

North Windham Sewer Project

Town Council
Board of Trustees - PWD

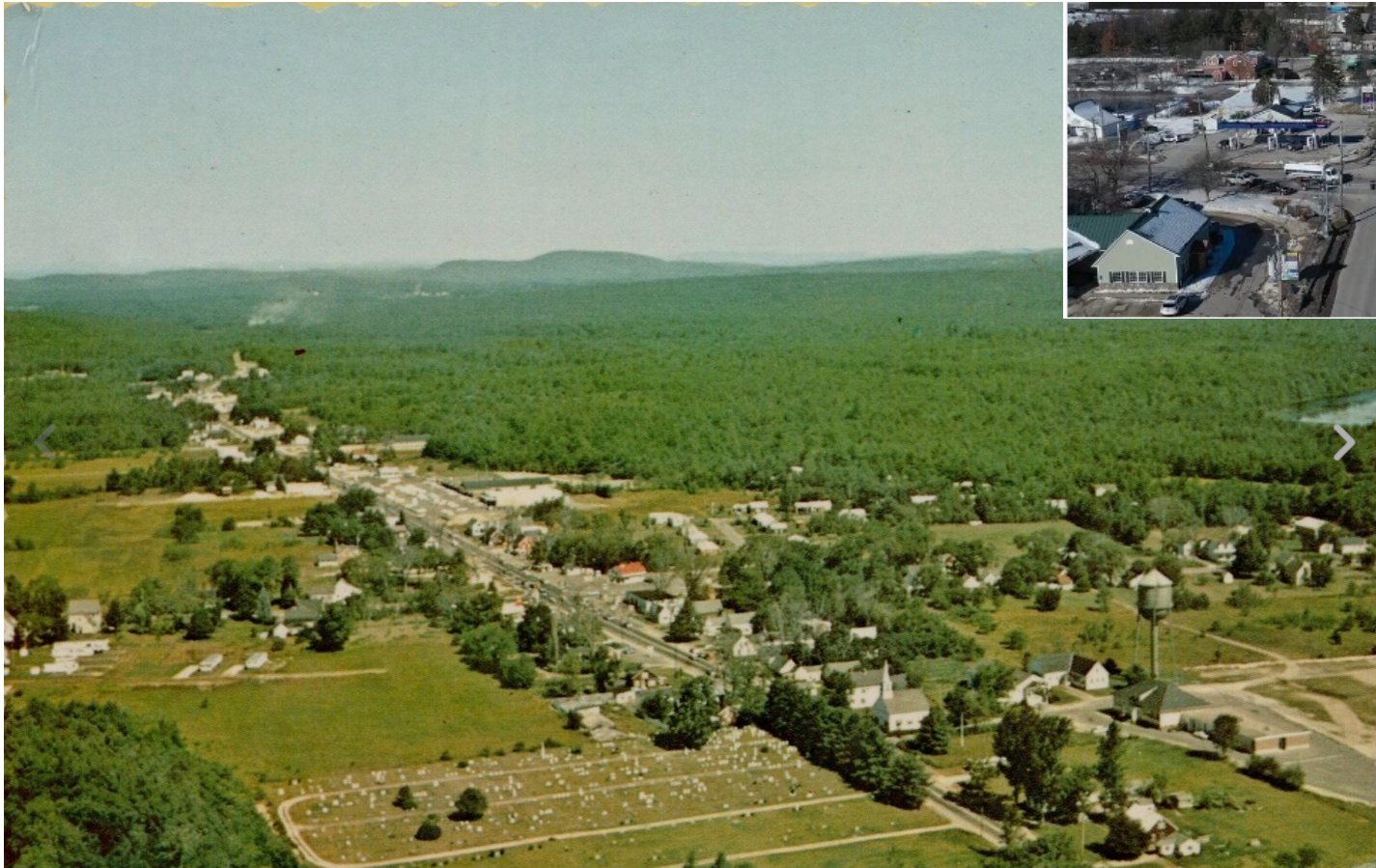
Protecting Public Health
Environment

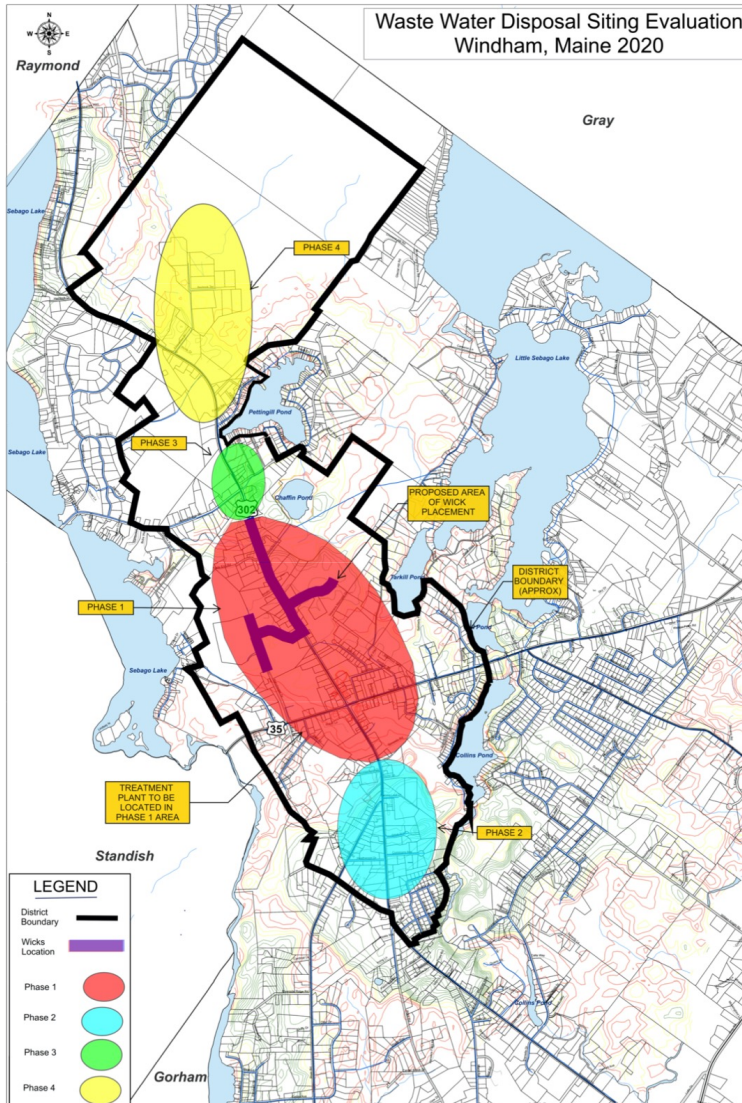
Promoting sustainable economic growth



November 5, 2024

Windham -- Then and Now





