



**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)



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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 §222 (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:** Roosevelt Promenade Municipal Infrastructure Tax Increment Financing District
 2. **This is an amended application. If an amendment, what amendment number?** 2
 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 A. Tibbetts
 10. **Municipal official's title:** Town Manager
 11. **Municipal official's e-mail address:** batibbetts@windhammaine.us
 12. **If different from #9 above, contact person/consultant:** Thomas Bartell
 13. **Municipal contact/consultant phone number:** 207-892-1936
 14. **Municipality contact/consultant e-mail address:** thbartell@windhammaine.us
 15. **Municipality's assessor's name:** Elisa A. Trepanier
 16. **Municipality's assessor's e-mail address:** eatrepanier@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.

Signature

Date

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.**

By this application, the Town of Windham (the "Town") desires to amend the Roosevelt Promenade Municipal Infrastructure Tax Increment Financing District (the "District") and Development Program (the "Development Program"), which was adopted by the Town in 2006 and amended by the First Amendment to Roosevelt Promenade Municipal Infrastructure Tax Increment Financing Development Program in 2011 (the Development Program, as amended by the first amendment, the "Original Program"), each of which were approved by the DECD by letters received on June 16, 2006 and March 21, 2011, respectively.

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.** The District, which encompasses commercial subdivisions includes Lowe's and Home Depot, was created Development Program is to facilitate the redevelopment of the District and the surrounding areas by funding certain public infrastructure improvements and studies in order to better support the community's growth and to foster a diverse range of economic development opportunities within the community. Currently, the term of the District is set to expire on June 30, 2021 and the current annual Tax Increment to be retained in the District is capped at \$210,000, with the Increased Assessed Value associated therewith being captured in the District, and all other Increased Assessed Value being deposited into the Town's General Fund. The Town desires to amend the Development Program for the following purposes:

1. To extend the District's Term to 30 years (expiring June 30, 2036);
2. Beginning in Tax Year ending 2022, to cause 100% of the Increased Assessed Value of the property in the District to be Captured Assessed Value and thereby cause 100% of the Tax Increment to be retained by the District; and
3. To amend the public project costs to be funded by the Tax Increment in order to include costs related to transit improvements and economic development administration.
4. To correct an error in the Original Program. The Original Program referenced the acreage of the TIF as 34.74, but it was in fact 37.39.

The Town desires to create new employment opportunities and commercial development in the Town, to improve, broaden and maintain a healthy tax base, to improve the economy of the Town and the State, to provide the impetus for new commercial development and to provide the facilities described in the Original Program as amended hereby. For these reasons and to further accomplish these goals, the Town desires to amend the District and Original Program as stated above. The Development Program will provide for the Public Facilities, Improvements and Programs described in Exhibit J hereof. Costs of the Public Facilities, Improvements and Programs will be financed, in part, by the Tax Increment revenues from the District. Improvements to municipal infrastructure in commercially zoned areas along and near Route 302, including the property located in the District, are necessary to facilitate commercial development in the District and facilitate the Town's goal of increasing its commercial tax base



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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:** N/A: no company/developer is part of the TIF District proposal.
2. **Business address:** Click here to enter text.
3. **Business phone number:** Click here to enter text.
4. **Business contact person:** Click here to enter text.
5. **Business contact person e-mail address:** Click here to enter text.
6. **Principal place of business:** Click here to enter text.
7. **Company structure (e.g. corporation, sub-chapter S, etc.):** Click here to enter text.
8. **Place of incorporation:** Click here to enter text.
9. **Name of Officer(s):** Click here to enter text.
10. **Name of principal owner(s) name:** Click here to enter text.
11. **Address:** Click here to enter text.
12. **Brief project description:** Click here to enter text.
13. **Total amount of project new investment by company/developer:** \$ Click here to enter text.
14. **Will there be a credit enhancement agreement with this business?** Choose an item.

