

**APPROVED MUNICIPAL AND COUNTY TIF INVESTMENT PLANS
FOR EXISTING TIFS IN MAINE**

Disclaimer: A project approved in one municipality may not be approved in another municipality depending on the surrounding facts and particular relationship to economic development.

WALDO COUNTY		
BELFAST DOWNTOWN TIF Population: 6,668 Approved		
Project	Eligibility Under Title	Estimated
	30-A	Cost
MUNICIPAL INVESTMENTS WITHIN THE PROPOSED TIF DISTRICT		
<u>Floats in the Harbor:</u> Construction of floats in Belfast Harbor, including upriver of the Armistice Bridge (original project only approved floats “upriver floats other side of footbridge”). Floats will facilitate use of the downtown by the recreational (tourist industry) and commercial boating industry and will support boat retrofit and storage businesses.	30-A M.R.S.A. §5225(a)(A)(!) (to the extent not located within the boundaries of the district, (1) (B))	\$400,000
<u>Washington Street Improvements:</u> Including but not limited to reconstructing the street, providing stormwater infrastructure, a pedestrian sidewalk, and pedestrian-scale lighting (original project simply stated “Improvements to Washington Street”) pedestrian sidewalk, and pedestrian-scale lighting (original project simply stated “Improvements to Washington Street”).	30-A M.R.S.A. 5225(1)(A)(1)	\$475,000
<u>Sidewalk Extension and Improvements:</u> Including but not limited to Market Street (from Church Street to Main Street (from the Post Office to Belfast Plaza); Pierce Street; and the easterly side of High Street (from Spring Street to Miller Street) (original project simply stated “improve sidewalks”)	30-A M.R.S.A. 5225(1)(A)(1)	\$375,000
<u>Belfast Harbor Walk:</u> Construction of Belfast Harbor Walk, including Footbridge Road portion and future improvements to existing portions of the Belfast Harbor Walk and the Armistice Footbridge (original project stated “complete walkway from Footbridge to Heritage Park”).	30-A M.R.S.A. 5225(1)(A)(1)	\$2,100,000
<u>Front Street Reconstruction and Improvements:</u> Front Street reconstruction and improvements including improve stormwater, sewer, and water systems, improve road base, redirect street path, relocate power lines underground (from Belfast Harbor to Pierce Street) (original project included only widening street, improving sidewalks, streetscapes, parking and lighting). This	30-A M.R.S.A. 5225(1)(A)(1)	\$4,500,000

project will help establish Front Street as an industrial street that supports the Front Street Shipyard operation and other industrial activity.		
CDBG Downtown Revitalization Projects: Improvements associated with Community Development Block Grant Downtown Revitalization project – including but not limited to on-street parking spaces; new sidewalks and crosswalks; installing new pedestrian-scale lighting; replacing the existing drainage swale along Spring Street with an underground stormwater system; redesigning utilities and drainage; installing new way finding signage (including an information kiosk); constructing a gateway plaza, benches, and other welcoming improvements to Belfast Common; and streetscape amenities within the downtown (original project only stated “Belfast Common parking and related amenities”).	30-A M.R.S.A. 5225(1)(A)(1)	\$700,000 (partially supported by CDBG Grant)
Thompson Wharf Expansion: Expansion of the public wharf which serves to support recreational (tourist industry) and commercial boating. Expansion project includes rebuilding existing floats.	30-A M.R.S.A. 5225(1)(A)	\$400,000
Beaver Street Improvements: Sidewalk, stormwater, utility and parking improvements.	30-A M.R.S.A. 5225(1)(A)	\$300,000
Public Streetscape Improvements: Including landscaping as a way to attract people to the downtown and support the tourist industry. (Periodic improvements throughout TIF district.)	30-A M.R.S.A. 5225(1)(A)	\$250,000
Street Light Improvements: Replace existing Central Maine Power lighting with pedestrian-scale lighting (LED lighting). This project will focus on Church Street, High Street and Market Street; however, improvements will exist throughout the district at approximately \$7,500/pole.	30-A M.R.S.A. 5225(1)(A)	\$350,000
On-Street Parking Improvements: Construction of additional on-street parking in the district to bring people to the downtown area more easily.	30-A M.R.S.A. 5225(1)(A)	\$400,000
Commercial Event Center: Planning, design and construction of a commercial event/performance and conference center that would promote the tourist and arts industry.	30-A M.R.S.A. 5225(1)(A)	\$2,000,000
Demolition of City-Owned Building: Demolition of the Belfast Maskers building with the intent to redevelop it for commercial use.	30-A M.R.S.A. 5225(1)(A)	\$50,000
City Economic Development Office*: Including staff and other departmental budget items. All expenditures work toward the promotion of economic development in Belfast.	30-A M.R.S.A. 5225(1)(C)(1)	\$75,000
Professional Service costs and administrative costs*:	30-A M.R.S.A. 5225(1)(A)(4) &	\$15,000