Proposed Area for New Wastewater District

LEGEND

District Boundaries



Phase 1



Phase 3



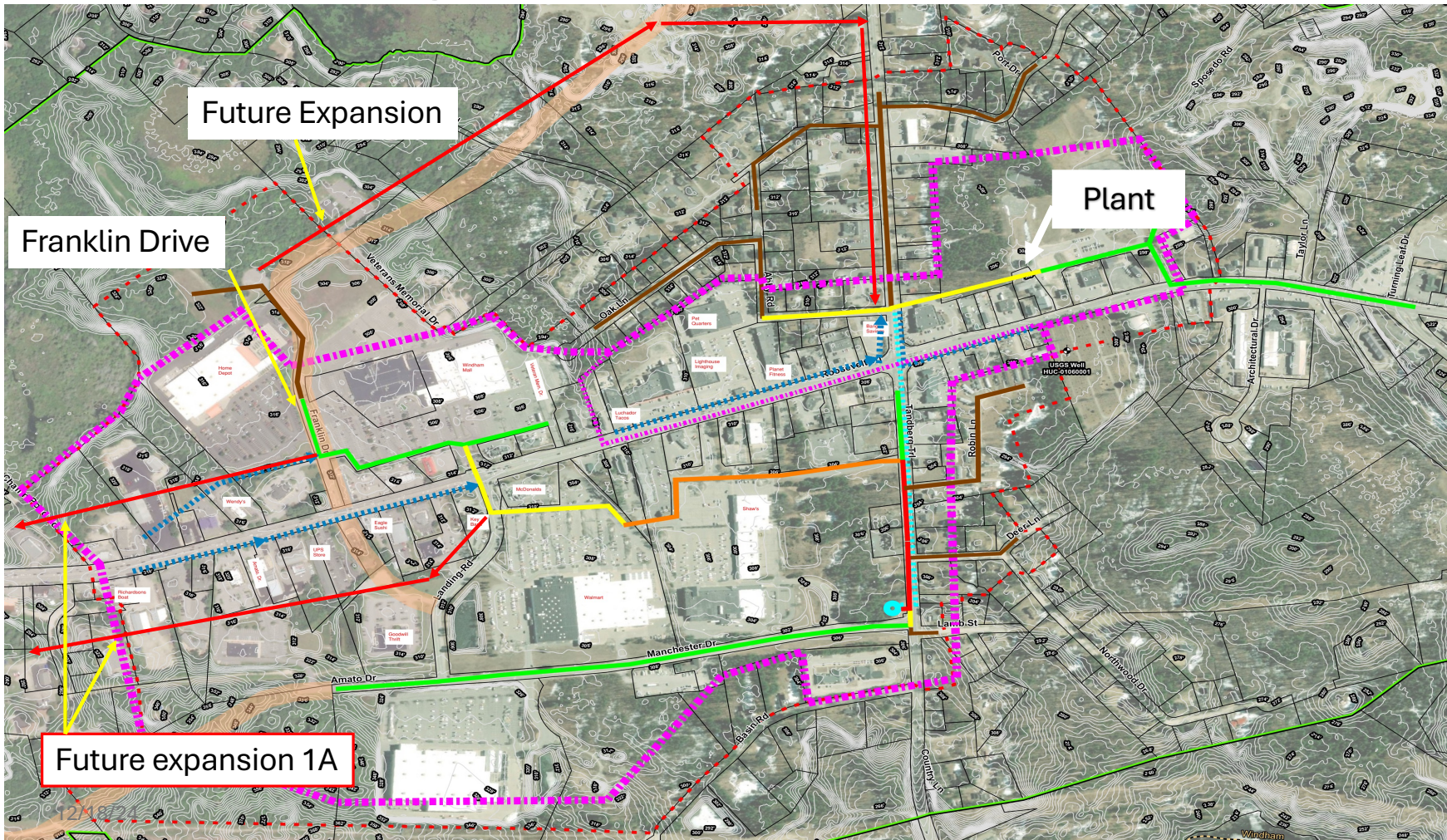
Phase 2



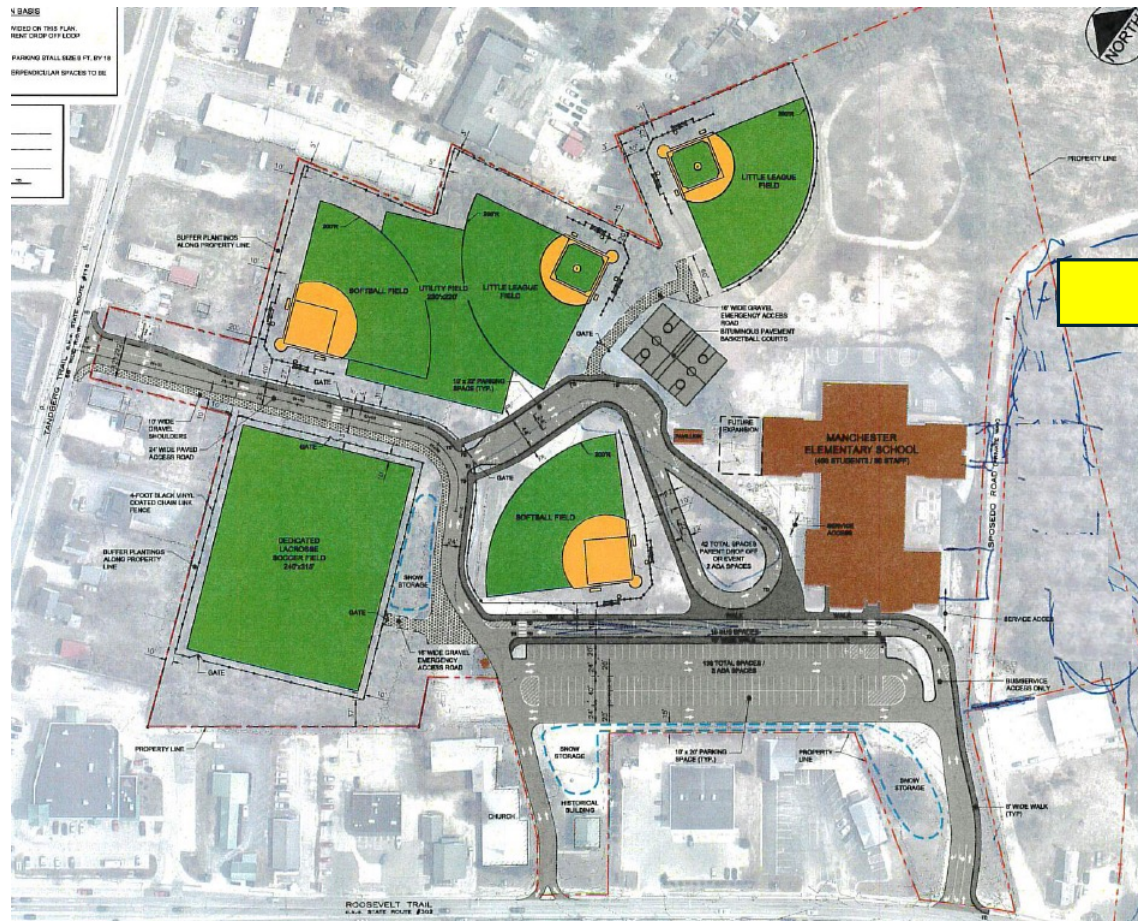
Phase 4

- **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
