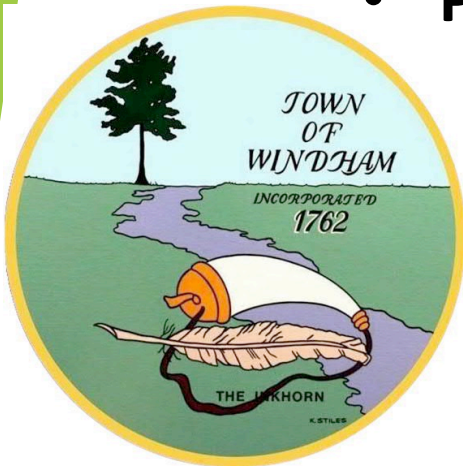
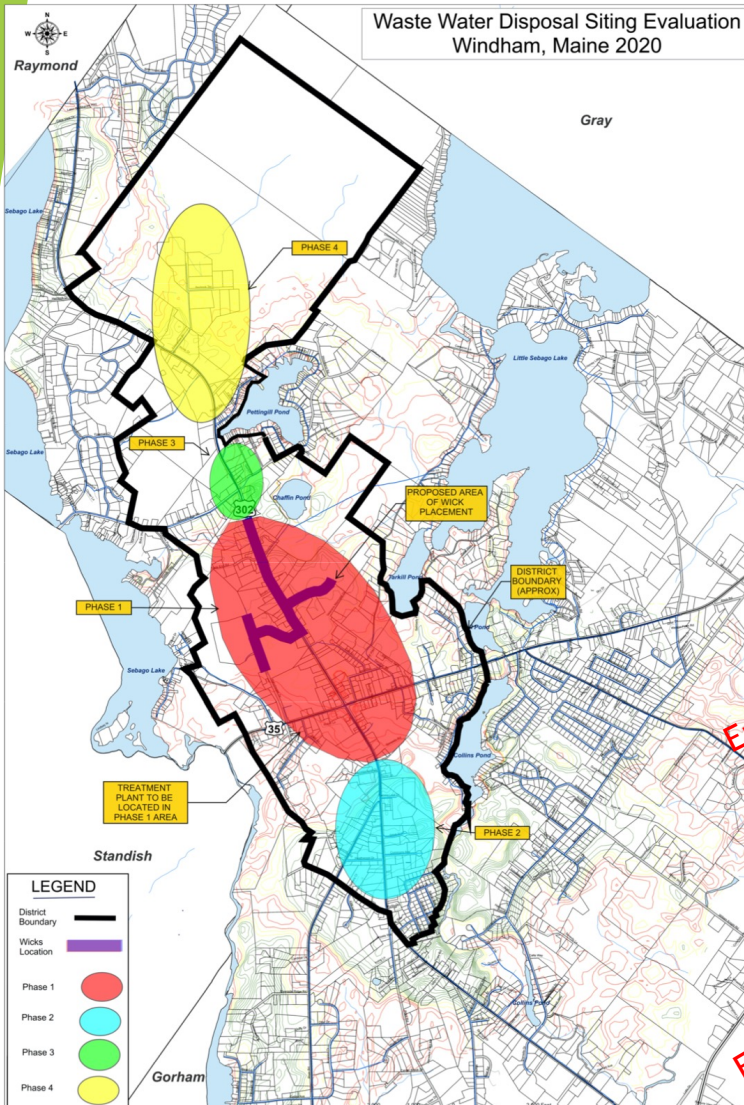


# Funding the North Windham Sewer Project

- **Protecting Public Health**
- **Environment**
- **Promoting Sustainable Economic Growth**