Costs associated with the development program including but not limited to legal, architectural, planning, and internal staff time costs devoted to the development program.	(A)(5)	
<u>Various economic development-related endeavors supported by the City:</u> Each of the following organizations is provided some funding from the City: <ul style="list-style-type: none"> • Our Town Belfast: This is the Belfast Maine Street Maine program. • Belfast Creative Coalition: Works to promote the regional creative economy through programs. • Waterfall Arts: Works to promote the Belfast creative economy through programs, located inside the district. 	30-A M.R.S.A. 5225(1)(C)(1)	Approximately \$60,000 annually
<u>Downtown Events:</u> City funding for downtown events including the Celtic Festival, the Belfast Street Party, the Harborfest, Arts in the Park and more. All such events promote the City's tourist industry as well as other industries.	30-A M.R.S.A. 5225(1)(C)(1)	\$20,000
<u>Revolving loan funds/investment funds:</u> Such a fund could be structured to provide grants to businesses for a variety of purposes of which will help businesses succeed.	30-A M.R.S.A. 5225(1)(C)(3) & §5230	\$50,000 Anticipated capitalization amount
<u>Wave Attenuator or Breakwater:</u> Includes feasibility and engineering studies as well as the construction of a capital improvement that would result in a greater amount of boating traffic in and around the downtown area, including the Front Street Shipyard. The harbor is not very well protected from the ocean, thus with increased boating traffic, a wave attenuator or breakwater will facilitate safe increased traffic.	30-A M.R.S.A. 5225(1)(A) & §5225(1)(C)(2)	\$3,000,000
<u>Financing Costs:</u> In the event the City sees fit to issue Municipal bonded indebtedness to finance any of the approved project costs, the costs of such financing. If the City chooses to issue such bonds, the City shall comply with then-existing restrictions applicable to such projects contained within the TIF statute (Title 30-A M.R.S.A. §5221 (et. seq.)).	30-A M.R.S.A. 5225(1)(A)(2)	\$250,000
<u>Credit Enhancement Agreements:</u> In the event the City sees fit to enter into credit enhancement agreements with individual developers who are developing property within the district, the City Council shall have the authority after a public hearing to enter into such agreements as long as such agreements comply with the then existing TIF policy of the City, as amended from time to time.	30-A M.R.S.A. 5225(1)(A)	None contemplated at this time.
<i>*These particular projects may also be funded using TIF revenues from the Northport Avenue TIF District.</i>		
<u>TOTAL:</u>		\$15,770,000

YORK COUNTY		
BIDDEFORD ROUTE 111 MILL TIF: Population: 21,277		Approved
Project	Eligibility Under Title	Estimated Cost
30-A		
MUNICIPAL INVESTMENTS WITHIN THE PROPOSED TIF DISTRICT		
PROJECTS FROM FOURTH AMENDMENT (August 2012):		
<u>Transfer of Ownership of Maine Energy Recovery Company, LP (MERC) parcel and related site costs</u> (outside the District): Transfer to be accomplished in order to alter the use of a large parcel located at the center of Biddeford's downtown and the District to a use more compatible with downtown businesses. Includes bringing parcel into City ownership and site costs required to prepare parcel for uses more consistent with surrounding District uses. Please see further explanation in the narrative following this table.	30-A M.R.S.A. 5225(1)(C)(2)	\$3,000,000 (spread over 20 years in equal annual installments)
Commercial Revolving Loan and Grant Fund: Establish a new commercial revolving loan and grant fund to assist with business start-up and expansion with emphasis upon downtown businesses, and to be used as the local match for certain private, state and federal grants.	30-A M.R.S.A. 5225(1)(C)(3) & §5230	\$30,000 (initial principal amount)
<u>Economic Development Programs</u> : Costs of funding economic development programs or events developed by the municipality or funding the marketing of the municipality as a business or arts location. Includes but is not limited to the municipal façade program, the creation of the mill master plan and City marketing expenditures. ¹	30-A M.R.S.A. 5225(1)(C)(1) Mill Master Plan (under 5225(1)(A)) is complete, other projects are ongoing.	\$400,000
<u>Environmental Projects Relating to Economic Development</u> : Costs of funding environmental improvement projects developed by the municipality for commercial or arts district use or related to such activities.	30-A M.R.S.A. 5225(1)(C)(2)	\$150,000
<u>Skills Development and Training</u> : Costs of services	30-A M.R.S.A. §5225(1)(C)(4)	\$72,500

¹ The façade program, the mill master plan and marketing expenditures were already approved projects prior to the Fourth Amendment with a previous total cost estimate of \$225,000 for those three projects. The Fourth Amendment encompasses those projects within the larger category of Economic Development Programs and the cost estimate has increased to \$400,000, an increase of \$175,000.

