

Commissioner Michael Duguay
Maine Department of Economic & Community Development
59 State House Station
Augusta, ME 04333-0059

Re: The First Amendment to the Town of Falmouth Ocean View – Natural Gas Municipal
Development and Tax Increment Financing District and Development Program

Dear Commissioner Duguay:

On behalf of the Town of Falmouth, I am pleased to submit the enclosed application for a
the First Amendment to the Ocean View – Natural Gas Municipal Development and Tax
Increment Financing District and Development Program.

I hereby certify that I have been authorized by the Falmouth Town Council to submit this
application and that all information contained in the enclosed application is true and correct to
the best of my knowledge.

Sincerely,

Nathan A. Poore
Town Manager

Enclosure

PART I. APPLICATION COVER SHEET

MUNICIPAL TAX INCREMENT FINANCING

A. General Information

1. Municipality Name: Town of Falmouth, Maine		
2. Address: 271 Falmouth Road, Falmouth, ME 04105		
3. Telephone: 781-5253	4. Fax: 781-3640	5. Email: npore@falmouthme.org
6. Municipal Contact Person: Nathan Poore, Town Manager		
N/A – No CEA reimbursement currently identified.		
7. Business Name:		
8. Address:		
9. Telephone:	10. Fax:	11. Email:
12. Business Contact Person:		
13. Principal Place of Business:		
14. Company Structure (e.g. corporation, sub-chapter S, etc.):		
15. Place of Incorporation:		
16. Names of Officers:		
17. Principal Owner(s) Name:		
18. Address:		

B. Disclosure

1. Check the public purpose that will be met by the business using this incentive (any that apply):		
☐ job creation	☐ job retention	☒ capital investment
☒ training investment	☒ tax base improvement	☒ public facilities improvement
☐ other (list):		
2. Check the specific items for which TIF revenues will be used (any that apply):		
☐ real estate purchase	☒ machinery & equipment purchase	☒ training costs
☒ debt reduction	☒ other (list): See Development Program	

C. Employment Data

List the company's goals for the number, type and wage levels of jobs to be created or retained as part of this TIF development project (*please use next page*).

TOWN OF FALMOUTH, MAINE

FIRST AMENDMENT TO THE

OCEAN VIEW - NATURAL GAS TAX INCREMENT FINANCING DISTRICT

AND

DEVELOPMENT PROGRAM

April 27, 2026

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EXHIBITS:

Exhibit A: TIF Maps and District Street List

Exhibit B: TIF Projects

Exhibit C: Captured Values Actual and Projected

Exhibit D: Statutory Requirements and Thresholds

Exhibit E: Public Hearing Notice and Minutes

Exhibit F: Authorizing Council Vote

PART II DEVELOPMENT PROGRAM NARRATIVE

A. General Description

The Ocean View/ Natural Gas Municipal Tax Increment Financing District and Development program was established on March 27, 2015, and encompasses 310.76 acres, which consists of two areas referred to as the “Pipeline Tract” and the “Ocean View Tract”. The Pipeline Tract consists of 275.95 acres as follows: (i) a 6.5 foot wide pipeline corridor located in and alongside the public ways and streets of the Town shown on the maps and listed under the column heading “Pipeline Acreage” in the Street List, attached hereto as part of Exhibit A (49.08 acres), (ii) a five (5) foot wide corridor located in and alongside the public ways and streets of the Town shown on the maps and listed under the column heading “Sidewalk Acreage” in the Street List attached hereto as part of Exhibit A (49.08 acres), and (iii) a street pavement corridor of the indicated width along certain public ways and streets of the Town shown on the maps and listed under the column heading “Street Acreage” in the Street List attached hereto as part of Exhibit A (189.12 acres). The Ocean View Tract consists of 34.81 acres of land shown on the maps and listed under the column heading “Ocean View Acreage” and “Other Acreage”, consisting of two municipal lots, attached hereto as part of Exhibit A.

The District was established for a term of 30 years through FY 2044-2045, with the Town capturing 100% of the increased assessed value on the property in the District.

The purpose of this First Amendment is to update the authorized project costs in the Development Program to include the following:

- Financing costs including closing and issuance costs, interest, premiums, and principal payments, see 30-A M.R.S.A. Section 5225(1)(A)(2)
- Costs of public safety improvements and staffing related to the establishment or operation of the district, see 30-A M.R.S.A. Section 5225(1)(B)(2);
- Costs related to the construction, renovation or operation of municipal public safety facilities, including facilities used as emergency shelters, the need for which is related to general economic development within the municipality or plantation, not to exceed 25% of the captured assessed value of the development district, see 30-A M.R.S.A. section 5225(1)(C)(9); and
- Costs related to the construction or renovation of facilities owned by a municipality and used to provide municipal services, the need for which is related to general economic development within the municipality, not to exceed 25% of the captured assessed value of the District, see 30-A M.R.S.A. Section 5225(1)(C)(12).

There are no other changes to this District as approved by the Town of Falmouth and the State of Maine. The geographic boundaries and the percentage allocations of any captured assessed value remain unchanged. Therefore, this amendment refers back to the original approval regarding base year values. Captured assessed value is calculated for the District based upon the property’s assessed value as of April 1, 2015.

As with the original TIF District, this TIF amendment captures 100% of incremental value annually for the life of the TIF and returns all captured revenues to the Municipal Development Fund. No portion of captured revenues are used directly for private companies through credit enhancement agreements.

All of the retained tax increment revenues on increases in assessed value resulting from the District will be used by the Town to help pay all or a portion of the costs of the Town to conduct the activities described in Table 1 (see Exhibit B) below.

B. Description of Town Improvements

The Ocean View property continues to undergo significant redevelopment and has been a fabulous resource for seniors in the community. This redevelopment means that more seniors are becoming residents of OceanView and of Falmouth, which in turn creates the need to upgrade public safety facilities in this area. Since 2000, the majority of improvements have been road projects, while there also have been some sewer and pedestrian projects.

This redevelopment and increase in population is critical to the Town's Economic Development Goals and success of these plans and projects will help the Town grow and retain private jobs and investment.

