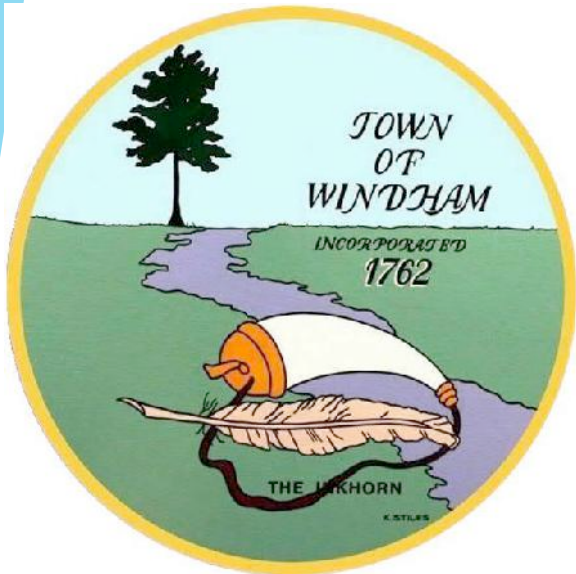


North Windham Sewer Project

Town Council Board of Trustees - PWD

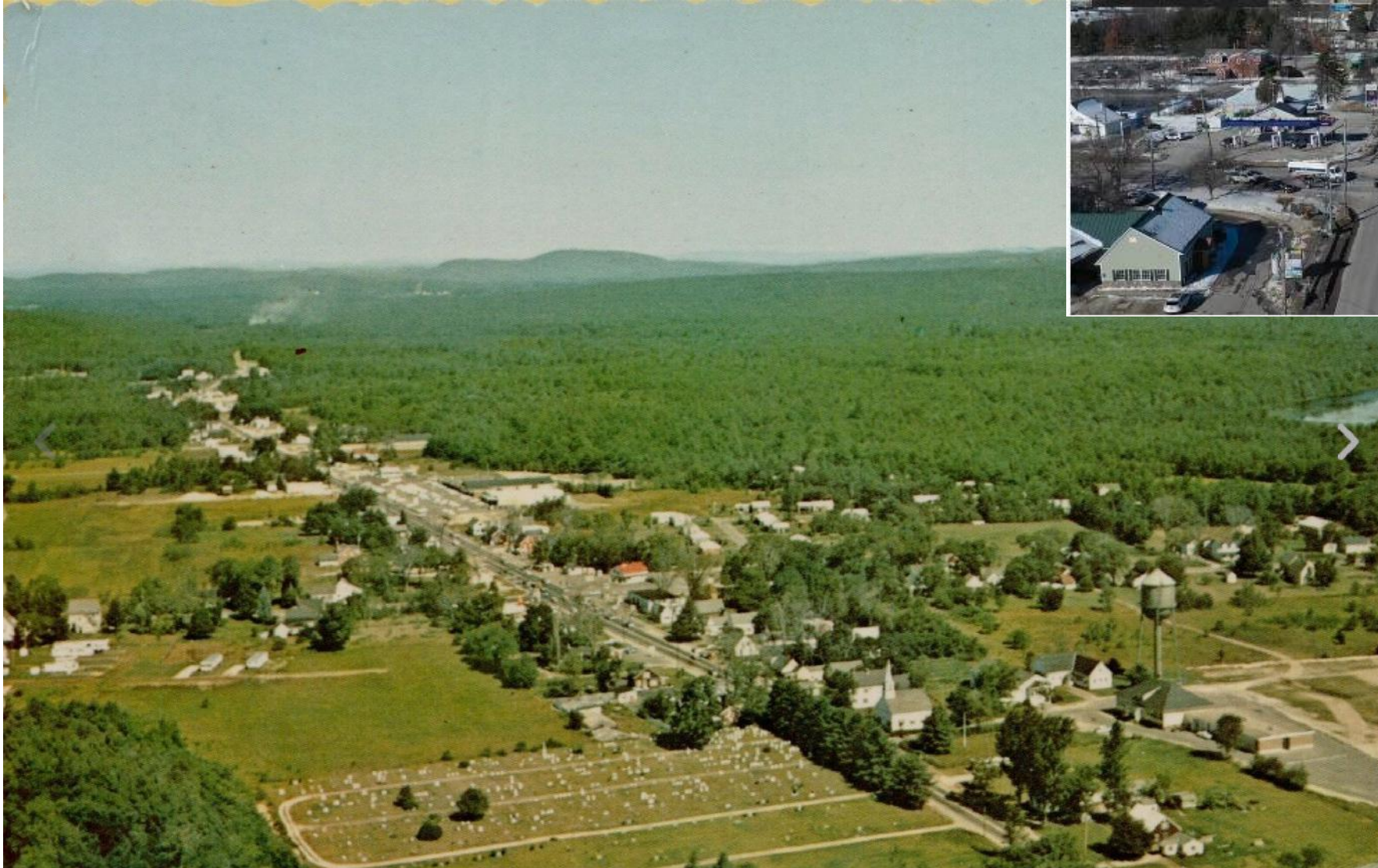


