



# Town of Windham

2025-2026

Proposed Budget

# Budget Components

- Revenues
  - Revenue Sharing
  - Homestead
  - BETE (Business Personal Property)
  - Municipal Fees (permits, etc.)
  - Grants
  - General Taxes
  - Undesignated funds and reserve funds
- Expenditures
  - County Tax
  - Municipal budget
  - RSU Budget
  - TIF Budget
  - Overlay
- Net Amount determining Mil Rate

# Budget Drivers and Influences

- **Projected Stable and slightly increasing Revenues**
- **General Operating Budget**
- **Fixed expenses;**
  - Insurances
    - Workers Comp, General Liability & Casualty, Health Care.
  - Contractual obligations (service suppliers, GPCOG, MMA, etc.)
  - Energy (electric, propane gas, diesel and gas)
  - Long Term Contracts, Debt expenditures, Wage adjustments
- **Personnel changes/additions**
  - General Assistance (January)
  - Be The Influence (BTI) staff support thru FY26

# Budget Comparison (Year to Year)

	24/25 Approved Budget	25/26 Manager's	Overall Increase 25 to 26
<b>Revenues</b>	\$18,083,104	\$21,280,329	17.68%
<b>Town Expenses</b>	\$33,497,270	\$37,679,954	12.87%
<b>Overlay</b>	\$205,790	\$205,790	0
<b>TIF</b>	\$1,263,110	\$1,263,110	0
<b>Municipal Net</b>	<b>\$15,414,166</b>	<b>\$16,399,625</b>	<b>6.39%</b>
<b>RSU14</b>	\$28,096,394	\$30,376,560	8.1%
<b>County</b>	\$2,012,255	\$2,157,074	7.2%
<b>Total</b>	\$46,991,715	\$50,402,159	7.26%

# Mill Rate Comparison (Year to Year)

	24/25 Approved Budget	25/26 Manager's	Overall Increase 25 to 26	Overall Increase 25 to 26 as a Percentage %
<b>Municipal</b>	4.12	4.32	0.20	4.85%
<b>RSU14</b>	6.86	7.34	0.48	7.00%
<b>County</b>	0.49	0.52	0.03	6.12%
<b>Total</b>	11.47	12.18	0.71	6.19%

\$400,000 assessed single family home X \$0.20/\$1,000 = \$80 tax increase

\$80 distributed over 12 months is \$6.67 per month

# Comparative Mil Rates 24/25

## TAX RATE - LOCAL COMMUNITIES

	<u>FY24</u>	<u>FY25</u>
SEBAGO	12.98	13.64
WINDHAM	11.20	11.47 → <u>FY26</u> 12.18
FALMOUTH	12.64	13.38
GORHAM	13.75	14.70
NEW GLOUCESTER	14.29	14.89
GRAY	15.18	9.70
STANDISH	13.85	12.60
RAYMOND	15.90	17.20
WESTBROOK	16.68	14.75 15.32
CUMBERLAND	22.15	23.25

# COLA Increases

Towns/Cities	As of 7/1/22	As of 7/1/23	As of 7/1/24	Projected 7/1/25
Brunswick	5	6		0-36hr / 5 union
Cape Elizabeth	5	5	3	
Casco		6	3.5	
CumberlandCty	6	6	3	
Cumberland	3.5	6	5	3 / 4 union
Falmouth	5	5	3.6 avg	
Freeport	5.6		4.6	3.5
Gorham		5.9	4	7
Scarborough	4	4.7	4.7	
Standish	5	7	4	3.5
South Portland	3	6 * Avg.	3	
Yarmouth	4	5.5	3.5/4.5	4
<b>AVERAGE</b>	<b>4.5%</b>	<b>5.75%</b>	<b>3.85%</b>	
<b>WINDHAM</b>	<b>3%</b>	<b>6.5%</b>	<b>3%</b>	<b>3.5%</b>

# Potential Manpower Challenges

Dept/Positions	FY26		FY27	FY28	FY29
			Projections		
Operations Mgr. in FY25 budget					
Truck Drivers Laborers			1		
Grounds Maintenance			1	Outsource Gambo Fields	
Patrol Officer					1
FF EMT's					
FF EMT Lieutenant			2	1	1
Recreation Programmer and Facilities Staffing			1	1	1
Community Center Staffing				2	
General Assistance	1				
<b>Totals</b>	<b>1</b>		<b>5</b>	<b>4</b>	<b>3</b>

