

APPENDIX B
TAX INCREMENT FINANCING DISTRICTS

**Town of Falmouth
TIF Project Spending
2023 - 2032**

TIF	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
West Falmouth Crossing**	960,704	940,097	950,021	600,221	749,355	597,145	585,844	385,086	376,096	367,105	6,511,674
Route One South	1,395,279	1,753,853	1,126,139	1,414,350	1,214,578	1,091,052	1,123,027	1,788,943	-	-	10,907,221
Route One North*	1,934,039	193,187	200,803	908,800	217,197	226,013	335,271	243,753	-	-	4,259,063
OceanView/ Natural Gas	1,147,631	390,824	901,816	915,045	980,102	814,502	823,758	701,385	711,396	686,808	8,073,267
New Route 100 TIF	-	200,000	-	-	-	-	-	739,131	739,131	617,392	2,295,654
Total TIF Spending	5,437,653	3,477,961	3,178,779	3,838,416	3,161,232	2,728,712	2,867,900	3,858,298	1,826,623	1,671,305	32,046,879

* NOTE: Route One North Infrastructure project not included - TIF ending balance \$6.1 Million.

** Note: West Falmouth Crossing ending balance of \$3,450,112 will be used to pay the remaining 10 years of debt service for the Route 100 Infrastructure project.

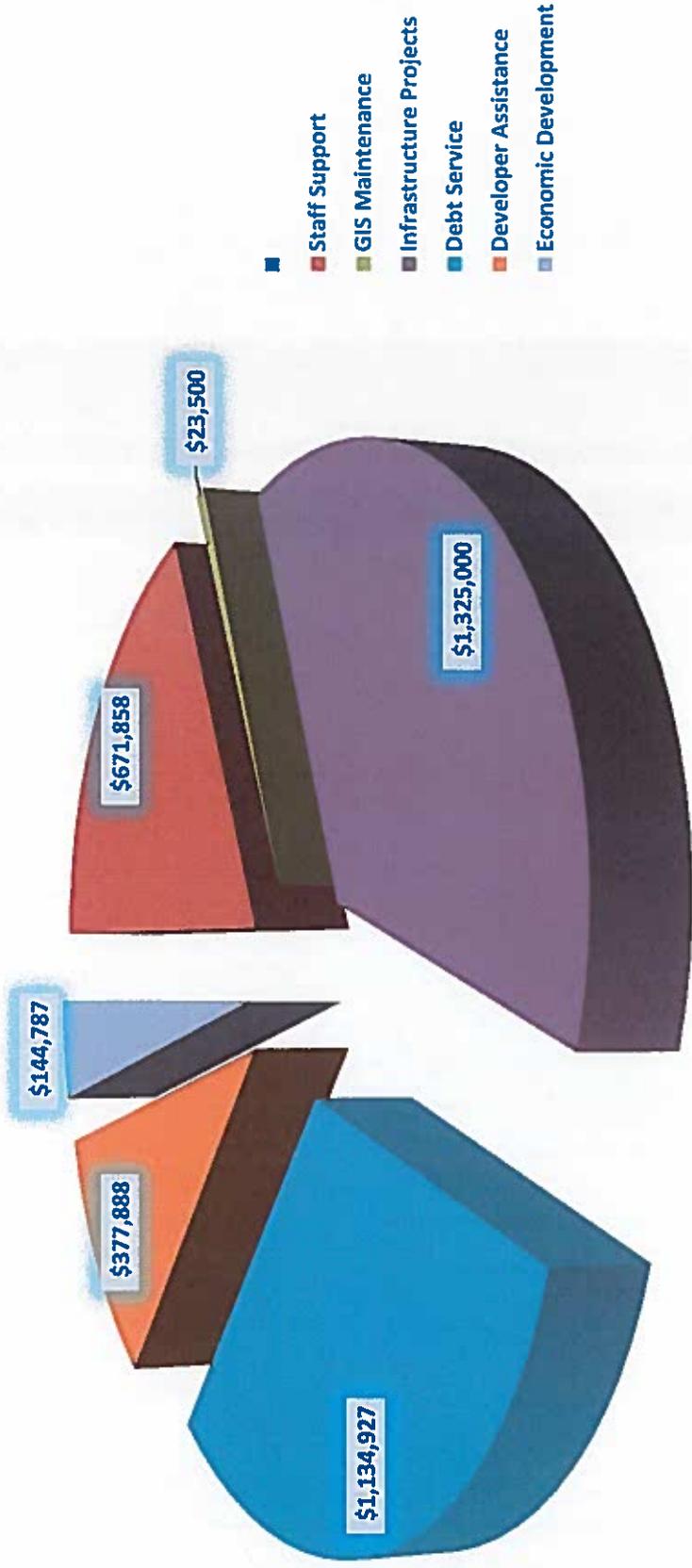
**TOWN OF FALMOUTH
FY2024 BUDGET
TIF SPENDING SUMMARY FY2024**

ROUTE ONE SOUTH TIF		
TIF Staff Time	\$ 153,265	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%).
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. * **
GIS Support GIS Support	\$ 4,000	Consulting costs to improve data collection and reporting
Funding to establish permanent investment fund	\$ 100,000	Funding to establish permanent investment fund. Parameters for the fund are to be established and will be at Town Council discretion.
Costs of funding economic development programs and Community/Wellness events and funding the marketing of the municipality as a business location	\$ 37,687	Very Merry Falmouth Event (\$20K), 4 Community/Wellness Events (\$17.6K)
Falmouth Corners Intersection	\$ 750,000	Intersection rebuild of Middle/Falmouth/Bucknam Rd. Intersection. Additional \$500K from the OV/Nat Gas TIF and \$250K DOT match for \$1.5M total.
Debt Service - Route 1 Infrastructure Project	\$ 706,388	
Total	\$ 1,753,853	
ROUTE ONE NORTH TIF		
TIF Staff Time	\$152,321	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6,396), Asst Town Manager (2.5%), Engineering Tech (12.5%).
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.
GIS Support	\$4,000	Consulting costs to improve GIS data collection and reporting
Northbrook Developer Refund 15	\$35,629	Credit Enhancement Agreement Payment
Total	\$193,188	
WEST FALMOUTH CROSSING TIF		
Ongoing TIF District Administration	\$5,000	Staff, legal, and consultant time to Manage TIF
TIF Staff Time	\$156,548	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng. Technician (12.5%), and Sustainability Coordinator (12.5%).
GIS Maintenance	\$3,750	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
GIS Support	\$4,000	Consulting costs to improve data collection and reporting.
Debt Payment	428,539	Route 100 Infrastructure Plan
Developer Refund	\$342,259	Credit enhancement payment to developer
Total	\$940,087	

**TOWN OF FALMOUTH
FY2024 BUDGET
TIF SPENDING SUMMARY FY2024**

OCEANVIEW/NATURAL GAS TIF		
TIF District Annual Administration	\$5,000	Staff, assessor, and consultant time to conduct annual TIF district administration
Business Forum Expense	\$1,050	Annual Business Forum
TIF Staff Time	\$199,724	Econ Dev Director (2.5%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (10%), Town Manager (8.5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	Consulting costs to improve GIS data collection and reporting
Economic Development Projects	\$6,050	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$100,000	Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule. \$75K from Streets CIP for a total of \$175K.
Town-wide Road Improvements	\$200,000	Falmouth Rd/Winn Rd (PACTS Match)
Lunt Road Drainage Repairs	\$40,000	Install Cured-In-Place Liner for failing drainage system
Misc. Drainage Improvements	\$35,000	Specific Locations TBD
Total	\$590,824	
ROUTE 100 TIF		
Falmouth/Leighton RR safety improvements	\$200,000	PACTS Match
Total	\$200,000	
Total TIF FY2024 Spending		\$3,677,961

FY2024 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
Assistant Finance Director	2.50%	2.50%	2.50%	2.50%	10.00%
Sustainability Coordinator	12.50%	12.50%	12.50%	12.50%	50.00%
Payroll Administrator	2.50%	2.50%	2.50%	2.50%	10.00%
Community Development Director	5.00%	5.00%	10.00%	5.00%	25.00%
Community Development Admin Asst	5.00%	5.00%	5.00%	5.00%	20.00%
Planner	5.00%	5.00%	5.00%	5.00%	20.00%
Director of Long-Range Planning and Economic Development	25.00%	25.00%	25.00%	25.00%	100.00%
Finance Director	5.00%	5.00%	2.50%	2.50%	15.00%
Public Works Administrative Assistant	5.00%	5.00%	5.00%	5.00%	20.00%
Public Works Director	5.00%	5.00%	10.00%	20.00%	40.00%
Project Engineer Technician	12.50%	12.50%	12.50%	12.50%	50.00%
Assistant PW Director	10.00%	10.00%	5.00%	10.00%	35.00%
Administrative Analyst	12.50%	12.50%	12.50%	12.50%	50.00%
Assistant Town Manager	2.50%	2.50%	2.50%	2.50%	10.00%
Town Manager	5.00%	5.00%	5.00%	5.00%	20.00%
Town Manager Executive Assistant	9.25%	9.25%	9.25%	9.25%	37.00%

ROUTE ONE SOUTH TIF DISTRICT

Falmouth Route 1 South TIF

Updated 2/1/2023

	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	1,194,977	1,382,125	1,650,370	1,995,252

REVENUES

Reclass Balance to TIF									(30,860)		
Bond Issuance/Refunding Proceeds		9,672,542	525,193	14,779						75,657	
Hat Trick Drive		34,010	919,673	578,249							
Grant Revenue	822,414	892,446	957,550	957,550	955,031	1,025,689	1,156,335	1,205,726	1,213,776	1,236,833	1,243,467
Additional TIF Taxes	3,145,655	13,215,896	12,427,391	4,748,416	2,257,213	2,129,076	2,216,355	2,400,703	2,565,041	2,962,860	3,238,719
Subtotal											