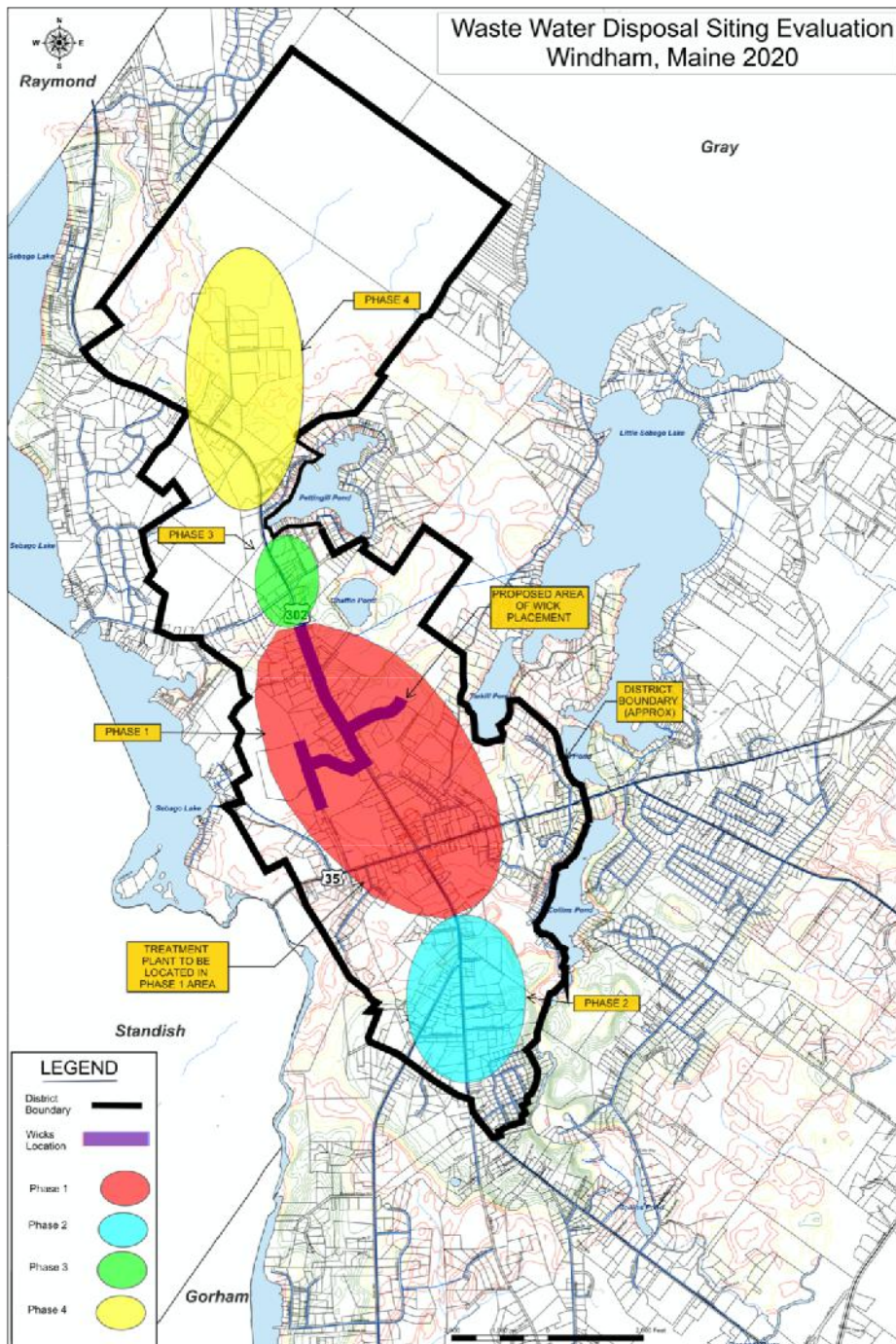
Protecting Public Health and the Environment
and promoting sustainable economic growth

