



## Department of Economic and Community Development Municipal Tax Increment Financing Application



The legislature finds a need for new development in areas of municipalities and plantations to: (A) Provide new employment opportunities; (B) Improve and broaden the tax base; and (C) Improve the general economy of the State. The municipal tax increment financing (TIF) program, established under 30-A M.R.S.A. Chapter 206 §5221-5235, is designed to assist municipalities and plantations to develop a program for improving a district of the municipality or plantation: (A) To provide impetus for industrial, commercial, transit-oriented or arts district development, or any combination; (B) To increase employment opportunities; and (C) To provide the facilities outlined in the development program adopted by the legislative body of the municipality or plantation. The TIF Statute provides that before final designation of a tax increment financing district, the Department of Economic and Community Development (DECD) commissioner shall review the proposed district and development program to ensure compliance with statutory requirements.

Before designating a development district within the boundaries of a municipality or plantation, or adopting a development program for a designated development district, the municipal or plantation legislative body or the municipal or plantation legislative body's designee must:

- a) Hold at least one public hearing,
- b) Publish notice of the hearing at least 10 days before the date of the hearing in a newspaper of general circulation within the municipality or plantation,
- c) At the hearing, the legislative body of a municipality or plantation must consider:
  - i. Whether the proposed district or development program will contribute to the economic growth or well-being of the municipality or plantation or to the betterment of the health, welfare or safety of the municipal or plantation inhabitants,
  - ii. Any claim by an interested party that the proposed district or development program will result in a substantial detriment to that party's existing business in the municipality or plantation and produces substantial evident to that effect.

Mail completed application, with tabs separating exhibits, to:

DECD/Office of Business Development (MTIF)

111 Sewall Street

Augusta, ME 04330

**(e-mailed applications are not accepted)**



# Department of Economic and Community Development

## Municipal Tax Increment Financing

### Application



**Municipalities wishing to create a municipal tax increment financing district to fund development programs must apply to DECD using the following application including all attachments noted below, in the order listed:**

1. Table of Contents
2. Completed DECD MTIF Application, provided by DECD  
*Refer to "Checklist for Municipal Tax Increment Financing (MTIF) Application" to ensure application completeness*
3. Exhibit A: Statutory Thresholds and Requirements form, provided by DECD
4. Exhibit B: Assessor's Certificate of Original Assessed Value
5. Exhibit C: Map of District Location within Municipality
6. Exhibit D: Map of District Boundaries
7. Exhibit E: Annual Revenue Spreadsheet
8. Exhibit F: Annual Tax Shift Spreadsheet
9. Exhibit G: Copy of 10-Day notice of public hearing, including name and date of publication
10. Exhibit H: Minutes of Public Hearing, attested to with dated signature
11. Exhibit I: Record of District designation and Development Plan adoption by municipal legislative body

**If applicable,**

1. Exhibit J: Project Costs Spreadsheet  
*Refer to MTIF Application, "Checklist For MTIF Application" for required information*
2. Exhibit K: For Downtown TIF application, include a comprehensive Downtown Redevelopment Plan with the completed Downtown Redevelopment Plan Criteria Checklist and verification of municipal legislative body approval
3. Exhibit L: For Transit-Oriented Development District, include a map clearly identifying transit facilities plus areas and corridors respective of §5222 (20), (22) & (23)
4. Exhibit M: If an amendment and not already provided, a copy of any executed credit enhancements agreements.
5. Exhibit N: Copy of any municipality/plantation TIF policy



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\*\*see "Checklist for Municipal Tax Increment Financing (MTIF) Application" for instructions to automatically update the Table of Contents.



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## Section 1- Cover Letter and Application Cover Sheet

1. **Name of municipal tax increment financing (TIF) district and development program:** Andrew School (South Windham) Omnibus TIF District
2. **This is an original application. If an amendment, what amendment number?** Choose a number.
3. **Is this a Downtown designated TIF? No.**

If yes, provide the following information regarding the *Downtown Redevelopment Plan*:

- a. **Name:** Click here to enter text
- b. **Date approved by municipal legislative body:** Click to enter a date. (Include verification of this approval with Exhibit I.)

**The Downtown Redevelopment Plan must contain the components outlined in the DECD “Downtown Redevelopment Plan Criteria Checklist”**

4. **Is this development district considered a/an [check the appropriate box(es)]?**

Industrial     Commercial     Transit-oriented     Arts

If this is a transit-oriented development designation, a map is required identifying transit facilities plus areas and corridors pursuant to MRS 30-A §5222(20), (22) & (23). (Exhibit L)

5. **Municipality name:** Town of Windham
6. **Municipality address:** 8 School Road, Windham, ME 04062
7. **Municipality county:** Cumberland
8. **Municipal telephone number:** 207-892-1907
9. **Municipal official's name:** Barry Tibbets
10. **Municipal official's title:** Town Manager
11. **Municipal official's e-mail address:** batibbets@windhammaine.us
12. **If different from #9 above, contact person/consultant:** Alyssa Tibbets
13. **Municipal contact/consultant phone number:** 207-775-7271
14. **Municipality contact/consultant e-mail address:** atibbets@jensenbaird.com
15. **Municipality's assessor's name:** Joshua Houde
16. **Municipality's assessor's e-mail address:** jkhoude@windhammaine.us

The municipal official named below, certifies he/she has the authority to submit this Application to DECD and further certifies all the information contained in this Application, and its attachments, are true and correct to the best of his/her knowledge.

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Signature

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Date

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Print municipal official's name & title



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## Section 2 - Purpose/Basis Original/Amended Application

**1. Provide a brief, "headline" sentence explaining purpose/basis of this application.**

The Town of Windham desires to establish the Andrew School (South Windham) Omnibus Municipal Development Tax Increment Financing District (the "Andrew School District") to enable certain public improvements within and surrounding the District, including, but not limited to, rental housing developments, infrastructure and economic development, which will expand the rental and affordable housing, commercial development and employment opportunities within the Town. Westbrook Development Corporation and Great Falls Construction plan to jointly develop the property within the district into rental housing that will include a mix of affordable, market-rate and senior housing units.

Westbrook Development Corporation intends to develop 18 affordable one-bedroom rental housing units in four, two-story buildings. These 18 rental apartments will be restricted to households with incomes below 80% of median area income and will be age-restricted for seniors consistent with state and federal fair housing regulations. The buildings containing these 18 rental units will be constructed to resemble traditional New England-style single family homes with gables roofs and porches.

Great Falls Construction intends to develop 17 market-rate rental housing units consisting of five townhouse apartment buildings, each with two bedrooms, and a three-story, twelve-unit apartment building with a mix of one and two-bedroom units.

The newly constructed buildings in the district will be energy efficient. The developers intend to develop a town green in the center of the District for passive recreation and will contain attractive landscaping. The housing development proposed in the District will provide affordable and workforce housing opportunities for employees of existing businesses in the South Windham and Little Falls Gorham area, as well as for new employers locating to the area as redevelopment occurs in the village.

