	60,024,333	60,774,637					
Tax Rate	16.62	16.65	16.68	16.71	16.74	16.77					
Funds from Property tax	949,245	962,845	976,637	990,624	1,004,807	1,019,191					

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/Stanlec
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		Explanation
Year	DECD approval	Budget	Actual	
2018				
Ongoing TIF District Administration	\$5,000	\$5,000	1,008	
TIF Staff Time	60,454	\$63,541	71,070	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	3,562	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	189,426	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	303,110	Credit enhancement payment to developer
Total	\$94,204	\$1,514,906	\$568,176	
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		\$3,000,000		Project estimate by FST/Stantec
Wayfinding				
Debt Payment		-		Route 100 Infrastructure Plan
Developer Refund		\$309,635		Credit enhancement payment to developer
Total	\$116,017	\$3,430,103	\$0	

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	\$80,260		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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		\$7,300,000		Project estimate by FST/Stantec
Wayfinding		\$28,750		
District Operations	14,000	\$14,000		Bucket Truck Allocation (20%). Rte 1 South allocation = 80%
Debt Payment		\$ 780,000		Route 100 Infrastructure Plan
Developer Refund		\$316,160		Credit enhancement payment to developer
Total	\$86,885	\$8,527,920		
2021				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	66,059	\$85,076		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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		\$1,200,000		Project estimate by FST/Stantec
Debt Payment		762,000		Route 100 Infrastructure Plan
Developer Refund		\$322,685		Credit enhancement payment to developer
Total	\$74,809	\$2,378,511		

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	\$90,180		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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		744,000		Route 100 Infrastructure Plan
Route 100 Infrastructure Project		235,000		
Developer Refund		\$329,209		Credit enhancement payment to developer
Total	\$101,791	\$1,432,139		
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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		726,000		Route 100 Infrastructure Plan
Developer Refund		\$335,734		Credit enhancement payment to developer
Total	\$78,832	\$1,140,566		
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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		708,000		Route 100 Infrastructure Plan
Developer Refund		\$342,259		Credit enhancement payment to developer
Total	\$80,935	\$1,131,194		

TIF West Falmouth Capital Expenditure Schedule		Budget	Actual	Explanation
Year	DECD approval			
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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		690,000		Route 100 Infrastructure Plan
Developer Refund		\$348,784		Credit enhancement payment to developer
Total	\$83,100	\$1,121,884		
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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		672,000		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$526,331	\$1,198,331		

TIF West Falmouth Capital Expenditure Schedule		Budget	Actual	Explanation
Year	DECD approval			
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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		654,000		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$437,628	\$1,116,628		
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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		\$ 636,000		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$289,994	\$925,994		

TIF West Falmouth Capital Expenditure		Schedule		Explanation
Year	DECD approval	Budget	Actual	
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 (5%), Public Works Director (10%), Public Works Admin Asst (5%) and Part-time Communications Specialist (\$2,800)
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		618,000		
Developer Refund		\$0		Route 100 Infrastructure Plan
Total	\$567,432	\$1,185,432		
Total	\$13,251,134	\$26,365,813	\$25,361,789	

EXPENSES		Budget	Actual
Developer Refund (2016-2025)	\$ 3,194,221	\$ 3,194,221	\$3,194,221
Route 100 Infrastructure Project (2016-2017)	\$ 13,124,750	\$ 13,124,750	13,124,750.00
Bond Principal + Interest 2018 - 2030	\$ 990,000	\$ 6,990,000	\$ 6,990,000
Other Expenses	\$ (863,616.00)	\$ 3,056,841.51	\$ 2,052,817.91
Total Expenditures + Refund + P&I	\$ 16,445,355	\$ 26,365,813	\$25,361,789
INCOME			
Balance 2015		\$ 1,317,651	\$ 1,317,651
Funds from Bond issuance		\$ 6,000,000	\$ 6,000,000
PWD Contribution		\$ 939,000	\$ 939,000
MaineDOT Contribution		\$ 4,194,000	\$ 4,194,000
FACTS Grant Revenue		\$ 168,000	\$ 168,000
TIF Taxes 2016-2025		\$ 8,873,848	\$ 8,873,848
TIF Taxes 2026-2030		\$ 3,991,259	\$ 3,991,259
Total income		\$ 25,483,758	\$ 25,483,758
Balance 2031		\$ (882,055)	\$121,968.85
TIF Taxes 2016-2030		\$ 12,865,107	\$ 12,865,107