May 9, 2023



Windham -- Then and Now

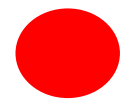




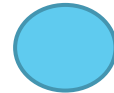
Proposed Area for New Wastewater District

LEGEND

District Boundaries



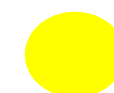
Phase 1



Phase 2



Phase 3



Phase 4

- Groundwater & nearby surface water quality is threatened by nitrates and phosphorus from current septic systems.
 - 22,000 lbs of Nitrogen per year is currently being added to the aquifer
 - 3,000 lbs of Phosphorous per year is currently being added to the aquifer
 - Current testing wells indicate ground water issues
- Lack of Public Sewerage is Limiting Development
- Windham is an MS4 Stormwater Community
- >50 percent of wastewater flow in the 2,300-acre planning area from most densely developed 270 acres in 3 Subareas

Portland Water District and Town of Windham MOU

- a. Develop a Request for Proposal from Engineering Consultants for the engineering and design of the North Windham System (the "Project").
- b. Provide the Town with estimated engineering costs at the preliminary design phase and at the 90% design phase.
- c. Advertise and bid for all work for the Project and provide the Town a project budget before entering any contracts for construction of the Project.
- d. Develop a budget to operate and maintain the Wastewater System as part of the District annual assessment to the Town.
- e. Finance the Project and investigate funding opportunities such as the State Revolving Loan Fund and or any Stimulus funds that may be available for the construction of the Project.

- ✓ • RFP for Engineering & Design
- ✓ • Preliminary Design at 90%
- Bid work with Project Budget
- Develop Budget to Operate the Plant
- Finance with State Revolving loan, Grants, TIF and other available funds