# Potential Projects



North Windham Public Safety Bldg



Gambo Fields Park  
TOWN OF WINDHAM



Future Community Center



North Windham Ice Rink and Park

# Potential Town Projects & RSU Committed Timelines

Potential Projects	25/26	26/27	27/28	28/29	Est. Cost	Method of Payment
Gambo Park	X Approved	X Bonded	<del>X</del> <del>Bonded</del>		\$3.0M	Fund Balance & Bond
Waste Disposal- Cummings	X Approved	X Bonded			\$0.5M	TIF Bond
Old NW Fire Station Incubator				X Approved&Bond	TBD	TIF Bond
New North Windham Public Safety Building	X Approved	X Bonded			\$10M	Fund Balance & Bond & TIF
Ice Rink and Playground	X				\$3.0M	Fund Balance & Bond
Community Center					TBD	Fund Balance & Bond
RSU New Middle School	X	X	X	X	39M 30M/9M	Bond Windham/Raymond



# Capital Items

## **Projects/Equipment included in upcoming budget**

- New Radio Equipment and New Tower at Central (Tower by Verizon)
- Gambo Fields & Park Land
- New North Windham Public Safety Building (Fire Station/Police Station/Cumb. Co. Sheriff)
- Central Park Ice Rink & Playground in North Windham w/ Public Safety Building
- Public Road Projects – Maintenance and Paving, Varney Mill Estates Drainage (partial)
- Community Center (Old Middle School)
- Continuance of Smith Cemetery project
- Plow Trucks and pickup for DPW – Wheeler and Single Axle Dump trucks, 1-ton
- Forbes Lane Park (grant funding eligible)
- Digital Signs for Central Station and North Windham Fire Station
- Solar Lease Buyout at the Landfill
- 2 EV cars



# Capital Projects

## **Projects- In Process**

- Smith Cemetery \$75,000
- Projected North Windham Public Safety Building
- Solar Panels at Town Hall \$100,000
- Town Hall Conference Rooms/Lunch Area
- Public Works Laydown Yard (shared with Portland Water District)
- HVAC replacement at Town Hall \$100,000
- Gravel Road Reconditioning \$200,000
- River Road/Rte202 Pedestrian Intersection Improvements
- South Windham Sidewalk (Blue Seal/Depot Street)
- East Windham Conservation Universal Trail
- North Windham Wastewater Treatment System
- North Windham Moves Project (rear access roads, adaptive tech signals, bike/ped facilities)
- N.W. Public Safety Building design/engineering
- Community Center (Middle School Re-use) preliminary design/engineering

# Long- and Short-Term Debt

Long Term Debt(Bonds)	\$6.316m GF Bond	TIF Bond	Fund Balance	Total
Waste Disposal (Sewer) Cummings Prop.		\$0.5M		\$0.5M
New NW Public Safety Bldg to include + \$1.1M Impact Fees	\$2.5M	\$4.0M	\$2.4M	\$10M
New NW Ice skating rink & Playground	\$1.5M		\$1.5M	\$3.0M
Gambo Park	\$1.5M		\$1.5M	\$3.0M
Solar Lease Buyout (TBD)	<del>\$815,601</del>			<del>\$815,601</del>
	\$832,414			\$832,414
Short Term Debt (Lease Purchase)				
Radio Equipment, FD Car 1, 10-wheel plow truck, pickup truck	\$1.287M			\$1.287
Reserves for Future Debt to level payments			-\$250,000	-\$250,000

**Legal Debt Limitation is 15% of State Valuation \$4,103,400,000 or \$615,510,000. The Town's portion of the municipal debt is \$26,850,800 or 0.65% of the state valuation. Bonding Agencies recommend that an average of 12 to 14% of the total operating budget as debt service is consistent to addressing infrastructure needs.**