**OCEAN VIEW / NATURAL GAS
TIF DISTRICT**

OceanView-Natural Gas TIF

Updated 3/25/2019
Increased Staff Allocations

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	0	-	197,647	173,666	471,885	357,487	288,875	491,344	962,889	1,250,294	1,140,833
REVENUES											
Add Funds from Bond Issuance	-	280,170	357,434	457,325	603,697	643,500	776,910	794,880	812,910	831,000	832,500
Transfer from GF	-	280,170	357,434	457,325	603,697	643,500	776,910	794,880	812,910	831,000	832,500
Grant Revenue	-	-	-	-	-	-	-	-	-	-	-
Additional TIF Taxes	-	-	-	-	-	-	-	-	-	-	-
Subtotal	-	280,170	357,434	457,325	603,697	643,500	776,910	794,880	812,910	831,000	832,500
EXPENSES											
TIF Project Expenses per TIF Development Plan	-	82,523	381,415	159,106	718,095	712,112	574,442	323,335	525,505	940,461	813,715
Developer Refund	-	82,523	381,415	159,106	718,095	712,112	574,442	323,335	525,505	940,461	813,715
Ending Balance	-	197,647	173,666	471,885	357,487	288,875	491,344	962,889	1,250,294	1,140,833	1,159,618
Increase in valuation	-	19,099,600	4,587,200	5,591,400	7,214,200	2,507,600	8,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Valuation	-	19,099,600	23,686,800	29,278,200	36,492,400	39,000,000	47,000,000	48,000,000	49,000,000	50,000,000	50,000,000
Tax Rate	\$ 14.10	14.63	15.09	15.62	16.47	16.50	16.53	16.56	16.59	16.62	16.65
Funds from Property tax	-	280,170	357,434	457,325	603,697	643,500	776,910	794,880	812,910	831,000	832,500
2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Beginning Balance	1,159,618	1,171,838	970,671	1,168,781	1,359,320	1,541,924	1,716,217	1,881,805	2,038,281	2,185,219	2,327,180
REVENUES											
Add Funds from Bond Issuance	-	-	-	-	-	-	-	-	-	-	-
Grant Revenue	-	-	-	-	-	-	-	-	-	-	-
Additional TIF Taxes	834,000	835,500	837,000	838,500	840,000	841,500	843,000	844,500	846,000	847,500	849,000
Subtotal	834,000	835,500	837,000	838,500	840,000	841,500	843,000	844,500	846,000	847,500	849,000
EXPENSES											
TIF Project Expenses per TIF Development Plan	821,780	1,036,667	638,890	647,961	657,396	667,208	677,412	688,024	699,061	710,540	722,477
Developer Refund	821,780	1,036,667	638,890	647,961	657,396	667,208	677,412	688,024	699,061	710,540	722,477
Ending Balance	1,171,838	970,671	1,168,781	1,359,320	1,541,924	1,716,217	1,881,805	2,038,281	2,185,219	2,327,180	2,448,702
Increase in valuation	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Valuation	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000	50,000,000
Tax Rate	\$ 16.68	\$ 16.71	\$ 16.74	\$ 16.77	\$ 16.80	\$ 16.83	\$ 16.86	\$ 16.89	\$ 16.92	\$ 16.95	\$ 16.98
Funds from Property tax	834,000	835,500	837,000	838,500	840,000	841,500	843,000	844,500	846,000	847,500	849,000

	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	2,448,702	2,564,310	2,668,506	2,360,773	2,040,576	1,707,354	1,360,528	999,493	623,620
REVENUES									
Add Funds from Bond Issuance									
Transfer from GF									
Grant Revenue	850,500	852,000	853,500	855,000	856,500	858,000	859,500	861,000	862,500
Additional TIF Taxes	850,500	852,000	853,500	855,000	856,500	858,000	859,500	861,000	862,500
Subtotal									
EXPENSES									
TIF Project Expenses per TIF Development Plan	734,892	747,804	1,161,232	1,175,198	1,189,721	1,204,826	1,220,535	1,236,873	1,253,864
Developer Refund	734,892	747,804	1,161,232	1,175,198	1,189,721	1,204,826	1,220,535	1,236,873	1,253,864
Subtotal									
Ending Balance	2,564,310	2,668,506	2,360,773	2,040,576	1,707,354	1,360,528	999,493	623,620	232,256
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	\$ 17.01	\$ 17.04	\$ 17.07	\$ 17.10	\$ 17.13	\$ 17.16	\$ 17.19	\$ 17.22	\$ 17.25
Funds from Property tax	850,500	852,000	853,500	855,000	856,500	858,000	859,500	861,000	862,500