Approval at the Annual Town Meeting

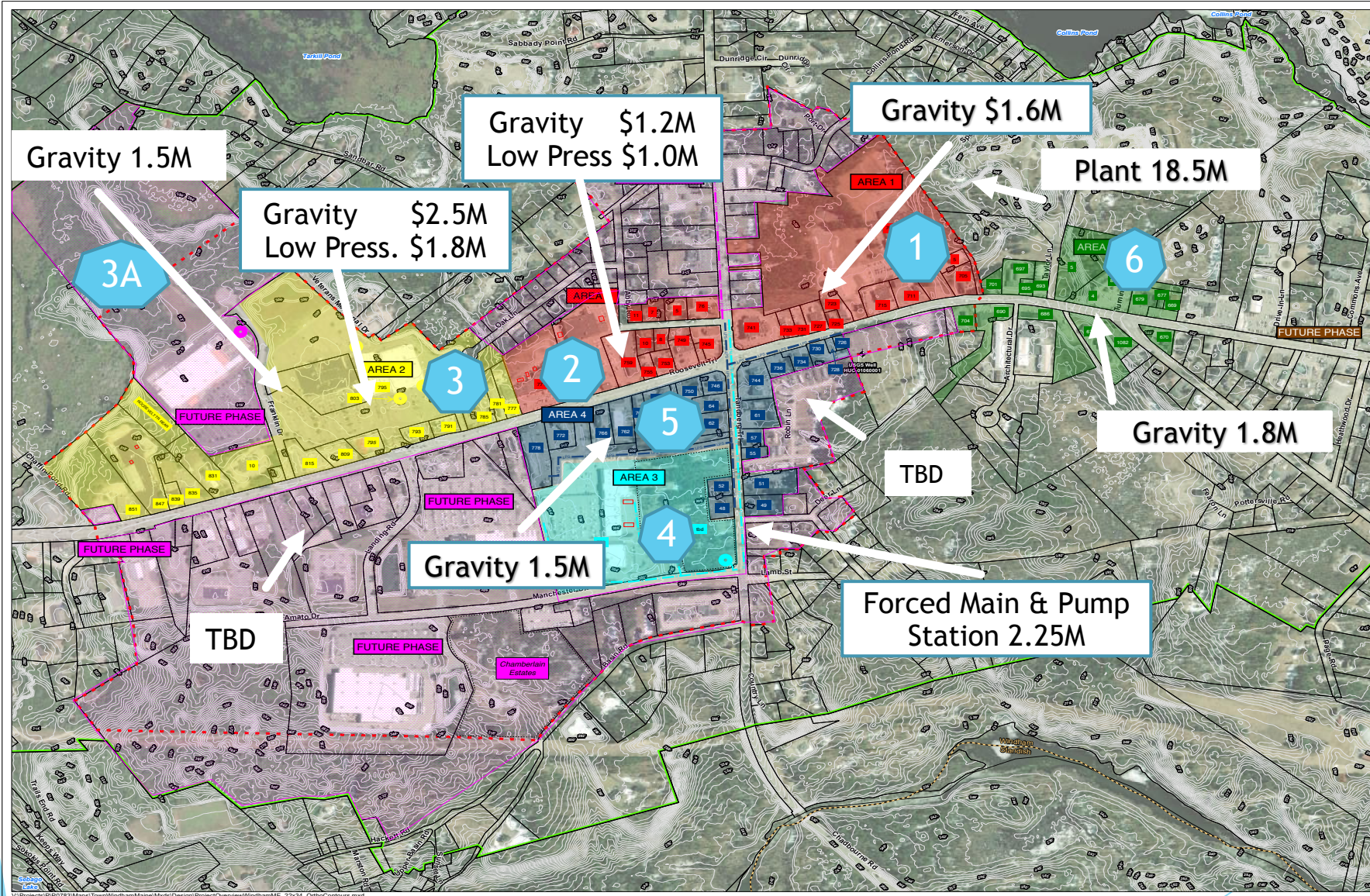
- ▶ Article 2: Shall the Town Council be authorized to:
 - ▶ (1) Enter an agreement with the Portland Water District to finance the design, engineering, construction, and analyses of operations and assessments for a new sewer system serving North Windham, with the principal terms as outlined below and such other terms as may be agreed upon by the Town Council acting in its discretion. ·
 - Duration of Project: Four years, with projected start date on July 1, 2022.
 - Financing for project: Portland Water District to obtain construction funding through bond(s), Clean Water State Revolving Loan (CW-RLF) up to \$38.9 million with \$2.250 million in debt forgiveness with a 30-year term at 1.5%. The Portland Water District shall operate and maintain the system. User fees established by the Council will be used towards the costs of operation; and
 - ▶ (2) To apply Tax Increment Financing revenues to fund the capital infrastructure improvements and accept any grant awards (applied for \$9.75 million) to be allocated to Portland Water District construction:
-
- ▶ Yes: No:
 - ▶ 1,499
 - ▶ 590

Plant

Drip dispersal installed when ball fields constructed - currently under design



Proposed Phased in Sewer areas for service



1

Gravity 1.8M

Plant 18.5M

2

Gravity 1.2M

3

Gravity 2.5M



Gravity 1.5M



Gravity 2.25M



Gravity 1.5M



Gravity 1.6M



Professional
Fess 5.3M

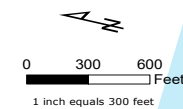
**FIGURE 5
ALTERNATIVE 1E**

**ROOSEVELT TRAIL SERVED BY LPFM AND
CROSS - COUNTRY GRAVITY WITH
CROSSOVER AT LANDING ROAD**

LEGEND

-

LOCUS MAP



NOTES

1. Imagery provided by Esri.
2. Parcels (2019) provided by the Town of Windham, Maine.
3. Water data provided by Portland Water District - Water Data is Confidential.
4. 2013 LiDAR DEM provided by Maine.gov. Contours are generated from 2013 LiDAR DEM