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 type="checkbox"/> job creation | <input type="checkbox"/> job retention | <input type="checkbox"/> capital investment |
| <input type="checkbox"/> training investment | <input type="checkbox"/> tax base improvement | <input type="checkbox"/> public facilities improvement |
| <input type="checkbox"/> other (list): <u>Click here to enter text.</u> | | |

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

- | | | |
|---|---|---|
| <input type="checkbox"/> real estate purchase | <input type="checkbox"/> machinery & equipment purchase | <input type="checkbox"/> training costs |
| <input type="checkbox"/> debt reduction | | |
| <input type="checkbox"/> other (list): <u>Click here to enter text.</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			
Total			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: No. If yes, provide a brief, clear description: **For question 3(a):Originally 5 years, then extended for an additional 10 years by the First Amendment approved by DECD letter dated March 21, 2011.

Program Duration

3. Duration of development district (may not exceed 30 years):
 - a. District term: Original application: 15.
If an amendment, adding how many years? 15 totaling how many years? 30
 - b. Start date of July 1, 2006 with fiscal year ending 2007.
[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 June 30, 2036 with fiscal year ending 2036.



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Original Assessed Value

4. Provide the taxable assessed value of the development district as of the March 31st 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			\$10,900.00		3/31/2006		37.390
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		37.390

***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: \$ 2,975,000** (Should match "total" from Exhibit J)
2. **Municipality will capture 100% of real and personal property increased assessed value for each year of the district term, to apply to the development program.** The 100% capture will begin for Tax Year ending June 30, 2022.
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?** Prior to Tax Year ending June 30, 2022, the annual Captured Assessed Value will only be that portion of the annual Increased Assessed Value that is equal to a Tax Increment of \$210,000. In those years, any excess tax Increment shall be deposited to the General 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 Development Program will provide for the Public Facilities, Improvements and Programs described in Exhibit J hereof. Costs of the Public Facilities, Improvements and Programs will be financed, in part, by the Tax Increment revenues from the District. Improvements to municipal infrastructure in commercially zoned areas along and near Route 302, including the property located in the District, are necessary to facilitate commercial development in the District and facilitate the Town's goal of increasing its commercial tax base.
 - b. **If an amendment, have any bonds been issued to date pertaining to the approved projects of this district?** No. 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 Development Program provides for the development of Public Facilities, Improvements and Programs described in Exhibit J. Costs of these Public Facilities, Improvements and Programs will be financed, in part, by the annual Tax Increment revenues from the District. The Town needs to increase its commercial tax base. Improvements to the Town's municipal infrastructure in commercially zoned areas at and near Route 302, including the property located within the District, are needed to facilitate commercial development in the District and surrounding area. 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 in the District by the Town. Original Assessed Value means the taxable assessed value of the real property in the District as of March 31, 2020 (April 1, 2019). Attached hereto as Exhibit B is the anticipated form of certification of Original Assessed Value by the Assessor of the Town of Windham in accordance with the requirements of Title 30-A § 5227 of the Maine Revised Statutes. All Property Tax collected in respect of the Original Assessed Value shall continue to be deposited in the general fund of the Town.



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6. **Describe sources of anticipated revenues for private projects (clearly and briefly stated):** The current and future developers owning or leasing the properties located within the District are intended to pay for and/or finance all private improvements located in the District

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.**
- Will CEAs be offered as part of this development program?** No, a formal amendment to this Development Program will be necessary, after going through the Public Process.
 - List name(s) of company/developer to be offered a CEA:** Click here to enter text.
 - Provide the CEA reimbursement percentage, term, conditions for each listed company/developer:** Click here to enter text.
 - Is this an omnibus application?** Choose an item.
If an omnibus, provide clear reimbursement percentage(s) and term(s)/condition(s): Click here to enter text.
 - Does the municipality have a TIF policy?** Choose an item.

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.

X _____
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.

X _____
Initial & date



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Relocation of Person(s)/Business(es)

8. As stated in the Original Development Program.

Transportation Improvements

9. As stated in the Original Development Program.

Environmental Controls

10. As stated in the Original Development Program.

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 operation of the Public Improvements will be overseen by the economic development office in tandem with the Windham Economic Development Corporation funded by the Development Program as described in Schedule J. The day-to-day operations of the District's Public Improvements will not require substantial efforts by the Town other than staffing and programming of the economic development office and supporting the Windham Economic Development Corporation.
 - b. **Private capital improvements:** As stated in the Original Development Program.



