



Town of Windham

Town Offices
8 School Road
Windham, Maine

Cover Sheet

File Number: 24-215

Agenda Date: 10/22/2024

Version: 1

Status: Agenda Ready

In Control: Town Council

File Type: Order

Agenda Number:

I. Council Action Requested.

To receive public comment and act on the proposed Andrews School (South Windham) Omnibus Municipal Tax Increment Financing District, and the adoption of a Development Program for said new District pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended.

II. Basis for Council Action.

Council approval of this item is required because;

- a. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended requires approval of the designation of a development district and its development program by the legislative body,
- b. According to Article II, Section 1 of the Charter, "the Town Council, hereinafter called the "Council", shall be and constitute the municipal officers of the Town," and
- c. According to Article II, Section 3(I) of the Charter the Council shall have the power to "exercise all the legislative, financial, borrowing, and other powers now or hereafter given by statute to inhabitants of towns acting in Town Meeting except as otherwise provided herein, and also exercise all the powers now or hereafter given by statute to municipal officers of towns.

III. Issue Summary.

Please refer to the accompanying materials. The proposed new District will consist of approximately 2.4 acres, which includes one parcel located at 55 High Street in Windham, which is identified as Lot 24 of Map 37 on the Town of Windham Tax Maps. The proposed new District and Development Program will enable the Town to capture incremental tax revenues generated by the development of two multifamily housing projects on the parcel, one 18-unit affordable senior housing project and one 17-unit market rate housing project.