**2. If needed, provide additional information related to the purpose/basis of this application. If this is an amendment, provide a brief, concise overview of the purpose of the original application and each amendment submitted to date.** A tax increment financing development district involves creation of a geographically defined district in the Town and the "capture" or reinvestment of some of the new increased or "incremental" tax revenues generated by new development and business expansion in the District to pay certain costs of development and certain costs of new public facilities, improvements and programs. The goal of the Andrew School District is to provide the infrastructure and planning necessary for commercial development of property in and surrounding the District for rental and affordable housing projects. The Town desires to increase its commercial tax base and further that goal within this area of the community through the designation of the the Andrew School District. Improvements to municipal infrastructure within and around the District are needed to facilitate affordable and rental housing, which constitutes commercial development in the District. The District will create more net tax revenue to be retained by the Town to fund the public facilities, improvements and programs described herein than would not result if such development were to occur without the creation of the District. This favorable situation is the result of the State formulas which, when a Development District is created, shelter the Increased Assessed Value of the District from the increased county taxes and loss of State aid to education and municipal



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revenue sharing that would otherwise result when new development occurs without the creation of a Development District.

The program described herein will serve the purpose of administering the District as a Municipal Development District and Tax Increment Financing District pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the "Development Program"). The means and objectives of this Development Program are to provide financing for the public facilities, improvements and programs authorized herein. The Development Program will facilitate the development of rental and affordable housing, which constitutes commercial development of property in the District. This development of property within the District will expand and diversify the tax base of the Town, resulting in substantial new property tax revenues to be applied to the costs of public facilities, improvements and programs as set forth herein. The Town, by adopting this Development Program, finds that the District and Development Program described herein, will contribute to the economic growth and well-being of the Town and the betterment of the welfare of its residents. The development of new rental and affordable housing opportunities within the District will facilitate the Public Facilities, Improvements and Programs outlined herein, which will in turn provide significant economic benefit to the Town and the State by providing new public infrastructure that will facilitate additional commercial development and improve and broaden the Town's tax base and the general economy of the Town and the State. Upon approval by the Town Council of the Town's designation of the District and adoption of this Development Program, the designation of the District and adoption of the Development Program will become final immediately, subject only to approval by the Maine Department of Economic and Community Development.



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## **Section 3 - Company/Developer Information**

### **A. Business General Information**

[include whenever a company/developer is part of a TIF district proposal (regardless of whether a CEA is offered):

1. **Business name:** Westbrook Development Corporation
2. **Business address:** 30 Liza Harmon Drive, Westbrook, Maine 04092
3. **Business phone number:** 207-854-9779
4. **Business contact person:** Tyler Norod
5. **Business contact person e-mail address:** tnorod@westbrookdevelopmentcorp.org
6. **Principal place of business:** Westbrook, Maine
7. **Company structure (e.g. corporation, sub-chapter S, etc.):** Nonprofit corporation
8. **Place of incorporation:** Maine
9. **Name of Officer(s):** Chris LaRoche, Executive Director
10. **Name of principal owner(s) name:** None
11. **Address:** 30 Liza Harmon Drive, Westbrook, ME 04094
12. **Brief project description:** Development of residential housing
13. **Total amount of project new investment by company/developer:** \$ 6,000,000
14. **Will there be a credit enhancement agreement with this business?** Yes. If so, complete the rest of this section and Section 4.

### **B. Disclosure, only in cases where a CEA is offered to the above business:**

#### **1. Check the public purpose(s) that will be met by the business using this incentive:**

<input checked="" type="checkbox"/> <b>job creation</b>	<input type="checkbox"/> <b>job retention</b>	<input checked="" type="checkbox"/> <b>capital investment</b>
<input type="checkbox"/> <b>training investment</b>	<input checked="" type="checkbox"/> <b>tax base improvement</b>	<input type="checkbox"/> <b>public facilities improvement</b>
<input checked="" type="checkbox"/> <b>other (list):</b> <u>Creation of Housing</u>		

#### **2. Check the specific item(s) for which TIF revenues will be used by the business:**

<input type="checkbox"/> <b>real estate purchase</b>	<input type="checkbox"/> <b>machinery &amp; equipment purchase</b>	<input type="checkbox"/> <b>training costs</b>
<input checked="" type="checkbox"/> <b>debt reduction</b>		
<input checked="" type="checkbox"/> <b>other (list):</b> <u>Defraying of Operating Expenses</u>		



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## Section 4 - Employment Goals/Data

Company Goals for Job Creation and Job Retention. (If a developer, check box , and skip to Section 5)

A. Job Creation Goals			
Occupational Cluster*	# of Full-time Positions	# of Part-time Positions	Annual Wage Level
1. Executive, Professional & Technical			
2. Administrative/Clerical Support			
3. Sales & Service			
4. Agriculture, Forestry & Fishing			
5. Maintenance, Construction, Production & Transportation			
Total			Leave blank
B. Job Retention Goals			
Occupational Cluster*	# of Full-time Positions	# of Part-time Positions	Annual Wage Level
1. Executive, Professional & Technical			
2. Administrative/Clerical Support			
3. Sales & Service			
4. Agriculture, Forestry & Fishing			
5. Maintenance, Construction, Production & Transportation	35		\$50,000
Total	35		Leave blank

\*See [Occupational Cluster Descriptions](#) for more information.

### INSTRUCTIONS

**A. Job Creation Goals.** Please list the number, type and wage level of jobs created as a result of the economic development incentive. NOTE: For this form, “full-time” employment means 30 hours or more; “part-time” employment means less than 30 hours. “Wage level” means the average annual wage paid for jobs created within an occupational cluster, e.g. either their annual salary, or their hourly wage times their annual hours. Also, “type” means “occupational cluster” which refers to the 12 categories listed in the “Occupational Cluster Descriptions.” Please include the number of your employees (both full-time and part-time) working within the category that most closely reflects their job duties.

**B. Job Retention Goals.** Please list the number, type and wage level of jobs retained as a result of the economic development incentive. Part B should be completed using same definitions in Part A.



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## **Section 5 - Development Program**

### **Public Project(s)**

1. **Will there be any public facilities, improvements, or programs financed in whole or in part by the development program?**  
Yes. See Exhibit J.

### **Private Project(s)**

2. **Will there be any commercial facilities, arts districts, improvements or projects to be financed in whole or in part by the development program?** Yes. If yes, provide a brief, clear description: The development program consists of the creation of 18 affordable rental apartments and 17 market rate apartments.

### **Program Duration**

3. **Duration of development district (may not exceed 30 years):**
  - a. **District term: Original application:** 30.  
**If an amendment, adding how many years?** Choose a number **totaling how many years?** Choose a number.
  - b. **Start date of** April 1, 2025 **with fiscal year** July 1, 2025.  
**[Must begin with tax year in which development district designation is effective pursuant to MRS 30-A §5226, or the subsequent tax year (MRS Title 30-A §5224 (2)(H))]**
  - c. **End date of** March 31, 2055 **with fiscal year** June 30, 2055.



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**Original Assessed Value**

4. **Provide the taxable assessed value of the development district as of the March 31<sup>st</sup> of the tax year preceding the property tax year in which the district was designated by the legislative body.**

		OAV of Real Property	OAV of Personal Property	As of (complete year)	Total acres	
Original district		\$0.00	\$0.00	3/31/2024		2.4
Amendment: (If applicable, with any property added/removed)	#1	-			-	
		+		3/31/____	+	
	#2	-			-	
		+		3/31/____	+	
	#3	-			-	
		+		3/31/____	+	
	#4	-			-	
		+		3/31/____	+	
	#5	-			-	
		+		3/31/____	+	
#6	-				-	
		+		3/31/____	+	
#7	-				-	
		+		3/31/____	+	
#8	-				-	
		+		3/31/____	+	
#9	-				-	
		+		3/31/____	+	
#10	-				-	
		+		3/31/____	+	
Total	N/A			N/A		

\*\*\*Municipal Assessor must certify above original assessed value(s) (Exhibit B).