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Section 7 - Notice and Hearing

1. **Date of public notice (must be minimally 10 days before the public hearing):** January 15, 2021

For Exhibit G, provide a legible copy of the newspaper page showing the public hearing , newspaper name and date of publication.

2. **Date of public hearing:** January 26, 2021

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

3. **Date municipal or plantation legislative body approved original district designation:** January 26, 2021

Date municipal or plantation legislative body adopted original development program: January 26, 2021

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:** January 26, 2021

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

4. **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. Exhibit H.



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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 proposed Municipal TIF District (if amendment, proposed updated total acreage)	37.39	
3. Downtown-designation ¹ acres in proposed Municipal TIF district	0	
4. Transit-Oriented Development ² acres in proposed Municipal TIF district	0	
5. Total acreage [=A2-A3-A4] of proposed Municipal TIF district counted toward 2% limit	37.39	
6. Percentage [=A5÷A1] of total acreage in proposed Municipal TIF district (CANNOT EXCEED 2%)	0.11%	
7. Total acreage of all <u>existing/proposed</u> Municipal TIF districts in municipality including Municipal Affordable Housing Development districts: ³ (List each district name/acreage) Pipeline TIF District/6; New Marblehead Manor Affordable Housing Development District/3.7; Gateway North A TIF District/99.77; Gateway North B Omnibus Municipal Infrastructure TIF District/42.81; SWFS Depot Street Apartments Tax Increment Financing District (proposed on even or recent date herewith)/2.43; and Boody's Corner TIF District (proposed on even or recent date herewith)/16.31.	Existing	189.67
	Proposed	18.74
	Total	208.41
30-A § 5223(3) EXEMPTIONS ⁴		
8. Acreage of an <u>existing/proposed</u> Downtown Municipal TIF district	0	
9. Acreage of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts: (List each district name/acreage)	0	
10. Acreage of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts: (List each district name/acreage)	0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts common to ⁵ Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such acreage also factored in Exemptions 8-10 above: (List each district name/acreage)	0	
12. Total acreage [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	208.41	
13. Percentage of total acreage [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)	0.59%	
14. Real property 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		100%
TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)		100%

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

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

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

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

⁵ PTZ districts approved through December 31, 2008.



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SECTION B. | Valuation Cap

1. Total TAXABLE municipal valuation—use most recent April 1	2,336,553,500
2. Taxable Original Assessed Value (OAV) of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31	10,900.00
3. Taxable OAV of all existing/proposed Municipal TIF districts in municipality excluding Municipal Affordable Housing Development districts: (List each district name/acreage) Pipeline TIF District/6; New Marblehead Manor Affordable Housing Development District/3.7; Gateway North A TIF District/99.77; Gateway North B Omnibus Municipal Infrastructure TIF District/42.81; SWFS Depot Street Apartments Tax Increment Financing District (proposed on even or recent date herewith)/2.43; and Boody's Corner TIF District (proposed on even or recent date herewith)/16.31.	Existing 11,378,392
	Proposed 1,169,000
	Total 12,547,392
30-A § 5223(3) EXEMPTIONS	
4. Taxable OAV of an <u>existing/proposed</u> Downtown Municipal TIF district	0
5. Taxable OAV of all <u>existing/proposed</u> Transit-Oriented Development Municipal TIF districts (List each district name/acreage)	0
6. Taxable OAV of all <u>existing/proposed</u> Community Wind Power Municipal TIF districts (List each district name/acreage)	0
7. Taxable OAV of all <u>existing/proposed</u> Single Taxpayer/High Valuation ⁶ Municipal TIF districts (List each district name/acreage)	0
8. Taxable OAV in all <u>existing/proposed</u> Municipal TIF districts common to Pine Tree Development Zones per 30-A § 5250-I (14)(A) excluding any such OAV also factored in Exemptions 4-7 above: (List each district name/OAV)	0
9. Total taxable OAV [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	12,547,392
10. Percentage of total taxable OAV [=B9÷B1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)	0.54%