The Town moved to a full-time fire department in 2020 due to increased calls in Town and specifically in the TIF Districts and growth areas. Although the Town has expanded its fire and EMS services, the facilities have not expanded to meet the new staffing and demand for services. The Town has been working with an architect to design new stations that would work for current and future staffing demands. The voters will decide on a \$13,000,000 bond for the renovation of the Town's fire stations in June. If the bond referendum passes, the added project costs in this amendment will help with the cost of the renovation and construction of new stations in the future as well as upgraded equipment. The additional project costs will help with the cost of increased staffing as well.

Additionally, the Town voters have approved a \$13,700,000 bond for a renovation to the public works facility. The public works building provides maintenance for all public safety vehicles as well as the fuel for Town vehicles including fire and police. Public works also provides road and sidewalk maintenance including snow removal and salting, catch basin cleaning, debris removal and more to all areas of town including the major commercial corridor along Route 1 and Route 100. The added project costs will provide for funding a portion of the renovation to the public works facility as it relates to public safety and economic development.

To reflect the projects described above, Table 1 of the original development program has been amended, see Exhibit B.

PART III. FINANCIAL PLAN

A. Overview

The Town seeks to execute two large public projects over a 3-year period while maintaining a positive balance in each year. The public works building remodel is \$13.7 MM and the fire station construction/remodel is \$13 MM. This plan is proposed to be financed through a bond. These costs will be prorated based on the number of emergency calls to the District, as well as the portion of public works that relate to supporting our public safety departments.

B. Costs, Indebtedness to be incurred, and Sources of Anticipated Revenues

Total costs of the Development Program is 45,311,750. The \$11.7 MM Route One Infrastructure Plan was executed in 2014, and was financed with a combination of TIF balance and a 16-year bond for \$9.4MM. Interest over the life of the bond is estimated at a total of \$2,518,172. The \$13.7 MM Public Works Renovation planned for 2026 will be financed with a combination of TIF balance and a bond.

The Town of Falmouth will execute financial instruments to finance the authorized project costs as needed. A sinking fund will be established in accordance with 30-A M.R.S.A. §5227.

The sources of anticipated revenues by the District are municipal tax increment revenues on retained captured assessed values and earnings on amounts in the Community Infrastructure and Conservation Fund.

C. Estimates of Captured Assessed Value (CAV) and resulting tax increment revenues to be applied to the program each year.

The original total value of land and buildings, together with personal property, for OceanView/Natural Gas as of March 31, 2014 was \$10,903,600.

Private development investment within the District produced between 2014-2025 resulted in \$_____ of additional tax base (Captured Assessed Value).

The private investment has produced an average annual tax increment revenues of \$_____. This will result in total estimated revenue of \$_____ between 2026 and 2044. One hundred percent (100%) of this revenue is available to fund public improvements.

D. Financial and Statistical Data

This TIF amendment captures 100% of incremental value annually for the life of the TIF and returns all captured revenues to the Municipal Development Fund. No portion of captured revenues are used directly for private companies through credit enhancement agreements.

PART III IMPROVEMENTS & OPERATION OF THE DISTRICT

Relocation of Person(s) / Business(es)

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

Transportation Improvements

The existing transportation facilities of the City will be adequate to accommodate the development activities within the District.

Environmental Controls

The improvements made under this Development Program will meet or exceed all federal and state environmental regulations and will comply with all applicable land use requirements of the City.

District Operation

After the planned capital improvements within the District are completed, the day-to-day operation of the District will not require extraordinary resources of the Town beyond those ordinarily committed to the construction and operation of other public improvements of the Town. Private improvements within the District will be solely financed, owned and operated by the developer of such improvement, and the Town will not be responsible for the same.

PART IV MUNICIPAL APPROVALS

A. Public Hearing

In accordance with the requirements of 30-A M.R.S.A. §5226, the Falmouth Town Council held a public hearing on the proposed Amendment to the District and Development Program on March 9, 2015. A Notice of said public hearing was published in the *Portland Press Herald*, a newspaper of general circulation in the Town of Falmouth, on or before _____, a date at least ten (10) days prior to the public hearing. A copy of such Notice and a record of such public hearing are attached as Exhibit E.

B. Authorizing Votes.

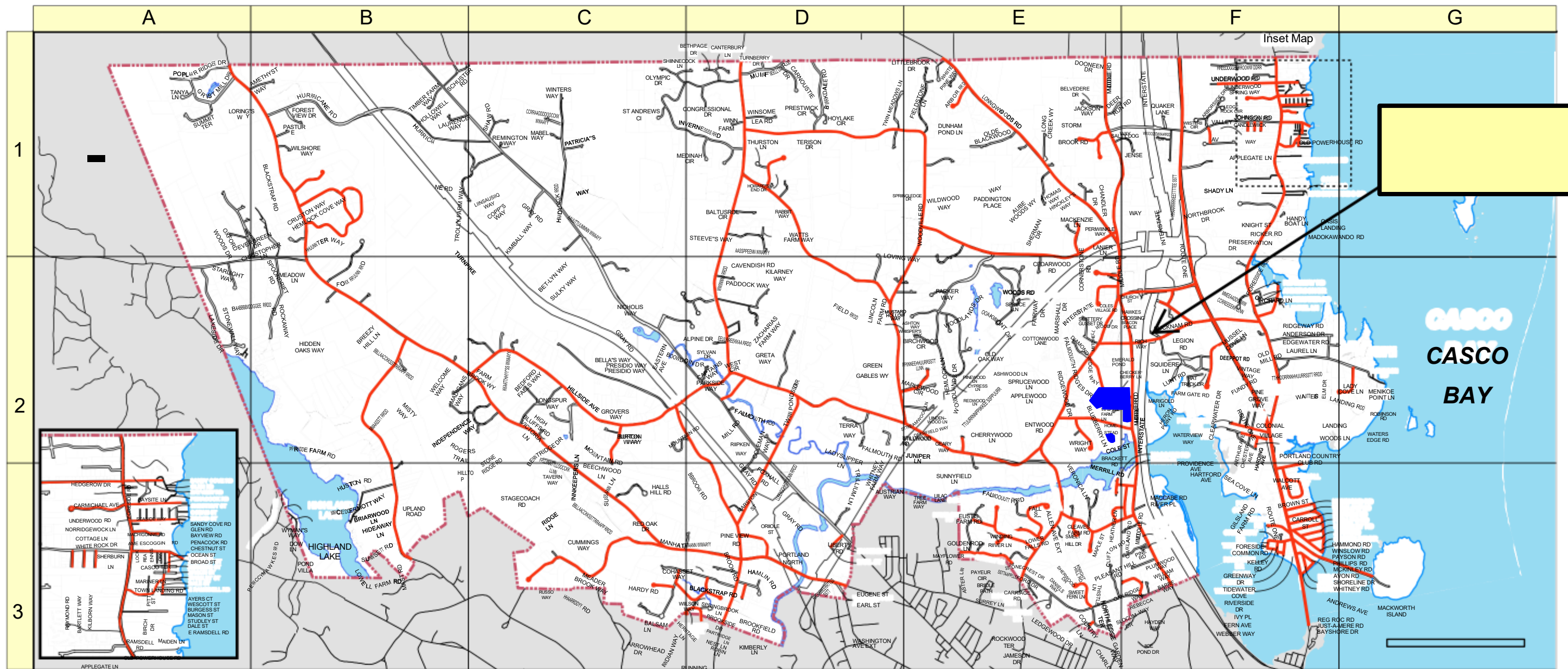
At Town Council Meeting held _____, the Town Council adopted this First Amendment to the District and Development Program. A certified copy of the approving vote of the Town Council adopting the First Amendment to the District and Development Program is attached as Exhibit F.