# Proposed Area for New Wastewater District

## LEGEND

District Boundaries



Phase 1



Phase 3



Phase 2



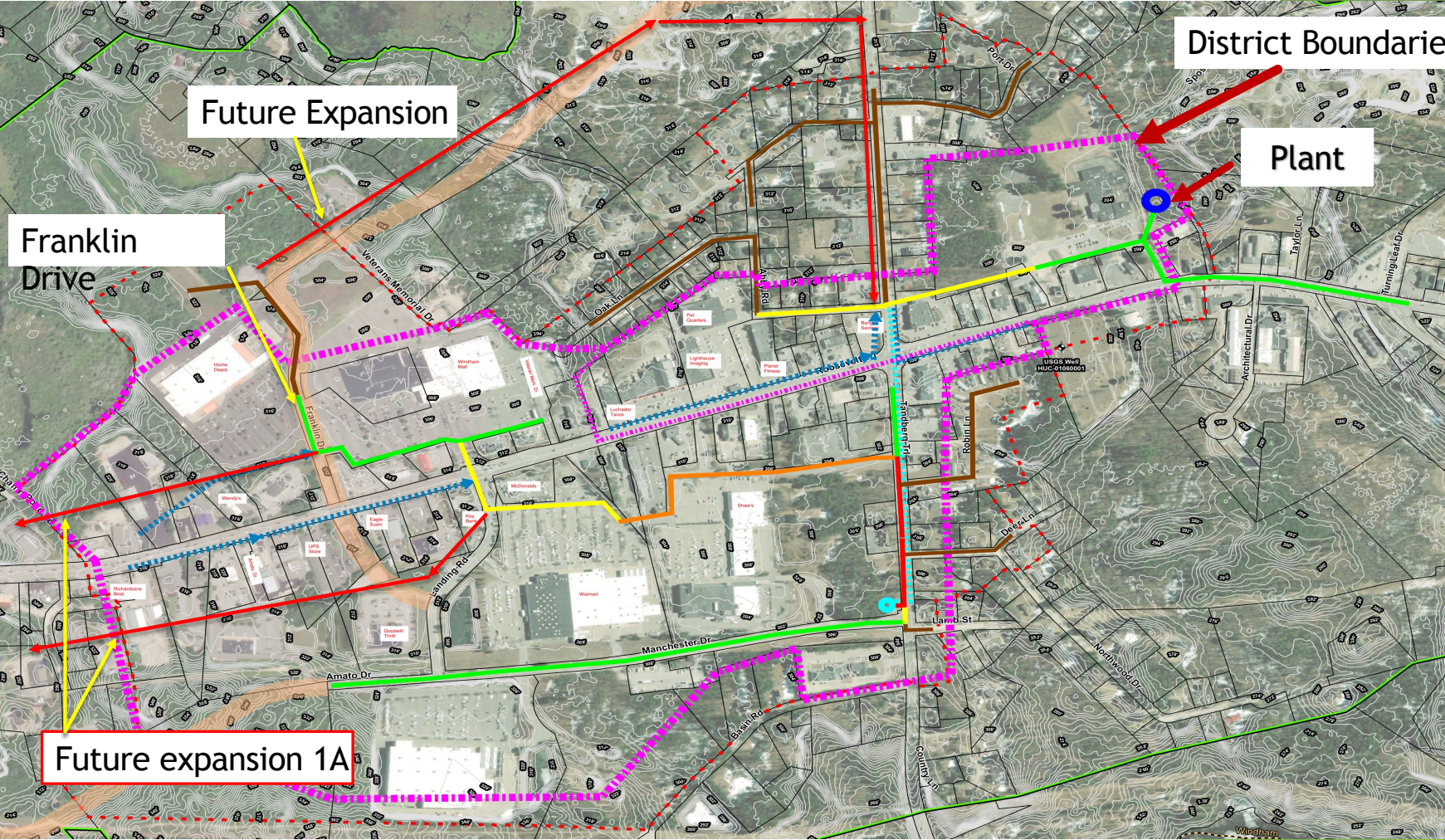
Phase 4

- Phase 2 includes Middle and High School Connection
- 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
- Windham is an MS4 Stormwater Community-strict requirements by MDEP on managing water runoff
- >50 percent of wastewater flow in the 2,300-acre planning area from most densely developed 270 acres in 3 Sub-areas
- Lack of Public Sewerage is Limiting Development