- **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**

Original Project Area – Phase 1



Drip Dispersal Fields installed; Ball fields open in the Spring/Summer of 2025



New Treatment Facility, start-up 4th QTR, 2025, operational 1st QTR, 2026

NW Sewer_Phase One Project Costs

Project Cost of Phase One includes	\$47.5 million
Collection System,	
Disposal Fields,	
Ball Fields,	
Treatment Plant	
Projected Bond Payment Cost based on State Revolving Loan Fund	\$1,819,000

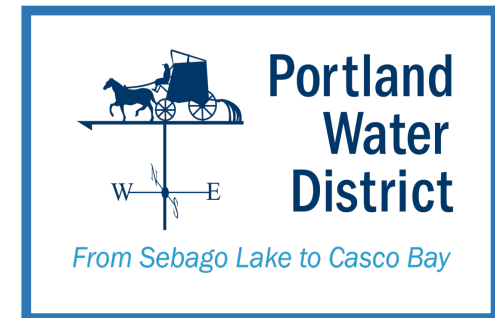
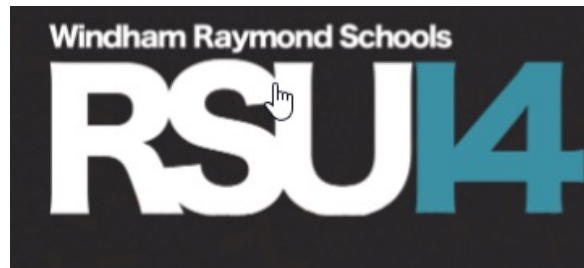
Phase Two