EXHIBIT A

TIF Maps and Street List

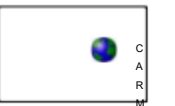
- **Map 1 – Town Street Map**
- **Map 2 – Falmouth Tax Sheet 310 (listing the U27 parcels)**

Town of Falmouth Natural Gas TIF District (Red Streets)



Mile

A	BAYVIEW RD: INSET	CARNOUSTIE DR: D1	CRUSTON WAY: B1	FARM GATE RD: F2	HARRIETTE ST: F1	IVY PL: F3	LINDENWOOD LN: E2	MCDERMOTT WAY: B3	OLD MILL RD: F2	POPLAR RIDGE DR: A1	ROCKWOOD TER: E3	STARLIGHT WAY: A1-B1	TURNBERRY DR: D1	WILSHORE WAY: B1
ABENAKIS RD: F1	BEDFORD FALLS WAY: C2	CARRIAGE RD: E3	CUMMINGS WAY: C3	FERN AVE: F3	HARTFORD AVE: F2	J	LINSAUSIE WAY: C1	MCKINLEY RD: F3	OLD OAK WAY: E2	PORTLAND COUNTRY CLUB: F2	ROGERS TRAIL: B2-C2	STEEVE'S WAY: D1	TWIN MEADOWS LN: D1	WILSON WAY: D3
ALLEN AVE EXT: E3	BEECHWOOD LN: C2	CARROLL ST: F3	CYPRESS LN: E2	FIELD RD: D1-D2	HAT TRICK DR: E1	JACKSON WAY: E1	LITTLE BROOK DR: E1	MEADER BROOK WAY: C3	OLD POWERHOUSE RD: F1	PORTLAND NORTH: D3	ROUTE 88: F1-3	STILLWOLD RD: E2	TWIN PONDS DR: D2	WINDING RIVER LN: E3
ALPINE DR: D2	BELLA'S WAY: C2	CASPARIUS FARM LANE: D2	D	FIELDSTONE LN: C1	HAWKES CROSSING: F2	JAMESON DR: E3	LOCK ST: INSET	MEADOW CREEK LN: F2	OLDE BLACKWOOD WAY: E1	PRESERVATION DR: F1	ROUTE ONE: F1-3	STONE RIDGE DR: C2	U	WINN FARM LN: D1
AMERESCOGG RD: INSET	BELEDERE DR: E1	CASCO TER: INSET	DALE ST: INSET	FLINTLOCK LN: E2	HAYDEN WAY: F3	JENSEN WAY: E1	LONG CREEK WAY: E1	MEADOW LN: B1	OLYMPIC DR: C1	PRESIDIO WAY: C2	RUNNINGBROOK RD: D3	STONECREST DR: E3	UNDERWOOD RD: INSET	WINN RD: D1-D2
AMETHYST WAY: B1	BENTRIDGE DR: C2	CAVENDISH RD: D1	DANIELS WAY: E3	FORESIDE COMMON: F3	HEATHER LN: E3	JOHNSON DR: F1	LONGSPUR WAY: C2	MEDINAH CIR: D1	ORA LANE: INSET	PRESTWICK CIR: D1	RUSO WAY: C3	STONEWALL WAY: A2	UNDERWOOD SPRING WY: INSET	WINSLOW RD: F3
ANDERSON DR: D1	BETHPAGE DR: D1	CEDARWOOD DR: E1	DEER RUN RD: E1	FORESIDE RD: F1-F2-F3	HEDGEROW DR: INSET	JUNIPER LN: E2	LONGWOODS RD: E1	MEINIKOE POINT LN: G2	ORCHARD LN: D3	PRIDE FARM RD: E1	S	STORMY BROOK RD: E1	UPLAND RD: B3	WINSOME LEA RD: D1
ANDREWS AVE: F3	BEACON PLACE: E2	CHANDLER DR: E1	DEERFIELD WAY: E1	FORESIDE VILLAGE: D2	HEMLOCK COVE RD: B1	JUST-A-MERE RD: F3	LORING'S WAY: A1	MERRILL RD: E2	ORIOLE ST: F1	PROVIDENCE AVE: F2	SALTY DOG WAY: E1, F1	STREAMWOOD LN: E2	V	WINTERS WAY: C1
ANNA'S WAY: E2	BE-LYN WAY: C1	CHARLOTTE DR: E3	DEPOT RD: F2	FOREST VIEW DR: B1	HEMLOCK LN: C2	K	LOVING WAY: E1	MIDDLE RD: E1-F2-F3	OXFORD WOODS DR: A1-B1	Q	SANDY COVE RD: INSET	STUDLEY ST: INSET	VALLEY AVE: F1	WISTERIA CIR: F1
APPLEGATE LN: INSET	BIRCH DR: INSET	CHECKERBERRY LN: E2	DIAMOND RIDGE WAY: E2	FOX HALL RD: D2	HERITAGE LN: C3-D3	KATHY'S WAY: C2	LOWELL FARM RD: B3	MLL RD: D2	P	QUAKER LN: F1	SCHUSTER DR: B1	SULKY WAY: C1	VERONICA LN: E2	WOODLANDS DR: E2
APPLEWOOD LN: E2	BIRCHWOOD CIR: E2	CHERRYWOOD LN: E2	DONEEN DR: E1	FOX RUN RD: B1	HERON POINT RD: F2	KELLEY JR: F3	LOWER FALLS RD: E3	MISTY WAY: B2	PADDINGTON PL: E1	R	SCITTERYGUSSET DR: E2	SUMMIT TER: A1	VICTORIA LN: C2	WOODS RD: E1
ARBOR RD: E1	BIRKDALE RD: D1	CHESTER AVE: F2	DOW RD: B3	FUNDY RD: F2	HIDDEN OAKS WAY: B2	KILARNEY WAY: D1	LUNT RD: E2-F2	MITCHELLWOOD DR: E2	PADDOCK WAY: D1	RABBIT WAY: D1	SEA COVE LN: F2	SUNNYFIELD LN: E2	VINTAGE WAY: F2	WOODVILLE RD: D1-E1
ARBORSIDE DR: F1	BLACKSTRAP RD: B1-D3	CHESTNUT ST: INSET	DUNHAM POND LN: E1	G	HIDEAWAY LN: B3	KILBORN WAY: INSET	M	MOSS LANE: B2	PARKER WAY: E1	RAMSDELL RD: INSET	SEASIDE WAY: INSET	SUNSET RD: B3	W	WOODWARD LN: F1
ARROWHEAD DR: C3	BLUEBERRY LN: E2	CHICKADEE LN: B3	E	GARDEN WAY: F3	HIGH BLUFFS RD: C2	KIMBALL WAY: C1	MABEL WAY: C1	MOUNTAIN RD: C2	PARKSIDE WAY: D2	RAYMOND RD: INSET	SHADY LN: C1	SURREY LN: E3	WAITES LANDING RD: F2-G2	WRIGHT WAY: E2
ARTHUR AVE: F2	BOWDOIN CR: C2	CHLOE WAY: E2	EARL ST: D3	GEARY WAY: E2	HILLSIDE AVE: C2	KIMBERLY LN: D3	MACCABE RD: F3	MUIRFIELD RD: D1	PARTIRIDGE LN: D3	REA ST: INSET	SHAW RD: F1	SUSAN LN: C2	WALCOTT AVE: F2	WYMAN'S WAY: B3