1000'.		
<u>Cable:</u> Installation of fiber to serve the business in the business park. \$3/foot at 1000'.	30-A M.R.S.A. § 5225(1)(A)	\$3,000
<u>Highway garage:</u> Fund a Town owned highway garage located inside the TIF District. A land purchase of all or a portion of one of the parcels in the Business Park will be required in order to develop this asset. The Town will store salt, loam, gravel and other building materials inventory on site. Town equipment will be housed at this location. Light maintenance work will be performed on Town owned vehicles at this location. The estimated cost to build the garage is \$2,000,000; therefore its pro-rated value to district alone is estimated be \$100,000.	30-A M.R.S.A. § 5225(1)(A)	\$100,000
<u>Credit Enhancement Agreement Payments:</u> Payments to developers adding new value in the District remitted in the form of reimbursements or some portion of property taxes attributable to such new value and actually paid.	30-A M.R.S.A. §5225(1)(A)(1) and/or (A)(2)	\$5,000,000
II. Town-Wide Improvements		
<u>Planning and Development Department:</u> Fund an Economic Development program. These contracted services include marketing efforts and materials and staff support such as a director, administrative assistant, planning consulting, a pro-rated portion of the tax assessor's salary devoted to supporting and administering TIF programs, the development of a marketing plan and other related Planning and Economic Development operating expenses. \$25,000/year for planning plus \$15,000/year for economic development related programming.	30-A M.R.S.A. § 5225(1)(C)(1)	\$1,200,000
<u>Revolving Loan Program:</u> Fund support for the Town's economic development revolving loan fund program.	30-A M.R.S.A. § 5225(1)(C)(3)	\$1,000,000.00
<u>Professional & Administrative Costs:</u> The Town will fund professional and administrative services related to the negotiation and completion of this development program and credit enhancement agreements with future developers within the District. This includes a portion of the salaries to support the Town Assessor and Town Manager and Assistant Town Manager in their duties administering TIF development programs. Estimated at \$18,000.00/year	30-A M.R.S.A. § 5225(1)(A)(4) and (1)(A)(5)	\$580,000.00

<p><u>Road Intersection Improvements:</u> Public safety upgrades to Route 4 intersection approaching the District as required by the Maine Department of Transportation permit and made necessary by the District. Currently, the intersection is at maximum capacity, requiring the employment of a full-time traffic guard. With the addition of the increased traffic caused by the development of the Business Park, the intersection must be improved for safety and traffic flow reasons.</p>	<p>30-A M.R.S.A. § 5225(1)(B)(1) and (2)</p>	<p>\$750,000.00</p>
<p>III. Downtown TIF District</p>		
<p><u>Downtown TIF Projects:</u> The Town will use funds to mitigate adverse impact upon the planned Downtown TIF by funding projects that may be described in a future South Berwick Downtown Tax Increment Financing District Development Program, as it may be established and amended from time to time; provided that such Downtown South Berwick Downtown Tax Increment Financing District Development Program complies with the provisions of Section 5225(1)(B)(3) of the TIF Statute. Specifically, the site location of certain businesses in this District (e.g. professional offices) instead of the downtown creates an adverse impact South Berwick’s downtown area.</p>	<p>30-A M.R.S.A. § (1)(B)(3)</p>	<p>\$10,000,000.00</p>