RSU 14 School Campus Wastewater Conveyance Project

Protecting Public Health

Environment

Promoting sustainable economic growth



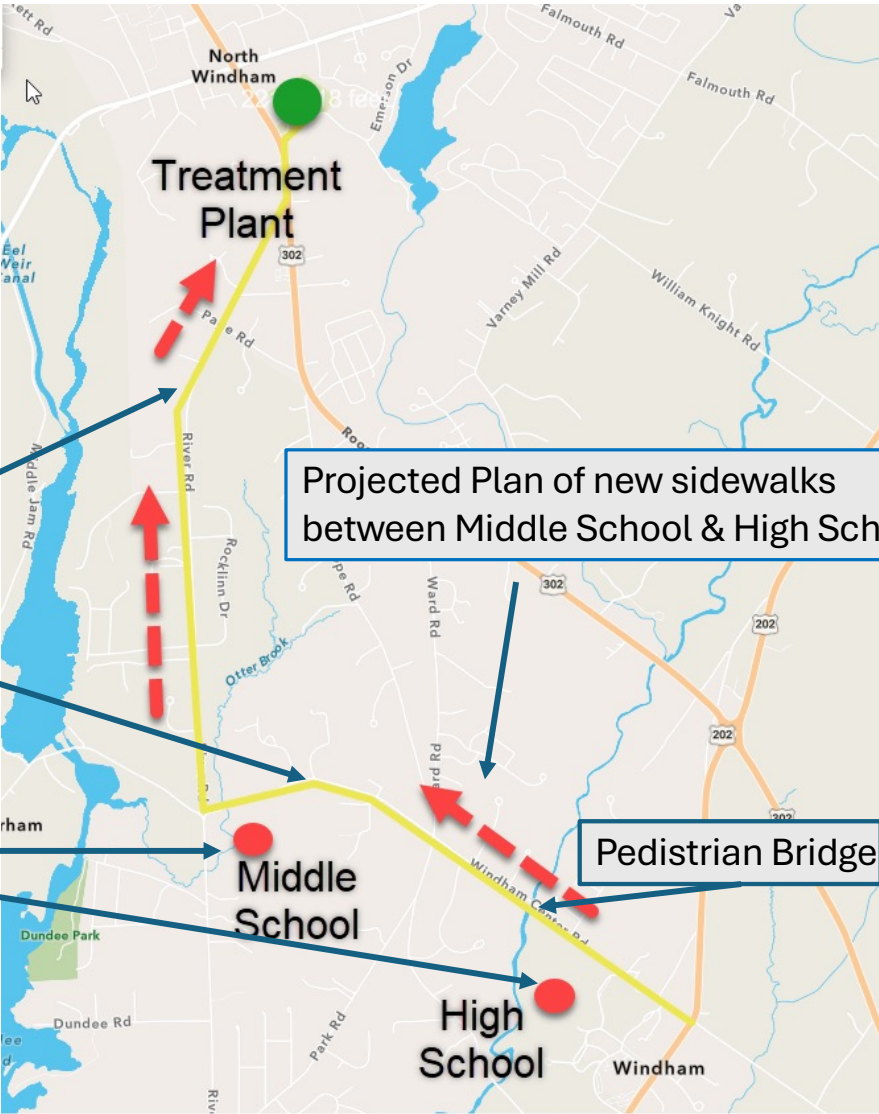
Phase Two

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



Advantages of RSU 14 Campus WW Conveyance Project

- ✓ Removes Wastewater Discharge Outfall from Class B – Pleasant River/ Presumpscot
- ✓ Significant Pollutant reduction to the Environment base on the design criteria and permit conditions for the new treatment plant.
- ✓ Removes older antiquated treatment plant
- ✓ Removes the need for future capital upgrades and O&M costs related to the old plant
- ✓ Consolidates treatment into North Windham's New advanced MBR treatment facility
- Removes the need to build expensive Septic System at New Middle School

RSU Connection Phase Two Project Costs

- 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
- Projected Bond Payment Cost
 - State Revolving Loan Fund \$625,000

Overall Project Schedule

- **DEP Permit for disposal at Manchester Fields**
 - April 7 Public notice in Press herald, Abutters notified
 - April 8 – Filed DEP Permit for groundwater discharge
 - April 27 – Public Information
- June 14th, 2022 Referendum
 - mailer to every household with advertisements educating public in Eagle paper
- Design Build (CMAR) team selected and started - Fall 2022
 - CMAR = Construction Manager at Risk
- Under construction summer 2023
- Completion winter 2025 – **First Flush February 3, 2026**
- **Addition of closing HS WWTF (2027) and new lines with Sidewalks 2026**



On Target

Siting of
Plant &
disposal
2021

Preliminary
Design &
Project Budget
established
2022

Windham.
Approved 2020
Design Build start
Fall 2023

Construction
2023,2024,2025
First Flush Feb. 3 2026
**Addition of RSU HS
and Middle School
1/3/2027**

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)	
Tentative Net Balance	\$51.25 million

Prioritization of Service Connections for WWTF Startup and Capacity Allowances

GMP 1-4 service area = 34,000 GPD (End of 2025)

Windham Village Apts = 29,220 GPD

RSU 14 Campus, Gray Rd = 11,300 GPD

RSU 14, Windham Center Rd = 23,460 GPD

Committed Flow Projections = 97,980 GPD

Other Developments:

New Public Safety Building = 2,000 GPD

Public Bldgs. near RSU 14 Campus = 1,600 GPD

New Gen Residential = 54,000 GPD

New Gen Hotel = 12,360 GPD

Turning Leaf Heights = 23,040 GPD

**Flow Projection Grand Total = 190,980 GPD
(AADF)**

WWTF Startup (End of 2025)

- 154,000 GPD. Current Discharge Permit
- Future Expansion (2025-2027)
- 320,000 GPD. WWTF Capacity (doubles)
- 100,000 GPD. Drip Dispersal Field (additional)