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## Section 6 - Financial Plan

### Increased Assessed Value Information

1. **Total estimated cost for the development program:** \$ 1,768,760.03 (Should match "total" from Exhibit J)
2. **Municipality will capture 100% of real property only increased assessed value for each year of the district term, to apply to the development program.** [Click here to enter text, if needed.](#)
3. **If #2 above's captured assessed value is less than 100%, besides the district's original assessed value, what percentage of increased assessed value will be deposited into the General Fund, or if an unorganized territory, to Education and Services fund?** [Click here to enter % to be deposited in General Fund/Education & Services fund.](#)

### Public Indebtedness

4. **Will there be public indebtedness?** Yes, to be determined.
  - a. **If yes, what is the projected amount of public indebtedness to be incurred?** The Town will not incur any indebtedness at this time in connection with the Public Facilities, Improvements and Programs authorized herein; however, the Town may elect to do so at a future date at the discretion of its Town Council.
  - b. **If an amendment, have any bonds been issued to date pertaining to the approved projects of this district?** Choose an item. If yes, provide the status, such as years left on bond and amount of outstanding debt. [Click here to enter text.](#)

### Anticipated Revenues

5. **Describe sources of anticipated revenues for public projects (clearly and briefly stated):** The source of the revenue to be used to pay the costs of the public projects as set forth in this Development Program is the Tax Increment on the Increased Assessed Value of the District. Tax Increment means all Property Taxes assessed by the Town, in excess of any state, county or special district tax, upon the Increased Assessed Value of all real property in the District. Increased Assessed Value means the valuation amount by which the Current Assessed Value of the District exceeds the taxable Original Assessed Value of the real property in the District. Current Assessed Value means the taxable assessed value of the real property in the District certified by the municipal assessor as of April 1st of each year that the District remains in effect. Property Taxes means any and all ad valorem property taxes levied, charged or assessed against real property by the Town. Original Assessed Value means the taxable assessed value of the real property in the District as of March 31, 2024 (April 1, 2023). All Property Tax on the Original Assessed Value shall continue to be deposited in the general fund of the Town.
6. **Describe sources of anticipated revenues for private projects (clearly and briefly stated):** The 18-unit affordable rental housing to be developed by Westbrook Development Corporation will be financed through Maine Housing's Rural Affordable Rental Housing Program and Rental Loan Program as sources of direct subsidy and permanent debt in order to enable the project to offer units at below-market rents.

### Credit Enhancement Agreement (CEA)

7. **Describe terms and conditions of any agreements, contracts or other obligations related to the development program (e.g. CEAs). Ensure to clearly state the reimbursement percentage, along with, if applicable, any local triggers/caps.**
  - a. **Will CEAs be offered as part of this development program?** Yes.
  - b. **List name(s) of company/developer to be offered a CEA:** Westbrook Development Corporation



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- i. **Provide the CEA reimbursement percentage, term, conditions for each listed company/developer:**  
Westbrook Development Corporation will receive a reimbursement of 75% for a period of 25 years.
- c. **Is this an omnibus application?** Yes.  
**If an omnibus, provide clear reimbursement percentage(s) and term(s)/condition(s):** The Town may enter into an additional credit enhancement agreement with Great Falls Construction in connection with the 17-unit rental housing project, following a public hearing and vote of the Town Council. Additional credit enhancement agreements may provide for reimbursement of up to 100% of the increased assessed value from property within the District, subject to the authorization of the Town Council.
- d. **Does the municipality have a TIF policy?** Yes. Include a copy in Exhibit N.

If this is an amendment, and if applicable, include a copy of all executed CEAs as Exhibit M.



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### Development Program Fund and Tax Increment Revenues

Read below. Authorized municipal official must initial in provided spaces, acknowledging understanding of the below information:

If a municipality/plantation has designated captured assessed value, the municipality/plantation shall:

A. Establish a development program fund that consists of the following:

1. A project cost account that is pledged to and charged with the payment of project costs that are outlined in the financial plan and are paid in a manner other than as described in subparagraph (2); and
2. In instances of municipal/plantation indebtedness, a development sinking fund account that is pledged to and charged with the payment of the interest and principal as the interest and principal fall due and the necessary charges of paying interest and principal on any notes, bonds or other evidences of indebtedness that were issued to fund or refund the cost of the development program fund;

B. Annually set aside all tax increment revenues on captured assessed values and deposit all such revenues to the appropriate development program fund account established under paragraph A in the following order of priority:

1. To the development sinking fund account, an amount sufficient, together with estimated future revenues to be deposited to the account and earnings on the amount, to satisfy all annual debt service on bonds and notes issued under section 5231 and the financial plan; and
2. To the project cost account, an amount sufficient, together with estimated future revenues to be deposited to the account and earnings on the amount, to satisfy all annual project costs to be paid from the account;

C. Make transfers between development program fund accounts established under paragraph A as required, provided that the transfers do not result in a balance in the development sinking fund account that is insufficient to cover the annual obligations of that account; and

D. Annually return to the municipal or plantation general fund any tax increment revenues remaining in the development sinking fund account established under paragraph A in excess of those estimated to be required to satisfy the obligations of the development sinking fund account after taking into account any transfers made under paragraph C. The municipality/plantation, at any time during the term of the district, by vote of the municipal or plantation officers, may return to the municipal/plantation general fund any tax increment revenues remaining in the project cost account established under paragraph A in excess of those estimated to be required to satisfy the obligations of the development project cost account after taking into account any transfer made under paragraph C. In either case, the corresponding amount of local valuation may not be included as part of the captured assessed value as specified by the municipality or plantation.

\_\_\_\_\_

Initial & date

At the end of the district TIF term, all taxable real and/or personal property value captured in the district will be added to the general tax rolls.

\_\_\_\_\_

Initial & date



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### Relocation of Person(s)/Business(es)

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

### Transportation Improvements

9. Except for the Public Facilities, Improvements and Programs contemplated by this Development Program, which include improvements to certain roads, intersections, sidewalks and other transportation infrastructure, the existing transportation facilities of the Town will be adequate to accommodate the improvements contemplated herein.

### Environmental Controls

10. All environmental controls required by law shall apply to development in the District, including any applicable requirements of the Town of Windham Zoning Ordinance and all applicable State and federal environmental laws and regulations.

### District Operation

11. **After the planned capital improvements are completed, provide a brief statement of the proposed operation of the development district pertaining to:**

- a. **Public capital improvements:** The day-to-day operations of the District will require no substantial efforts by the Town, other than staffing and programming primarily conducted by the Town Manager's office and the economic development office, in conjunction with the support of the staff of the Windham Economic Development Corporation funded by this Development Program.
- b. **Private capital improvements:** The operation of the 18 affordable housing units to be developed by Westbrook Development Corporation will be managed by the Westbrook Housing Authority, which is one of the largest and leading property managers of affordable housing in Maine. The operation of the 17 mixed rate housing units to be developed by Great Falls Construction is still to be determined, but will be operated by a private third-party entity separate from the Town and will not require public resources.