Environmental & Health

Economic

# Original Project Area - Phase 1



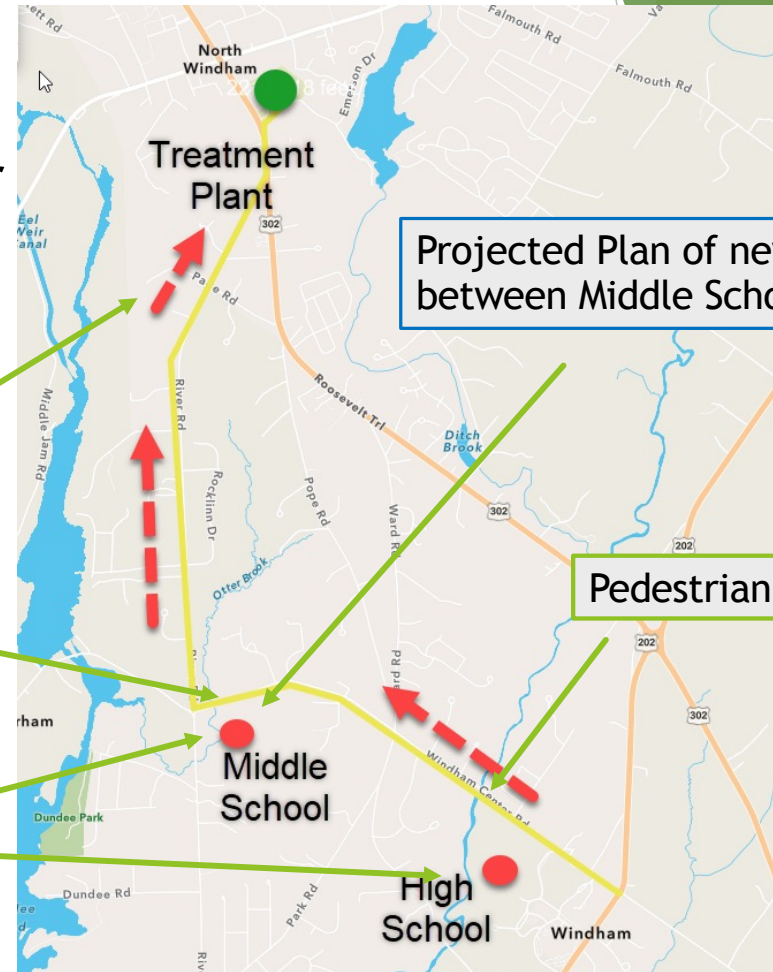
## Phase Two

Connection to Middle and High School then to new Wastewater Treatment Plant

## RSU 14 Wastewater Project

Plan of new piping

Plan of Two Pumping Stations



# Summary of Project Debt and Payment

Project Cost of Phase One includes	\$47.5 million
Collection System,	
Disposal Fields,	
Ball Fields	
Treatment Plant	
Project Cost of Phase Two includes	\$13.5 million
▶ Connecting the New Middle School to Treatment Plant	
▶ Then Connecting the High School to the Middle School	
▶ Total Project cost	\$61.0 million
Less Grants and Debt Forgiveness	\$ 9.75 million
Includes (ARAP, County, Collins, King, Pingree, Debt Forgiveness)	
<b>Tentative Net Balance</b>	<b>\$51.25 million</b>
<b>This projection of costs for the sewer does not include phases 3 (Green) and 4 (Yellow)</b>	

# Projected Valuation Increases next 7 years

Projected value increases								
April 1 valuation date	2024	2025	2026	2027	2028	2029	2030	2031
Vintage Apts (30)	Boody's C	6,000,000						
Fieldings Condos (24)	Boody's C	1,390,900						
Depot St Apts (completion) (30)	SWFS/Depot	5,773,000						
Microtel Apts (50)	Gateway A		10,000,000					
Anglers Road Apts (24)	Gateway A		4,320,000					
Turning Leaf Apts (146)	Boody's C		10,800,000					
Windham Village Apts (partial)(172)	Boody's C		10,000,000					
New Gen Apts (partial)(400)	Boody's C		30,000,000					
Turning Leaf Condos (32)	Boody's C			9,600,000				
Windham Village Apts (partial)	Boody's C			18,000,000				
South Windham Industrial (est)	SW Industrial			5,000,000				
New Gen Apts (partial)	Boody's C			40,000,000				
Turning Leaf Apts (60)	Boody's C				12,000,000			
Windham Village Apts (partial)	Boody's C				6,400,000			
New Gen Apts (partial)	Boody's C				30,000,000			
New Gen Hotel	Boody's C					15,000,000		
First Light Condos (60)	Gateway South	10,000,000	10,000,000	10,000,000				
<b>Projected Total Valuation Increases</b>		<b>23,163,900</b>	<b>75,120,000</b>	<b>82,600,000</b>	<b>48,400,000</b>	<b>15,000,000</b>		
Project units over next 6 years	103 units	103 units	103 units	103 units	103 units	103 units	103 units	