EXPENSES

TIF Project Expenses per TIF Development Plan	528,758	2,233,371	8,409,141	2,637,621	357,014	284,043	248,165	257,165	165,059	283,533	674,266
Debt Service Route South Bond			820,413	808,613	796,813	785,013	773,213	761,413	749,613	684,075	721,013
	528,758	2,233,371	9,229,553	3,446,234	1,153,826	1,069,056	1,021,378	1,018,578	914,672	967,608	1,395,279
Subtotal											
Ending Balance	2,616,898	10,982,525	3,197,837	1,302,182	1,103,387	1,060,020	1,194,977	1,382,125	1,650,370	1,995,252	1,843,441

Increase in valuation		3.27%	3.20%	0.49%	-3.45%	3.75%	8.35%	0.45%	-0.40%	-1.45%	49.49%
Valuation	61,200,900	63,204,390	65,225,000	65,547,300	65,289,000	65,665,100	71,148,500	71,471,600	71,189,208	70,155,020	104,877,768
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	16.47	16.87	17.05	17.63	11.92
Funds from Property Tax	848,835	892,446	919,673	957,550	955,031	1,025,689	1,156,335	1,205,726	1,213,776	1,236,833	1,243,467

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	1,843,441	1,393,331	1,626,833	1,630,419	1,894,571	2,345,649	2,830,871	2,719,130	2,719,130	2,719,130	2,719,130

REVENUES

Add Funds from Bond Issuance											
Additional TIF Taxes	1,303,743	1,359,641	1,417,935	1,478,729	1,542,130	1,608,249	1,677,202	1,677,202			
Subtotal											

EXPENSES

TIF Project Expenses per TIF Development Plan	1,047,465	434,376	737,212	554,990	449,014	498,539	1,183,468				
Debt Service Route South Bond	706,388	691,763	677,138	659,588	624,038	624,488	605,475				
	1,753,853	1,126,139	1,414,350	1,214,578	1,091,052	1,123,027	1,788,943				
Subtotal											
Ending Balance	1,393,331	1,626,833	1,630,419	1,894,571	2,345,649	2,830,871	2,719,130	2,719,130	2,719,130	2,719,130	2,719,130

Increase in valuation	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	106,188,741	107,516,100	108,860,051	110,220,802	111,598,562	112,993,544	114,405,963				
Tax Rate	12.28	12.65	13.03	13.42	13.82	14.23	14.66				
Funds from Property tax	1,303,743	1,359,641	1,417,935	1,478,729	1,542,130	1,608,249	1,677,202				

TIF Route 1 South Capital Expenditure Schedule		023		613
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	\$ 180,883	\$ 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/fall mowing, sidewalk snow removal and sweeping, road grinding and repair work.* Project common to West Falmouth Crossing TIF District (20%). (Total cost is \$83,000.)
Add traffic pre-emption to traffic lights		\$ 12,000		
Route 1 Infrastructure Project Portion Paid from TIF proceeds		\$ 1,373,936	\$ 1,946,614	Route One Infrastructure Project
Debt Service - Route 1 Infrastructure Project		\$ 808,612	\$ 808,613	
Hat Trick Drive	100000	\$ 100,000	\$ 511,971	Spending per Limited Development Agreement with Falmouth Plaza, LLC and Wal Mart
Wayfinding	0	\$ -	\$ 3,456	
Seasonal Property Maintenance		\$ -	\$ 5,888	
Town assistance with private stormwater retrofits	838,608	\$ 100,000	\$ 2,200	Town assistance with retrofits of privately-owned stormwater facilities on commercial properties. This project uses tax increment revenues from the development district as a local match for certain grant programs. This will reduce the cost to private parties looking to expand or develop new business.
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 100,000	\$ 65,656	Costs of funding economic development programs and events and marketing materials that increase the municipality's identity and "brand" and market it as a business location including promotional activities by Falmouth Economic Improvement Committee and Greater Portland Economic Development Corporation membership fees.
Total	\$ 1,045,891	\$ 2,590,068	\$ 3,446,234	

TIF Route 1 South Capital Expenditure Schedule		023		613
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	13,858	With assistance from the Cumberland County Soil and Water Conservation District, implement the remaining tasks of the 2013 Route 1 Commercial District Stormwater Management Plan, including certification of the plan by DEP, development of baseline water quality criteria, preparation of Best Management Practices guide, development of Best Management Plan Strategy for Public-Private Retrofit Partnerships, prioritization of opportunities for Public-Private Retrofit Partnerships, development of stormwater zoning amendments, and preparation of Norton Brook Stormwater Management Plan.
Wayfinding Signage	0	\$ 50,000		Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
Total	\$ 40,883	\$ 1,409,961	1,183,826	
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	\$ 190,683	\$ 1,316,543	\$ 1,069,056	

TIF Route 1 South Capital Expenditure Schedule		023		613
Year	DECO Approval	Expense		
2019				
TIF Staff Time	38,370	\$ 45,338	47,511.54	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	2,513.00	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. * **
Water Quality Testing			593.75	
Watershed Evaluation Project			4,800.00	
Route One Underground Services Project			142,561.00	
District Operations			21,375.00	Route One Landscape
Alt 1 Fundy Road Sidewalk		\$ 20,000		Deferred 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		\$ -	27,155.50	
Debt Service - Route 1 Infrastructure Project		\$ 773,213	773,212.50	
Town assistance with private stormwater retrofits		\$ 50,000	1,655.37	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. Maine Coastal Program Grant application \$500
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	1,021,377.66	
2020				
TIF Staff Time	38,370	\$ 83,553	\$ 97,757.42	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Planning Intern (25%), 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	\$ 1,950.00	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	\$ 36,829.36	Street light, flag, banner and signage maintenance in Route One South District.
Bucknam Rd Repaving	0	\$ 100,000	\$ 100,628.53	Resurface Roadway (excluding bridge and Intersection: DOT Project)/Fundy Rd Sidewalk
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 20,000	\$ 20,000.00	Very Merry Falmouth Event
Debt Service - Route 1 Infrastructure Project		\$ 761,413	\$ 761,412.50	
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	\$ 1,102,229	\$ 1,018,578	

TIF Route 1 South Capital Expenditure Schedule		023		613
Year	DECD Approval	Expense		
2021				
TIF Staff Time	38,370	\$ 110,397	\$ 108,649	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), 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%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$2,800)
GIS Maintenance	2513	\$ 2,513	\$ 6,913	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. * ** Orthomosaic
GIS Support		\$ 4,000	\$ 4,000	Consulting costs to improve data collection and reporting
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 26,100	\$ 46,337	Very Merry Falmouth Event, \$20K, District landscaping \$26K
Wayfinding		\$ -	\$ 960	
Debt Service - Route 1 Infrastructure Project		\$ 749,613	\$ 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	\$ 992,623	\$ 914,672	
2022				
TIF Staff Time	38,370	\$ 142,058	137,233	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (2.5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%)
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. * **
Bicycle Repair Station		\$ 2,500	\$ 2,185	In front of Falmouth Shopping Center
Bond Refunding Issuance Costs			\$68,828	Offset by \$75,657 Refunding Proceeds
GPCOG CCG Project Match			4,800	Regional CCG Project
Bond Audit			6,583	IRS audit of Bond-legal fees
GIS Support		\$ 4,000	3,748	Consulting costs to improve data collection and reporting
Library EV Charging Station			11,009	Install community charging station
District Management			27,947	District Landscaping
Costs of funding economic development programs and events and funding the marketing of the municipality as a business location	0	\$ 26,283	21,200	Very Merry Falmouth Event, \$20K, Design Community Entrance signage (\$1,200)
Debt Service - Route 1 Infrastructure Project		\$ 737,813	684,075	
Total	\$ 40,883	\$ 915,167	\$ 967,608	
2023				
TIF Staff Time	38,370	\$ 140,875		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (2.5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%)
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. * **
FACTS UPWP Contribution		\$ 1,878		
Pedestrian Improvements		\$ 50,000		Mile markers, benches and interactive wellness information
GIS Support		\$ 4,000		Consulting costs to improve data collection and reporting
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		Survey, Engineering, Design, and Right-of-way costs for intersection project at Falmouth/Bucknam/Middle Rd.. Added \$75k that was removed from C.P.
Debt Service - Route 1 Infrastructure Project		\$ 721,013		
Watershed Management Plan		\$ 30,000		Analysis and Plan creation
Casco Bay Watershed Plan		\$ 250,000		Creation of Casco Bay Watershed Plan
Total	\$ 40,883	\$ 1,395,279		

TIF Route 1 South Capital Expenditure Schedule		023	613
Year	DECD Approval	Expense	
2024			
TIF Staff Time	38,370	\$ 153,265	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%)
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.* **
GIS Support		\$ 4,000	Consulting costs to improve data collection and reporting
Funding to establish permanent investment fund	100,000	\$ 100,000	Funding to establish permanent investment fund. Parameters for the fund are to be established and will be at Town Council discretion.
Costs of funding economic development programs and Community/Wellness events and funding the marketing of the municipality as a business location	0	\$ 37,687	Very Merry Falmouth Event, 4 Community/Wellness Events
Falmouth Corners Intersection	175,000	\$ 750,000	Intersection rebuild of Middle/Falmouth/Bucknam Rd. Intersection. Additional \$250K DOT match for \$1M total.
Debt Service - Route 1 Infrastructure Project		\$ 706,388	
Total	\$ 315,883	\$ 1,753,853	
2025			
TIF Staff Time	38,370	\$ 157,863	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%)
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.* **
GIS Support		\$ 4,000	Consulting costs to improve data collection and reporting
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	
Total	\$ 38,370	\$ 1,126,139	
2026			
TIF Staff Time	38,370	\$ 162,599	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%)
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.* **
GIS Support		\$ 4,000	Consulting costs to improve data collection and reporting
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	\$ 586,983	\$ 1,414,350	