COMPLETED BY

PRINT NAME			
SIGNATURE		DATE	
If this form has not be completed by the municipal or plantation assessor , 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			
SIGNATURE		DATE	

⁶ 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 Roosevelt Promenade Municipal Infrastructure Tax Increment Financing District, as described in the Development Program, as amended for the District, was \$10,900 as of March 31, 2006 (April 1, 2005), such value being determined or allocated as follows:

Current Map-Lot	Original Application Map-Lot	Address	Description	Acreage	Total Value
18A-48B	18-48	64 Manchester Drive	Land, Building, and Personal Property	17.76±	
18A-48C	18-48	31 Landing Road	Land, Building, and Personal Property	5.99±	2 parcels had a collective OAV of \$5,500
Portion of 18-26-2	Portion of 18-26	20 Franklin Drive (partial lot included)	Land, Building, and Personal Property	13.64±	\$ 5,400
TOTAL				37.39±	\$10,900

IN WITNESS WHEREOF this Certificate has been executed as of this 21st day of January, 2021.


 By: Elisa A. Trepanier, Municipal Assessor

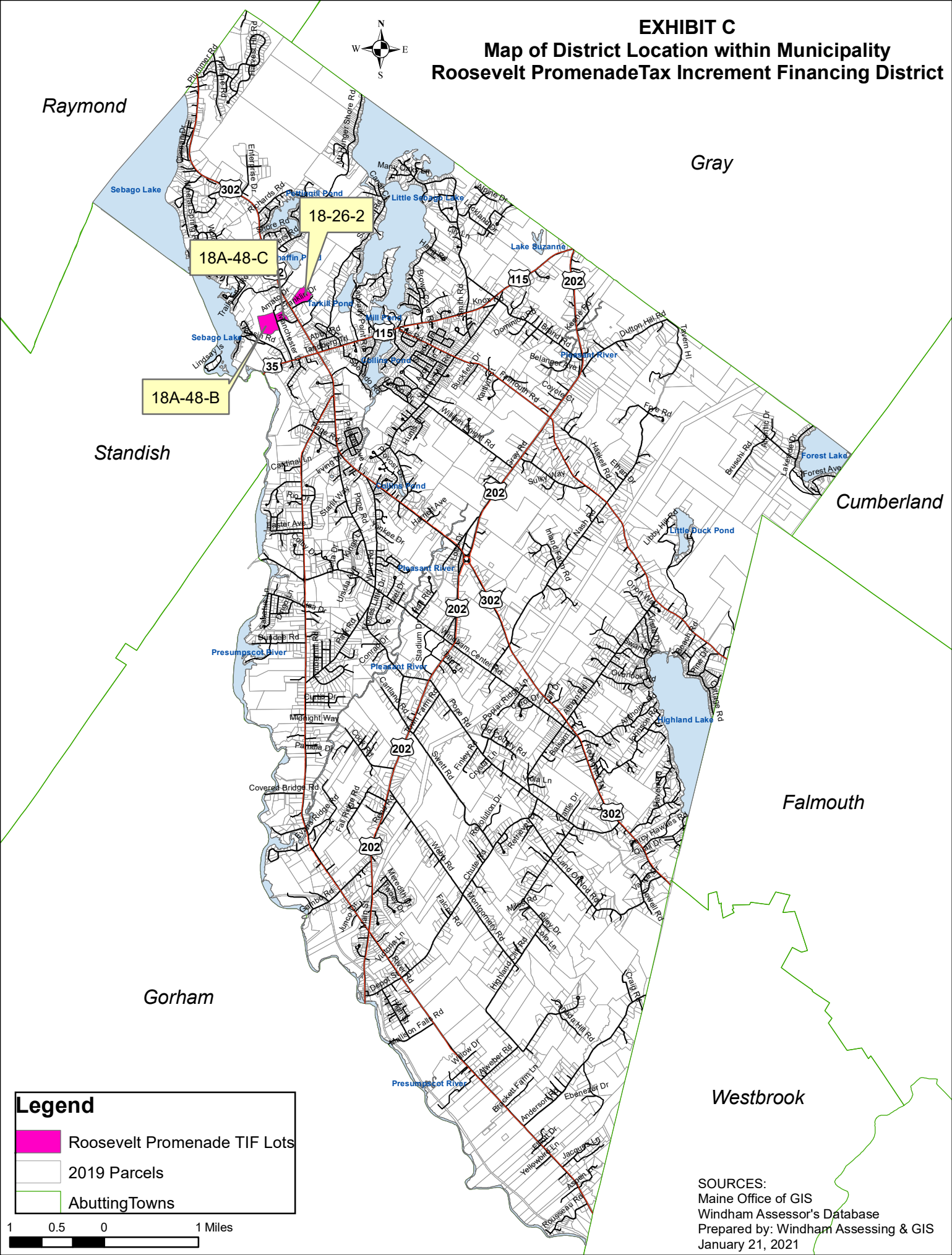


**Department of Economic and Community Development
Municipal Tax Increment Financing
Application**



Exhibit C - Map of District Location within Municipality

EXHIBIT C
Map of District Location within Municipality
Roosevelt Promenade Tax Increment Financing District



Legend

- Roosevelt Promenade TIF Lots
- 2019 Parcels
- Abutting Towns

SOURCES:
Maine Office of GIS
Windham Assessor's Database
Prepared by: Windham Assessing & GIS
January 21, 2021