ASHTON WAY: D2,E2	BRACKETT RD: F2	CHRISTOPHER LN: A1	EAST RAMSDOLL RD: INSET	GILSLAND FARM RD: F2-F3	HILLTOP TRAIL: C2	KNIGHT HILL RD: E3	MACHIGONNE RD: INSET	MUSSEL COVE LN: F2	PASTURE WAY: B1	REBECCA WAY: F3	SHERBURN LN: INSET	SWEET FERN LN: E3	WASHINGTON AVE EXT: D3	Z
ASHWOOD LN: E2	BREEZY HILL LN: B2	CHURCH ST: D3	EASTERN AVE: C2	GLEN RD: INSET	HINKLEYS WAY: E1	KNIGHT ST: F1	MACKENZIE LN: E1	MUSTARD HOLLOW WAY: D2	PATRICIA'S WAY: C1	RED OAK DR: C3	SHERMAN DR: E1	SHYLAN DR: D2	WATERS EDGE RD: G2	ZACHARIAS FARM WAY: D2
ASPEN WAY: D1	BRIARWOOD LN: B3	CLEARWATER DR: F2	EDGEWATER RD: F2	GOLDENROD LN: E3	HOLLOWELL WAY: B1	L	MACKWORTH ISLAND: G3	N	PAYEUR CIR: E3	REDWOOD LN: E2	SHERWOOD DR: E3	T	WATERVIEW WAY: F2	
ASTER LN: D3	BRIDLE PATH: E3	CLEAVES FARM RD: E3	ELM DR: F2	GRAY RD: B1-C1-C2-D2-D3	HOMER'S WAY:A1	LADY COVE LN: G2	MADIGANS WAY: B2	NEST LN: D3	PAYSON DR: F3	REG ROC RD: F3	SHINNECOCK LN: C1	TANYA LN: A1	WATTS FARM WAY: D1	
AUBE WOODS WAY: E1	BROAD ST: INSET	CLIFTON RD: F3	EMERALD POND: E2	GREEN GABLES WAY: E2	HOMESTEAD LN: F2	LADY SLIPPER LN: D2	MADOKAWANDO RD: F1	NICHOLI'S WAY: C2	PENACOOK RD: INSET	REMINGTON WAY: C1	SHORELINE DR: F3	TAVERN WAY: C2	WEATHERVANE WY: E2	
AUSTRIAN WAY: D2	BROOK RD: C2-D2-D3	COHASSET WAY: D3	ENNIS ST: INSET	GREENWAY DR: F3	HOWARD'S END DR: D1	LAKESIDE DR: A2	MAIDEN LN: INSET	NORRIDGEWOCK LN: INSET	PERCY HAWKES RD: B3	RICH WAY: C2	SLOCUM DR: F3	TERISON DR: D2	WEBBER WAY: F3	
AUTUMN WAY: C1	BROOKFIELD RD: D3	COLE ST: F2	ENTWOOD RD: E2	GRETA WAY: D3	HOYLAKE CIR: D1	LANDING WOODS LN: G2	MANHATTAN WAY: C3-D3	NORTHBROOK DR: F1	PERWINKLE WAY: E1	RICKER RD: F1	SMELT HILL DR: E3	TERRA WAY: D2	WELCOME WAY: B2	
AVON RD: F3	BROOKSIDE DR: D3	COLES VILLAGE RD: E2	EUGENE ST: D3	GRIST MILL DR: A1	HUNTER WAY: B1	LANIER LN: F1	MAPLE ST: E3	NORTHLEDGE TER: E3	PHILLIPS RD: F3	RIDGE LN: C3	SOUTH RIDGE RD: B2	THISTLE LN: E3	WESCOTT ST: INSET	
AYERS CT: INSET	BROWN ST: F3	COLEMAN WAY: D2	EUREKA RD: D2	GROVER'S WAY: C2	HURLEY LN: E3	LAUREL LN: F2	MADWOOD CIR: E2	O	PINE GROVE WAY: F2	RIDGEWAY DR: F2	SPOONDRIFT RD: B1	THOMAS WAY: E1	WEST CIR: D2	
B	BUCKNAM RD: F2	COLONIAL VILLAGE: F2	EUSTIS FARM RD: E3	H	HURRICANE RD: B1	LAURENCE WAY: B1	MARIGOLD LN: INSET	OAK LEDGE TERRACE: F3	PINE RD: F3	RIDGEWOOD DR: E2	SPRINGBROOK LN: D3	THORNHURST RD: F2	WHIPPLE FARM LN: E2-F2	
BABBIDGE RD: A2-B2	BURGESS ST: INSET	CONGRESSIONAL DR: D1	EVERGREEN DR: A1	I	HADLOCK RD: C1	HUSTON RD: B2	MARINER LN: INSET	OAK RIDGE WAY: F3	PINE VIEW RD: D3	RIPIKEN WAY: D2	SPRINGLEDGE DR: D1	THURSTON LN: D1	WHISPER'S WAY: E2	
BALSAM LN: C3	BURTON WAY: C2	COPP'S WAY: C1	F	HALLS HILL RD: C2	I	LEDGEWOOD DR: E3-F3	MARION WAY: E2	OAK ST: INSET	PINEHURST LN: E2	RIVER PL: F3	SPRUCEWOOD LN: E2	TIDEWATER COVE: F3	WHITE PINE WAY: E1	
BALTUSROL CIR: D1	C	CORNERSTONE DR: E1	FAIRWAY DR: E2	HAMLIN RD: D3	I	LEGION RD: D2	MARSHALL DR: F3	OAKLAND RD: F3	PINEWOOD LN: E2	RIVERSIDE DR: F3	SQUIREWOOD LN: E2	TIMBER FARM WAY: B1	WHITE ROCK DR: INSET	
BARRE WAY: C3	CANDLEWICK WAY: F1	COTTAGE LN: INSET	FALLS RD: E3	HAMMOND RD: F3	INDEPENDENCE WAY: B2	LEIGHTON RD: D2-D3	MARSTON ST: D2-D3	OAKMONT DR: E2	PITT ST: INSET	ROBERTS ST: D3	SQUIDERE LN: F2	TOWN LANDING RD: INSET	WHITNEY FARM WAY: D2	
BARTLETT WAY: INSET	CANTERBURY LN: D1	COTTONWOOD LN: E2	FALMOUTH RD: D2-E2	HANDY BOAT LN: F1	INDIAN WAY: C3	LIBERTY RD: D3	MASON ST: INSET	OASIS LANDING: F1	PLEASANT HILL RD: E3	ROBIN LN: D3	ST ANDREWS CIR: C1	TREE FARM WAY: E2	WHITNEY RD: F3	
BAYSHORE DR: F3	CAPTAINS WAY: D2	COUNTRY LN: E3	FALMOUTH RIDGES DR: E2	HARDING AVE: F2	INNKEEPERS LN: C2	LIAC LN: E2	MAY ST: B2-B3	OCEAN ST: INSET	PLUMWOOD WAY: F3	ROBINSON DR: G2	STAGECOACH RD: C3	TRILLIUM LN: D2	WILDWOOD WAY: E1	