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				
Projected Total Valuation Increases		23,163,900	75,120,000	82,600,000	48,400,000	15,000,000		
Project units over next 6 years		144 units	144 units	144 units	144 units	144 units	144 units	

Coming off line

Pipeline

9,986,400

Blue is approved

Units represent – Condo's, Apartments 3 units and up, Townhouses, Duplex's

Projected Valuation Increases by Years by Category

[illegible]

Projected TIF Revenues by Year by Category

Projected TIF Revenues								
FY (starting July 1 previous year)	2025	2026	2027	2028	2029	2030	2031	2032
Total TIF Funds	\$1,263,110	\$1,528,800	\$2,390,426	\$3,337,848	\$3,892,996	\$4,065,046	\$4,065,046	\$3,950,502
Affordable Housing TIF Funds*	\$12,376	\$12,376	\$12,376	\$12,376	\$12,376	\$12,376	\$12,376	\$12,376
Total Commercial TIF Funds	\$1,250,735	\$1,516,425	\$2,378,051	\$3,325,473	\$3,880,621	\$4,052,671	\$4,052,671	\$3,938,127
(A) NW Infrastructure TIF Funds	\$1,162,298	\$1,247,072	\$1,993,998	\$2,826,720	\$3,381,868	\$3,553,918	\$3,553,918	\$3,439,374
(B) ED Zone Infrastructure TIF Funds	\$44,599	\$44,599	\$44,599	\$44,599	\$44,599	\$44,599	\$44,599	\$44,599
(C) SW Infrastructure TIF Funds	\$41,941	\$108,158	\$108,158	\$108,158	\$108,158	\$108,158	\$108,158	\$108,158
(D) Gateway South Infrastructure TIF Fu	\$1,896	\$116,596	\$231,296	\$345,996	\$345,996	\$345,996	\$345,996	\$345,996
* Affordable not in calculations								
Tax Rate	\$11.47	\$11.47	\$11.47	\$11.47	\$11.47	\$11.47	\$11.47	\$11.47

All numbers will fluctuate with the changing of the mil rate year to year

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			
New MBR Train/Thickening				\$300,000	\$300,000	\$300,000
Fire			\$250,000	\$325,000	\$325,000	\$325,000
Balance	(\$656,702)	(\$871,928)	(\$1,025,002)	(\$917,280)	(\$362,132)	(\$190,082)

Current TIF Balance is \$2,400,000

North Windham Projects and TIF funding

Description	Projected Costs	Impact Fees	TIF contribution 40%	Balance funded Mil Rate
North Windham Fire Station	\$9,000,000	\$1,000,000	\$4,000,000	\$4,000,000
Incubator	\$3,000,000	0	\$3,000,000 (at 100%)	0
Community Center	TBD	\$750,000	TBD	TBD

Impact Fees on Approved and Pending Projects

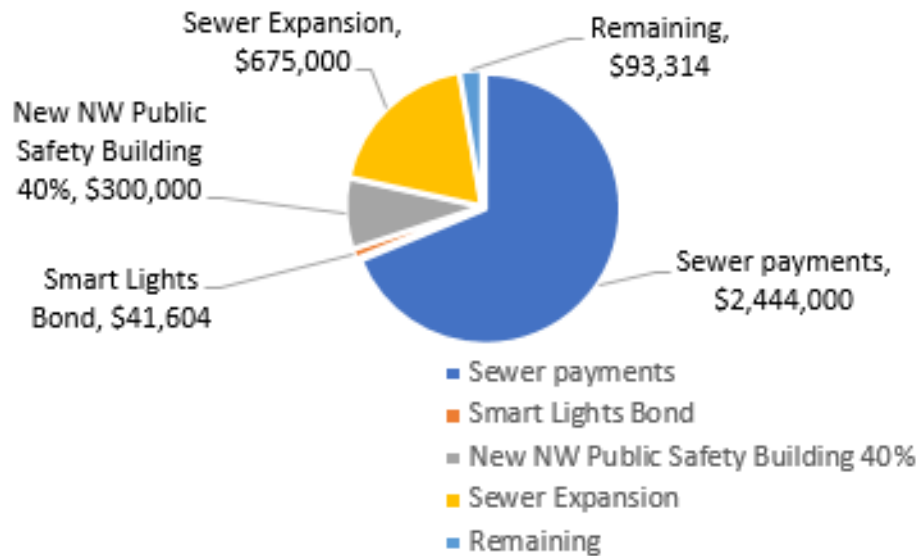
Description	Sewer Connect	Recreation	Open Space	Public Safety	Muni Facilities	TOTAL One Time Fees	Yearly Excise Tax
Recently Completed Projects	\$31,000	\$55,800	\$63,880	\$85,680	\$28,305	\$264,665	\$68,000
Pending Projects	\$2,411,000	\$529,000	\$616,928	\$892,948	\$304,784	\$4,755,260	\$681,600
Total	\$2,442,000	\$585,400	\$680,808	\$978,628	\$333,089	\$5,019,925	\$749,600