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## Section 7 - Notice and Hearing

**Date of public notice (must be minimally 10 days before the public hearing): October 12, 2024**

**1. Date of public hearing: October 22, 2024**

For Exhibit H, provide a copy of the public hearing minutes, attested to with dated signature.

**2. Date municipal or plantation legislative body approved original district designation: October 22, 2024**

**Date municipal or plantation legislative body adopted original development program: October 22, 2024**

If an amendment, is it to the:

- district. Provide date municipal or plantation legislative body approved: [Click to enter a date.](#)**
- development program. Provide date municipal or plantation legislative body approved: [Click to enter a date.](#)**
- district and development program. Provide date municipal or plantation legislative body approved: [Click to enter a date.](#)**

date.

For Exhibit I, provide verification of district designation and adoption of development program by municipal legislative body including vote tally.

**3. Is a municipal official authorized to make technical revisions to this District application/development program to facilitate the process for review and approval by DECD, as long as such revisions are not inconsistent with the basic structure and intent of the development program? Yes. See Exhibit I**



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## Exhibit A - Statutory Requirements & Thresholds

\*\*round to second decimal place

SECTION A.   Acreage Caps		
1. Total municipal acreage		35,572
2. Acreage of <b>proposed</b> Municipal TIF District (if amendment, proposed updated total acreage)		2.40
3. <b>Downtown-designation</b> <sup>1</sup> acres in proposed Municipal TIF district		0
4. <b>Transit-Oriented Development</b> <sup>2</sup> acres in proposed Municipal TIF district		0
5. <b>Total acreage</b> [=A2-A3-A4] of proposed Municipal TIF district counted toward 2% limit		2.40
6. <b>Percentage</b> [=A5÷A1] of total acreage in proposed Municipal TIF district (CANNOT EXCEED 2%)		0.01%
7. <b>Total acreage</b> of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>including</b> Municipal Affordable Housing Development districts: <sup>3</sup> Pipeline (6 acres); New Marblehead Manor Affordable Housing (3.7 acres); Gateway North A (99.77 acres); Gateway North B (42.81 acres); Roosevelt Promenade (37.39 acres); SWFS Depot Street Apartments (2.43 acres); Boody's Corner (16.31 acres); Enterprise Development A (67.13 acres); South Windham Industrial Zone TIF (62.99 acres); Boody's Corner B Omnibus TIF District (14.06 acres); 302 Gateway South Omnibus TIF District (40.85 acres); Boody's Corner C (72.60 acres); and Anglers Road Affordable Housing (7.84 acres)	Existing	473.88
	Proposed	2.40
	Total	476.28
30-A § 5223(3) EXEMPTIONS <sup>4</sup>		
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district		0
9. Acreage of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts:		0
10. Acreage of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts:		0
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> <sup>5</sup> Pine Tree Development Zones per 30-A § 5250-1 (14)(A) <b>excluding</b> any such acreage also factored in Exemptions 8-10 above:		0
12. <b>Total acreage</b> [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit		476.28
13. <b>Percentage of total acreage</b> [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)		1.34%
14. <b>Real property</b> 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	2.40	100%
<b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>		100%

<sup>1</sup> Before final designation, the Commissioner will seek advice from MDOACF and MDOT per 30-A § 5226(2).

<sup>2</sup> For Transit-Oriented Development (TOD) definitions see 30-A § 5222 sub-§§ 19-24.

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

<sup>4</sup> Downtown/TOD overlap nets single acreage/valuation caps exemption.

<sup>5</sup> PTDZ districts approved through December 31, 2008.



**Department of Economic and Community Development**  
**Municipal Tax Increment Financing**  
**Application**



**SECTION B. | Valuation Cap**

1. <b>Total TAXABLE</b> municipal valuation—April 1, 2024	\$4,096,923,300	
2. <b>Taxable Original Assessed Value (OAV)</b> of proposed Municipal TIF District as of March 31, 2024 (April 1, 2023)	\$0	
3. <b>Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts: Pipeline (\$18,000); Gateway North A (\$1,864,200); Gateway North B (\$9,485,292); Roosevelt Promenade (\$10,900); SWFS Depot Street Apartments (\$64,300); Boody's Corner (\$1,104,700); Enterprise Development A (\$607,258); Boody's Corner B Omnibus TIF District (\$997,200); South Windham Industrial Zone (\$903,500); 302 Gateway South Omnibus TIF District (\$376,900); Boody's Corner C (\$1,839,200).</b>	Existing	\$17,271,450
	Proposed	\$0
	Total	\$17,271,450

**30-A § 5223(3) EXEMPTIONS**

4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district	0
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts	0
6. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts	0
7. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Single Taxpayer/High Valuation</b> <sup>6</sup> Municipal TIF districts	0
8. <b>Taxable OAV</b> in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> Pine Tree Development Zones per 30-A § 5250-l (14)(A) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above:	0
9. <b>Total taxable OAV</b> [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	\$17,271,450
10. <b>Percentage of total taxable OAV</b> [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)	0.42%

COMPLETED BY		
PRINT NAME	Alyssa C. Tibbetts	
SIGNATURE		DATE
If this form has <b>not been completed by the municipal or plantation assessor</b> , 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	Joshua Houde	
SIGNATURE		DATE

<sup>6</sup> For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



**Exhibit B - Assessor's Certificate**

**TOWN OF WINDHAM**  
**CERTIFICATE OF ASSESSOR**

The undersigned assessor of the Town of Windham, Maine, does hereby certify pursuant to the provisions of Title 30-A M.R.S.A. Section 5227 that the Original Assessed Value of the taxable real property within the boundaries of the Andrew School (South Windham) Omnibus Municipal Tax Increment Financing District as described in the Development Program for the District was \$0 as of March 31, 2024 (April 1, 2023).

<b>Map</b>	<b>Block</b>	<b>Lot</b>	<b>Acreage</b>	<b>Real Property Original Assessed Value</b>
37	9	24	2.40	\$0
<b>TOTAL</b>			2.40	\$

IN WITNESS WHEREOF this Certificate has been executed as of this \_\_\_\_ day of October, 2024.