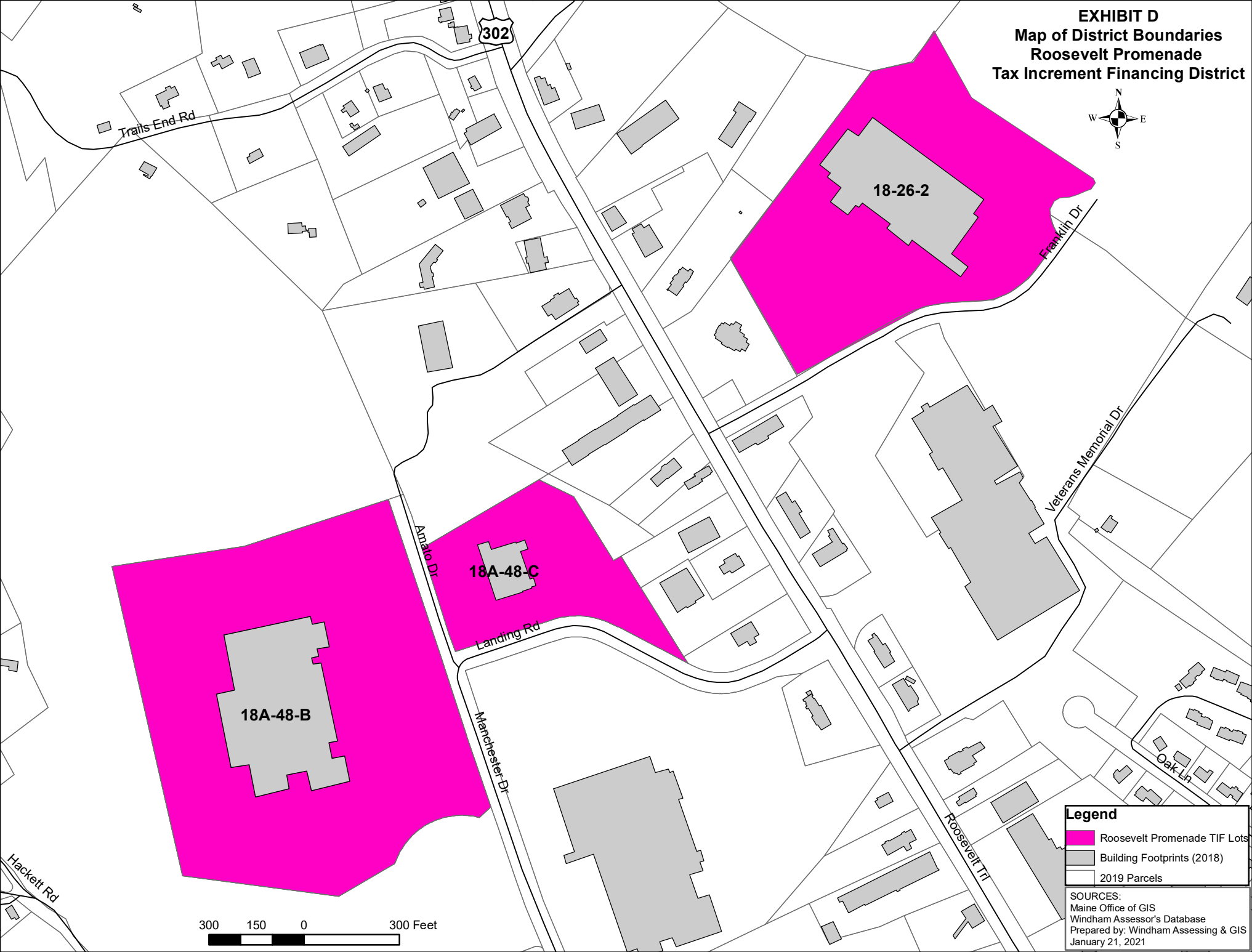


**Department of Economic and Community Development
Municipal Tax Increment Financing
Application**



Exhibit D - Map of District Boundaries

EXHIBIT D
Map of District Boundaries
Roosevelt Promenade
Tax Increment Financing District



Legend

- Roosevelt Promenade TIF Lots
- Building Footprints (2018)
- 2019 Parcels

SOURCES:
Maine Office of GIS
Windham Assessor's Database
Prepared by: Windham Assessing & GIS
January 21, 2021



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



Exhibit E - Annual Revenue Spreadsheet

	TIF Year	Year Ending 6/30	Mil Rate (per thousand)	Original Assessed Value	Estimated TIF Revenues		Total Tax Revenue	Estimated TIF Captured Revenues	Estimated Tax Revenues to General Fund	Cumulative Estimated TIF Captured Revenues
					Projected Assessed Valuation	Estimated Captured Assessed Valuation				
	Base	2006	11.300000	10,900.00						
In Tax Years ending in	1.00	2007	11.300000	10,900.00	27,015,800.00	18,584,070.80	210,000.00	210,000.00	-	210,000.00
2007-2021, the annual	2.00	2008	11.400000	10,900.00	26,773,800.00	18,421,052.63	210,000.00	210,000.00	-	420,000.00
CAV is limited to cause	3.00	2009	11.750000	10,900.00	26,182,300.00	17,872,340.43	210,000.00	210,000.00	-	630,000.00
annual captured tax	4.00	2010	12.200000	10,900.00	24,097,700.00	17,213,114.75	210,000.00	210,000.00	-	840,000.00
revenues to be no more	5.00	2011	13.900000	10,900.00	23,016,700.00	15,107,913.67	210,000.00	210,000.00	-	1,050,000.00
than \$210,000 with the	6.00	2012	14.250000	10,900.00	23,975,400.00	14,736,842.11	210,000.00	210,000.00	-	1,260,000.00
remainder going to the	7.00	2013	14.450000	10,900.00	23,765,300.00	14,532,871.97	210,000.00	210,000.00	-	1,470,000.00
Town's General Fund.	8.00	2014	14.670000	10,900.00	23,799,000.00	14,314,928.43	210,000.00	210,000.00	-	1,680,000.00
	9.00	2015	15.150000	10,900.00	23,761,200.00	13,861,386.14	210,000.00	210,000.00	-	1,890,000.00