**North Windham
WWTF Engineering
Windham, Maine**

November 2021



P-0783

Summary of GMP 1, 2, and 3

| Description | Capital Costs | | Area of Impact | Description |
|-----------------------------|---------------|--|----------------|---|
| GMP 1 | \$7,287,000 | | 1 | Disposal Field, Sposedo Rd, Utilities, MBR equipment, Oakson Equip., Collection to BB |
| RSU and Town Playing fields | 1,350,000 | | | Playing Fields-By Separate Bond from Recreation Impact Fees |
| GMP 2 | \$25,000,000 | | 2 3 4 3A | Plant at 160K/D, Collection areas 2,3,3A,4, Monitoring wells, Treatment Building |
| GMP 3 | \$8,600,000 | | 5 6 | Plant to 160K/D, Collection areas 5,6 |
| | | | 7 | Design, Eng., Construction Inspection |
| Total | \$40,900,000 | | | |
| | | | | |
| Original Prelim | \$1,300,000 | | | In Professional fees - Tighe Bond |

| | |
|----|---------------|
| 1 | GMP 1 |
| | Plant 18.5M |
| 2 | 1.2M Gravity |
| 3 | 2.5M Gravity |
| 4 | 2.25M Gravity |
| 3a | 1.5M Gravity |
| 5 | 1.5M Gravity |
| 6 | 1.8M Gravity |
| 7 | 5.3M |

Fund Availability and Expenses

| Funding | | | Expenses | |
|--------------------|-------|--|----------------------------------|--------|
| SRLF Available | 38.9M | Can be at any level | GMP 1 | 7.3M |
| Debt Forgiveness | | 24M=1.2M 30M=1.4M 33M=1.7M 38.9M=2.25M | GMP 2 Includes 2,3,3a,4,Plant | 25.0M |
| Grants | 5.2M | ARPA=1.7M Sen. Collins=1.0M Sen. King=1.0M Cumb.County=1.5M | GMP 3 Includes 5,6,7 | 8.6M |
| Total Availability | | | Total | 40.9M* |
| Based on 38.9M | 46.3M | | Completes all initial phases * | |
| Based on 30M | 39.6M | | *Subjected to final numbers | |
| Based on 24M | 30.4M | | | |

TIF Districts 23-24, Tax Rates

| TIF Districts | Captured Value 23 | Captured Value 24 | Tax Rate 11.61 2023 | Tax Rate 12.70 Estimated 24 |
|-------------------|-------------------|-------------------|---------------------------|-----------------------------------|
| Pipeline | \$9,981,100 | \$9,981,100 | \$115,880 | \$126,959 |
| Roosevelt | \$27,196,700 | \$27,196,70 | \$315,750 | \$345,942 |
| Gateway A | \$17,189,100 | \$17,189,100 | \$199,560 | \$218,645 |
| Gateway B | \$12,699,508 | \$12,699,508 | \$147,441 | \$161,537 |
| Boody's A | \$10,883,700 | \$10,883,700 | \$126,359 | \$138,440 |
| Boody's B | \$3,338,500 | \$3,338,500 | \$5,288 | \$5,793 |
| TOTAL. | \$81,288,608 | \$81,288,608 | \$910,278 | \$997,320 |
| Other Area 1 2026 | "Guessestimated" | 15,000,000 | \$150K | |
| Other Area 2 2027 | "Guessestimated" | 30,000,000 | \$350K | |
| ED A | \$3,692,742 | \$3,692,742 | \$42,872 | \$46,971 |
| SWFS/Depot St. | | \$455,500 | \$38,759 | \$42,465 |
| SW Indust. Zone | | \$912,900 | \$10,598 | \$11,612 |

Revenues vs Sewer Borrowing Expenses 2023-2029

Borrowing
38.9 Million

| Description | 2023 | 2024 | 2025 +3% | 2026 +3% | 2027 +3% | 2028 +3% | 2029 +3% |
|---|-----------|-----------|-------------|-------------|-------------|-------------|--------------------------|
| TIF Revenues Total | \$910,278 | \$997,320 | \$1,030,000 | \$1,060,000 | \$1,090,000 | \$1,122,000 | \$1,160,000 |
| TIF Fixed Expenses Lights,TB,WEDC/25 | \$187,153 | \$187,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 NWM -125K |
| Net Availability | \$723,125 | \$810,167 | \$882,147 | \$912,847 | \$942,847 | \$974,847 | \$887,847 |
| Full System | \$80,000 | | | \$1,815,000 | \$1,815,000 | \$1,815,000 | \$1,815,000 |
| 1-6 | | \$310,000 | | | | | |
| | | | \$610,000 | | | | |
| Net Difference | \$643,125 | \$500,167 | \$272,147 | \$902,153 | \$872,153 | \$840,153 | \$927,153 |
| Area 1 15M | | | | \$150,000 | \$162,000 | \$170,000 | \$177,000 |
| Area 2 30M | | | | | \$350,000 | \$360,000 | \$380,000 |
| Ending Balance | \$643,125 | \$500,167 | \$272,147 | \$752,153 | \$360,153 | \$310,153 | \$370,153 |
| Estimated Carryforward | \$650,000 | | | | | | \$-373,173 +\$650,000 |
| | | | | | | | |