To pay for \$51.2 million the Town needs 250 million in new valuation

Com Pipeline  
9,986,400  
Approx. Total 243M

Blue is approved Units represent - Condo's, Apartments 3 units and up, Townhouses, Duplex's

Landowners/Market determine development type (store, Apt, etc.) based on zoning

## Projected Tax Increase with eliminating new multi-units

	mil rate incr.	monthly	12mo incr. based on \$500K Home
Village- 172	0.21	9.27	\$111.2
Turning- 146	0.18	7.87	\$94.44
Next G- 300	0.48	21.55	\$258.6

Residents are not incurring this expense Total = \$464.24

Public Voted in Favor of Sewer in 2022 Yes 1499. No 590.

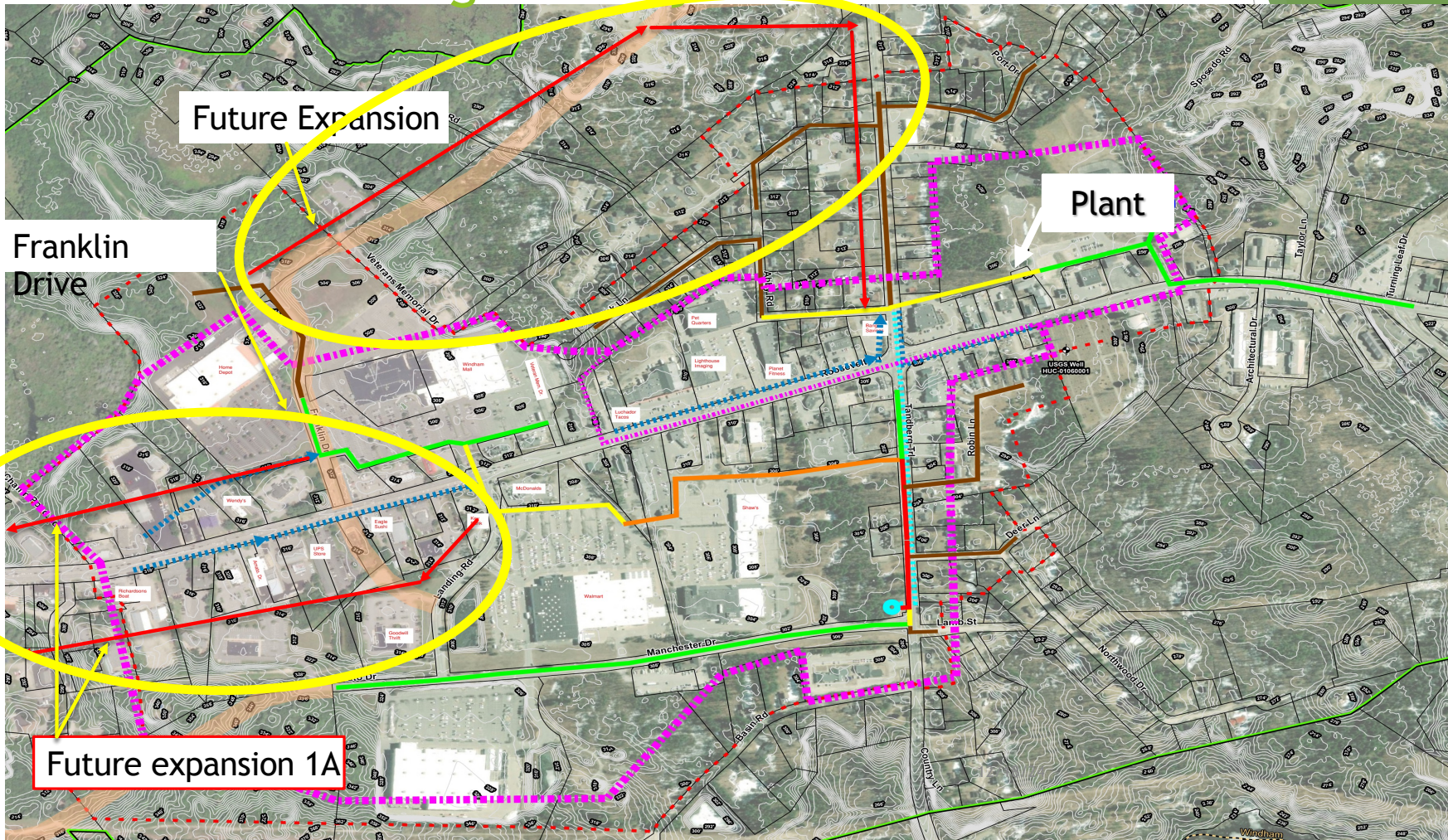
## TIF Revenues less Bond Payments

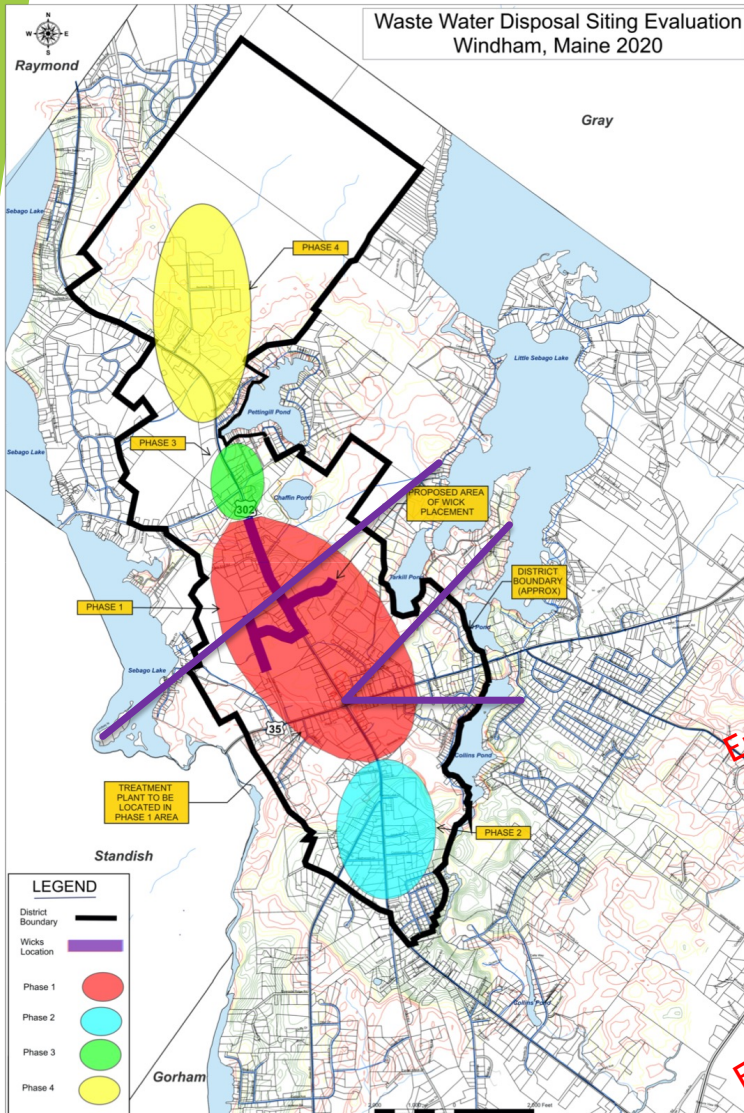
Description	2025	2026	2027	2028	2029	2030
TIF Revenues	\$1,162,298	\$1,247,072	\$1,993,998	\$2,826,720	\$3,381,868	\$3,553,918
Phase 1 Bond	\$1,819,000	\$1,819,000	\$1,819,000	\$1,819,000	\$1,819,000	\$1,819,000
Phase 2 Bond		\$300,000	\$625,000	\$625,000	\$625,000	\$625,000
Expansion Rte 302 (N) Side (Donna Beth Park)				\$150,000	\$150,000	\$150,000
Expansion Rte.302 (S) Side (Donna Beth Park)				\$150,000	\$150,000	\$150,000
Expansion Drip Dispersal (154K to 320K Gallons)			\$75,000	\$75,000	\$75,000	\$75,000
Expansion New Drip Dispersal Field				\$300,000	\$300,000	\$300,000
Contingency (Cash)			\$250,000	\$250,000	\$250,000	\$250,000
New MBR Train/Thickening				\$300,000	\$300,000	\$300,000
Fire			\$250,000	\$325,000	\$325,000	\$325,000
Balance	(\$656,702)	(\$871,928)	(\$775,002)	(\$842,280)	\$312,868	\$115,082