TIF Route 1 South Capital Expenditure Schedule		023	613
Year	DECD Approval	Expense	
2027			
TIF Staff Time	38,370	\$ 167,477	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%).
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.* **
GIS Support		\$ 4,000	Consulting costs to improve data collection and reporting
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	\$ 1,214,578	
2028			
TIF Staff Time	38,370	\$ 172,501	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%).
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.* **
GIS Support		\$ 4,000	Consulting costs to improve data collection and reporting
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	\$ 1,091,052	
2029			
TIF Staff Time	38,370	\$ 177,676	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,396), Asst Town Manager (2.5%), Town Eng Tech (12.5%).
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.* **
GIS Support		\$ 4,000	Consulting costs to improve data collection and reporting
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	\$ 1,123,027	

TIF Route 1 South Capital Expenditure Schedule		023		613
Year	DECD Approval	Expense		
2030				
TIF Staff Time	38,370	\$ 183,007		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Planner (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%), Sustainability Coordinator (12.5%), Administrative Analyst (12.5%), Part-time Communication Specialist (\$6,398), Asst Town Manager (2.5%), Town Eng Tech (12.5%)
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. * **
GIS Support		\$ 4,000		Consulting costs to improve data collection and reporting
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	\$ 1,788,843		
Total TIF expenses	\$ 16,285,072	\$ 44,992,810	\$ 43,999,819	
Debt Service	\$ 11,563,305			
Total TIF Plan	\$ 27,848,377			
Expenses by category:				
Total debt service (principal and interest)	\$ -	\$ 11,563,305	\$ 11,509,568	
Route 1 Infrastructure Project Portion	\$ 11,800,000	\$ 13,618,622	\$ 12,734,697	
Stormwater retrofits	\$ 838,608	\$ 1,038,608	\$ 681,321	
Frontage redevelopment	\$ 150,000	\$ 150,000	\$ 100,000	
TIF staff	\$ 690,660	\$ 1,889,491	\$ 1,912,782	
GIS	\$ 40,208	\$ 85,268	\$ 92,190	
Intersection/road projects	\$ 2,545,009	\$ 4,045,646	\$ 4,330,226	
Other	\$ 220,587	\$ 12,601,870	\$ 12,639,036	
Total TIF expenses (check)	\$ 16,285,072	\$ 44,992,810	\$ 43,999,819	
Less: Proceeds from Bond	\$ -	\$ 9,672,542	\$ 9,672,542	
	\$ 16,285,072	\$ 35,320,268	\$ 34,327,277	
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 2/1/2023 \$1.5 million for Johnson Rd Sidewalk/Culvert Replacement.
 Infrastructure Project per application - \$9 million (\$1.469 million
 already included in this spending plan)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Beginning Balance	1,618,595	1,863,976	2,136,543	2,369,370	2,736,187	3,001,636	3,323,251	3,713,243	4,120,242	4,394,095	4,673,374
REVENUES											
Reclass expenditures/revenues				71,618		(21,912)	(13,719)	27,383	30,860	13,879	
BETE											
Grant Revenue	297,877	361,579	362,636	387,224	391,015	434,244	522,425	517,828	521,628	544,142	463,243
Additional TIF Taxes	1,916,472	2,225,555	2,499,180	2,828,212	3,127,202	3,413,968	3,831,957	4,258,455	4,686,608	4,938,237	5,136,617
EXPENSES											
TIF Project Expenses per TIF Development Plan	39,423	49,403	95,264	55,826	87,915	51,391	76,405	92,268	245,973	217,061	1,898,410
Debt Service											
Developer Refund	13,074	39,609	34,546	36,199	37,651	39,325	42,309	45,944	46,541	47,801	35,629
Funds from Property Tax	297,877	361,579	362,636	387,754	391,015	434,244	522,425	517,828	521,628	544,142	463,243
Ending Balance	1,863,976	2,136,543	2,369,370	2,736,187	3,001,636	3,323,251	3,713,243	4,120,242	4,394,095	4,673,374	3,202,579
Increase in valuation	22,180,000	25,607,600	25,718,900	26,504,000	25,912,200	27,800,500	31,719,800	30,695,200	30,594,000	31,218,703	38,862,668
Valuation	13.43	14.12	14.10	14.63	15.09	15.62	16.47	16.87	17.05	17.43	11.92
Tax Rate	297,877	361,579	362,636	387,754	391,015	434,244	522,425	517,828	521,628	544,142	463,243
Funds from Property Tax											
Beginning Balance	3,202,579	4,196,074	4,506,580	4,134,962	4,482,128	4,849,034	5,136,685	5,547,373	5,547,373	5,547,373	5,547,373
REVENUES											
Add Funds from Bond Issuance (portion to cover Johnson Rd Work in FY2023)	700,000										
Additional TIF Taxes	486,683	511,309	537,182	564,363	592,920	622,921	654,441	654,441			
Subtotal	1,186,683	511,309	537,182	564,363	592,920	622,921	654,441	654,441			
EXPENSES											
TIF Project Expenses per TIF Development Plan	157,558	165,174	873,171	181,568	190,384	299,642	208,124				
Developer Refund	35,629	35,629	35,629	35,629	35,629	35,629	35,629				
Subtotal	193,187	200,803	908,800	217,197	226,013	335,271	243,753				
Ending Balance	4,196,074	4,506,580	4,134,962	4,482,128	4,849,034	5,136,685	5,547,373	5,547,373	5,547,373	5,547,373	5,547,373
Increase in valuation	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Valuation	39,639,921	40,432,720	41,241,374	42,066,201	42,907,525	43,765,676	44,640,989				
Tax Rate	12.28	12.65	13.03	13.42	13.82	14.23	14.66				
Funds from Property tax	486,683	511,309	537,182	564,363	592,920	622,921	654,441				

TIF Route 1 North Capital Expenditure Schedule			022
Year	Budget	Expense	Project Description
2013		Actual	
TIF Staff Time		\$31,269	
TIF Staff Time Salary Allocation Adjustment		\$1,056	
Shop Falmouth		\$1,238	
Route 1 Sidewalk Design (Providence Avenue to Martin's Point Bridge)		\$5,860	
Northbrook Developer Refund 5		\$13,074	75% for developer
GIS Maintenance			
Total		\$52,497	
2014		Actual	
TIF Staff Time		\$23,579	
GIS Maintenance		\$0	
Shop Falmouth		\$824	
CMP - underground utilities (Rt 88 to Bucknam Rd)		\$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 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. Cost share with OceanView/Natural Gas TIF.
Total		\$89,012	
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 - cost share
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. Cost share of the Wayfinding Study by LandWorks
Marketing/Promotion		\$387	Notice of meetings and promotion expenses
Jordan Equipment Co	\$ 66,237	\$46,687	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	\$ 129,810	

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		Emergency Vehicle Traffic Light Pre-emption (moved to FY17)
Turnpike Route 1 Project	\$0	\$12,138	Project to develop MaineDOT ramp through RFP process and soliciting proposals: Land Appraisal (\$9,900), Advertising of RFP (\$2,238)
Shop Falmouth	\$0	\$2,210	
Wayfinding	\$0	\$1,956	LandWorks - Wayfinding Plan Phase 2
Re-Class to Route 1 South TIF	(\$66,237)	(\$46,687)	Skid Steer equipment
Re-Class to OceanView TIF (see above)	(\$5,381)	\$0	Initial TIF Legal Expenses/Camoin Fiscal Impact Analysis
Northbrook Developer Refund 8	\$35,629	\$36,199	Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Total	\$4,219	\$45,338	

2017

Route 1 Paving Projects (shared with Rte One South TIF District)	\$380,000		Local Matches for 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	Vision Plan by VHB and RKG
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 at Johnson Road intersection
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
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			
TIF Staff Time	\$46,658	47,511.55	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	1,238.00	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 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	500.00	Cost share for Maine Coastal Program Grant Application to Implement 2013 Route 1 Stormwater Management Plan prepared by Cumberland County Soil and Water Conservation District. \$9,600 local match is paid from Route 1 South TIF.
Wayfinding	\$0	27,155.50	
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	42,308.90	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total	\$468,325	118,713.95	

TIF Route 1 North Capital Expenditure Schedule

022

Year	Budget	Expense	Project Description
2020			
TIF Staff Time	\$77,453	\$ 91,180.95	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Town Manager Exec Asst (5%), Community Development Director (5%), Planner (\$5%), Planning Intern (25%), 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
Traffic Study		\$ 1,087.50	Route 88 Transportation Study
Wayfinding	\$28,750		Cost share of signage installation
Northbrook Developer Refund 12	\$35,629	\$ 45,944.30	Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer.
Total	\$143,070	\$138,213	

2021

TIF Administration		\$ 4,180	TIF extension Legal
TIF Staff Time	\$128,973	\$ 101,290	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Director of Economic Development (40%), Finance Director (2.5%), Bookkeeper (2.5%), and Accountant (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (12.5%), Engineer Technician (12.5%)Part-time Communications Specialist (\$2,800).
GIS Maintenance	\$1,238	\$ 6,413	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. Includes flyover costs. Orthoimagery
Wayfinding		\$ 960	
Traffic Peer Review		\$ 2,380	
Camoin Assoc		\$ 5,200	Development of Economic Development Strategy
GIS Support	\$4,000	\$ 3,000	Consulting costs to improve GIS data collection and reporting
Route One North Engineering Plan	\$150,000	\$ 122,550	On Council Work Plan. Engineering work by Greenman-Pedersen.
Northbrook Developer Refund 13	\$35,629	\$ 46,541	Credit enhancement payment for Northbrook/Addison Capital sub-district. 50% for developer
Total	\$319,840	\$ 292,514	