Revenues vs Sewer Borrowing Expenses 2023-2029

Borrowing
33 Million

| Description | 2023 | 2024 | 2025 +3% | 2026 +3% | 2027 +3% | 2028 +3% | 2029 +3% |
|---|-----------|-----------|-------------|-------------|-------------|-------------|------------------------|
| TIF Revenues Total | \$910,278 | \$997,320 | \$1,030,000 | \$1,060,000 | \$1,090,000 | \$1,122,000 | \$1,160,000 |
| TIF Fixed Expenses Lights,TB,WEDC/25 | \$187,153 | \$187,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 NWM -125K |
| Net Availability | \$723,125 | \$810,167 | \$882,147 | \$912,847 | \$942,847 | \$974,847 | \$887,847 |
| Full System | \$80,000 | | | \$1,540,000 | \$1,540,000 | \$1,540,000 | \$1,540,000 |
| 1-6 | | \$450,000 | | | | | |
| | | | \$660,000 | | | | |
| Net Difference | \$643,125 | \$360,167 | \$222,147 | (\$627,153) | (\$597,153) | (\$565,153) | (\$652,153) |
| Area 1 15M | | | | \$150,000 | \$162,000 | \$170,000 | \$177,000 |
| Area 2 30M | | | | | \$350,000 | \$360,000 | \$380,000 |
| Ending Balance | \$643,125 | \$360,167 | \$222,147 | (\$477,153) | (\$85,153) | (\$35,153) | (\$95,153) |
| Estimated Carryforward | \$650,000 | | | | | | \$532,167 +650,000 |
| | | | | | | | |

Revenues vs Sewer Borrowing Expenses 2023-2029

Borrowing
30 Million

| Description | 2023 | 2024 | 2025 +3% | 2026 +3% | 2027 +3% | 2028 +3% | 2029 +3% |
|---|-----------|-----------|-------------|-------------|-------------|-------------|-------------------------|
| TIF Revenues Total | \$910,278 | \$997,320 | \$1,030,000 | \$1,060,000 | \$1,090,000 | \$1,122,000 | \$1,160,000 |
| TIF Fixed Expenses Lights,TB,WEDC/25 | \$187,153 | \$187,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 NWM -125K |
| Net Availability | \$723,125 | \$810,167 | \$882,147 | \$912,847 | \$942,847 | \$974,847 | \$887,847 |
| Full System | \$80,000 | | | \$1,396,000 | \$1,396,000 | \$1,396,000 | \$1,396,000 |
| 1-6 | | \$450,000 | | | | | |
| | | | \$460,000 | | | | |
| Net Difference | \$643,125 | \$360,167 | \$422,147 | (\$483,153) | (\$453,153) | (\$421,153) | (\$508,153) |
| Area 1 15M | | | | \$150,000 | \$162,000 | \$170,000 | \$177,000 |
| Area 2 30M | | | | | \$350,000 | \$360,000 | \$380,000 |
| Ending Balance | \$643,125 | \$360,167 | \$422,147 | (\$333,153) | \$58,847 | \$108,847 | \$48,847 |
| Estimated Carryforward | \$650,000 | | | | | | \$1,308,827 +650,000 |
| | | | | | | | |