Current TIF Balance is \$2,400,000



# Original Project Area - Phase 1





# Proposed Area for New Wastewater District

## LEGEND

District Boundaries



Phase 1



Phase 2



Phase 3



Phase 4

- Phase 2 includes Middle and High School Connection
- 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
- Windham is an MS4 Stormwater Community-strict requirements by MDEP on managing water runoff
- >50 percent of wastewater flow in the 2,300-acre planning area from most densely developed 270 acres in 3 Subareas
- Lack of Public Sewerage is Limiting Development

Environmental & Health

Economic

# Unforeseen Impacts of reduction of service area

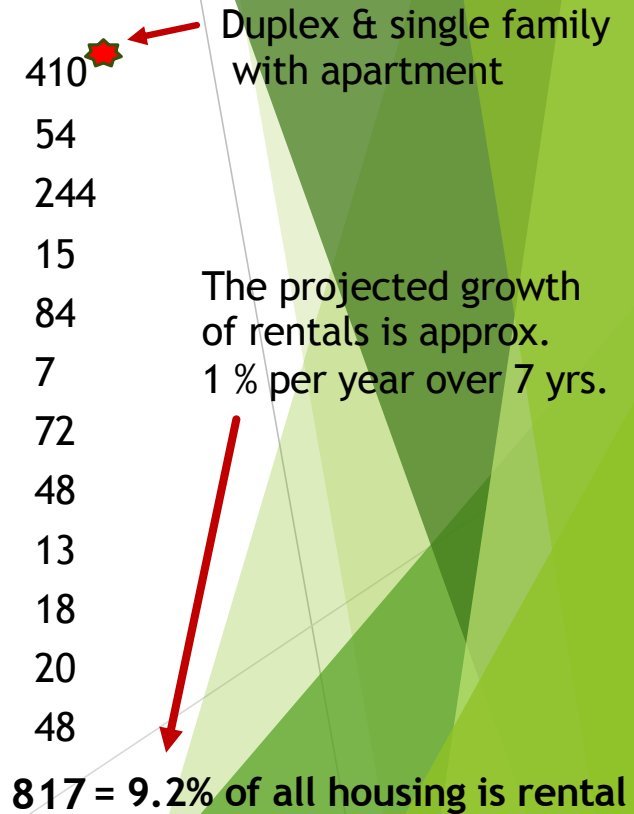
- ▶ Shift in taxes to residents by limiting the project size
- ▶ Existing business would be subject to current soils standards- will limit development
- ▶ Environmental impacts (phosphorous and nitrates) not fully addressed
- ▶ Public Health impacts
- ▶ Portion of New Fire Station costs covered in TIF would shift to General Fund or Residents
- ▶ Future Growth would be limited, delayed or non-existent (lack of sewer area)
- ▶ Limiting project would affect Cash flow for paying for sewer
- ▶ Loss of Revenues from Impact fees and building permits would affect budget
- ▶ Millions of Dollars would not be injected into the local economy
- ▶ **Property Owners have a right to develop the property according to Zoning - Housing units are allowed--which is being done in C1 Zone, this is a growth zone**
- ▶ Public Voted in Favor of Sewer in 2022 **Yes 1499**. No 590.
- ▶ The Town indicated a planned service area which will be drastically reduced

# Building Type, Count Totals. (as of April 1, 2024)

519 condo  
 232 mobile H  
 6651 single F  
 192 single /Apt  
 218 duplex

Bldg Type	Bldg Count	Total Units
1-unit	7402	7402
2-unit	410	820
3-unit	18	54
4-unit	61	244
5-unit	3	15
6-unit	14	84
7-unit	1	7
8-unit	9	72
12-unit	4	48
13-unit	1	13
18-unit	1	18
20-unit	1	20
24-unit	2	48
<b>Grand Total</b>	<b>7927</b>	<b>8845</b>