---

Joshua Houde, Municipal Assessor



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



**Exhibit C - Map of District Location within Municipality**



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



**Exhibit D - Map of District Boundaries**



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



**Exhibit E - Annual Revenue Spreadsheet**

**EXHIBIT E: Annual Revenue Spreadsheet - Town of Windham Andrew School Omnibus TIF District**

TIF Year	Tax Year April 1,	Fiscal Year (July 1-June 30)	Original Assessed Value (OAV) <sup>1</sup>	Increased Assessed Value (IAV) <sup>2</sup>	Captured Assessed Value (CAV) 100% <sup>3</sup>	Mil Rate <sup>4</sup>	Tax Revenue on OAV	Tax Revenue on IAV (100% Captured)
1	2025	2025-2026	\$ -	\$ -	\$ -	11.47	\$ -	\$ -
2	2026	2026-2027	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
3	2027	2027-2028	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
4	2028	2028-2029	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
5	2029	2029-2030	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
6	2030	2030-2031	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
7	2031	2031-2032	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
8	2032	2032-2033	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
9	2033	2033-2034	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
10	2034	2034-2035	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
11	2035	2035-2036	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
12	2036	2036-2037	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
13	2037	2037-2038	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
14	2038	2038-2039	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
15	2039	2039-2040	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
16	2040	2040-2041	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
17	2041	2041-2042	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
18	2042	2042-2043	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
19	2043	2043-2044	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
20	2044	2044-2045	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
21	2045	2045-2046	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
22	2046	2046-2047	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
23	2047	2047-2048	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
24	2048	2048-2049	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
25	2049	2049-2050	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
26	2050	2050-2051	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
27	2051	2051-2052	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
28	2052	2052-2053	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
29	2053	2053-2054	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
30	2054	2054-2055	\$ -	\$ 5,317,500	\$ 5,317,500	11.47	\$ -	\$ 60,991.73
<b>30 Year TIF Total</b>					<b>\$ 154,207,500</b>		<b>\$ -</b>	<b>\$ 1,768,760.03</b>
<b>Annual Average</b>					<b>\$ 5,140,250.00</b>		<b>\$ -</b>	<b>\$ 58,958.67</b>

**Assumptions:**

The OAV of the District is as of March 31, 2024 (April 1, 2023). The District consists of one parcel as identified on the Certificate of Assessor (Exhibit B) and Map of the District (Exhibit C and D)

1

The increased assessed values (IAV) are estimates only and based on preliminary development plans for the property in the District as of the date of designation of the District. The actual IAV figures in each year may vary and, as a result, the projections are subject to change. The estimated IAV of the 18-unit affordable housing project is \$2,342,500 and the estimated IAV of the 17-unit mixed rate housing project is \$2,975,000.

2 The Town intends to capture 100% of real property within the District.

3

4 The mil rate is based on FY 2024-25 actual rate of 11.47 and held constant for the remainder of the District term.

4

5 This table contains projections that are subject to a number of risks and uncertainties that could cause the actual values to differ materially from any projections relied upon herein and the actual values are likely to vary especially in later years.



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



**Exhibit F - Annual Tax Shift Spreadsheet**

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**EXHIBIT F: Annual Tax Shift Spreadsheet - Town of Windham Andrew School TIF District**

TIF Year	Fiscal Year	Education Shift (Avoided Loss) <sup>1</sup>	Revenue Sharing Shift (Avoided Loss) <sup>2</sup>	County Tax Shift (Avoided Increase) <sup>3</sup>	Total Tax Shifts	Net Tax Revenue from CAV to General Fund (w/out TIF)
1	2025-2026	\$0.00	\$0.00	\$0.00	\$0.00	\$ -
2	2026-2027	\$35,201.85	\$3,564.35	\$2,668.09	\$41,434.29	\$ 19,557.44
3	2027-2028	\$35,201.85	\$3,564.35	\$2,754.52	\$41,520.72	\$ 19,471.01
4	2028-2029	\$35,201.85	\$3,564.35	\$2,843.74	\$41,608.10	\$ 19,383.63
5	2029-2030	\$35,201.85	\$3,564.35	\$2,935.86	\$41,697.06	\$ 19,289.66
6	2030-2031	\$35,201.85	\$3,564.35	\$3,030.96	\$41,797.17	\$ 19,194.56
7	2031-2032	\$35,201.85	\$3,564.35	\$3,129.15	\$41,895.35	\$ 19,096.38
8	2032-2033	\$35,201.85	\$3,564.35	\$3,230.51	\$41,996.71	\$ 18,995.01
9	2033-2034	\$35,201.85	\$3,564.35	\$3,335.16	\$42,101.36	\$ 18,890.37
10	2034-2035	\$35,201.85	\$3,564.35	\$3,443.19	\$42,209.40	\$ 18,782.33
11	2035-2036	\$35,201.85	\$3,564.35	\$3,554.73	\$42,320.93	\$ 18,670.79
12	2036-2037	\$35,201.85	\$3,564.35	\$3,669.88	\$42,436.08	\$ 18,555.64
13	2037-2038	\$35,201.85	\$3,564.35	\$3,788.76	\$42,554.96	\$ 18,436.76
14	2038-2039	\$35,201.85	\$3,564.35	\$3,911.49	\$42,677.69	\$ 18,314.03
15	2039-2040	\$35,201.85	\$3,564.35	\$4,038.19	\$42,804.40	\$ 18,187.33
16	2040-2041	\$35,201.85	\$3,564.35	\$4,169.00	\$42,935.21	\$ 18,056.52
17	2041-2042	\$35,201.85	\$3,564.35	\$4,304.05	\$43,070.26	\$ 17,921.47
18	2042-2043	\$35,201.85	\$3,564.35	\$4,443.47	\$43,209.68	\$ 17,782.05
19	2043-2044	\$35,201.85	\$3,564.35	\$4,587.41	\$43,353.62	\$ 17,638.11
20	2044-2045	\$35,201.85	\$3,564.35	\$4,736.02	\$43,502.22	\$ 17,489.51
21	2045-2046	\$35,201.85	\$3,564.35	\$4,889.43	\$43,655.63	\$ 17,336.09
22	2046-2047	\$35,201.85	\$3,564.35	\$5,047.82	\$43,814.02	\$ 17,177.71
23	2047-2048	\$35,201.85	\$3,564.35	\$5,211.33	\$43,977.53	\$ 17,014.19
24	2048-2049	\$35,201.85	\$3,564.35	\$5,380.14	\$44,146.35	\$ 16,845.38
25	2049-2050	\$35,201.85	\$3,564.35	\$5,554.42	\$44,320.63	\$ 16,671.10
26	2050-2051	\$35,201.85	\$3,564.35	\$5,734.35	\$44,500.55	\$ 16,491.17
27	2051-2052	\$35,201.85	\$3,564.35	\$5,920.10	\$44,686.31	\$ 16,305.42
28	2052-2053	\$35,201.85	\$3,564.35	\$6,111.88	\$44,878.08	\$ 16,113.65
29	2053-2054	\$35,201.85	\$3,564.35	\$6,309.86	\$45,076.06	\$ 15,915.66
30	2054-2055	\$35,201.85	\$3,564.35	\$6,514.26	\$45,280.46	\$ 15,711.27
<b>30 Year TIF Total</b>		<b>\$1,020,854</b>	<b>\$103,366</b>	<b>\$125,248</b>	<b>\$1,214,266</b>	<b>\$554,494</b>
<b>Average Annual</b>		<b>\$34,028</b>	<b>\$3,446</b>	<b>\$4,175</b>	<b>\$40,476</b>	<b>\$18,483</b>

**Assumptions:**

The tax shifts resulting from the sheltering of valuation from the state school funding formula are based on the state EPS funding model in which a statewide estimated mill rate of 6.62 mills in FY 2024-25 is applied to a district's state valuation to determine the amount of local property taxes to be raised for education. By sheltering valuation through a TIF, the Town avoids having to raise an amount equal to the valuation sheltered x 6.62 mills. The education rate used to calculate the education tax shift is based on the adjusted mill rate of the Windham-Raymond RSU 14 District based on the preliminary ED 279 for FY 2024-25 published 08/01/2024.