# Capital Project Cost Impact to Homeowner

Proposed Projects	Total Cost	Bond Amount Paid by TIF	Bond Amount Paid by Unassigned Fund Balance	Bond Amount Paid by Public Safety Impact Fees	Bond Amount Paid by General Fund	Calculation to Mil Rate	Annual Taxes Based on \$400,000 Home	Monthly Cost
<b>Gambo Park</b>  Will include additional playing fields, recreational amenities, a new road and improved parking between the existing soccer fields and the park.	\$ 3.0 million		\$ 1.5 million		\$ 1.5 million	\$ 0.03	\$ 12.00	\$ 1.00
<b>North Windham Public Safety Building</b>  The new public safety building will also be home to the Cumberland County Sherriff's Office.	\$ 10.0 million <i>bond \$6.5 million</i>	\$ 4.0 million	\$ 2.4 million	\$ 1.1 million	\$ 2.5 million	\$ 0.05	\$ 20.00	\$ 1.67
<b>North Windham Public Ice Rink &amp; Playground</b>  A new park in North Windham next door to the new Public Safety Building location to have an ice rink and play ground area.	\$ 3.0 million		\$ 1.5 million		\$ 1.5 million	\$ 0.03	\$ 12.00	\$ 1.00
<b>Solar Panel Buyout</b>  Enterprise Drive Solar Field lease buyout equals bond payment - Does not affect tax rate.	\$ 815,801.00 <i>offset by CMP Savings Account</i>							
<b>Waste Water Expansion Area</b>  Wastewater expansion area to direct treated effluent. Paid by TIF - Does not affect taxes.	\$ 500,000.00	\$ 500,000.00						

# Undesignated Fund Balance Usage

- Less GASB 16.67% and assigned funds \$6,561,121 is available
  - North Windham Public Safety Bldg \$2,400,000
  - Ice skating area and playground \$1,500,000
  - Gambo Field Improvements \$1,500,000
  - Transfer into Operations Budget \$750,000
  - Separation Pay \$149,749
  - Electric Vehicles \$40,000
  - Total \$6,339,749
  - Remaining Unassigned available funds \$221,372
  - Total fund reserves (GASB and assigned)\$15,380,418

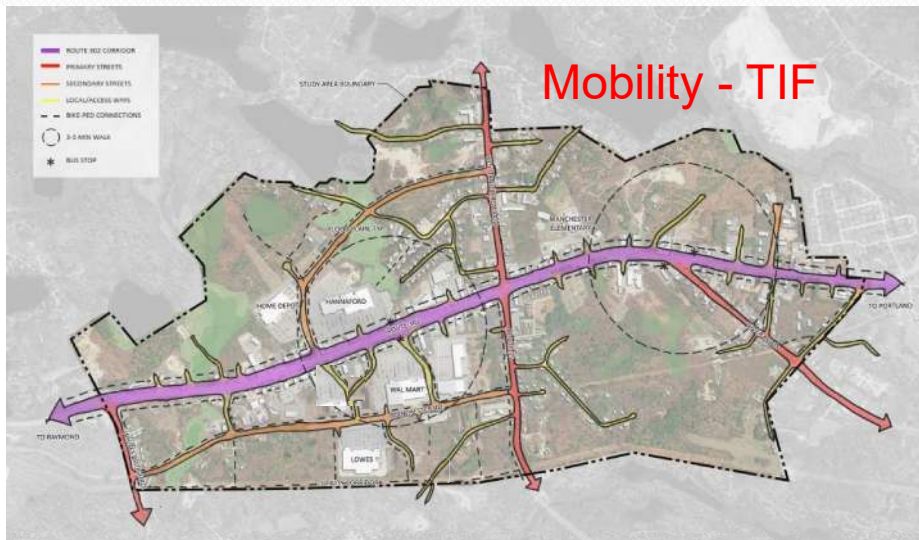
**Windham Fund Balance Policy:** To maintain a combined unrestricted fund balance in the general fund and the specified special revenue funds at 16.67% of the subsequent year's budget defined as the total municipal appropriations, school district assessment, and county taxes. In the event that the unrestricted fund balance drops below the target of 16.67% the Town will develop a plan, implemented through the annual budgetary process, to bring the balance to the target level. Once the target of 16.67% is reached, any portion of the unassigned fund balance above the target may be used to fund the capital needs of the community or reduce property taxes in any subsequent year as deemed appropriate by the Town Council.