PENOBSCOT COUNTY		
BANGOR DOWNTOWN TIF:	Population: 33,039	Approved
Project	Eligibility Under Title	Estimated
	30-A	Cost
MUNICIPAL INVESTMENTS WITHIN THE PROPOSED TIF DISTRICT		
Hammond/Columbia Street Parking Deck Replacement.	<i>No Statutory Citations Noted</i>	\$1,000,000
West Market Square, underground utilities, pavers, landscaping.		\$1,000,000
Sidewalk Replacement:		
(a) Broad Street, one side, West Market to Pickering.		\$70,400
(b) Main Street, both sides, Hammond to Union.		\$585,200
(c) Exchange Street, east side, State to Washington.		\$176,000
(d) Park Street, east side, State to Penobscot.		\$123,200
(e) Harlow Street, both sides, Central to Franklin.		\$352,000
(f) Franklin Street, both sides, Norumbega to Harlow.		\$316,800
(g) Middle Street, one side, Main to Columbia.		\$70,400
(h) Cross Street, one side.		\$35,200
(i) Columbia Street, both sides, Hammond to Union.		\$281,600
(j) Washington Street, one side, Union to Oak.		\$528,000
New Parking Structure, Waterfront, Main Street Corridor.		\$6,400,000
Surface Parking Area – Waterfront, Summer/Pleasant Street		\$200,000
Public Park Improvements, Davenport, Hannibal Hamlin, Norumbega & Gomez.		\$100,000
Waterfront/Core area Pedestrian/Transportation Linkages		\$500,000
Open Space, Park & Recreation Area -- Waterfront		\$800,000
Performance Facility, Performance Area - Waterfront		\$400,000
New Parking Deck – Downtown Core, Abbott Square		\$1,440,000
Dock Facility Expansion/Replacement		\$200,000
Property Acquisition, Business Relocation & Site Redevelopment – Waterfront		\$650,000
Underground Utility Conduit – Downtown Core		\$500,000
Street Lighting Replacement		\$240,000
Multipurpose Arena		\$64,000,000
Main Street Corridor Traffic/Transportation Improvements		\$1,000,000

Pickering Square Parking Garage Clip Replacement		\$400,000
TOTAL:		\$81,368,800
ORONO TRANSIT/DOWNTOWN TIF: Population: 10,362 Approved		
Project	Eligibility Under Title	Estimated
	30-A	Cost
MUNICIPAL INVESTMENTS WITHIN THE PROPOSED TIF DISTRICT		
I. Infrastructure/Capital Costs		
<u>Infrastructure Reconstruction:</u> Includes reconstruction of roads and curbs, storm sewer replacement and sidewalk reconstruction in the Transit-Oriented Municipal Development and TIF District, the downtown area of Orono.	30-A M.R.S.A. §5525(1)(A)(1)	\$2,884,253
<u>Sanitary Sewers:</u> Replace clay pipes, line deteriorated sewers. Includes work along the Forest/Bennoch interceptor, the Oak/Summer/Lower Mill area, the Broadway/Elm/Water/Lower Pine/Cedar area and Main Street. These are primarily commercial areas serving the business community or receive flows from the downtown area.	30-A M.R.S.A. §5525(1)(A)(1)	\$5,440,000 ³
<u>Pedestrian Crossings:</u> Fund improved pedestrian crossing projects to be located inside the Transit-Oriented Municipal Development and TIF District. Includes facilities or improvements that enable safer crossing of Maine Street (Route 2) and enables the crossing of the Lower Stillwater River to create easier access to and through Downtown and thus strengthen Downtown's economic growth.	30-A M.R.S.A. §5525(1)(A)(1)	\$3,000,000
<u>Equipment:</u> Prorated portion of capital, borrowing or leasing costs to fund the purchase of equipment based on the amount each piece of equipment is to be used inside the Transit-Oriented Municipal Development and TIF District boundaries. Such equipment may include but would not be limited to a sidewalk plow.	30-A M.R.S.A. §5525(1)(A)(1)	\$100,000
II. Transit Improvements		
<u>Shuttle Bus Operations:</u> Fund operations for the	30-A M.R.S.A. §5525(1)(C)(7)	\$60,000 annually

³ This cost estimate assumes open-cut replacement; but if pipes can be relined without open-cut replacement, costs may be as little as one third of this estimate.

Town's new shuttle bus service offering transit between the University and the downtown, limited to bus operation salaries, transit vehicle fuel and transit vehicle parts replacements.		
<u>Bus Shelters</u> : Fund approximately three bus shelters throughout new shuttle bus service route.	30-A M.R.S.A. §5525(1)(C)(7)	\$30,000
<u>Transit Buses and Related Equipment</u> : Generally, these costs are paid for with federal and state dollars in whole or in part, but in the event the Town will have responsibility to pay for apportion of these costs, TIF revenues will be eligible for this use.	30-A M.R.S.A. §5525(1)(C)(7)	\$52,000
III. Parking Improvements		
<u>Municipal Lot</u> : Parking lot reconstruction in order to promote the use of new transit service primarily among students and faculty at the University, and to provide parking for business patrons who do not live or work along transit routes.	30-A M.R.S.A. §5525(1)(A)(1)	\$300,000
<u>Add Parking Deck; Other Parking Expansion</u> : Parking lot reconstruction/expansion to facilitate (a) routine transfer to downtown-University shuttle bus by downtown workers and event goers, and (b) more intense infill development in the downtown area that, in turn, will support transit operations.	30-A M.R.S.A. §5525(1)(A)(1)	\$1,600,000
IV. Streetscape Projects		
<u>Streetscape Amenities</u> : Fund decorative benches and trash receptacles, informational signs, tree gates and containers, bicycle pedestals and street signs to better direct patrons of businesses in downtown Orono find where they are and get where they are going more easily.	30-A M.R.S.A. §5525(1)(A)(1)	\$53,510
<u>Façade Improvement Program</u> : Create a program to fund building façade improvement in the Transit-Oriented Municipal Development and TIF District for the purpose of marketing the area for business activity.	30-A M.R.S.A. §5525(1)(C)(1)	\$250,000 initial capitalization
<u>College Avenue Retaining Wall</u> : Construct retaining wall on College Avenue that is necessary for the safe passage of pedestrians and vehicles, including the new shuttle bus service.	30-A M.R.S.A. §5525(1)(A)(1) or (B)(2) if located outside the TIF District boundaries	\$66,500
<u>Underground Electricity</u> : Bury approximately 12,000 feet of lines to create a more attractive place for business activity.	30-A M.R.S.A. §5525(1)(A)(1)	\$1,455,000
V. Business Assistance		
<u>Orono Village Association</u> : Support this quasi-municipal organization, the purpose of which is to market the downtown area for business activity and events. TIF revenues would support staff time	30-A M.R.S.A. §5525(1)(C)(1)	\$25,000 Annually