The tax shifts resulting from the sheltering of valuation from the state school funding formula are based on the state EPS funding model in which a statewide estimated mill rate of 6.62 mills in FY 2024-25 is applied to a district's state valuation to determine the amount of local property taxes to be raised for education. By sheltering valuation through a TIF, the Town avoids having to raise an amount equal to the valuation sheltered x 6.62 mills. The education rate used to calculate the education tax shift is based on the adjusted mill rate of the Windham-Raymond RSU 14 District based on the preliminary ED 279 for FY 2024-25 published 08/01/2024.

The tax shifts resulting from the sheltering of valuation from the County tax assessment are based on the actual Cumberland County tax assessments for the most recent five years.

The OAV of the District is as of March 31, 2024 (April 1, 2023). The District consists of one parcel as identified on the Certificate of Assessor (Exhibit B) and Map of the District (Exhibit C and D)

The increased assessed values (IAV) are estimates only and based on preliminary development plans for the property in the District as of the date of designation of the District. The actual IAV figures in each year may vary and, as a result, the projections are subject to change. The estimated IAV of the 18-unit affordable housing project is \$2,342,500 and the estimated IAV of the 17-unit mixed rate housing project is \$2,975,000.

These tax shift estimates are based on a captured assessed value of 100% of the estimated increased assessed value for the District.



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



**Exhibit G - 10-Day Notice of Public Hearing**

# CLASSIFIED

**INCLUDING**  
At Your Service  
Public Notices  
Garage Sales  
Antiques & Auctions

Saturday, October 12, 2024

Portland Press Herald

SECTION C

## ANIMALS &amp; SUPPLIES

## PETS

**SMALL BREED PUPPIES**  
Wide Variety  
Lic. F1620  
VISIT:  
[mainelypuppies.com](http://mainelypuppies.com)  
207-744-2017

## MERCHANDISE

## Antiques &amp; Collectibles

**I BUY ANTIQUES & MOST ANYTHING OLD**  
I come to you. Call Will,  
207-838-0790.

## REAL ESTATE FOR SALE

## Homes for Sale

**SATURDAY, OCT. 12TH • 10:00AM - 11:30AM****1112 Roosevelt Trl, Unit 8, Windham**

Hosted by Sandy Irish • (207) 212-0003

Discover lakeside living at its finest with this exceptional Sebago Lake property, offering breathtaking sunset views and sweeping vistas of Sebago Lake and Mount Washington. With 300 feet of private, sandy shoreline, you'll have your own slice of paradise to enjoy, and the lake's excellent water quality makes it ideal for all your favorite water activities.

**\$585,000**

**DuBois** **PLACE** **KELLERWILLIAMS**

POWERED BY

REALTY

## PUBLIC NOTICES

## Public Notices

Public Notices are a permanent and independent record of government and court actions. These include state and local government meetings, rule making, available contracts, zoning changes, and many more, as required by law. In addition, parties to some court proceedings, such as foreclosures, probate, and estate actions are required to publish notices to ensure notification of affected parties as well as the general public. These notices also alert business owners, large and small, to potential government contractual jobs, helping to ensure economic activity across a level playing field. Public notices have existed to ensure transparency in all levels of government since the founding of the United States.

State and local notices are published in Maine newspapers and are also recorded at [mainenotices.com](http://mainenotices.com), where anyone can browse or search notices, and sign up to receive email alerts when relevant notices appear.

## Public Notice

## FALMOUTH BOARD OF ZONING APPEALS AGENDA

**TUESDAY, OCTOBER 22, 2024, 6:30 P.M.**

## TOWN HALL-COUNCIL CHAMBERS

75 Babbidge Road - New Era 2014 LLC - Request for an Administrative Appeal of a notice of violation by the Code Enforcement Officer. Map/lot R08-036-C. Previously tabled.

Old Powerhouse Road - Robbie Holdings LLC - Request for Conditional Use Approval under Section 19-119 for construction of a new home. Map/lot U16-080-C1. Previously tabled.

91 Brook Road - Meg Model - Request

for Conditional Use Approval under Section 19-54 for a home occupation. Map/lot U45-031.

16 Brown Street - Kevin Moquin Architect - Request for Conditional Use Approval under Section 19-77 to expand a structure within the shoreland zone. Map/lot U03-004.

21 Underwood Road - Alexa M. Dayton - Request for Conditional Use Approval under Section 19-77 to expand a structure. Map/lot U18-016.

## Public Notice

## Northern New England Passenger Rail Authority Notice of Meeting October 28, 2024

To the members of the Northern New England Passenger Rail Authority: Pursuant to 23 M.R.S.A. c. 621 Subchapter II, a meeting of Northern New England Passenger Rail Authority will be held on Monday, October 28, 2024 at the University of Southern Maine, Abromson Community Education Center, Room 216 located at 88 Bedford St, Portland, ME 04101. The meeting will start at 3:00pm.

Patricia Quinn Executive Director

Persons with special needs who require accommodation or interpreters present should notify NNEPRA prior to the meeting. Meeting changes or cancellations will be posted on [www.nnepra.org](http://www.nnepra.org).

Meeting changes or cancellations will be posted on [www.nnepra.org](http://www.nnepra.org).

## Public Notice

## NOTICE TO CONTRACTORS INVITATION FOR BIDS

The Maine Air National Guard, DVEM is conducting a competitive bid process for the MEANG Repair Exterior of Building 518 at Maine Air National Guard Base, Bldg. 518 in Bangor, Maine. Bids will be opened and read aloud by the Maine Air National Guard at 2:00 p.m. on October 31, 2024.

This project consist of waterproofing the brick masonry, resealing the masonry control joints and window joints, and masonry repairs.

A non-mandatory on-site pre bid conference will be conducted on Tuesday, October 18 at 9:00 a.m. at the project site.

Contractors planning to attend the conference should plan to arrive 30-45 minutes early to allow time for security clearance processing.

Meeting Location: Entry gate, Maine Air National Guard, Maineiac Avenue, Bangor, Maine. Participants will be escorted to the project site by authorized personnel. Primary POC: SMSgt Jason Edwards, jason.edwards.6@us.af.mil, 207 404-7112 Secondary POC: MSG Justin Foss, justin.foss@us.af.mil, 207 404-7300.

The detailed Notice to Contractors is on the Bureau of General Services website: [https://www.maine.gov/dafs/bgs/business-opportunities](http://www.maine.gov/dafs/bgs/business-opportunities).

com Disclaimer: This is not a function of Sodexo on behalf of University of Southern Maine.

## Public Notice

## NOTICE OF INTENT TO FILE AND PUBLIC INFORMATIONAL MEETING

Please take notice that Sprague Energy (Applicant), 185 International Drive, Portsmouth, NH 03801, (contact Robert Hannigan at 603-431-1000) intends to file a Natural Resources Protection Act permit application with the Maine Department of Environmental Protection (DEP) pursuant to the provisions of 38 M.R.S.A. §§ 480-A et seq. The Applicant is also seeking a Section 401 Water Quality Certification pursuant to 33 U.S.C. § 1341. For Federally licensed, permitted, or funded activities in the Coastal Zone, review of the application shall also constitute the State's consistency review in

accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456. The Applicant intends to file the application with the DEP on or around October 24, 2024. The application will be filed for public inspection at South Portland City Hall. The application is for dredging portions of the immediate waterfront of the Sprague South Portland Marine Terminal in South Portland to enhance and restore berthing. Dredging is expected to occur using barge-mounted mechanical dredge equipment. Resulting dredge material will be transported to land for dewatering. Once dewatered, dredge materials will be beneficially reused at a construction pit in Westbrook, ME. The project is expected to occur in March of 2025.