These numbers represent 10 projects including Condo's, and Apartments, no single-family homes. Single family homes would increase these numbers. These numbers represent the income stream of the ten projects up to 2030.

Sewer Connect Fees (first column above) would be used for expansion of processing with an additional new Membrane Bio Reactor train.

North Windham TIF Districts only

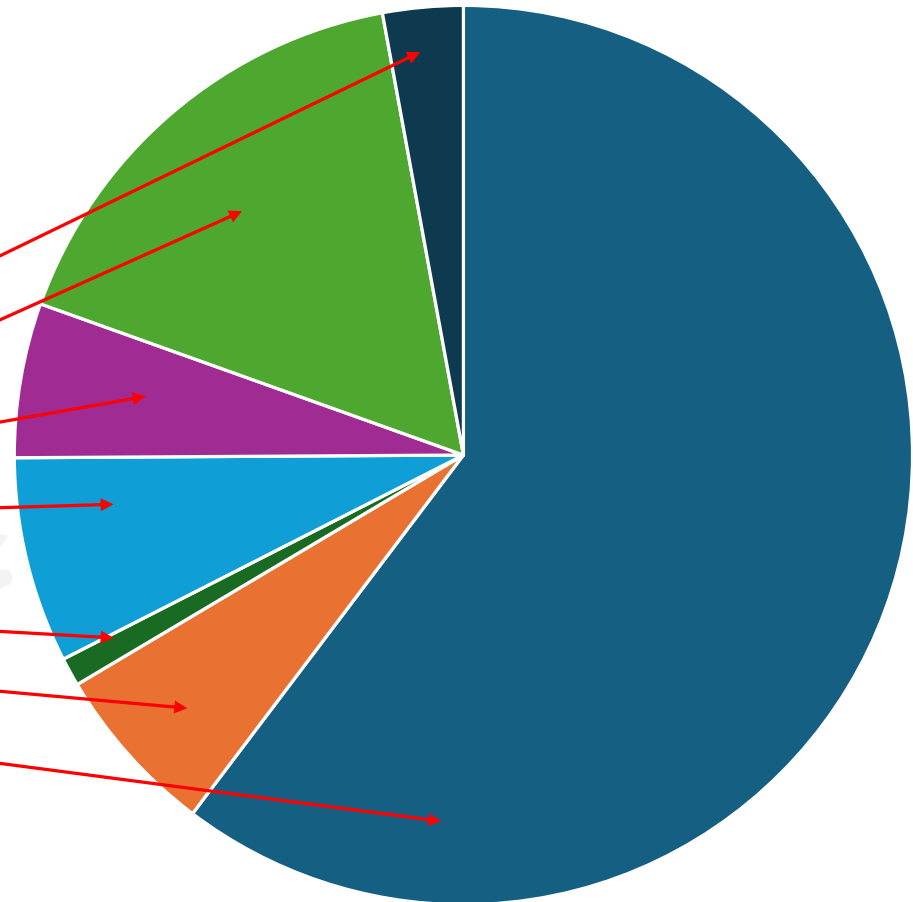
NW Infrastructure Annual Funding at Buildout
FY 30/31 Projection



Total NW TIF Funding Available	\$3,553,918
Sewer payments	\$2,444,000
Smart Lights Bond	\$41,604
New NW Public Safety Building 40%	\$300,000
Sewer Expansion	\$675,000
Remaining	\$93,314

Total of all TIF allocations

- Total Annual TIF Availability FY 30/31
- Availability \$ 4,052,671
- New NW Public Safety
- Contingency \$. 117,067
- Sewer Expansion \$. 675,000
- Building. 40%. \$. 300,000
- Eco Dev Innovation Ctr \$. 225,000
-
- Smart Lights \$. 41,604
- Contingency \$. 250,000
- NW Sewer Funding. \$. 2,444,000