Revenues vs Sewer Borrowing Expenses 2023-2029

Borrowing
24 Million

| Description | 2023 | 2024 | 2025 +3% | 2026 +3% | 2027 +3% | 2028 +3% | 2029 +3% |
|---|-----------|-----------|-------------|-------------|-------------|-------------|-------------------------|
| TIF Revenues Total | \$910,278 | \$997,320 | \$1,030,000 | \$1,060,000 | \$1,090,000 | \$1,122,000 | \$1,160,000 |
| TIF Fixed Expenses Lights,TB,WEDC/25 | \$187,153 | \$187,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 | \$147,153 NWM -125K |
| Net Availability | \$723,125 | \$810,167 | \$882,147 | \$912,847 | \$942,847 | \$974,847 | \$887,847 |
| Full System | \$80,000 | | | \$1,165,000 | \$1,165,000 | \$1,165,000 | \$1,165,000 |
| 1-6 | | \$240,000 | | | | | |
| | | | \$400,000 | | | | |
| Net Difference | \$643,125 | \$570,167 | \$482,147 | (\$252,153) | (\$222,153) | (\$190,153) | (\$277,153) |
| Area 1 15M | | | | \$150,000 | \$162,000 | \$170,000 | \$177,000 |
| Area 2 30M | | | | | \$350,000 | \$360,000 | \$380,000 |
| Ending Balance | \$643,125 | \$570,167 | \$482,147 | (\$102,153) | \$289,847 | \$339,847 | \$279,847 |
| Estimated Carryforward | \$650,000 | | | | | | \$2,502,917 +650,000 |
| | | | | | | | |

Recommendation for NW Sewer Financing

▶ Based on Revenues

- ▶ 38.9M. Leaves a large negative yearly deficit (\$375,000)
- ▶ 33.M Leaves a Moderate negative yearly deficit (\$100,000)
- ▶ 30.M Leaves a balanced Positive Fund \$50,000
- ▶ 24.M Leaves a Large Carryforward \$280,000. (does not meet objectives of service, leaves 2 sections)

▶ Moving Forward

- ▶ Award GMP 1 at 8.6M
- ▶ Review final numbers on GMP in Sept.

Good neighbors - design goals

- Contain and treat odors
- Little to no traffic
- Architecture and Landscaping (fit in and be functional) aesthetically pleasing structures



What will happen when North Windham sewer is built?

- Focus Area - 100 Properties Primarily Commercial Properties
- Estimated Flows - 160,000 gallons

- ✓ Remove - 100 septic systems from the aquifer
- ✓ Remove - 22,000 lbs of nitrogen and 3000 lbs. of phosphorous annually from the aquifer
- ✓ Provides for economic growth- waiting for sewer - restaurants, new hotel, brew pub, workforce and affordable senior housing, retail, office, and small-scale manufacturing space construction