The Applicant will hold a public informational meeting for the project on October 21, 2024, at 6:00 pm at 92 Cassidy

Point Dr Portland, ME 04102. The purpose of the meeting is to inform the public about the project and to educate the public about the opportunities for public comment on the project. A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over the application must be received by the DEP in writing no later than 20 days after the application is found by the DEP to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be

accepted throughout the processing of the application. Written public comments on the application may be mailed to Alison Sirois at the DEP after filing at: DEP Bureau of Land Management Southern Maine Regional Office, 312 Canco Road, Portland, ME 04103; or via electronic mail at: [alison.sirois@maine.gov](mailto:alison.sirois@maine.gov).

## Public Notice

## NOTICE TO CONTRACTORS INVITATION FOR BIDS

The Maine Department of Agriculture, Conservation, and Forestry is conducting a competitive bid process for Bradbury Mountain State Park Campground Improvements (BGS) in Pownal, Maine. Bids will be opened

and read aloud by the Bureau of General Services at 2:00 p.m. on Wednesday, October 23, 2024. This project includes the construction of a new entrance booth, bathhouse and maintenance facility, campsites, and associated underground utilities. The detailed Notice to Contractors is on the Bureau of General Services website: <https://www.maine.gov/dafs/bgs/business-opportunities>.

**Public Notice**  
**PORLAND PLANNING BOARD**  
The Planning Board will hold a hybrid meeting in Room 209, located on the second floor of City Hall, on **Tuesday, October 22, 2024, 4:30 p.m.** The public may attend the meeting in person or Zoom pursuant to the Remote Meeting Policy adopted by the Planning Board. Please note that the placement of each item on the agenda is subject to change. Please check the Agenda Center prior to the meeting for the item start time. Memos and reports are posted to the Agenda Center by the end of the day on the Friday before the Planning Board meeting. The link to the Agenda Center can be found here: <https://portlandme.portal.civicclerk.com/>. The agenda also includes links on how to submit public comment as well as information on attending a remote meeting.

**WORKSHOP - 4:30 p.m.**  
i. Major Site Plan and Conditional Use; 1 Hope Avenue; GenX Capital Partners, LLC, Applicant. The Planning Board will hold a hybrid workshop to consider a major site plan and conditional use application for inclusionary zoning to facilitate the development of a 60-unit Planned Residential Unit Development at 1 Hope Avenue. The subject property is currently undeveloped woodlands, is 13.7 acres in size, and is located within the R-3 Residential zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002454-2023.

**PUBLIC HEARING - 5:00 p.m.**  
i. Major Site Plan; 400 Commercial Street; 400 Commercial Street, LLC, Applicant.

The Planning Board will hold a hybrid public hearing to consider a proposal to construct a new 21,000 square foot boat storage structure at 400 Commercial Street. The subject property totals approximately 3 acres, is zoned Waterfront Central Zone and is located in the Shoreland Zone. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-002826-2024.

ii. Major Site Plan Amendment; 2 Riverton Drive; Portland Housing Authority, Applicant. The Planning Board will hold a hybrid public hearing to consider a proposal for the redevelopment of portions of Riverton Park. This proposal includes the construction of a new multi-family building, residential townhomes, renovations to the existing administration and service buildings, as well as site improvements throughout the property.

The subject property totals 17.72 acres and is located in the B-2 Community Business and R-5A Residential zones. A project and plan summary are available for viewing on the city's CSS Portal (<https://css.portlandmaine.gov/>) by referencing Plan Number PL-003053-2024.

**BRANDON MAZER, CHAIR - PORTLAND PLANNING BOARD**



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**Exhibit H - Minutes of Public Hearing**



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**Exhibit I - Record of District Designation and Development Plan Adoption**

**EXHIBIT I**  
**ORDER OF WINDHAM TOWN COUNCIL**  
**DESIGNATING THE ANDREW SCHOOL (SOUTH WINDHAM) OMNIBUS**  
**MUNICIPAL TAX INCREMENT FINANCING DISTRICT AND ADOPTING THE**  
**DISTRICT DEVELOPMENT PROGRAM**

WHEREAS, the Town is authorized pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, to adopt a Tax Increment Financing District and Development Program; and

WHEREAS, the Town has identified certain property within its Village Commercial Zoning District that is centrally located, underutilized and in need of redevelopment;

WHEREAS, adopting and implementing the proposed District and Development Program will provide opportunities for significant new affordable and rental housing development within the Town and will improve and broaden the tax base of the Town and improve the general economy of the Town, the region and the State of Maine; and

WHEREAS, the Town has held a public hearing on the proposed Andrew School (South Windham) Omnibus Municipal Development and Tax Increment Financing District (the "District") in accordance with the requirements of 30-A MRSA §5226(1) upon at least ten (10) days prior notice published in a newspaper of general circulation within the Town; and,

WHEREAS, the Town desires to designate the proposed District and adopt the proposed Development Program as presented to the Town Council this day and as has been on file in the Town Clerk's Office at Town Hall; and

WHEREAS, it is anticipated that the Commissioner of the Maine Department of Economic and Community Development ("DECD") will approve the designation of the District and adoption of the Development Program;

NOW THEREFORE, the Town Council hereby Orders as follows:

Section 1. The Town Council hereby finds and determines that:

- (a) Adoption and implementation of the District and the Development Program will generate substantial economic benefits for the Town and its residents, including broadened and improved tax base and public facilities and improvements, and therefore constitute a good and valid public purpose and will contribute to the economic growth or well-being of the inhabitants of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town; and

(b) The Town Council has considered all evidence presented to it with regard to any adverse economic effect on or detriment to any existing business and has found and determined that adoption and implementation of the District and the Development Program will not result in a substantial detriment to any existing business in the Town, and any adverse economic effect of the District and the Development Program on any existing business in the Town is outweighed by the contributions expected to be made by the projects and improvements described in the District and the Development Program to the economic growth or well-being of the Town or to the betterment of the health, welfare or safety of the inhabitants of the Town.

Section 2. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby designates the Andrew School (South Windham) Omnibus Municipal Development and Tax Increment Financing District as presented to the Town Council.

Section 3. Pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended, the Town Council hereby adopts the Development Program for the Andrew School (South Windham) Omnibus Municipal Development and Tax Increment Financing District in the form presented to the Town Council.

Section 4. The foregoing designation of the District and adoption of the Development Program shall automatically become final and shall take full force and effect upon approval of the District and Development Program by the Commissioner of the State of Maine Department of Economic and Community Development (DECD), without requirement of any further action by the Town, the Town Council, or any other party.

Section 5. Pursuant to the provisions of 30-A M.R.S.A. §5227, the percentage of the Increased Assessed Value to be retained as Captured Assessed Value in the District and the term of said District is confirmed as set forth in the Development Program.