	10.00	2016	15.700000	10,900.00	23,737,700.00	13,375,796.18	210,000.00	210,000.00	-	2,100,000.00
	11.00	2017	16.430000	10,900.00	23,869,100.00	12,781,497.26	210,000.00	210,000.00	-	2,310,000.00
	12.00	2018	15.180000	10,900.00	26,967,800.00	13,833,992.09	210,000.00	210,000.00	-	2,520,000.00
	13.00	2019	14.640000	10,900.00	26,896,500.00	14,344,262.30	210,000.00	210,000.00	-	2,730,000.00
	14.00	2020	15.000000	10,900.00	27,108,700.00	14,000,000.00	210,000.00	210,000.00	-	2,940,000.00
	15.00	2021	15.000000	10,900.00	27,108,700.00	14,000,000.00	210,000.00	210,000.00	-	3,150,000.00
100% to Windham (15 yrs.)										
In Tax Years ending 2022	16.00	2022	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		3,556,467.00
through 2036, 100% of	17.00	2023	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		3,962,934.00
the increased assessed	18.00	2024	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		4,369,401.00
value shall be CAV.	19.00	2025	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		4,775,868.00
	20.00	2026	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		5,182,335.00
	21.00	2027	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		5,588,802.00
	22.00	2028	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		5,995,269.00
	23.00	2029	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		6,401,736.00
	24.00	2030	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		6,808,203.00
	25.00	2031	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		7,214,670.00
	26.00	2032	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		7,621,137.00
	27.00	2033	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		8,027,604.00
	28.00	2034	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		8,434,071.00
	29.00	2035	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		8,840,538.00
	30.00	2036	15.000000	10,900.00	27,108,700.00	27,097,800.00	406,467.00	406,467.00		9,247,005.00
Cumulative										9,247,005.00