TIF Route 1 North Capital Expenditure Schedule

022

Year	Budget	Expense	Project Description
2022			
TIF Staff Time	\$133,436	133,293	Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (2.5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%, Engineering Tech (12.5%)..
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, replace 1,800 LF section of 4" force main with 8" PVC
TIF Administration		30,224	Legal costs for TIF extension
Johnson Road Culvert Replacement		6,000	Design
Route 88 Transportation Study		2,610	
Route One North Engineering Plan		41,186	Preliminary Engineering work by Greenman-Pedersen.
GIS Support	\$4,000	3,748	Consulting costs to improve GIS data collection and reporting
Northbrook Developer Refund 14	\$35,629	47,801	Credit enhancement payment for Northbrook/Addison Capital sub-district.
Total	\$374,303	\$264,863	

TIF Route 1 North Capital Expenditure Schedule

022

Year	Budget	Expense	Project Description
2023			
TIF Staff Time	\$137,292		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (2.5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%), Engineering Tech (12.5%)..
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.
Bond Payment	\$0		Route 1 North Infrastructure project
GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
Route 1 North Storm Drainage Repair	\$15,000		Project part of Route 1 North Infrastructure Plan
North Intersection Route 9/Bucknam Rd	\$110,880		
Johnson Road Sidewalk	\$1,200,000		Phase 2 of the Route 1 North Infrastructure Project
Johnson Road Culvert Replacement	\$400,000		Contribution to MEDOT for Chenery Brook culvert replacement and sidewalk installation above culvert on Johnson Road
Watershed Management Plan	\$30,000		Analysis and Plan creation
Northbrook Developer Refund 15	\$35,629		50% for developer
Total	\$1,934,039		

TIF Route 1 North Capital Expenditure Schedule

022

Year	Budget	Expense	Project Description
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ADDED 7 YEARS WITH DECD APPROVAL

2024

TIF Staff Time	\$152,321		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%), Engineering Tech (12.5%).
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.
Signage	\$0		The initial phase of this project is substantially completed. This is part of the "Falmouth Road reconstruction with pedestrian amenities" Project.
Street Tree Planting	\$0		TBD during final design phase
GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
Stormwater Management	\$0		Includes projects to meet NPDES phase 2 requirements. This is on-going regulation
Northbrook Developer Refund 15	\$35,629		
Bond Payment	\$0		Route 1 North Infrastructure project
Total	\$193,187		

2025

TIF Staff Time	\$159,937		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%), Engineering Tech (12.5%).
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.
GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
Northbrook Developer Refund	\$35,629		
Bond Payment	\$0		Route 1 North Infrastructure project
Total	\$200,803		

TIF Route 1 North Capital Expenditure Schedule

022

Year	Budget	Expense	Project Description
2026			
TIF Staff Time	\$167,934		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%), Engineering Tech (12.5%)..
GIS Maintenance	\$1,238		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = \$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Northbrook Rd Culvert Repair	\$700,000		Repair failing culvert (The side slopes of this culvert are too steep and failing because the culvert is too short.) Will require funding from other sources.
GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
Northbrook Developer Refund	\$35,629		
Bond Payment	\$0		Route 1 North Infrastructure project
Total	\$908,800		

2027

TIF Staff Time	\$176,330		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%), Engineering Tech (12.5%)..
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.
GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
Northbrook Developer Refund	\$35,629		
Bond Payment	\$0		Route 1 North Infrastructure project
Total	\$217,197		

TIF Route 1 North Capital Expenditure Schedule

022

Year	Budget	Expense	Project Description
2028			
TIF Staff Time	\$185,147		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%, Engineering Tech (12.5%)).
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.
GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
Northbrook Developer Refund	\$35,629		
Bond Payment	\$0		Route 1 North Infrastructure project
Total	\$226,013		

2029

TIF Staff Time	\$194,404		Portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (5%), Planner (\$5%), Planning Admin (5%), Director of Economic Development (25%), Finance Director (5%), Payroll Administrator (2.5%), and Assistant Finance Director (2.5%), Public Works Director (5%), Public Works Admin (5%), Town Engineer (10%) Administrative Analyst (12.5%), Sustainability Coordinator (5%), Part-time Communications Specialist (\$6396), Asst Town Manager (2.5%, Engineering Tech (12.5%)).
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.
GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
Falmouth Rd reconstruction w/ pedestrian amenities	\$100,000		Phased expenditures related to additional road and sidewalk repair and possible sidewalk extension
Northbrook Developer Refund	\$35,629		
Bond Payment	\$0		Route 1 North Infrastructure project
Total	\$335,271		

2030

GIS Support	\$4,000		Consulting costs to improve GIS data collection and reporting
TIF Staff Time	\$204,124		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the total cost for the annual GIS update for the entire Town (total = \$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided in half between the Route One North/South and West Falmouth Districts. Subsequently, the Route One portion has been split in half and allocated equally to the North District and the South District. This means that 75% of the maintenance expenses is paid with General Funds, and that 4.2% is paid with Route One North TIF funds.
Northbrook Developer Refund	\$35,629		
Bond Payment	\$0		Route 1 North Infrastructure project
Total	\$243,753		

**WEST FALMOUTH CROSSING
TIF DISTRICT**

West Falmouth TIF

Updated 2/14/2023

\$6,000,000 20 Year Bond @ 2.8%
 \$939,000 PWD Contribution
 \$3,950,000 MDOT Contribution

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
REVENUES											
Beginning Balance	900,571	972,790	1,153,108	1,317,651	1,493,891	1,715,112	1,953,652	2,357,977	3,898,792	1,979,945	2,665,638
PWD Contribution							437,972	224,244	166,728		
Add Funds from Bond Issuance							6,253,499			588,709	
Maine DOT Contribution							302,294	1,864,678	774,928		
PACTS Grant Revenue											
Private Grant											
BEFE								10,711			
Additional TIF Taxes	623,891	651,529	742,789	787,590	814,783	806,716	908,993	951,431	999,152	1,052,554	771,155
	1,524,462	1,624,319	1,895,897	2,105,241	2,308,674	2,521,828	9,856,410	10,409,042	5,844,900	3,621,207	3,436,793
Subtotal											
	145,516	55,617	152,943	321,290	296,977	265,066	2,112,520	5,742,156	3,092,496	185,834	190,437
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest											
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	2,498,433	6,510,250	3,864,955	955,570	960,704
Subtotal											
	972,790	1,153,108	1,317,651	1,493,891	1,715,112	1,953,652	7,357,977	3,898,792	1,979,945	2,665,638	2,476,089
Increase in valuation											
Valuation	46,455,000	46,142,300	52,680,100	53,866,800	53,994,900	56,679,280	55,929,680	56,397,800	58,601,290	59,702,439	64,694,211
Tax Rate	13.43	14.12	14.10	14.63	15.09	15.62	16.47	16.87	17.05	17.63	11.92
Funds from Property Tax	623,891	651,529	742,789	787,590	814,783	885,330	908,993	951,431	999,152	1,052,554	771,155
Subtotal											
	2,476,089	2,342,553	2,233,674	2,510,658	2,676,119	3,033,013	3,446,534	3,061,448	2,685,352	2,318,247	1,960,132
REVENUES											
Add Funds from Bond Issuance											
Additional TIF Taxes	806,561	841,142	877,206	914,816	954,039	999,365					
	3,282,650	3,183,695	3,110,880	3,425,475	3,630,158	4,032,378	3,446,534				
Subtotal											
	165,298	174,691	183,669	338,797	194,078	191,768	385,086	376,096	367,105	358,115	349,125
EXPENSES											
TIF Project Expenses per TIF Development Plan											
Bond Principal and Interest											
Developer Refund	428,539	422,546	416,552	410,559	403,067	394,076	385,086	376,096	367,105	358,115	349,125
	346,259	352,784					385,086	376,096	367,105	358,115	349,125
Subtotal											
	940,097	950,021	600,221	749,355	597,145	585,844	385,086	376,096	367,105	358,115	349,125
Ending Balance	2,342,553	2,233,674	2,510,658	2,676,119	3,033,013	3,446,534	3,061,448	2,685,352	2,318,247	1,960,132	1,611,007
Increase in valuation	1.25%	1.25%	1.25%	1.25%	1.25%	1.70%					
Valuation	65,502,889	66,321,675	67,150,696	67,990,080	68,839,956	70,010,235					
Tax Rate	12.31	11.68	13.06	13.46	13.86	14.27					
Funds from Property tax	806,561	841,142	877,206	914,816	954,039	999,365					

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2016				
TIF District Amendment Preparation	5,000	\$5,000	\$10,549	Legal Fees
Ongoing TIF District Administration	5,000	\$5,000		Included in staff time below
Route 100 Planning Activities		\$0	\$3,224	Forum
TIF Staff Time	56,983	\$56,983	\$62,230	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Add traffic pre-emption to traffic lights		\$0	\$0	Delete this project as we will get new traffic lights in Route 100 project
Street Tree Planting		\$0	\$0	Delete this \$100K project as it will be part of Route 100 project.
Reclassify charges to OceanView TIF		(\$5,381)	(\$5,381)	See 2015
Wayfinding Signage	25000	\$25,000	\$1,956	Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
GIS Maintenance	\$3,750	\$3,750	\$3,712	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Preliminary Engineering by FST	10,500,000	\$245,000	\$245,000	Route 100 Infrastructure Plan - Preliminary Engineering Consultant
Developer Refund		\$290,060	\$290,060	Credit enhancement payment to developer
Total	\$10,595,733	\$625,412	\$611,350	
2017				
Ongoing TIF District Administration	5,000	\$5,000	3,819.00	
TIF Staff Time	58,693	\$60,963.55	64,975.79	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Director of Long-Range Planning (15%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Town Manager Exec Asst (3.2%), Public Works Director (5%) and Public Works Admin Asst (5%).
Wayfinding Signage	50000	\$50,000		Proposed wayfinding signage will be limited to signs within the TIF district or those that are related to the district. The purpose of the signs outside the District are to direct business customers, many of whom are from outside Falmouth, to the District.
GIS Maintenance	\$3,750	\$3,750	1,450.00	The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
Route 100 Infrastructure Project		\$220,495	220,495.00	Project estimate minus 2016 Preliminary Engineering by FST/Stantec
Crosswalk		\$0	6,237.10	Delete this \$250K project as it will be part of Route 100 project.
Developer Refund		\$296,585	296,585.00	Credit enhancement payment to developer
Total	\$117,443	\$636,794	593,561.89	