# Major Projects provided by TIF's

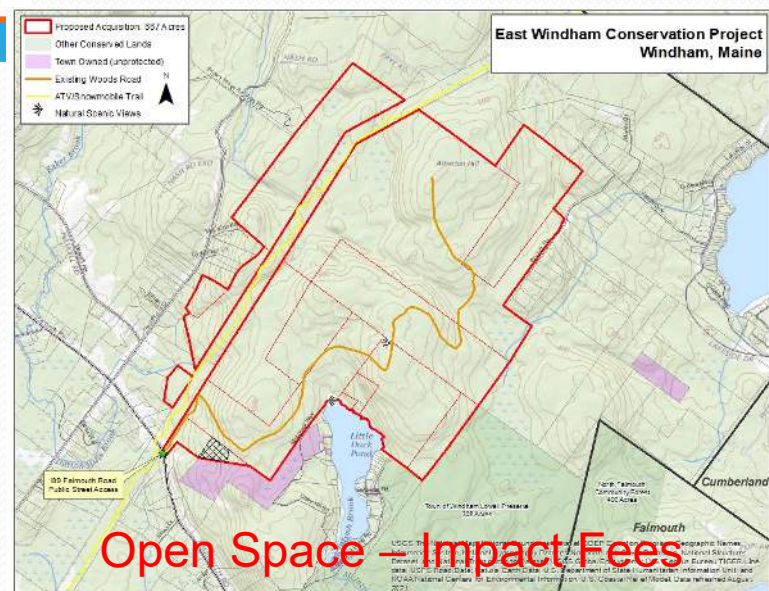
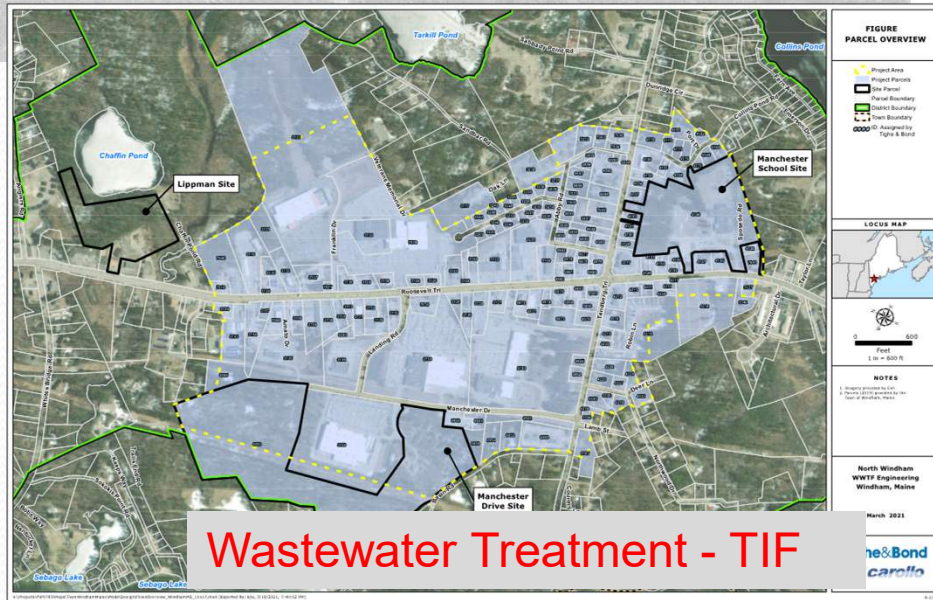
- Major Projects
  - **NW Mobility local access roads, TIF\*** (10% Town, 10% State, 80% Fed)
  - **NW Wastewater Treatment Facility, TIF** (SRF\*\* @ 2.0% 30 yrs.)
    - Environmental impacts; aquifer, phosphorous/nitrogen.
    - Economic Impacts; valuation, & jobs.