AVE: INSET CRADDOCK WAY: C1 FARM BROOK LN: C2 HARDY RD: C3 INVERNESS RD: D1 LINCOLN FARM RD: D2 MAYFLOWER RD: E3 POND VILLA: B3 ROCK-A-WAY RD: B2 STAPLEFORD DR: E3 TROLLY FARM WAY: B1-C1 WILLIAM WAY: F3

c. 2014

Map Prepared by:

207.946.2395
www.spatialalternatives.com

PIPELINE / STREET ACREAGE

<u>STREET / ROAD NAME</u>	<u>MILES</u>	<u>LINEAR FEET</u>	PIPELINE ACREAGE (6.5' corridor)	SIDEWALK ACREAGE (5' corridor)	<u>STREET WIDTH</u>	<u>STREET ACREAGE</u>
ALLEN AVE EXT		5,832.00	0.87	0.67	26.00	3.48
AMERESCOGGIN ROAD		1,195.00	0.18	0.14	20.00	0.55
ANDREWS AVENUE		3,490.00	0.52	0.40	18.00	1.44
ARBOR ROAD		1,250.00	0.19	0.14	24.00	0.69
AVON ROAD		637.00	0.10	0.07	24.00	0.35
AYERS COURT		425.00	0.06	0.05	12.00	0.12
BALSAM LANE		1,124.00	0.17	0.13	24.00	0.62
BARTLETT WAY		450.00	0.07	0.05	23.00	0.24
BAYSHORE DRIVE		660.00	0.10	0.08	25.00	0.38
BLACKSTRAP ROAD		33,283.00	4.97	3.82	21.00	16.05
BLUEBERRY LANE		2,825.00	0.42	0.32	24.00	1.56
BROOK RD		9,135.00	1.36	1.05	28.00	5.87
BROWN STREET		1,060.00	0.16	0.12	17.00	0.41
BUCKNAM ROAD		852.00	0.13	0.10	29.00	0.57
CARROLL STREET		2,734.00	0.41	0.31	8.00	0.50
CASCO TERRACE		990.00	0.15	0.11	20.00	0.45
CHANDLER DRIVE		950.00	0.14	0.11	24.00	0.52
CLEARWATER DRIVE		2,318.00	0.35	0.27	24.00	1.28
CLIFTON ROAD		929.00	0.14	0.11	17.00	0.36
CORNERSTONE DRIVE		1,285.00	0.19	0.15	24.00	0.71
COUNTRY LANE		1,170.00	0.17	0.13	24.00	0.64
DALE STREET		291.00	0.04	0.03	18.00	0.12
DEPOT ROAD		4,168.00	0.62	0.48	28.00	2.68
FALMOUTH ROAD		20,741.00	3.09	2.38	30.00	14.28
FERN AVENUE		587.00	0.09	0.07	22.00	0.30
FIELD ROAD		8,042.00	1.20	0.92	21.00	3.88
FORESIDE ROAD		14,727.00	2.20	1.69	24.00	8.11
FOX RUN ROAD		4,545.00	0.68	0.52	24.00	2.50
GREENWAY DRIVE		904.00	0.13	0.10	20.00	0.42
HAMLIN ROAD		1,667.00	0.25	0.19	25.00	0.96
HAMMOND ROAD		1,085.00	0.16	0.12	26.00	0.65
HARDY ROAD		6,958.00	1.04	0.80	23.00	3.67
HARTFORD AVENUE		1,000.00	0.15	0.11	15.00	0.34
HEATHER LANE		528.00	0.08	0.06	17.00	0.21
HEMLOCK COVE ROAD		1,626.00	0.24	0.19	24.00	0.90
HERITAGE LANE		2,070.00	0.31	0.24	27.00	1.28
HUNTERS WAY		3,010.00	0.45	0.35	24.00	1.66
HURLEY LANE		241.00	0.04	0.03	22.00	0.12
IVY PLACE		288.00	0.04	0.03	21.00	0.14
JUST-A-MERE RD		899.00	0.13	0.10	27.00	0.56
KELLEY ROAD		720.00	0.11	0.08	18.00	0.30
KILBORN WAY		381.00	0.06	0.04	19.00	0.17
KIMBERLY LANE		584.00	0.09	0.07	24.00	0.32
KNIGHT HILL ROAD		682.00	0.10	0.08	24.00	0.38
LANDING WOODS LANE		1,672.00	0.25	0.19	24.00	0.92
LEGION ROAD		605.00	0.09	0.07	26.00	0.36
LEIGHTON ROAD		5,436.00	0.81	0.62	30.00	3.74
LONGWOODS ROAD		9,737.00	1.45	1.12	21.00	4.69
LOWER FALLS ROAD		2,486.00	0.37	0.29	24.00	1.37
LUNT ROAD		3,635.00	0.54	0.42	24.00	2.00
MACCABE ROAD		690.00	0.10	0.08	17.00	0.27
MARINER LANE		593.00	0.09	0.07	22.00	0.30
MAST ROAD		9,378.00	1.40	1.08	21.00	4.52
MAYFLOWER ROAD		909.00	0.14	0.10	24.00	0.50