1. Property tax mil rate (per thousand) and assessed value of property for Tax Years ending in 2007 - 2020 are based on actual figures. The property tax mil rate and assessed property values for Tax Years ending 2021 - 2036 are assumed to remain constant with the values for Tax Year ending 2020.
2. Assessed value and state valuation assumed to remain constant for years 2020 and forward.
3. In Tax Years ending 2007-2021, the annual tax increment to be retained in the District is \$210,000 and the increased assessed value associated with that amount is captured in the District. All other increased assessed value is not captured in Tax Years ending 2007-2021 and the property tax on such additional assessed value is deposited in the General Fund of the Town and is not sheltered from State valuation.
4. In Tax Years ending 2022-2036, 100% of the increased assessed value shall be captured in the District and sheltered from State valuation. All property taxes associated with such increased assessed value shall be retained in the District.



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



Exhibit F - Annual Tax Shift Spreadsheet

Projected Tax Shift Benefits					
TIF Year	Tax Year Ending 6/30	State Aid to Education Benefit	County Tax Benefit	State Revenue Sharing Benefit	Total Tax Shift Benefits
1	2007	-	-	-	-
2	2008	-	9,231.95	22,882.19	32,114.14
3	2009	135,477.88	9,304.11	21,802.84	166,584.83
4	2010	134,289.47	9,053.02	17,174.36	160,516.85
5	2011	130,289.36	9,113.95	12,932.09	152,335.40
6	2012	125,483.61	8,711.51	13,580.68	147,775.79
7	2013	110,136.69	8,860.25	13,200.70	132,197.64
8	2014	115,831.58	53,304.60	9,428.79	178,564.96
9	2015	117,716.26	62,468.83	8,655.99	188,841.09
10	2016	117,811.86	16,034.66	7,704.52	141,551.04
11	2017	115,049.50	36,144.49	7,166.52	158,360.52
12	2018	110,751.59	132,346.97	7,249.17	250,347.73
13	2019	108,387.10	130,683.46	8,494.96	247,565.51
14	2020	114,545.45	9,137.82	11,703.61	135,386.88
15	2021	118,770.49	9,124.18	14,330.84	142,225.51
16	2022	115,920.00	9,496.43	14,330.84	139,747.27
17	2023	115,920.00	19,126.50	27,580.17	162,626.68
18	2024	224,369.78	19,907.55	27,580.17	271,857.50
19	2025	224,369.78	20,720.48	27,580.17	272,670.44
20	2026	224,369.78	21,566.62	27,580.17	273,516.58
21	2027	224,369.78	22,447.31	27,580.17	274,397.26
22	2028	224,369.78	23,363.96	27,580.17	275,313.91
23	2029	224,369.78	24,318.04	27,580.17	276,267.99
24	2030	224,369.78	25,311.08	27,580.17	277,261.04
25	2031	224,369.78	26,344.67	27,580.17	278,294.63
26	2032	224,369.78	27,420.48	27,580.17	279,370.43
27	2033	224,369.78	28,540.21	27,580.17	280,490.16
28	2034	224,369.78	29,705.67	27,580.17	281,655.62
29	2035	224,369.78	30,918.71	27,580.17	282,868.67
30	2036	224,369.78	32,181.30	27,580.17	284,131.26
	2037	224,369.78	33,495.44	27,580.17	285,445.40
	2038	224,369.78	-	-	224,369.78
Total		5,151,927.61	898,384.23	604,340.68	6,654,652.53
Average		171,730.92	29,946.14	20,144.69	221,821.75