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2018				
Ongoing TIF District Administration	\$5,000	\$5,000	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	2,878.37	
TIF Staff Time	62,267	\$66,718	65,969.36	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	2,247.25	Longwoods rotary, RFP Ad, Maine Coastal Program Grant App
Economic Development Programs	25,000	\$25,000	7,336.01	Harmon's Project
GIS Maintenance	\$3,750	\$3,750	2,749.00	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		\$3,000,000	2,004,184.68	Project estimate by FST/Stantec
Wayfinding			27,155.50	
Debt Payment		-	76,277.43	Bond Issuance Costs
Developer Refund		\$309,635	309,635.00	Credit enhancement payment to developer
Total	\$116,017	\$3,430,103	2,498,432.60	

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	\$ 93,745.19	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Community Development Director (10%), Planning Intem (25%), 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	\$ 3,750.00	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		\$7,300,000	\$ 5,627,581.74	Project estimate by FST/Stantec
Wayfinding		\$28,750	\$ -	
District Operations	14,000	\$14,000	\$ 17,079.22	Bucket Truck Allocation (20%). Rte 1 South allocation = 80%
Debt Payment		\$ 451,933	\$ 451,933.40	Route 100 Infrastructure Plan
Developer Refund		\$316,160	\$ 316,160.00	Credit enhancement payment to developer
Total	\$86,885	\$8,199,853	\$6,510,250	
2021				
Ongoing TIF District Administration	\$5,000	\$5,000	\$ 9,418	Legal fees, landscaping, crosswalk install
Wayfinding			\$ 960	
TIF Staff Time	66,059	\$113,947	\$ 108,064	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Accountant (2.5%), Finance Director (2.5%), Bookkeeper (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), and Part-time Communications Specialist (\$2,800).
GIS Maintenance	\$3,750	\$3,750	\$ 6,913	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.Orthoimagery
GIS Support		\$4,000	\$ 4,000	Consulting costs to improve data collection and reporting.
Route 100 Infrastructure Project		\$4,091,049	\$ 2,963,142	Project estimate by FST/Stantec
Debt Payment		449,774	\$ 449,774	Route 100 Infrastructure Plan
Developer Refund		\$322,685	\$ 322,685	Credit enhancement payment to developer
Total	\$74,809	\$4,990,205	\$3,864,955	

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2022				
Ongoing TIF District Administration	\$5,000	\$5,000	8,458	
TIF Staff Time	68,041	\$135,386	140,286	This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
Economic Development Programs	25,000	\$25,000	27,370	Route 100 legal fees
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.
GIS Support		\$4,000	3,748	Consulting costs to improve data collection and reporting.
Debt Payment		440,526	440,526	Route 100 Infrastructure Plan
Route 100 Infrastructure Project		235,000	5,973	
Developer Refund		\$329,209	329,209	Credit enhancement payment to developer
Total	\$101,791	\$1,177,871	\$955,570	
2023				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	70,082	\$147,687		This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
GIS Maintenance	\$3,750	\$3,750		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
GIS Support		\$4,000		Consulting costs to improve data collection and reporting.
Debt Payment		434,533		Route 100 Infrastructure Plan
Watershed Management Plan		30,000		Analysis and creation of Watershed Management Plan
Developer Refund		\$335,734		Credit enhancement payment to developer
Total	\$78,832	\$960,704		
2024				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	72,185	\$156,548		This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
GIS Maintenance	\$3,750	\$3,750		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
GIS Support		\$4,000	07	Consulting costs to improve data collection and reporting.

TIF West Falmouth Capital Expenditure Schedule		Budget	Actual	Explanation
Year	DECD approval			
Debt Payment		428,539		Route 100 Infrastructure Plan
Developer Refund		\$342,259		Credit enhancement payment to developer
Total		\$80,935	\$940,097	

TIF West Falmouth Capital Expenditure Schedule				
Year	DECD approval	Budget	Actual	Explanation
2025				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	74,350	\$165,941		This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
GIS Maintenance	\$3,750	\$3,750		The Falmouth GIS is a key tool for economic development purposes as developers using it can gauge preliminary suitability of properties during their site search. The GIS serves other purposes as well. For equity purposes, just ¼ of the cost for the annual GIS update for the entire Town (\$30,000) has been allocated to the West Falmouth Crossing, Route One North, and Route One South districts. That ¼ share has been further divided between the Route One North/South and West Falmouth Districts. This means that 75% of the maintenance expenses is paid with General Funds, and 12.5% is paid with West Falmouth Crossing TIF funds.
GIS Support		\$4,000		Consulting costs to improve data collection and reporting.
Debt Payment		422,546		Route 100 Infrastructure Plan
Developer Refund		\$348,784		Credit enhancement payment to developer
Total	\$83,100	\$950,021		
2026				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	76,581	\$170,919		This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
Portion of costs related to facilities outside district due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	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			Prorated capital equipment
Economic Development Programs	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.
GIS Support		\$4,000		Consulting costs to improve data collection and reporting.
Debt Payment		416,552		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$526,331	\$600,221		

TIF West Falmouth Capital Expenditure		Schedule		
Year	DECD approval	Budget	Actual	Explanation
2027				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	78,878	\$176,047		This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
Portion of costs related to facilities outside district due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	100,000			
Professional service costs for development of projects in the district	50,000			
Leighton Road sidewalk extension	150,000	\$150,000		From Route 100 to Falmouth Road
Public Stormwater Quality Improvements	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.
GIS Support		\$4,000		Consulting costs to improve data collection and reporting.
District Operations	\$25,000	\$0		25% of the cost to replace the existing multi-purpose maintenance equipment that is used to maintain the TIF Districts.
Debt Payment		410,559		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$462,628	\$749,355		
2028				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	81,244	\$181,328		This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
Public Safety Improvements	100,000	\$0		
Public-private stormwater quality partnership improvements	100,000	\$0		
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.
GIS Support		\$4,000		Consulting costs to improve data collection and reporting.
Debt Payment		\$ 403,067		Route 100 Infrastructure Plan
Developer Refund		\$0		
Total	\$289,994	\$597,145		

TIF West Falmouth Capital Expenditure		Schedule		
Year	DECD approval	Budget	Actual	Explanation
2029				
Ongoing TIF District Administration	\$5,000	\$5,000		
TIF Staff Time	83,682	\$186,768		This budget includes a portion of the salaries (% allocated) of the following staff members: Town Manager (5%), Assistant Town Manager (2.5%), Community Development Director (10%), Planner (5%), Planning Admin (5%), Director of Economic Development (25%), Assistant Finance Director (2.5%), Finance Director (2.5%), Payroll Administrator (2.5%), Town Engineer (5%), Public Works Director (10%), Public Works Admin Asst (5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,396), Eng Technician (12.5%), and Sustainability Coordinator (12.5%).
Economic Development Programs	25,000			
Portion of costs related to facilities outside district due to district improvements (sewage, water, environmental, stormwater, electrical street improvements)	150,000			
Public Stormwater Quality Improvements	50,000	\$0		
Local match funds for State and federal economic development grants	50,000	\$0		
Purchase and replacement of public works equipment (pro-rated)	100,000			
Purchase and replacement of fire station equipment (pro-rated)	100,000			
GIS Maintenance	\$3,750			
GIS Support	\$4,000			
Debt Payment		394,076		
Developer Refund		\$0		
Total	\$571,432	\$585,844		
Total	\$13,280,134	\$27,559,661	\$22,586,811	

DEBT SERVICE

2030		385,085.93	
2031		376,095.60	
2032		367,105.27	
2033		358,114.94	
2034		349,124.60	
2035		340,134.27	
2036		331,143.94	
2037		322,153.80	
2038		313,163.47	
2039		304,172.94	
Total		\$31,005,956	\$26,033,106

EXPENSES		Budget	Actual
Developer Refund (2016-2025)	\$ 4,441,274	\$ 4,441,274	\$4,441,274
Route 100 Infrastructure Project (2016-2017)	\$ -	\$ 11,300,552	11,300,552.32
Bond Principal + Interest 2018 - 2030	\$ 4,252,106	\$ 7,698,400	\$ 7,698,400
Other Expenses	\$ 4,586,754.31	\$ 7,565,729.33	\$ 2,592,879.43
Total Expenditures + Refund + P&I	\$ 13,280,134	\$ 31,005,956	\$26,033,106
INCOME			
Balance 2015		\$ 1,317,651	\$ 1,317,651
Funds from Bond issuance		\$ 6,253,499	\$ 6,253,499
PWD Contribution		\$ 828,944	\$ 828,944
MaineDOT Contribution		\$ 3,530,609	\$ 3,530,609
BETE		\$ 16,011	\$ 16,011
TIF Taxes 2016-2025		\$ 8,740,077	\$ 8,740,077
TIF Taxes 2026-2030		\$ 3,745,426	\$ 3,745,426
Total income		\$ 24,432,216	\$ 24,432,216
Balance 2031		\$ (6,573,740)	(\$1,600,889.94)
TIF Taxes 2016-2030		\$ 12,485,503	\$ 12,485,503