MCKINLEY ROAD	863.00	0.13	0.10	24.00	0.48
MERRILL ROAD	2,885.00	0.43	0.33	21.00	1.39
MIDDLE ROAD	21,008.00	3.13	2.41	25.00	12.06
MILL ROAD	1,305.00	0.19	0.15	22.00	0.66
MITCHELLWOOD DRIVE	1,411.00	0.21	0.16	24.00	0.78
MOUNTAIN ROAD	10,819.00	1.61	1.24	24.00	5.96
OAKLAND ROAD	1,245.00	0.19	0.14	22.00	0.63
OLD MILL ROAD	1,669.00	0.25	0.19	19.00	0.73
PARTRIDGE LANE	1,325.00	0.20	0.15	27.00	0.82
PAYEUR CIRCLE	590.00	0.09	0.07	24.00	0.33
PAYSON ROAD	1,249.00	0.19	0.14	24.00	0.69
PHILLIPS ROAD	1,236.00	0.18	0.14	26.00	0.74
PLEASANT HILL ROAD	3,138.00	0.47	0.36	21.00	1.51
PROVIDENCE AVENUE	1,437.00	0.21	0.16	27.00	0.89
RAMSDELL ROAD	1,004.00	0.15	0.12	17.00	0.39
RAYMOND ROAD	364.00	0.05	0.04	23.00	0.19
REG ROC ROAD	774.00	0.12	0.09	27.00	0.48
RIVERSIDE DRIVE	375.00	0.06	0.04	21.00	0.18
ROBERTS STREET	610.00	0.09	0.07	25.00	0.35
RUNNING BROOK ROAD	865.00	0.13	0.10	24.00	0.48
SCITTERYGUSSETT DRIVE	1,120.00	0.17	0.13	24.00	0.62
SHORELINE DRIVE	2,002.00	0.30	0.23	19.00	0.87
SLOCUM DRIVE	1,750.00	0.26	0.20	24.00	0.96
STAPLEFORD DRIVE	3,400.00	0.51	0.39	24.00	1.87
STONE CREST DRIVE	1,650.00	0.25	0.19	24.00	0.91
STORMY BROOK ROAD	1,500.00	0.22	0.17	24.00	0.83
STREAMWOOD LANE	1,550.00	0.23	0.18	24.00	0.85
SUNNYFIELD LANE	160.00	0.02	0.02	24.00	0.09
SURREY LANE	2,181.00	0.33	0.25	24.00	1.20
SUSAN LANE	1,550.00	0.23	0.18	27.00	0.96
TERISON DRIVE	1,750.00	0.26	0.20	24.00	0.96
THISTLE LANE	1,000.00	0.15	0.11	24.00	0.55
TIDEWATER COVE	322.00	0.05	0.04	22.00	0.16
TOWN LANDING	1,175.00	0.18	0.13	26.00	0.70
UNDERWOOD ROAD	3,070.00	0.46	0.35	21.00	1.48
US ROUTE 1	22,150.00	3.31	2.54	50.00	25.42
VALLEY AVENUE	630.00	0.09	0.07	20.00	0.29
VERONICA LANE	1,396.00	0.21	0.16	24.00	0.77
WALCOTT AVE	398.00	0.06	0.05	18.00	0.16
WHITE ROCK DRIVE	1,400.00	0.21	0.16	24.00	0.77
WHITNEY ROAD	1,389.00	0.21	0.16	21.00	0.67
WINN ROAD	12,241.00	1.83	1.41	22.00	6.18
WINSLOW ROAD	1,095.00	0.16	0.13	25.00	0.63
WOODS ROAD	7,940.00	1.18	0.91	22.00	4.01
WOODVILLE ROAD	18,445.00	2.75	2.12	19.00	8.05

Sub-totals	62.29	328,915.00	49.08	37.75	189.12
Pipeline / Street Total Acreage	275.95				

<u>OCEANVIEW ACREAGE</u>	<u>ACREAGE</u>	<u>4/1/13 OAV</u>
Map U27, Lot 3E	8.95	\$391,400
Map U27, Lot 3G	1.82	\$734,000
Map U27, Lot 3J	1.56	\$279,700
Map U27, Lot 3K	1.85	\$947,100
Map U27, Lot 3L	0.85	\$115,600
Map U27, Lot 13A	1.03	\$249,400