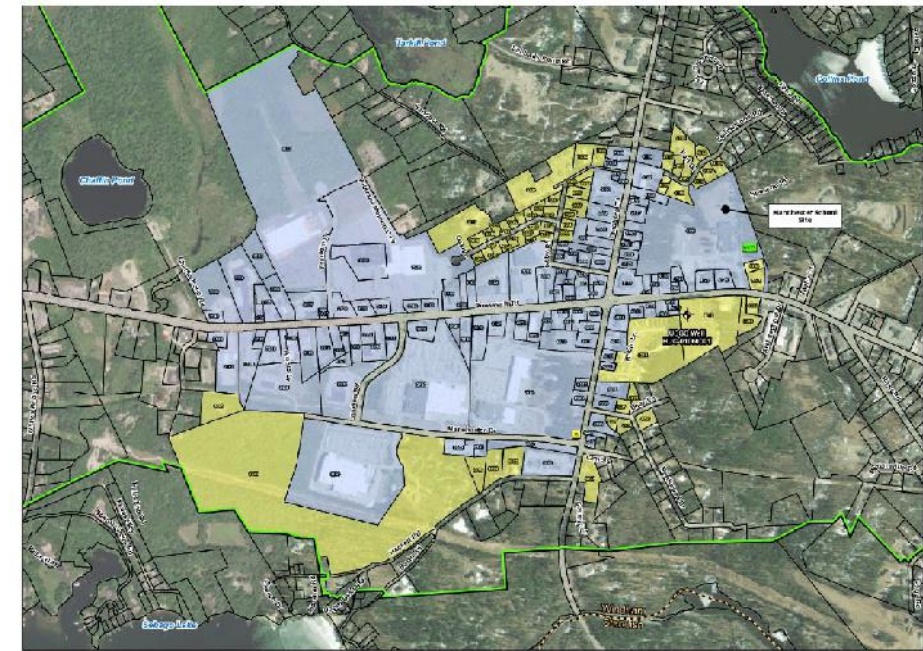


Figure 2-1
Phase 1 and Phase 2 Service Area

Project Schedule

- ▶ DEP Permit for disposal at Manchester Fields anticipated award June 2023
- ▶ **Council Approval**
 - ▶ GMP 1. May 23, 2023
 - ▶ GMP 2. Sept. 2023
- ▶ Design Build (CMAR) team selected and started - Fall 2022
- ▶ Under construction summer 2023
- ▶ Completion winter 2025 - **First Flush January 1, 2026**

Siting of
TP/effluent
disposal
Site Testing

Preliminary
Design & Pre-
permitting
Project Budget
established

June 14th
Referendum
Vote

Design Build
selection/
start Fall
2023

Construction
2023,2024,2025

Thank you

The background features abstract, overlapping geometric shapes in various shades of blue, ranging from light sky blue to deep navy blue. These shapes are primarily located on the right side of the image, creating a modern, layered effect. The left side of the image is a solid, very light blue, providing a clean backdrop for the text.

BAM/BOND costs @ 2%

| BAN / Year | Amount | 3-year w/Prin. Reduction | Payments | Balance forward for BAN | Original @ 30M |
|-------------|--------------|--------------------------|--------------|-------------------------|----------------|
| 2023 | \$8,000,000 | \$80,000 | \$80,000 | | \$27,000 |
| 2024 | \$16,000,000 | \$240,000 | \$240,000 | | \$308,000 |
| 2025 | \$24,000,000 | \$400,000 | \$400,000 | | \$526,000 |
| | | | | | |
| Bond / Year | | \$810,000 | \$1,118,000 | \$308,000 | \$704,000 |
| 2026 | | \$810,000 | \$1,118,000 | \$308,000 | \$836,000 |
| 2027 | | \$810,000 | \$1,118,000 | \$308,000 | \$1,219,940 |
| 2029 | | \$1,165,000 | \$1,118,000 | (\$47,000) | |
| 2029-56 | | | \$1,269,000 | | |
| Total | | \$33,700,000 | \$35,000,000 | | |

Next Steps - Design Build (CMAR)

- ▶ Schedule to meet Town's goals (end of 2025)
- ▶ Town Council Approves Acceptance of CWSRF award at \$38.9 million
- ▶ Guaranteed pricing and schedule in managed increments instead of waiting until the end of detailed design
- ▶ Greater flexibility with respect to phasing of the work and support of incremental scope changes as funding comes into focus
- ▶ Better leverages creativity and cost containment for large and complex projects such as this
- ▶ Town approvals: June 14, 2022
- ▶ CMAR engineering services procurement begins: July - August 2022
- ▶ Recommendation for engineering services contract: September - October 2022
- ▶ Construction begins in Spring of 2023

** CMAR - Construction Manager at Risk—price not to exceed is developed from design

Project Cost Estimate - Potential Funding

- ▶ Preliminary Design Report - Engineer's Estimate **\$40.6M**
- ▶ Town Tax Increment Funding (TIF) funding initially at **\$15M**
- ▶ Business Expansion funding at **\$11.95M**
- ▶ Clean Water SRF funding financed over 30-years at 1.5% rate Also will provide \$2M in principal forgiveness, 250K in grants. SRF - (State Revolving Loan Fund) award of **\$38.9 million**
- ▶ Town to utilized ARPA funds for drip dispersal system- **\$1.7M**
- ▶ Applied for Cumberland County ARPA funds for Engineering cost to date **\$1.2M**
- ▶ Applied to Maine's Congressional Delegation through their CDS program for grant funding for **\$6M**
 - ▶ CDS--"Earmark" or (Congressional Direct Spending)
- ▶ Town goal - set rates to cover O&M costs, working towards managing TIF District to cover Debt payments
- ▶ **Anticipated project impact to Residents is minimal**

Town received \$38.9 million award by DEP for correcting this pollution issue thru the Clean Water State Revolving Fund (CWSRF) with debt forgiveness. Town was 2nd most important issue to be fixed in the State.