Section 6. The Town Manager be and hereby is authorized and directed, on behalf of the Town of Windham, Maine, to submit to the Commissioner of DECD for review and approval, pursuant to the requirements of 30-A M.R.S.A. §5226(2), the application and such other documentation as may be necessary or appropriate for the final approval of this District and the Development Program. The Town Manager is further authorized and empowered, at his or her discretion from time to time, to make such technical revisions to the District or the Development Program for the District, or to the scope, cost or description of the public improvements to be financed with the portion of tax increment revenues generated by the District and retained by the Town as described in the Development Program, as the Town Manager deems reasonably necessary or convenient in order to facilitate the process for review and approval of the District and Development Program by DECD, or for any other reason, so long as such revisions are not inconsistent

with these resolutions or the basic structure and intent of the District and the Development Program.

**Section 7.** The Town Manager be and hereby is authorized, empowered and directed to enter into the agreements contemplated by the Development Program, in the name of and on behalf of the Town, such agreements to be in such form and to contain such terms and provisions, not inconsistent with the Development Program, as the Town Council may approve, the Town Council's approval to be conclusively evidenced by the Town Manager's execution thereof.

This Order shall take effect immediately upon adoption.



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## Exhibit J - Public Project Costs

Project	Estimated Cost Over 30 Years	Statutory Citation
(a) Capital costs within the District related to the acquisition or construction of land, or the demolition, alteration, remodeling, repair or reconstruction of buildings, structures, and fixtures for public, recreational trail, commercial or transit use, including, but not limited to, site preparation, finishing work, real property assembly costs and other capital costs related to such improvements, such as licensing, permitting, planning, engineering and architectural and legal expenses.	\$88,438	30-A M.R.S. § 5225(1)(A)(1)(a)-(d), §5225 (1)(A)(3)
(b) Capital costs within the District related to the construction of improvements, equipment or public ways, including, but not limited to, pavement, widening, repair and reconstruction of roads, sidewalks and intersections, bicycle lanes, pedestrian safety measures, signage, trails and bridges.	\$88,438	30-A M.R.S. § 5225(1)(A)(1)(a)
(c) Costs of improvements made outside the District for the construction, alteration or expansion of facilities, such as improvements, reconstruction, repair or widening of public ways and amenities on streets, sidewalks and intersections, bicycle lanes and pedestrian safety measures outside the District that are required due to improvements or activities within the District.	\$176,876	30-A M.R.S. § 5225(1)(B)(1)
(d) Costs associated with the acquisition of land and construction of or improvements to new or existing recreational trails and open space within the District or outside the District that have significant potential to promote economic development, including but not limited to trails, bridges, signage and crosswalks, and the planning,	\$88,438	30-A M.R.S. § 5225 (1)(A)(1)(a), § 5225 (1)(C)(6)



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design, construction, maintenance, grooming and improvements to recreational trails and bridges.		
(e) Costs associated with professional services rendered for projects within the District, including, but not limited to, engineering, planning, licensing, permitting, surveying, design, legal and accounting, and administrative expenses of staff time related to establishing and implementing the District and Development Program.	\$88,438	30-A M.R.S. §§ 5225(1)(A)(4), (5), (7)
(f) Costs associated with the development and operation of affordable housing within the District or outside of the District to the extent directly related to or made necessary by the establishment or operation of the District, to serve ongoing economic development efforts of the Town or assist those who are experiencing homelessness in the Town, including, but not limited to, the acquisition of land or construction of public infrastructure improvements, demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures, site preparation, finish work, professional service costs, real property assembly costs, operating costs such as property management and administration, utilities, maintenance, and insurance, and facilities used for recreational purposes such as recreation centers, athletic fields, swimming pools and ice skating rinks within the District.	\$88,438	30-A M.R.S. §§ 5225(1)(A)(9), (1)(B)(4) (cross referencing 30-A M.R.S. § 5249) §§ 5225 (1)(C)(11), (1)(E)
(g) Costs of the construction, alteration or expansion of facilities, including, but not limited to, water, sewer, storm water, electrical, telephone, cable, broadband, and natural gas, that are located within the District or outside the District to the extent they are required due to improvements or activities within the District.	\$88,438	30-A M.R.S. §§ (1)(A)(1), (1)(B)(1)
(h) Costs of public safety improvements to include the acquisition of additional public safety equipment or personnel, or improvements to police and fire stations outside the District as made	\$265,314	30-A M.R.S. §§ 5225(1) (B)(1), (2), (1)(C)(9)



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necessary by the establishment and operation of the District, and costs related to public safety facilities made necessary by economic development activities within the Town (not to exceed 15% of the CAV of the District).		
(i) Financing costs, including, but not limited to, closing costs, issuance costs and interest paid to holders of evidences of bonds and indebtedness issued to pay for costs of improvements made within the District.	\$88,438	30-A M.R.S. § 5225(1)(A)(2)
(j) Costs related to economic development programs and activities of the Town directed at business retention and attraction, including, but not limited to, economic development staff salaries and/or consultant fees, and costs of funding economic development programs, events or marketing of the Town as a business or arts location. Such costs may include, but shall not be limited to, the creation and operation of a facility to include maker space, co-working space and a shared commercial kitchen designed to operate as a business incubator space, which will promote economic development opportunities within the Town.	\$265,314	30-A M.R.S. § 5225(1)(C)(1)
(k) Costs of funding environmental improvement projects related to commercial district use or related to the commercial use or related to such activities within the Town.	\$88,438	30-A M.R.S. § 5225(1)(C)(2)
(l) Funding of permanent economic development revolving loan funds, investment funds and grants within the Town.	\$88,438	30-A M.R.S. § 5225(1)(C)(3)
(m) Costs of services and equipment to provide skills development and training for jobs created or retained within the Town.	\$88,438	30-A M.R.S. § 5225(1)(C)(4)
(n) Capital costs associated with new or expanded transit service in the Town, including, but not limited to, vehicles, equipment, bus shelters,	\$88,438	30-A M.R.S. § 5225(1)(C)(7)



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benches, signs and other transit-related infrastructure.		
(o) Costs associated with broadband expansion projects for commercial users throughout the Town, and for residential users within the Town to the extent such residential users are located in an area of the Town that is classified as unserved by broadband by the ConnectMaine Authority.	\$88,438	30-A M.R.S. § 5225(1)(C)(10)
TOTAL Estimated Project Costs (30 Years)*	\$1,768,760	
The project costs authorized in section (b), (c) and (g) above have also been authorized by the Development Programs of the Town's SWFS/Depot Street TIF District; The project costs authorized in section (e) above have also been authorized by the Development Programs of the Town's Gateway North A, Gateway North B, Boody's Corner and SWFS/Depot Street TIF Districts; The project costs authorized in section (h) above have also been authorized by the Development Programs of the Town's Pipeline, Gateway North A, Gateway North B, Boody's Corner, SWFS/Depot Street and Enterprise Development A TIF Districts; and the project costs authorized in section (n) above have also been authorized by the Development Programs of the Town's Boody's Corner, SWFS/Depot Street and Enterprise Development A TIF Districts.		
*The total estimated project costs exceed the amount of total projected TIF revenue. These projects may be funded in part by revenue captured within this TIF District and in part by other sources of revenue.		



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**Exhibit K - Comprehensive Downtown Redevelopment Plan**

N/A



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**Exhibit L - Transit-Oriented Development District Map**

N/A



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**Exhibit M - Credit Enhancement Agreement(s)**

N/A



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**Exhibit N - Municipality TIF Policy**