Map U27, Lot 13-A1	1.03	\$270,300
Map U27, Lot 13-A2	1.02	\$262,200
Map U27, Lot 13D	5.00	\$5,152,900
Map U27, Lot 13F	6.76	\$2,501,000
Ocean View Sub-Total	29.87	\$10,903,600

<u>OTHER ACREAGE</u>	ACREAGE	4/1/13 OAV	
Map U27, Lot 3H	2.48	\$	- (Municipal Lot)
Map U27, Lot 3F	2.46	\$	- (Municipal Lot)
Other Sub-Total	4.94		

TOTAL	310.76	\$10,903,600	Pipeline Corridor Adjustment
% Acreage Commercially Developable	25.41%		1.50

Total Municipal Acreage	19,119
TIF % of Total Municipal Acreage	1.63%
Route 1 South	142.00
Route 1 North	252.00
(Includes Addison Subdistrict of 10.49 acres)	
West Falmouth Crossing	59.00
All Other TIF Acreage	453.00
Total All TIF Acreage	763.76
Pine Tree Zone Acreage	20.03
Total All TIF Acreage (net of PTZ)	743.73
All TIF % of Total Municipal Acreage	3.89%

Total Municipal Valuation (4/1/14)	2,328,863,100
Route 1 South	27,424,700
Route 1 North	14,177,600
(Includes Addison Subdistrict of \$594,700)	
West Falmouth Crossing	553,000
All Other TIF OA V	42,155,300
Total All TIF OAV	53,058,900
All TIF % of Total Municipal Valuation	2.28%

EXHIBIT B**PROJECT COSTS**

Project Name		Proposed Work*	Year (estimated)	Total Cost (30 years)	Title 30-A
1	Lunt Road Improvements	On-street parking improvements, street/sidewalk lighting, stormwater drainage improvements from Falmouth Road to Middle Road	2016	\$100,000	§5225(1)(A)(1)
2	Blueberry Lane Improvements	Road and sidewalk resurfacing and other streetscape amenities, upgrade street lighting, from Falmouth Road to Middle Road	2017	\$85,000	§5225(1)(A)(1)
3	Middle Road Sidewalk 1	New sidewalk from Lunt Road to Blueberry lane	2018	\$200,000	§5225(1)(A)(1)
4	Falmouth Corners Intersection Improvements	Intersection capacity rebuild, including new turn lanes, bicycle lanes, sidewalk, traffic signals, and mast arms at Falmouth/Middle/Bucknam road intersection ("Falmouth Corners")	2019	\$305,000	§5225(1)(A)(1)
5	Depot Road Repaving	Pavement Resurfacing from Lunt Road to Route One	2020	\$19,800	§5225(1)(A)(1)
6	Middle Road Sidewalk 2	New sidewalk from Lunt Road to Falmouth Corners	2021	\$132,000	§5225(1)(A)(1)
7	Merrill Road Sidewalk	New Sidewalk from Falmouth Road to Middle Road	2022	\$132,000	§5225(1)(A)(1)
8	Allen Avenue Extension Repaving	Pavement Resurfacing from Falmouth Road to Portland city line	2024	\$159,500	§5225(1)(A)(1)
9	Other Road Improvements	Pavement Resurfacing from Middle Road to Allen Avenue Extension	2027	\$181,500	§5225(1)(A)(1)
10	Town-wide Road Improvements	Annual road improvements, incl. repaving and maintenance, on public streets located inside the District per Town of Falmouth Street Schedule	average annual amount, 2015-2044	\$13,100,000	§5225(1)(A)(1)
11	TIF District Preparation	Staff, assessor, and consultant time to develop TIF district materials	2015	\$45,000	§5225(1)(A)(4) §5225(1)(A)(7)
12	TIF District Ongoing Administration	Staff, assessor, and consultant time to conduct annual update of TIF district data	annual amount, 2016 2044	\$150,000	§5225(1)(A)(5)
13	Economic Development Programs	Costs, including municipal staff salaries, related to Town economic development activities aimed at business retention and attraction (pro-rated ED staff salaries)	annual amount, 2016 2044	\$2,103,450	§5225(1)(C)(1)
14	Gigabit Broadband Expansion	Community-wide upgrade of broad band network. Costs funded with TIF revenues will be limited to a reasonable allocation of costs to business use of the network based upon various factors, including data usage		\$500,000	§5225(1)(A)(1) §5225(1)(C)(1)
15	Stormwater Quality	Public-private stormwater improvements aimed at preventing impaired streams near commercial areas		\$1,000,000	§5225(1)(A)(1) §5225(1)(C)(2)
16	Energy Efficiency Coordination	Activities related to an energy-conservation program to be established to assist Falmouth businesses implement energy-conservation measures (incl. pro-rated staff salary)	annual amount, 2016 2044	\$900,000	§5225(1)(C)(2)
17	Economic Development Projects	Economic Development Projects including business marketing/promotion, market studies aimed at commercial vacancy reduction	total over 30 years, average \$16,667/year	\$500,000	§5225(1)(C)(1)
18	Revolving Loan Fund	Revolving Loan program to provide gap financing for business start-ups and business expansions.		\$250,000	§5225(1)(C)(3)
19	Public Safety Improvements**	Pro-rated Fire/EMS staff time and equipment		\$500,000	§5225(1)(B)(2)
20	Pan Am Rail Tunnel	Pedestrian tunnel under rail line connecting recreational trail from Community Park to Falmouth School Campus		\$753,500	§5225(1)(C)(6)
21	Overall Bike-Ped Improvements	Bicycle-pedestrian improvements on select public roads inside and outside the TIF district		\$2,400,000	§5225(1)(A)(1)(ii) §5225(1)(A)(1)(iii) §5225(1)(C)(6)
22	Lunt Road-I-295 Pedestrian Improvements	Bicycle-Pedestrian connection across I-295 that is inside and outside the TIF district and is linked to current end of Portland Trails system from Middle Road to Depot Road		\$495,000	§5225(1)(A)(1)(ii) §5225(1)(A)(1)(iii) §5225(1)(C)(6)
23	Transit Infrastructure	Bus shelters at locations TBD on public bus routes in the Town of Falmouth included as part of the Portland METRO bus transit system		\$100,000	§5225(1)(C)(7)(a)

NEW PROJECT COSTS AMD-1

24	Public Facilities Improvement	Bond payments for portions of the public works building and new fire buildings	\$26,000,000	§5225 1(A)(2)
				§5225 1(B)(2)
				§5225 1(C)(9)
				§5225 1(C)(12)
25	Public Safety Improvements and Staffing		1,200,000	§5225 1(B)(2)
				§5225 1(C)(9)
			Total	\$44,111,750

*Costs for construction projects include 10% design and construction oversight by Public Works staff capitalized into the TIF eligible project.