Rentals \*

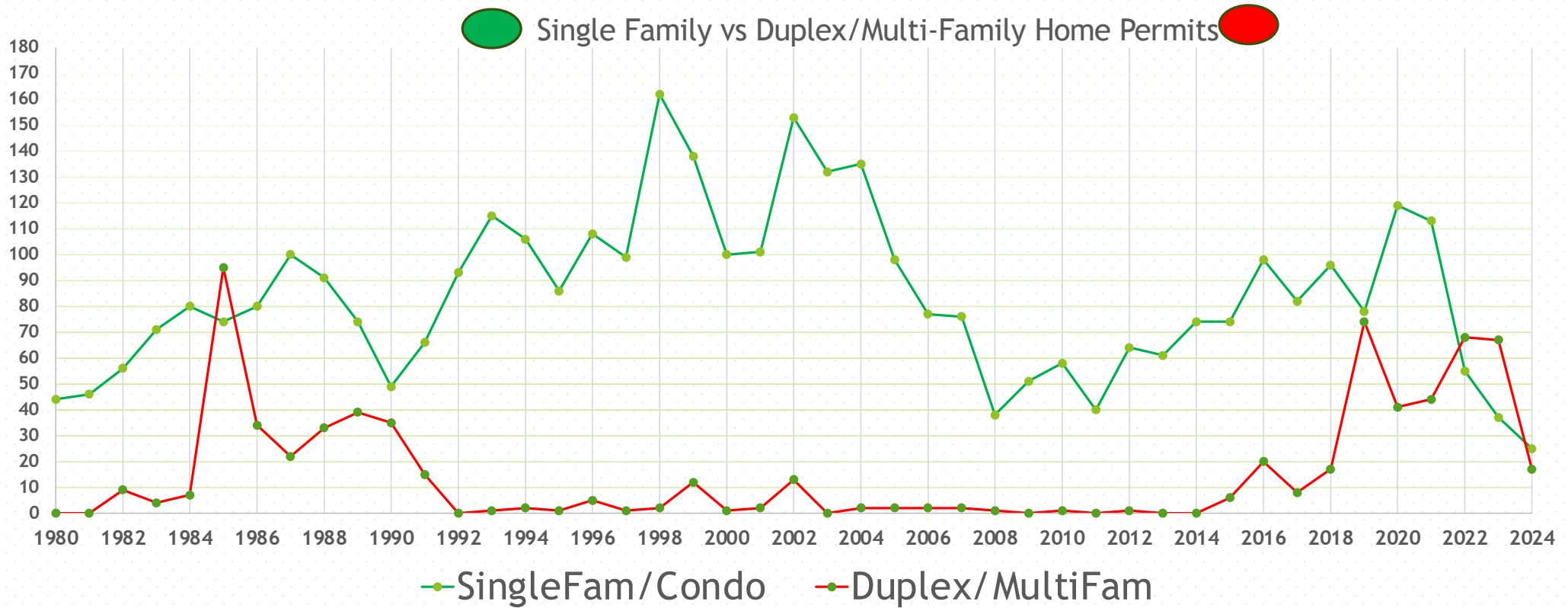


Proposed and Existing Rental units 718 + 817 = 1535 = 15.2% of all housing is rental