**OCEAN VIEW / NATURAL GAS
TIF DISTRICT**

OceanView-Natural Gas TIF

Updated 2/14/2023 - Pete M Move Rte 88 Sidewalk to new Rte 1 TIF
Increased Staff Allocations

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Beginning Balance	0	-	197,647	173,666	472,605	318,625	450,095	334,381	601,145	144,540	297,114
REVENUES											
Add Funds from Bond Issuance				720	2,699						
Transfer from GF						3,000		11,472			
Grant Revenue		280,170	357,434	457,325	593,109	654,387	698,766	738,520	691,025	743,399	812,146
Additional TIF Taxes		280,170	357,434	458,045	595,808	657,387	698,766	749,992	691,025	743,399	812,146
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan		82,523	381,415	159,106	749,788	525,917	814,480	483,227	1,147,631	590,824	901,816
Developer Refund		82,523	381,415	159,106	749,788	525,917	814,480	483,227	1,147,631	590,824	901,816
Subtotal											
Ending Balance		197,647	173,666	472,605	318,625	450,095	334,381	601,145	144,540	297,114	207,444
Increase in valuation		19,099,600	4,587,200	5,591,400	7,215,400	2,296,400	2,193,400	1,387,400	15,601,100	1,500,000	1,500,000
Valuation		19,099,600	23,686,800	29,278,200	36,493,600	38,790,000	40,983,400	42,370,800	57,971,900	59,471,900	60,971,900
Tax Rate	\$ 14.10	14.63	15.09	15.62	16.47	16.87	17.05	17.43	11.92	12.50	13.32
Funds from Property tax		280,170	357,434	457,325	593,109	654,387	698,767	738,520	691,025	743,399	812,146
Subtotal											
Beginning Balance	207,444	125,524	2,076	50,670	96,476	271,152	442,339	644,663	842,737	764,334	952,670
REVENUES											
Grant Revenue											
Additional TIF Taxes	833,125	856,654	863,096	869,565	876,060	882,583	889,133	895,710	902,314	908,946	915,605
Subtotal											
EXPENSES											
TIF Project Expenses per TIF Development Plan	915,045	980,102	814,502	823,758	701,385	711,396	686,808	697,636	980,716	720,610	732,790
Developer Refund	915,045	980,102	814,502	823,758	701,385	711,396	686,808	697,636	980,716	720,610	732,790
Subtotal											
Ending Balance	125,524	2,076	50,670	96,476	271,152	442,339	644,663	842,737	764,334	952,670	1,135,485
Increase in valuation											
Valuation	61,124,330	61,277,341	61,430,333	61,583,909	61,737,869	61,892,214	62,046,944	62,202,062	62,357,567	62,513,461	62,669,744
Tax Rate	\$ 15.63	\$ 13.98	\$ 14.05	\$ 14.12	\$ 14.19	\$ 14.26	\$ 14.33	\$ 14.40	\$ 14.47	\$ 14.54	\$ 14.61
Funds from Property tax	833,125	856,654	863,096	869,565	876,060	882,583	889,133	895,710	902,314	908,946	915,605

	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	1,195,485	1,122,602	1,111,921	1,103,046	995,561	882,618	763,694	638,243	505,693
REVENUES									
Add Funds from Bond Issuance									
Transfer from GF									
Grant Revenue	928,574	943,951	959,459	975,097	984,459	993,890	1,003,391	1,012,962	1,022,604
Additional TIF Taxes	928,574	943,951	959,459	975,097	984,459	993,890	1,003,391	1,012,962	1,022,604
Subtotal									
EXPENSES									
TIF Project Expenses per TIF Development Plan									
Developer Refund	941,458	954,632	968,333	1,082,583	1,097,402	1,112,814	1,128,843	1,145,512	1,162,849
Subtotal	941,458	954,632	968,333	1,082,583	1,097,402	1,112,814	1,128,843	1,145,512	1,162,849
Ending Balance	1,122,602	1,111,921	1,103,046	995,561	882,618	763,694	638,243	505,693	365,449
Increase in valuation									
Valuation	62,826,419	63,140,551	63,456,254	63,773,535	64,092,402	64,412,864	64,734,929	65,058,603	65,383,896
Tax Rate	\$ 14.78	\$ 14.95	\$ 15.12	\$ 15.29	\$ 15.36	\$ 15.43	\$ 15.50	\$ 15.57	\$ 15.64
Funds from Property tax	928,574	943,951	959,459	975,097	984,459	993,890	1,003,391	1,012,962	1,022,604

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17-2021 budget	Actual	Project Description	Explanation of Expenses
2016					
TIF District Annual Administration	\$5,000	\$5,000			
Lunt Road Improvements	\$100,000	\$100,000			Moved to FY2017
TIF District Preparation	\$0	\$0	\$2,265	Drummond Woodsum	Legal costs to set up this TIF
TIF District Preparation	\$16,143	\$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	\$70,115	\$6,350	Economic Development Programs	Fiber Optic Survey
	\$191,258	\$191,258	\$82,523		
2017					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Lunt Road Improvements (from FY16)	\$100,000	\$100,000			On-street parking improvements, street/sidewalk lighting, stormwater drainage improvements from Falmouth Road to Middle Road
	\$0	\$0	5,000	GIS Maintenance	2017 Orthoimagery
Town-wide Road Improvements	\$0	\$0	202,488	DOT Route One South Paving	Net of \$250K transfer from Streets CIP Fund
Economic Development Projects	\$1,000	\$1,000		ICMA Training	Training/development for activities aimed at business retention and attraction
Energy Efficiency Coordination	\$1,000	\$1,000		Energy Fair	Activities related to energy-conservation measures for Falmouth businesses.
Transfer to GF	\$45,000	\$45,000			Expenditures for initial TIF District Preparation. Staff, assessor, and consultant time to develop TIF district materials
Falmouth Corners Intersection Design	\$60,000	\$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	\$124,000	124,084	Falmouth Tercentennial Celebration	Funding for Event to celebrate Town's 300th anniversary
Economic Development Programs	\$51,231	\$51,231	49,359	Growth Project Management	Econ Dev Director (17.1%), Sustainability Coordinator (50%)
Economic Development Projects	\$18,884	\$18,884	484	Economic Development Programs	Economic activities aimed at business retention and attraction (pro rated ED and Sustainability staff salaries)
Blueberry Lane Improvements	\$0	\$0			Moved to 2018 as part of Lighting Improvements
	\$406,115	\$406,115	381,415		
2018					
TIF District Annual Administration	\$5,000	\$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	\$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	\$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	\$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	\$53,512	504.92	Economic Development Programs	Economic activities aimed at business retention and attraction
	\$630,992	\$630,992	159,106.42		

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17-2021 budget	Actual	Project Description	Explanation of Expenses
2019					
TIF District Annual Administration	\$5,000	\$5,000	4,338.13		Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	\$112,594	\$112,594	79,518.47	Economic Development Programs	Project Mgt Engineer (20%), Econ Dev Director (17.1%), Sustainability Coordinator (50%), Public Works Dir (20%)
Economic Development Projects	\$26,050	\$26,050	20,624.97	Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050, Tercentennial funding \$20,000
Brook Rd Traffic Evaluation			1,250.00		
Blackstrap Geo Tech Engineering			19,338.88		
Underwood Stormwater Drainage			5,000.00		
Town-wide Road Improvements	\$50,000	\$50,000	1,265.00	Fundy Road Improvements	Fundy Road Sidewalk Survey
Also: Town-wide Road Improvements	338,401.21	338,401.21	475,880.57	Blueberry Lane Improvements and sidewalk lighting improvements in the area	Falmouth, Blueberry & Middle road improvements, Blueberry road sidewalk lighting and resurfacing
Wayfinding	-	-	27,155.50		
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
Town-wide Road Improvements	\$60,000	\$60,000	55,903.30	Depot Road Repaving	Pavement Resurfacing from Route 88 to Route 1
Town-wide Road Improvements	\$125,000	\$125,000	59,513.19	Middle Road Repaving	Local match for PACTS collector road repaving project (between Lunt Road and the Presumpscot River Bridge)
	\$718,095	\$718,095	749,788.01		
2020					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Town-wide Road Improvements	\$175,000	\$175,000	\$ 39,209.97	Middle Road Culvert Replacement	Replacement of triple-culvert system that conveys Scitterygusset Brook under Middle Road.
Economic Development Programs	\$165,713	\$165,713	\$ 139,494.47	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%), Planning Intern (25%), Public Works Admin (55%), Town Engineer (\$10K), Town Manager (5%), Executive Assistant (5%), Part-time Communications Specialist (\$2,800).
Wayfinding	\$28,750	\$28,750	\$ 557.44		
Town-wide Road Improvements			\$ 22,689.38	Underwood Road Improvements	Underwood Rd Drain Design
Economic Development Projects	\$6,050	\$6,050	\$ 6,414.57	Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Town-wide Road Improvements	\$161,599	\$161,599	\$ 66,214.00	Blueberry Lane Improvements and sidewalk/Lighting Improvements/ Fundy Road Sidewalk/Benches	Blueberry Lane Sidewalk, Lighting, and Road Rehabilitation. 162K plus FY19 amount of \$338K for a total of \$500K.
Town-wide Road Improvements	\$170,000	\$170,000	\$ 251,336.71	Annual Road Resurfacing	Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$712,112	\$712,112	\$ 525,916.54		
2021					
TIF District Annual Administration	\$5,000	\$5,000	\$2,622		Staff, assessor, and consultant time to conduct annual update of TIF district data
Economic Development Programs	\$135,038	\$135,038	\$144,789	Economic Development Programs and TIF Staff time	Econ Dev Director (25%), Sustainability Coordinator (40%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Engineering technician (50%), Part-time Communications Specialist (\$2,800).
Economic Development Projects	\$6,050	\$6,050	\$1,414	Economic Development Programs	Economic activities aimed at business retention and attraction, Annual Business Forum \$1,050
Depot/Lunt Road Repaving	\$55,000	\$55,000	\$0		Pavement Resurfacing from Route One to I-295 Bridge
GIS Support	\$4,000	\$4,000	\$10,912		Consulting costs to improve GIS data collection and reporting
Wayfinding	\$0	\$0	\$960		
Town-wide Road Improvements	\$490,000	\$490,000	\$463,309	Underwood Road improvements	Improvements to roadway and drainage system at end of roadway and storm drain outfall.
Town-wide Road Improvements	\$270,000	\$270,000	\$190,474		Road improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule. \$100K in Streets CIP for a total of \$370K.
	\$985,088	\$985,088	\$814,480		