# Mobility- Wastewater-Open Space



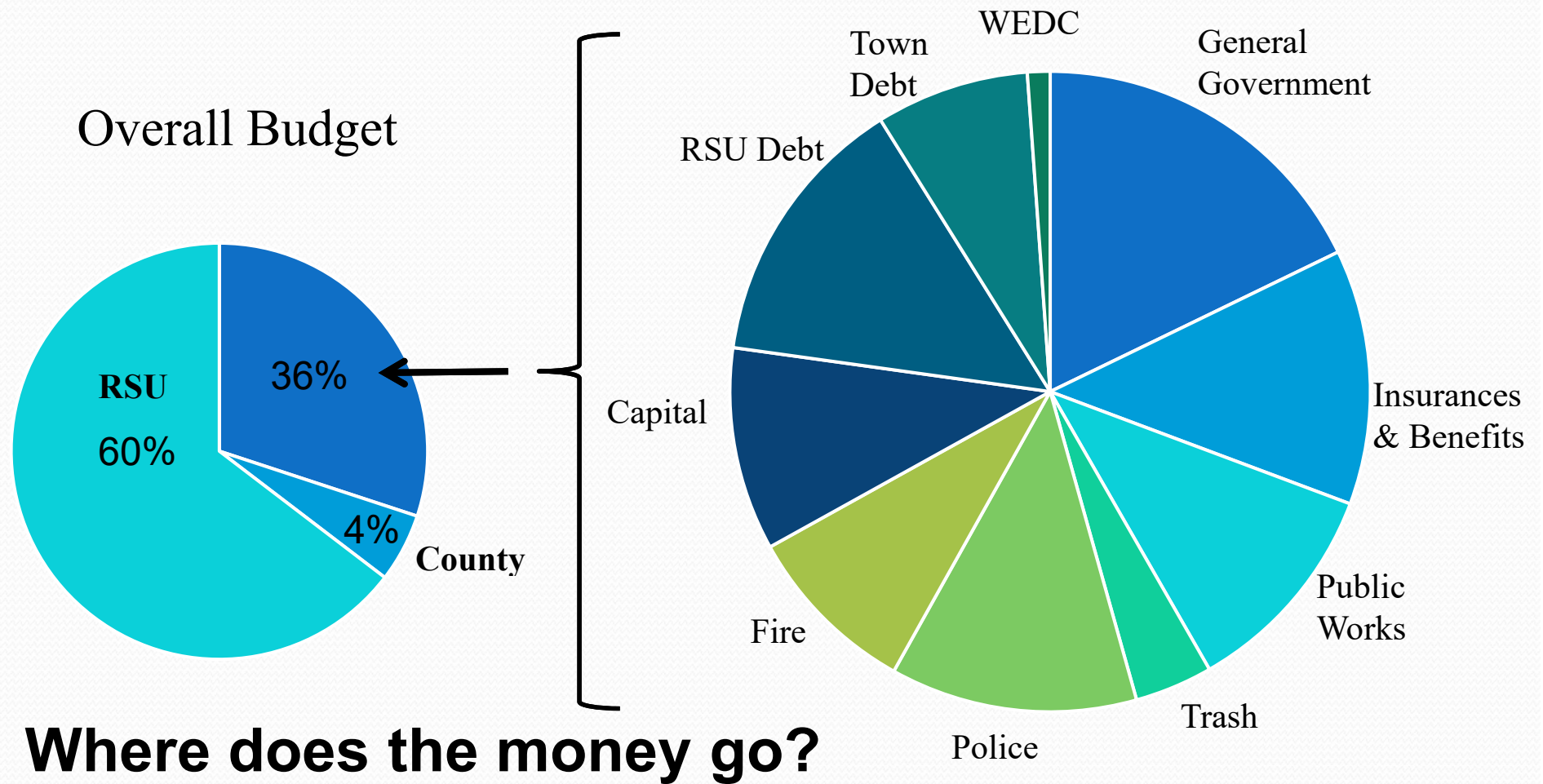
## Three Major Projects

- NW Mobility local access road
- NW Wastewater Treatment Facility
- Windham Open Space Preservation



# FY25/26 Budget Allocation

## Municipal Budget





# Budget Implications

This proposed budget addresses:

- Long Term Capital Project Investments;
- Capital Equipment Investments
- Capital Investment in Existing Infrastructure (roads and facilities)



# Future Economic Concerns

- Federal Level – Potential Tarriff Impacts on budget and future revenue projections
- State Level – Numerous bills could impact budget
  - Citizen Budget Veto
  - Excise Tax reduction

# Safety Measures in Budget

- Revenue projections on numerous line items are projected conservatively to weather normal market adjustments.
  - Excise tax, permitting fees, revenue sharing, interest earnings, etc.
- Utilizing residual capital funds towards long-term capital items reducing total capital outlay for 2025-2026.
- Additionally at the Annual Town Meeting(Saturday, June 14<sup>th</sup>) a warrant article will provide the authority for the Town Council to move funds from Unassigned & Assigned fund balance as necessary to meet obligations.
- Additional TIF districts can provide funds for sewer bond payments as a bridge if necessary, depending on market conditions.
- Impact fees provide additional revenue assurance for Sewer Project and North Windham Public Safety Building.

# 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		
								Pipeline 9,986,400
							Coming off line	
							Approx. Total 243M	

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

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

# 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 approximately \$3,000,000



# FY25/26 Budget Timeline

## Timeline for the Town meeting

- Budget Submission 90 days  
prior to new fiscal year Tuesday, February 11th
- Full Council Presentation Tuesday, February 11<sup>th</sup>
- Manager & Finance Committee revisions completed prior to  
Wednesday, April 23rd
- Public Hearing, Warrant & Council Approval Tuesday, May 13<sup>th</sup>
- Town Meeting Date Saturday, June 14<sup>th</sup>