devoted to economic development activities similar to the Main Street Maine Program.		
<u>Municipal Economic Development Staff:</u> Municipal staff time attributable to assisting businesses interested in locating or expanding in the TIF District.	30-A M.R.S.A. §5525(1)(C)(1)	\$14,000 Annually
<u>Revolving Loan Agreement:</u> Fund program to support local businesses in need of business financing, seed money and business planning.	30-A M.R.S.A. §5525(1)(C)(3)	\$200,000 Initial capitalization
<u>Credit Enhancement Agreements:</u> May be entered into in the future with business entities on terms not to exceed a 50% reimbursement. The City Council will enter into such agreements only after holding a public hearing separate and distinct from the public hearing held to approve this Development Program. If the Town is approached by a business requesting a reimbursement in excess of 50%, then the Town may consider an amendment of this Development Program in order to accommodate the request.	30-A M.R.S.A. §5525(1)(A)(1)	\$600,000
<u>Downtown Wireless Service:</u> Capital costs to install wireless service in the downtown Orono area, to be used as a marketing tool and to support businesses.	30-A M.R.S.A. §5525(1)(A)(1)	\$100,000
VII. Land Acquisition		
<u>Trail Easements:</u> To implement the downtown area River loops master plan for trails, easements must be acquired. This pedestrian loop will provide for commuting access to the downtown area. The easements are located inside the Transit-Oriented Municipal Development and TIF District.	30-A M.R.S.A. §5525(1)(A)(1)	\$5,000
<u>Land Assembly for Redevelopment:</u> Acquiring and preparing land for redevelopment by the Town and/or to be sold and redeveloped by a private entity in the future.	30-A M.R.S.A. §5525(1)(A)(3)	\$1,000,000
VIII. Transit-Oriented Development TIF District Administrative and Professional Services Costs.		
<u>Administrative Costs and Organizational Costs:</u> Administrative costs including, but not limited to, reasonable charges for the time spent by municipal employees in connection with the implementation of this Transit-Oriented TIF Development Program. Organizational costs relating to the establishment of the Transit-Oriented Municipal Development and TIF District including, but not limited to, the costs of conducting environmental impact and other studies and the costs of informing the public about the creation of this Development Program.	30-A M.R.S.A. §5525(1)(A)(5) & (A)(7)	\$7,000 Annually

<u>Professional Service Costs:</u> Professional service costs including, but not limited to, licensing, architectural, planning, engineering and legal expenses.	30-A M.R.S.A. §5525(1)(A)(4)	\$50,000
--	------------------------------	----------