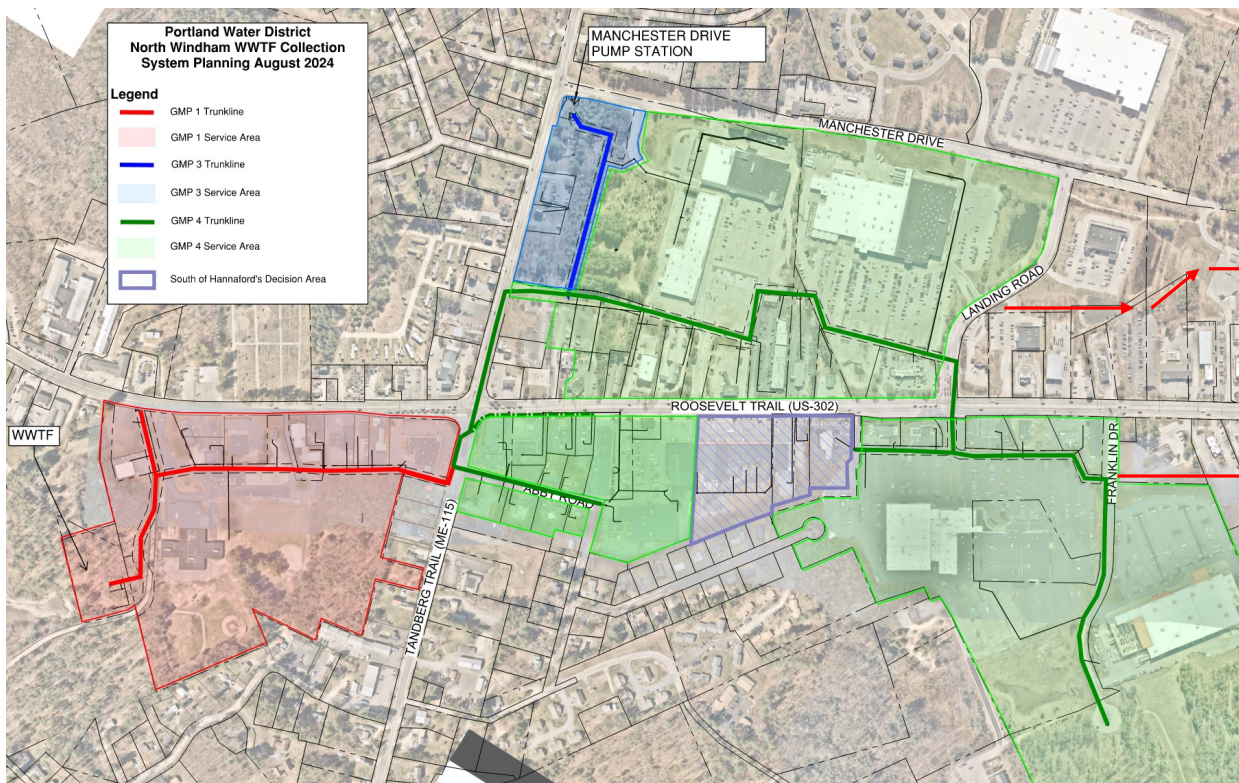


Conclusions for Sewer & projects in NW TIF's

- Revenues will sustain
 - Bond Payments for Phase 1 and 2
 - Bond Payments for Future Expansion of collection lines (Rte 302)
 - Bond Payments for drip dispersal capacity expansion (main field)
 - Bond Payments for drip dispersal land expansion (investigating)
 - Bond Payments for North Windham Fire/County Sheriff/Police station
 - Bond Payments for North Windham Incubator (Alt. TIF's)
 - Breakeven in 5 years (shortfall covered by TIF reserves)
- Timeline covers 7 years +, allocations enable future expansions
- Project is on Schedule for February 3, 2026, opening
- The TIF funding for Sewer is estimated at saving taxpayers over \$1.00++ in the mil rate
- With TIF's the Town receives lower County Tax, more School Funding and use of 100% of the monies collected. Supports Businesses

Thank You

Phase One --Final layout of collection system with (1st round) extensions along Rte. 302



Phase 1A would represent Sewer extensions on both sides of Rte. 302 subject to dispersal field capacity expansion and using TIF funding.