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17-2021 budget	Actual	Project Description	Explanation of Expenses
2022					
TIF District Annual Administration	\$5,000	\$5,000	2,223.86		Staff, assessor, and consultant time to conduct annual update of TIF district data
Underwood Drainage Improvements			60,508.35		
Town-wide Road Improvements	\$100,000	\$100,000	115,444.00		Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule. \$130K In Streets CIP for a total of \$230K.
Town-wide Road Improvements	\$80,000	\$80,000		Lunt Road Repaving	Pavement resurfacing of Lunt Road from I-295 Bridge to Falmouth Road. Local match for PACTS paving project.
Trail/Road crossing signs in ROW's	\$10,000	\$10,000			Trail/Road crossing signs at Blackstrap (NFCF to BHCF) and Winn Road (Town Forest to Hadlock CF)
Bike/Ped Improvements & Signs Falmouth Road	\$60,000	\$60,000	2,185.25		Design/Permitting for Bike/Ped improvements/sidewalks and signage at trailheads (McCrann to River Point)
Short Term Route 88/Johnson Road Intersection Improvements	\$9,620	\$4,000	8,174.00	Route 88 Projects	Improve sight distance north on Rte 88, install mobile radar speed device, signage, apply for 25mph speed limit.
Short Term Route 88/Depot Road Intersection Improvements	\$7,150	\$4,000		Route 88 Projects	Improve sight distance southwest on Rte 88, install mobile radar speed device.
Short Term Route 88/Johnson Road Intersection Improvements	\$0	\$100,000	8,000.00	Route 88 Projects	Install Johnson Road and Rt 88 crosswalks + RRFB at Rt 88
Short Term Route 88/Depot Road Intersection Improvements	\$0	\$100,000		Route 88 Projects	Install sidewalk on Route 88 (Depot to Skillins Crosswalk), install Route 88 crosswalk at Skillins, install Depot Road crosswalk, signage.
Business Forum Expense	\$1,050	\$1,050	-		
Blackstrap Drainage Improvements		\$7,675	7,675.00		
GIS Support	\$4,000	\$6,473	6,473.00		Consulting costs to improve GIS data collection and reporting
Lunt Road Sidewalk	\$100,000	\$100,000	71,447.24		Lunt/Depot Road Sidewalk - Bridge to the Library
TIF Staff Time	\$182,455	\$186,449	186,449.00	Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Vision and Values	\$5,000	\$5,000	13,697.45		Aid in development of Comprehensive Plan
Bicentennial Grant Spending			950.00		
	\$564,275	\$789,647	483,227.15		
2023					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$189,753	\$192,042		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Bicycle Repair Station		\$2,500			Johnson Road and Rt 88
PACTS UPWP Contribution		\$1,878			
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Misc. Drainage Improvements	\$35,000	\$35,000		\$15K In Streets CIP	Specific Locations TBD
Medium Term Route 88/Johnson Road Intersection Improvements	\$35,100	\$35,100		Route 88 Projects	Install 4-way stop, parking modifications, modify street lighting.
Long Term Route 88/Johnson Road Intersection Improvements	\$186,810	\$184,210		Route 88 Projects	260 Foreside Road.
Long Term Route 88/Depot Road Intersection Improvements	\$150,800	\$150,800		Route 88 Projects	Install sidewalk on Route 88 (Old-MH Skillins Crosswalk to Mussel Cove).
Route 88 Sidewalk Feasibility Study		\$250,000		Route 88 Projects	Feasibility study to assess the need and viability of a new sidewalk along Route 88 and develop conceptual design
Watershed Management Plan		\$30,000			Analysis and Plan Creation
Town-wide Road Improvements	\$250,000	\$250,000			Road improvements, incl repaving and maintenance, on public streets per Town of Falmouth Street Schedule. \$100K from Streets CIP for a total of \$350K.
	\$889,563	\$1,147,631			

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17- 2021 budget	Actual	Project Description	Explanation of Expenses
2024					
Allen Avenue Extension Repaving	\$159,500	\$0			Pavement Resurfacing from Falmouth Road to Portland city line
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$197,343	\$199,724		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$100,000	\$100,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule. \$75K from Streets CIP for a total of \$175K.
Lunt Road Drainage Repairs		\$40,000		\$260K in Streets CIP	Install Cured-In-Place Liner for failing drainage system
Misc. Drainage Improvements	\$35,000	\$35,000		\$15K in Streets CIP	Specific Locations TBD
Town-wide Road Improvements	\$500,000	\$200,000		Falmouth Rd/Winn Rd (PACTS Match)	Remaining funds in new Rt 100 TIF
	\$1,007,943	\$580,824			
2025					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$205,237	\$205,718		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Town-wide Road Improvements	\$75,000	\$75,000		MIII Road Bridge Repairs	Maintenance Repairs to Town-owned bridge
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Misc. Drainage Improvements	\$35,000	\$35,000		\$15K in Streets CIP	Specific Locations TBD
Town-wide Road Improvements	\$600,000	\$570,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$931,337	\$901,816			

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17- 2021 budget	Actual	Project Description	Explanation of Expenses
2026					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$213,447	\$213,945		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Susainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (5%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Shoreline Drive Stabilization	\$50,000	\$50,000			
Misc. Drainage Improvements	\$35,000	\$35,000		\$15K in Streets CIP	Specific Locations TBD
Town-wide Road Improvements	\$600,000	\$600,000			Road Improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$914,547	\$915,045			
2027					
Falmouth Road Repaving	\$181,500	\$181,500			Pavement Resurfacing from Middle Road to Allen Avenue Extension
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$221,984	\$222,502		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Susainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (5%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
District Operations	\$25,000	\$25,000		District Operations	25% of the cost to replace the existing multi-purpose maintenance equipment that is used to maintain TIF Districts
Misc. Drainage Improvements	\$35,000	\$35,000		\$15K in Streets CIP	Specific Locations TBD
Town-wide Road Improvements	\$600,000	\$500,000			Road Improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$1,078,584	\$980,102			

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17-2021 budget	Actual	Project Description	Explanation of Expenses
2028					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Middle Road Sidewalk 2	\$132,000	\$132,000			New sidewalk from Lunt Road to Falmouth Corners
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$230,864	\$231,402		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Economic Development Projects	\$6,050	\$8,050		Economic Development Programs	Aid in development of Comprehensive Plan
Misc. Drainage Improvements	\$35,000	\$35,000		\$15K in Streets CIP	Specific Locations TBD
Town-wide Road Improvements	\$400,000	\$400,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$813,964	\$814,502			
2029					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Merrill Road Sidewalk	\$132,000	\$132,000			New Sidewalk from Falmouth Road to Middle Road
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$240,098	\$240,658		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Misc. Drainage Improvements		\$35,000		\$40K in Streets CIP	Specific Locations TBD
Install Route 88 Sidewalk	\$2,000,000				Moved to New Route One TIF
Route 88 Sidewalk Debt Service	\$310,000	\$0			
Economic Development Projects	\$6,050	\$8,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$3,098,198	\$823,758			
2030					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$249,702	\$250,285		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Misc. Drainage Improvements		\$35,000		\$40K in Streets CIP	Specific Locations TBD
Route 88 Sidewalk Debt Service	\$302,500				Install Sidewalk on Route 88
Economic Development Projects	\$6,050	\$8,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$968,302	\$701,385			

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17-2021 budget	Actual	Project Description	Explanation of Expenses
2031					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$259,690	\$260,298		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Misc. Drainage Improvements		\$35,000		\$40K In Streets CIP	Specific Locations TBD
Route 88 Sidewalk Debt Service	\$295,000				Install Sidewalk on Route 88
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road Improvements, Incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$970,790	\$711,398			
2032					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$270,078	\$270,708		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Route 88 Sidewalk Debt Service	\$287,500				Install Sidewalk on Route 88
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road Improvements, Incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$973,678	\$886,808			
2033					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$280,881	\$281,538		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Route 88 Sidewalk Debt Service	\$280,000				Install Sidewalk on Route 88
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road improvements, Incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$976,981	\$897,638			
2034					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$292,116	\$292,798		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (\$5%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Route 88 Sidewalk Debt Service	\$272,500				Install Sidewalk on Route 88
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road improvements, Incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$980,716	\$708,898			

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17- 2021 budget	Actual	Project Description	Explanation of Expenses
2035					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$303,801	\$304,510		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Route 88 Sidewalk Debt Service	\$265,000				Install Sidewalk on Route 88
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$984,901	\$720,610			
2036					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$315,953	\$316,690		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
GIS Support	\$4,000	\$4,000			Consulting costs to improve GIS data collection and reporting
Route 88 Sidewalk Debt Service	\$257,500				Install Sidewalk on Route 88
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$400,000	\$400,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$989,553	\$732,790			
2037					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$328,591	\$329,358		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$600,000	\$600,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$940,691	\$941,458			
2038					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$341,735	\$342,532		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$600,000	\$600,000			Road Improvements, incl. repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$953,835	\$954,632			