KENNEBEC COUNTY		
MONMOUTH TIF	Population: 4,104	Approved
Project	Eligibility Under Title	Estimated
	30-A	Cost
MUNICIPAL INVESTMENTS WITHIN THE PROPOSED TIF DISTRICT		
I. Downtown Area Projects		
<u>Property acquisition for the purpose of economic development:</u> May also include site work on property for redevelopment purposes.	30-A M.R.S.A. §5225(1)(A)(1)	\$15,000 Annual
<u>Construction and design work for parking facilities</u>	30-A M.R.S.A. §5225(1)(A)(1) or (1)(B)(1)	\$15,000 Annual
<u>Advertising/Marketing:</u> Advertising costs and marketing costs to promote Monmouth as a business location.	30-A M.R.S.A. §5225(1)(C)(1)	\$5,000 Annual
<u>Streetscape and facade improvements:</u> Downtown area streetscape and façade improvements to promote downtown economic development.	30-A M.R.S.A. §5225(1)(C)(1)	\$10,000 Annual
II. Town-Wide Improvements/Projects		
<u>Economic Development Events:</u> Costs associated with funding events established by the municipality for the purposes of expanding economic development, including Apple Fest, May Fair and other festivals promoting tourism and the arts.	30-A M.R.S.A. §5225(1)(C)(1)	20,000 Annual
<u>Economic Development Plan and General Programs:</u> Costs associated with general economic development planning efforts and programs, including consultant fees and administrative staff time associated therewith; dues/fees to regional economic development group(s).	30-A M.R.S.A. §5225(1)(C)(1)	\$10,000 Annual
<u>Revolving Loan Fund Program and Matching Grants:</u> Fund revolving loan program for economic development projects and local match for economic development grants.	30-A M.R.S.A. §5225(1)(C)(3) and § 5230	\$25,000 Annual
<u>Training Funds:</u> Cost of services to provide skills development, training and college scholarships for residents of the municipality. College scholarships will be limited to residents who attend in-state colleges.	30-A M.R.S.A. §5225(1)(C)(4)	\$10,000 Annual. Not to exceed 20% of the overall project costs.
<u>Child Care:</u> Costs for providing quality childcare, including finance costs and construction, staffing, training, certification and accreditation costs related to childcare.	30-A M.R.S.A. §5225(1)(C)(5)	\$5,000 Annual

<u>Professional and Administrative Costs:</u> Professional service costs, including but not limited to legal and/or consultant services, in connection with establishment, implementation and administration of the Development Program. Administration costs associated with time spent by municipal employees in connection with the implementation and administration of the Development Program.	30-A M.R.S.A. §5225(1)(A)(4) & (1)(A)(5)	\$10,000 Annual
III. Monmouth Business Park		
<u>Business Park Infrastructure:</u> land purchase, sewer/water improvements, survey and permitting work, underground electric, road engineering and construction.	30-A M.R.S.A. §5225(1)(A)(1)	\$60,000 Annual
<u>Administration and Advertising:</u> Expert consultation regarding administration of the Business Park; includes advertising to attract businesses to locate in the Business Park.	30-A M.R.S.A. §5225(1)(A)(4), (1)(A)(5) and (1)(C)(1)	\$10,000 Annual
<u>CEA Payments:</u> Payments to a company/developer pursuant to a CEA. The Town anticipates executing agreements during the next 20 years, thus requiring the payment of additional TIF revenues (may also include locations in other areas of the District).	30-A M.R.S.A. §5225(1)(A)(1) and/or (A)(2)	\$10,000 Annual
Totals:		\$205,000
GARDINER AREA-WIDE LIBBY HILL TIF Population: 5,800 Approved		
Project	Eligibility Under Title	Estimated
	30-A	Cost
I. Libby Hill Business Park Improvements		
<u>Current Debt Service:</u> Fund remaining debt service for Phase I at Libby Hill Business Park. Phase I improvements included the installation of a road and water, sewer and power and telecommunication infrastructure and other utilities.	30-A M.R.S.A. §5225(1)(A)(2)	\$1,591,543 Estimated as of 01/09/09
<u>Prospective Debt Service:</u> Fund future debt service for Phase II expansion at Libby Hill Business Park. Phase II public infrastructure is an extension of Phase I infrastructure and includes road, water, sewer and (power and telecommunication infrastructure). Phase II of Libby Hill includes approximately 6.5 acres of area designated for this infrastructure.	30-A M.R.S.A. §5225(1)(A)(2)	\$5,016,388
<u>Road Improvements:</u> Fund city costs for road improvements within the Libby Hill Business Park, to extend the life cycle for road, water and sewer infrastructure improvements in District.	30-A M.R.S.A. §5225(1)(B)(1)	\$25,000
<u>Credit Enhancement Agreement Payments:</u> Payments to developers and other businesses within the Area-Wide District pursuant to credit enhancement	30-A M.R.S.A. §5225(1)(A)(1) and/or (A)(2)	\$200,000 Annually (Estimate based on Libby Hill Phase I,