Add Average Growth over 7yrs 490 + 8845 + 718 = Total all units = 10,053

15.2% in seven (7) years

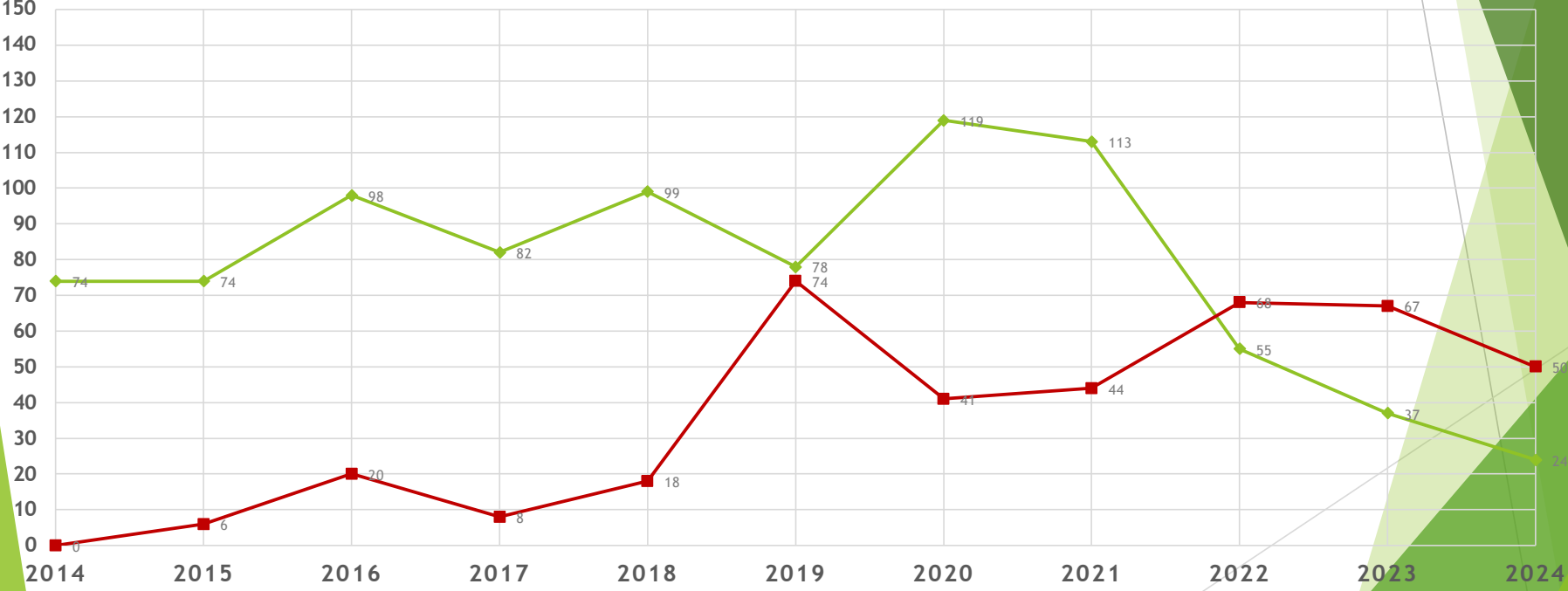
# Four Decades of Building Permit History



# Single Family vs. Multi-Family Units

SINGLE FAMILY VS. MULTI-FAMILY UNITS

◆ Single Family ■ Multi-Family



# Dwelling Unit Type to # of Students in School

Based on projects since 2018 in Windham, Verified Student Count by RSU

Number of Projects	Time Frame	Type	Number of units	Number of students	Zones	Units to one Child in school	Data view
2	2019-2024	Condo	49	14	RM	3.5	3.5 units = 1 or .29 / child per unit
6	2018-2024	Duplex	142	68	RM, FR, C-1, C-2, VC	2.1	2.1 units = 1 or .47/child per unit
3	2021-2023	Multi Unit	85	6	C-1, VC	14	14 units = 1 or .07/child per unit

# In Short, What does this all mean!

## ▶ Traffic

- ▶ 26,000 (traffic count at Boody's) X 365 (days) visits per year = 9.5 million visits in a year
- ▶ \$30,000,000 in road system improvements (Of which \$25 million grant) expected 35% efficiency gains in road system, \$0 to General Fund Taxpayers

## ▶ Sewer System

- ▶ Investment of \$61,000,000- State of the Art Sewer System \$0 cost to General Fund Taxpayers-- cleaning the environment & protecting public health

## ▶ Housing Additions

- ▶ 150 Multi Family units Constructed (recent additions in 2022-23)
- ▶ 750 Multi Family units Planned (2025-2031)
- ▶ 48 Affordable Senior Housing Units North Windham
- ▶ 18 Affordable Senior Housing Units South Windham

## ▶ Added Valuation and Additional Dollars in local economy

- ▶ \$250,000,000 added valuation in TIF
- ▶ Approx. \$20,500,000 local economy dollars. This supports our local businesses

## ▶ Windham Outdoors

- ▶ 700 acres preserved
- ▶ 10 miles of trails marked





# Studies Done; Projects Planned or Completed

Years of Hope anticipated by Residents and Businesses for Windham improvements

Past Projects anticipated

Past Promises made

Decades of Studies involved

**Transformational projects began in 2020**

Projects re-evaluated and started

Promises remade

Promises being kept

New Partners found to deliver the Hopes that were anticipated in prior decades

END