**Public safety improvements, vehicles and equipment will be funded on an appropriate pro-rata basis to account for use outside of the TIF Districts.

Exhibit C

Captured Assessed Value & TIF Revenue Actual/Projection Table - Town of Falmouth - OV-Natural Gas TIF Model							
TIF Year	Tax Year- April 1	Actual Increased Assessed Value Real Prop.	Actual Captured Valuation @100% of Value Captured	Mill Rate	Total Actual New Taxes Captured	Captured Revenue to Municipal Project Account	Captured Revenue to Developer Project Account
1	2015	\$19,099,600	\$19,099,600	14.10	\$269,304	\$269,304	\$0
2	2016	\$25,000,000	\$25,000,000	14.63	\$365,750	\$365,750	\$0
3	2017	\$41,000,000	\$41,000,000	15.09	\$618,690	\$618,690	\$0
4	2018	\$48,000,000	\$48,000,000	15.62	\$749,760	\$749,760	\$0
5	2019	\$50,000,000	\$50,000,000	16.47	\$823,500	\$823,500	\$0
6	2020	\$50,000,000	\$50,000,000	16.87	\$843,500	\$843,500	\$0
7	2021	\$50,000,000	\$50,000,000	17.05	\$852,500	\$852,500	\$0
8	2022	\$50,000,000	\$50,000,000	17.43	\$871,500	\$871,500	\$0
9	2023	\$68,875,500	\$68,875,500	18.98	\$1,307,257	\$1,307,257	\$0
9	2024	\$69,252,500	\$69,252,500	12.64	\$875,352	\$875,352	\$0
9	2025	\$68,938,700	\$68,938,700	13.38	\$922,400	\$922,400	\$0
9	2026	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
Total Actual		\$609,315,500	\$609,315,500		\$9,457,229	\$9,457,229	
		Projected Increase Assessed Property Value	Captured Valuation @100% of Value Captured	Mill Rate	Total Projected New Taxes Captured	Projected Captured Revenue to Municipal Project Account	Captured Revenue to Developer Project Account
13	2027	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
14	2028	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
15	2029	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
16	2030	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
17	2031	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
18	2032	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
19	2033	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
20	2034	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
21	2035	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
22	2036	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
23	2037	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
24	2038	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
25	2039	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
26	2040	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
27	2041	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
28	2042	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
29	2043	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
30	2044	\$69,149,200	\$69,149,200	13.85	\$957,716	\$957,716	\$0
30 Year TIF Total		\$1,854,001,100	\$1,854,001,100		\$26,696,125	\$26,696,125	\$0
Prepared by Town of Falmouth							

STATUTORY REQUIREMENTS AND THRESHOLDS
Ocean View- Natural Gas Municipal TIF District |AMD-1

SECTION A. Acreage Caps		
1. Total municipal acreage;	19,119	
2. Acreage of proposed Municipal TIF District;	310.76	
3. Downtown-designation acres in proposed Municipal TIF District;	0	
4. Transit-Oriented Development ¹ acres in proposed Municipal TIF District;	245	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF District counted toward 2% limit;	310.76	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF District (CANNOT EXCEED 2%).	1.63%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ² West Falmouth Crossing 41.66 Route 1 South 142 Route 1 North 206.67 Route 100 60.75 Village Center Transit 245.29	Existing	696.37
	Proposed	310.76
	Total:	1007.13
30-A § 5223(3) EXEMPTIONS³		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district;	0	
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts: Village Center Transit TIF	245.29	
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁴ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above:	0	
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	761.84	
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	3.98%	
14. Real property in proposed Municipal TIF District that is:	ACRES	% [=Acres÷A2]
a. A blighted area;		
b. In need of rehabilitation, redevelopment or conservation;		
c. Suitable for commercial or arts district uses.		
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		

¹ For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

² For AH-TIF acreage requirement see 30-A § 5247(3)(B). Alternatively, Section B. must exclude AH-TIF valuation.

³ Downtown/TOD overlap nets single acreage/valuation caps exemption.

⁴ PTZ districts approved through December 31, 2008.

STATUTORY REQUIREMENTS AND THRESHOLDS
Ocean View- Natural Gas Municipal TIF District |AMD-1

SECTION B. Valuation Cap			
1. Total TAXABLE municipal valuation—use most recent April 1;	\$4,466,750,000		
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31;	\$10,903,600		
3. Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: <u>West Falmouth Crossing \$553,000</u> <u>Route 1 South \$27,424,700</u> <u>Route 1 North \$13,828,465</u> <u>Route 100 \$3,488,700</u> <u>Village Center Transit \$204,480</u>	Existing	\$45,499,345	
	Proposed	10,903,600	
	Total:	56,402,945	
30-A § 5223(3) EXEMPTIONS			
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district;	0		
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts: <u>Village Center Transit TIF</u>	\$204,480		
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts:	0		
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁵ Municipal TIF districts:	0		
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above:	0		
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit;	56,198,465		
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%).	1.258%		

COMPLETED BY			
PRINT NAME			
SIGNATURE		DATE	
If this form has <u>not be completed by the municipal or plantation assessor</u> , the assessor must sign and date below, acknowledging he/she agrees with the information reported on this form, and understands the OAV stated in Section B, line 2, will be used to determine the IAV for this District.			
PRINT NAME			
SIGNATURE		DATE	

⁵ For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.

EXHIBIT E

TOWN OF FALMOUTH NOTICE OF PUBLIC HEARING AND MINUTES

EXHIBIT F

TOWN OF FALMOUTH COUNCIL VOTE