agreements to be negotiated. Dennison Lubricants is the first entity with which the City anticipates reaching an agreement subject to the Area-Wide District, but as development continues, it anticipates executing additional agreements requiring payment of TIF revenues.		experience, but subject to future negotiations between the City and the developers)
II. City-Wide Improvements		
<u>Planning and Development Department:</u> Fund the City's Planning and Development department for its Economic Development program. These services include marketing efforts and staff support, such as the department's director, administrative, assistant, planning consulting, a pro-rated portion of the tax assessor's salary devoted to supporting and administering TIF programs, and other related Planning and Development Department operating expenses.	30-A M.R.S.A. §5225(1)(C)(1)	\$175,000 Annually
<u>Revolving Loan Program:</u> Fund support for the city's economic development revolving loan fund program to complement the City's existing revolving loan fund.	30-A M.R.S.A. §5225(1)(C)(3)	\$25,000 Annually
<u>Economic Development Signage Program:</u> The City will fund the purchase of new signage including directional and interpretive signs. The citywide signage plan will help visitors reach destinations downtown (such as the redeveloped Kennebec River Waterfront Park, businesses within its historic downtown district and public amenities such as public parking area). Signage will also direct those seeing the City's Libby Hill Business Park. New signage will include historic marker and heritage tourism signage to support the city's cultural tourism efforts, such as the Museum in the Street program and EA Robinson tours.	30-A M.R.S.A. §5225(1)(C)(1)	\$75,000
<u>Preserve America/Marketing:</u> In support of the project funded by a 2008 National Parks Service grant, the City will utilize funds to provide the required match. Funds will be utilized to develop a marketing program for downtown development, including additional interpretive signage, such as scenic overlook signs, and heritage tourism signage.	30-A M.R.S.A. §5225(1)(C)(1)	\$50,000
<u>Gardiner Main Street:</u> In 2001, the City was one of four original communities in Maine designated by the Maine Development Foundation as a "Main Street Maine Community." The City values this designation and supports the organization's downtown development efforts through an annual budget contribution. Gardiner Main Street ("GMS") encourages the economic and cultural vitality of the downtown with focused marketing and revitalization	30-A M.R.S.A. §5225(1)(C)(1)	\$25,000 Annually

efforts that also preserve Gardiner's unique historic character. GMS is a vital partner in the City's economic development efforts.		
<u>Professional & Administrative Costs:</u> The City will fund professional and administrative services related to the negotiation and completion of this development program and credit enhancement agreements with both Dennison Lubricants and future developers within the Area-Wide District. This includes a portion of the salaries to support the City Assessor and City Manager in their duties.	30-A M.R.S.A. §5225(1)(A)(4) And (1)(A)(5))	\$20,000 (For Professional Costs) And \$6,575 Annually (For City Administration)
<u>Road Intersection Improvements:</u> Public Safety upgrades to Route 201 intersection approaching the District as required by the Maine Department of Transportation permit and made necessary by the District.	30-A M.R.S.A. §5225(1)(B)(1) and 2	\$75,000
III. Downtown TIF District		
<u>Downtown TIF Projects:</u> The City will use funds to mitigate adverse impact upon the Downtown TIF by funding those public facilities and improvement projects described in the 2003 Gardiner Downtown Tax Increment Financing District Development Program, as it may be amended from time to time.	30-A M.R.S.A. §5225(1)(B)(3)	\$7,000,000

SOMERSET COUNTY		
MADISON - BACKYARD FARMS TIF Population: 4,855		Approved
Project	Eligibility Under Title 30-A	Estimated Cost
Completed Projects (Previously Approved)	Eligibility under Title 30-A M.R.S.A. §	Estimated Project Costs
Revolving Loan: On two occasions in 2009 (Jan 27 & May 5) deposits of \$30,000 were made to the Town's Revolving Loan Account for Economic Development.		\$60,000
Purchase and installation of granite Madison Sign on Route 201 at the Madison/ Skowhegan line (Nov. 2009).		\$15,320
Completion of Pine Street Project after funds from Madison Paper TIF were exhausted.		\$53,623
Purchase and installation of Electronic Message Board (May 2013).		\$20,395
Demolition of the old Junior High Building and construction of municipal parking lot. Including demolition, construction and engineering costs (June 2013).		\$325,000
Ongoing Projects (Previously Approved)	Eligibility under Title 30-A M.R.S.A. §	Estimated Project Costs
Costs associated with the municipality's Department of Economic Development strategies designed to support local existing businesses while seeking to attract new businesses to the municipality. To include consulting fees, dues, legal fees and costs associated with development and maintenance of town website.	§5225(1)(C)(1)	\$125,000 (annually) \$2,500,000
Annual contribution to the Matching Grant Pilot Program (March 2013)	§5225(1)(C)(1)	\$50,000 annually \$1,000,000
One time contribution to the Revolving Loan Pilot Program (June 2013)	§5225(1)(C)(1)	\$100,000
Up to 40% of salary & benefits cost of Town Manager and 5% of salary & benefits cost of Finance Officer associated with economic development activities and TIF program administration.	§5225(1)(A)(5)	40% and 5% annually \$825,000
Promotion of Village Downtown Area as a retail destination, including attraction events (Madison/Anson Days, Holiday Celebration, etc.)	§5225(1)(C)(1)	\$25,000 Annually \$500,000
Cost of services to provide skills development, and job training to better equip residents of municipality for changing workplace needs. To include costs associated with providing space and facilities, trainers and consultants, and necessary materials.	§5225(1)(C)(4)	\$300,000