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 Ortholmagery
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 (prorated 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	1,200.00		Staff, assessor, and consultant time to conduct annual update of TIF district data
Also: Town-wide Road Improvements	\$375,000	36,598.79	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	62,073.44	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	58,729.27	Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$53,512	504.92	Economic Development Programs	Economic activities aimed at business retention and attraction
	\$630,992	159,106.42		

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
Also: Town-wide Road Improvements	338,401.21		Blueberry Lane Improvements and sidewalk lighting Improvements in the area	Falmouth, Blueberry & Middle road improvements, Blueberry road sidewalk lighting and resurfacing
Wayfinding	-			
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)
	\$718,095			
2020				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Town-wide Road Improvements	\$175,000		Middle Road Culvert Replacement	Replacement of triple-culvert system that conveys Scitterygusset Brook under Middle Road.
Economic Development Programs	\$165,713		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
Wayfinding	\$28,750			
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	\$161,599		Blueberry Lane Improvements and sidewalk/Lighting Improvements	Blueberry Lane: Sisewalk, Lighting, and Road Rehabilitation. 162K plus FY19 amount of \$338K for a total of \$500K.
Town-wide Road Improvements	\$170,000		Annual Road Resurfacing	Road Improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$712,112			
2021				
TIF District Annual Administration	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	\$172,342		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Depot/Lunt Road Repaving	\$55,000			Pavement Resurfacing from Route One to I-295 Bridge
Business Forum Expense	\$1,050			Annual Business Forum
Town-wide Road Improvements	\$180,000		Underwood Road Improvements	Improvements to roadway and drainage system at end of roadway and storm drain outfall.
Town-wide Road Improvements	\$155,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule. \$145K in Streets CIP for a total of \$300K.
	\$574,442			

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
Middle Road Sidewalk 2	\$132,000			New sidewalk from Lunt Road to Falmouth Corners
Business Forum Expense	\$1,050			Annual Business Forum
Economic Development Programs	\$179,235		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
Economic Development Projects	\$6,050		Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
	\$323,335			
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	\$186,405		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
Merrill Road Sidewalk	\$132,000			New Sidewalk from Falmouth Road to Middle Road
Town-wide Road Improvements	\$175,000			Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule. \$100K from Streets CIP for a total of \$275K.
	\$525,505			
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	\$193,861		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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	\$75,000		Mill Road Bridge Repairs	Maintenance Repairs to Town-owned bridge
Town-wide Road Improvements	\$500,000		Falmouth Corners Intersection	Intersection rebuild of Middle/Falmouth/Bucknam Rd. Intersection. Additional \$500K from Route One South TIF for \$1M total.
	\$940,461			

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	\$201,615		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Susainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$813,715			

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	\$209,680		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Susainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$821,780			

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	\$218,067		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Susainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,036,667			

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	\$226,790		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$638,890			
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	\$235,861		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$647,961			
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	\$245,296		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$657,396			

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

OCEANVIEW - NATURAL GASS 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	\$255,108		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$667,208			
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	\$265,312		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$677,412			
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	\$275,924		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$688,024			
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	\$286,961		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$699,061			

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	\$298,440		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$710,540			

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	\$310,377		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$722,477			

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	\$322,792		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$734,892			

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	\$335,704		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$747,804			

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	\$349,132		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,161,232			

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	\$363,098		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,175,198			

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	\$377,621		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,189,721			

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	\$392,726		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,204,826			

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	\$408,435		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,220,535			

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	\$424,773		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,236,873			

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	\$441,764		Economic Development Programs and TIF Staff time.	Project Mgt Engineer (50%), Econ Dev Director (20%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%),Public Works Director (20%),Public Works Admin (\$5%), Town Engineer (\$10%), Town Manager (%5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
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
	\$1,253,864			

Total **\$23,728,392** **\$23,123,070.21**

SUMMARY PROJECTS 1-13

Specific Short Term Road/Sidewalk Projects	1,306,000	\$970,086.61	5.5%
Townwide Road Improvements	\$13,598,401	\$13,538,401	57.3%
TIF District Administration + Preparation	\$166,143	\$154,608	0.7%
Economic Development Programs (staff time)	\$7,596,649	\$7,621,479	32.0%
Economic Development Projects	\$514,861	\$392,537	2.2%
Other	\$546,337	\$445,958	2.3%
Total	\$23,728,392	\$23,123,070	100.0%