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17-2021 budget	Actual	Project Description	Explanation of Expenses
2039					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$355,404	\$356,233		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$600,000	\$600,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$967,504	\$968,333			
2040					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$369,620	\$370,483		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$700,000	\$700,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$1,081,720	\$1,082,583			
2041					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$384,405	\$385,302		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$700,000	\$700,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$1,096,505	\$1,097,402			
2042					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$399,781	\$400,714		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$700,000	\$700,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$1,111,881	\$1,112,814			

Scenario - Base Package with \$3.8M TBD Projects (100% Capturing) - Updated Nov. 17, 2021

OCEANVIEW - NATURAL GAS TIF

Year	Budget	Proposed 11-17- 2021 budget	Actual	Project Description	Explanation of Expenses
2043					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$415,773	\$416,743		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$700,000	\$700,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$1,127,873	\$1,128,843			
2044					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$432,404	\$433,412		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$700,000	\$700,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$1,144,504	\$1,145,512			
2045					
TIF District Annual Administration	\$5,000	\$5,000			Staff, assessor, and consultant time to conduct annual update of TIF district data
Business Forum Expense	\$1,050	\$1,050			Annual Business Forum
TIF Staff Time	\$449,700	\$450,749		Economic Development Programs and TIF Staff time.	Econ Dev Director (25%), Sustainability Coordinator (12.5%), Finance Staff (2.5%), Community Development Director (5%), Planner (5%), Planning Admin (5%), Public Works Director (20%), Public Works Admin (55%), Town Engineer (10%), Town Manager (5%), Asst Town Manager (2.5%), Administrative Analyst (12.5%), Part-time Communications Specialist (\$6,300), Engineering Tech (12.5%).
Economic Development Projects	\$6,050	\$6,050		Economic Development Programs	Aid in development of Comprehensive Plan
Town-wide Road Improvements	\$700,000	\$700,000			Road improvements, incl.repaving and maintenance, on public streets per Town of Falmouth Street Schedule
	\$1,161,800	\$1,162,849			
Total	\$29,354,307	\$25,120,935	\$28,513,435.10		
SUMMARY PROJECTS 1-13					
Specific Short Term Road/Sidewalk Projects	2,077,599		\$1,538,464.55		7.1%
Townwide Road Improvements	\$13,543,401		\$13,420,656		46.1%
TIF District Administration + Preparation	\$166,143		\$146,832		0.6%
Economic Development Programs (staff time)	\$7,685,185		\$7,687,790		26.2%
Economic Development Projects	\$522,561		\$381,107		1.8%
Other	\$5,359,418		\$5,338,586		18.3%
Total	\$29,354,307		\$28,513,435		100.0%

**ROUTE 100
TIF DISTRICT**

Falmouth New Route 100 TIF

Updated 2/14/2023 \$5 Million Infrastructure Debt

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Beginning Balance	0	-	419,074	656,116	1,111,896	1,587,217	2,082,918	2,599,872	3,138,991	2,962,093	2,809,302

REVENUES

Reclass Balance to TIF	-	419,074	437,042	455,780	475,322	495,701	516,954	539,119	562,233	586,339	611,478
Add Funds from Bond Issuance	-	419,074	856,116	1,111,896	1,587,217	2,082,918	2,599,872	3,138,991	3,701,224	3,548,432	3,420,780
Hat Trick Drive											
Grant Revenue											
Additional TIF Taxes (incl BETE)											
Subtotal											

EXPENSES

TIF Project Expenses per TIF Development Plan	-	-	200,000	-	-	-	-	-	739,131	739,131	617,392
Subtotal											
Ending Balance		419,074	656,116	1,111,896	1,587,217	2,082,918	2,599,872	3,138,991	2,962,093	2,809,302	2,803,388

Increase in valuation			1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	-	95,157,215	35,596,680	36,041,638	36,492,159	36,948,311	37,410,165	37,877,792	38,351,264	38,830,655	39,316,038
Tax Rate		11.92	12.28	12.65	13.03	13.42	13.82	14.23	14.66	15.10	15.55
Funds from Property Tax		419,074	437,042	455,780	475,322	495,701	516,954	539,119	562,233	586,339	611,478

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	2,803,388	2,831,192	2,372,098	1,949,017	1,563,172	1,215,839	908,345	642,079	418,486	239,074	105,416

REVENUES

Add Funds from Bond Issuance	-	-	693,550	723,286	754,297	786,637	820,364	855,538	892,219	930,473	970,367
Additional TIF Taxes	637,695	665,037	693,550	723,286	754,297	786,637	820,364	855,538	892,219	930,473	970,367
Subtotal											

EXPENSES

TIF Project Expenses per TIF Development Plan	609,892	1,124,131	1,116,631	1,109,131	1,101,631	1,094,131	1,086,631	1,079,131	1,071,631	1,064,131	1,056,631
Subtotal											
Ending Balance	2,831,192	2,372,098	1,949,017	1,563,172	1,215,839	908,345	642,079	418,486	239,074	105,416	19,151

Increase in valuation	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	39,607,489	40,305,082	40,808,896	41,319,007	41,835,495	42,358,438	42,887,919	43,424,018	43,966,818	44,516,403	45,072,858
Tax Rate	16.02	16.50	17.00	17.50	18.03	18.57	19.13	19.70	20.29	20.90	21.53
Funds from Property tax	637,695	665,037	693,550	723,286	754,297	786,637	820,364	855,538	892,219	930,473	970,367

	2044	2045	2046	2047	2048	2049	2050	2051	2052
Beginning Balance	19,151	(18,008)	(4,280)	62,198	183,363	361,241	597,940	895,661	1,256,700
REVENUES									
Add Funds from Bond Issuance	1,011,971	1,055,359	1,100,608	1,147,796	1,197,008	1,248,330	1,301,852	1,357,669	1,415,879
Additional TIF Taxes	1,011,971	1,055,359	1,100,608	1,147,796	1,197,008	1,248,330	1,301,852	1,357,669	1,415,879
Subtotal	2,023,942	2,110,718	2,201,216	2,295,592	2,394,016	2,496,660	2,603,704	2,715,338	2,831,758
EXPENSES									
TIF Project Expenses per TIF Development Plan	1,049,131	1,041,631	1,034,131	1,026,631	1,019,131	1,011,631	1,004,131	996,631	739,131
Subtotal	1,049,131	1,041,631	1,034,131	1,026,631	1,019,131	1,011,631	1,004,131	996,631	739,131
Ending Balance	(18,008)	(4,280)	62,198	183,363	361,241	597,940	895,661	1,256,700	1,933,448

Increase in valuation	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Valuation	45,636,269	46,206,722	46,784,306	47,369,110	47,961,224	48,560,739	49,167,749	49,782,346	50,404,625
Tax Rate	22.17	22.84	23.53	24.23	24.96	25.71	26.48	27.27	28.09
Funds from Property tax	1,011,971	1,055,359	1,100,608	1,147,796	1,197,008	1,248,330	1,301,852	1,357,669	1,415,879

New Route 100 TIF		026	
Year	DECD Approval	BUDGET	ACTUAL
2023			
TIF Staff Time			
GIS Maintenance			
Total	0 \$	- \$	- \$
2024			
TIF Staff Time			
GIS Maintenance			
Falmouth/Leighton RR safety improvements	0 \$	200,000	PACTS Match
Total	\$ -	\$ 200,000	\$ -
2025			
TIF Staff Time			
GIS Maintenance			
Road projects			
Public Safety Facility Construction	1,500,000 \$	-	
Total	\$ 1,500,000	\$ -	\$ -
2026			
TIF Staff Time			
GIS Maintenance			
Public Safety Improvements	1,000,000	-	
Total	\$ 1,000,000	\$ -	\$ -
2027			
TIF Staff Time			
GIS Maintenance			
Public Safety Improvements	1,000,000	-	
Total	\$ 1,000,000	\$ -	\$ -
2028			
TIF Staff Time			
GIS Maintenance			
Public Safety Improvements	1,500,000	-	
Total	\$ 1,500,000	\$ -	\$ -
2029			
TIF Staff Time			
GIS Maintenance			
Total	\$ -	\$ -	\$ -
2030			
TIF Staff Time	32,609	32,609	
GIS Maintenance			
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 739,131	\$ -
2031			
TIF Staff Time	32,609	32,609	
GIS Maintenance			
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 739,131	
2032			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		400,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	-	
Total	\$ 739,131	\$ 617,392	

New Route 100 TIF		026	
Year	DECD Approval	BUDGET	ACTUAL
2033			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		392,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739		
Total	\$ 738,131	\$ 609,892	
2034			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		385,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,124,131	
2035			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		377,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,116,631	
2036			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		370,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,109,131	
2037			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		362,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,101,631	
2038			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		355,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,094,131	
2039			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		347,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,086,631	
2040			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		340,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,079,131	
2041			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		332,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,071,631	
2042			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		325,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,064,131	
2043			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		317,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 738,131	\$ 1,056,631	

New Route 100 TIF		026	
Year	DECD Approval	BUDGET	ACTUAL
2044			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		310,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 1,048,131	
2045			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		302,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 1,041,631	
2046			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		295,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 1,034,131	
2047			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		287,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 1,026,631	
2048			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		280,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 1,019,131	
2049			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		272,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 1,011,631	
2050			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		265,000	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 1,004,131	
2051			
TIF Staff Time	32,609	32,609	
\$5 million Infrastructure Bond Debt Service		257,500	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 996,631	
2052			
TIF Staff Time	32,609	32,609	
Economic Development	32,609	32,609	
Environmental and Stormwater Improvements	152,174	152,174	
Signage and Road Improvements	521,739	521,739	
Total	\$ 739,131	\$ 739,131	
Total TIF expenses	\$ 22,000,007	\$ 22,731,529	\$ -
Debt Service			
Total TIF Plan	\$ 22,000,007	\$ 22,731,529	\$ -
<i>Expenses by category:</i>			