Cost associated with the study and implementation of infrastructure needs resulting from commercial growth. <i>(Amended to include water/sewer, daycare operations, parking, public transportation, etc.)</i>	§5225(1)(A)(1-4)	\$100,000
Reconstruction of sidewalks and infrastructure (lights & electrical work) within municipality to address traffic and safety issues. <i>(Amended to include Park Street, Weston Ave, & Main Street)</i>	§5225(1)(A)(1-4)	\$750,000
Proposed New Projects (Requires Amendment, Town Meeting vote & DECD approval)	Eligibility under Title 30-A M.R.S.A. §	Estimated Project Costs
Legal Fees associated with creation of new amendments to the current TIF with Backyard Farms. In addition, to explore the possibility of creating a Downtown TIF.	§5225(1)(C)(1)	\$15,000
Costs associated with reconstruction of 13.2 miles of local roads to support increased commercial loads. Roads are either in the TIF District or directly affected by the TIF District. Costs to include soft costs such as design, engineering, legal, etc. Roads include: River Road to Solon line (5.13 miles) Old County Road (1.46 miles) Ward Hill Road to Norridgewock Line (1.96 miles) Golf Course Road (1.71 miles) Russell Road to the Skowhegan Line (2.94 miles) These roads are all feeder roads running to/from the Backyard Farms Tract and the neighboring communities, all of which have and will continue to experience increased traffic to accommodate employee travel, trucking of produce from Backyard Farms, and waste removal from Backyard Farms.	§5225(1)(A)(5), §5225(1)(B)(1)	\$5,500,000 (Based on \$400,000 per mile to include reclaiming and resurfacing costs)
Eliminate Blight: Creation of a revolving account to fund costs associated with the purchase, renovation, demolition or reconstruction of property within the TIF District. Funds generated from the sale of refurbished property would be placed back into the fund for future projects designed to eliminate blight.	§5225(1)(A)(1)	\$75,000 (annually) \$1,500,000
Costs associated with general road maintenance. The 23.83 miles of road either in the TIF District or directly affected by the TIF District makes up 47.5% of the local and winter maintenance roads in Madison (50.13 miles). Increased traffic requires an estimated 30% increase in time and attention from municipal employees. As a result, 14.25% (30% of 47.5%) of the costs associated with the Highway Department can be covered by TIF, including purchase and replacement of highway equipment	§5225(1)(A)(5), §5225(1)(B)	14.25% (Annually) \$1,690,000
Costs associated with the construction of a centrally located public safety building (fire/rescue). There was an existing need for a new facility prior to the establishment of BYF, and the need is further exacerbated by increased demand resulting from commercial growth. A more	§5225(1)(B)(2)	\$1,000,000

centrally located public safety building would provide for quicker access to BYF.		
Costs associated with public safety: 14.25% of costs associated with fire/rescue.	§5225(1)(B)(2)	14.25% (annually) \$536,000
Fire & Rescue equipment made necessary by commercial growth (costs prorated for District use).	§5225(1)(B)(2)	\$750,000
Multi-use Recreational Trails: Costs associated with planning, design, construction, maintenance, grooming and improvement to new or existing recreational trails determined by the department to have significant potential to promote economic activity.	§5225(1)(C)(6)	\$300,000
Costs associated with ensuring environmental protection and road safety made necessary by reconstruction of local roads. Cost to include salt purchases, training, and construction of new salt storage facility.	§5225(1)(A)(1) (1-4)	\$250,000
Credit enhancement agreement or land acquisition and infrastructure costs to support development of market-rate housing.	5§225(1)(A)(1-4)	\$1,000,000
Costs related to the upgrade of the Town's publicly operated boat landings on the Kennebec River and Lake Wesserunsett, including land purchase, renovation, demolition, reconstruction of property, landscaping, paving, maintenance and other improvements to attract tourists and businesses related to nature-based and recreational tourism.	§5225(1)(A)	\$750,000
Costs associated with the creation of a local, privately owned transfer station for solid waste/recycling/composting in conjunction with bordering communities to create jobs and spur economic growth.	§5225(1)(A)(1-4)	\$500,000
Costs associated with the expansion of infrastructure including water & sewer to promote economic development with bordering communities	§5225(1)(A)(1-4)	\$1,750,000
Total Estimated Projected Project Costs		\$21,616,000