1. Property tax mil rate (per thousand) and assessed value of property for Tax Years ending in 2007 - 2020 are based on actual figures. The property tax mil rate and assessed property values for Tax Years ending 2021 - 2038 are assumed to remain constant with the values for Tax Year ending 2020.
2. Assessed value and state valuation assumed to remain constant for Tax Years ending 2020 and forward.
3. The rates for State Aid to Education Benefit for Tax Years ending 2007 -2013 are assumed to be 7.29. The rates for State Aid to Education Benefit for Tax Years ending 2007 -2013 are determined based on Form ED 279s for RSU 14 for each given year. The rates for State Aid to Education Benefit for Tax Years ending 2021 - 2038 are assumed to remain constant with the value for Tax Year ending 2020.
4. Tax shift impacts are lagged by a couple years because the formulas calculating these figures utilize older valuations. As such, the State Aid to Education Benefit continues for 2 additional years after the TIF and the County Tax, and Revenue Sharing Benefits continue for 1 additional year after the TIF.
6. County Tax assumes that percent of valuation in 2021 is the same for future years. Assume growth of county tax equal to the average growth from Tax Years ending 2016 - 2021. To the extent possible, the actual taxes and valuations were used for Tax Years ending 2007 - 2021.
7. These projections assume that the formulas and general inputs for state subsidies do not change over time and assume that all other values in other communities are static relative to one another except for the new value captured in the TIF District. The Projections are less likely to be accurate farther into the future.
8. State Revenue Sharing for Tax Years ending 2008 - 2021 are based on the State's projections for the given year. These projections assume that the revenue sharing for Tax Years ending 2022 - 2037 remain constant.

Education Tax Shift - State Aid to Education Benefit
(based on DOE ED 279 for 2014-2020 and Preliminary for 2020-2021)

TIF Year	Local Contribution Rate	Tax Year Ending 6/30	CAV (2 Year Lag)	Estimated Shift
1		2007	18,584,070.80	
2		2008	18,421,052.63	
3	7.29	2009	17,872,340.43	135,477.88
4	7.29	2010	17,213,114.75	134,289.47
5	7.29	2011	15,107,913.67	130,289.36
6	7.29	2012	14,736,842.11	125,483.61
7	7.29	2013	14,532,871.97	110,136.69
8	7.86	2014	14,314,928.43	115,831.58
9	8.1	2015	13,861,386.14	117,716.26
10	8.23	2016	13,375,796.18	117,811.86
11	8.3	2017	12,781,497.26	115,049.50
12	8.28	2018	13,833,992.09	110,751.59
13	8.48	2019	14,344,262.30	108,387.10
14	8.28	2020	14,000,000.00	114,545.45
15	8.28	2021	14,000,000.00	118,770.49
16	8.28	2022	27,097,800.00	115,920.00
17	8.28	2023	27,097,800.00	115,920.00
18	8.28	2024	27,097,800.00	224,369.78
19	8.28	2025	27,097,800.00	224,369.78
20	8.28	2026	27,097,800.00	224,369.78
21	8.28	2027	27,097,800.00	224,369.78
22	8.28	2028	27,097,800.00	224,369.78
23	8.28	2029	27,097,800.00	224,369.78
24	8.28	2030	27,097,800.00	224,369.78
25	8.28	2031	27,097,800.00	224,369.78
26	8.28	2032	27,097,800.00	224,369.78
27	8.28	2033	27,097,800.00	224,369.78
28	8.28	2034	27,097,800.00	224,369.78
29	8.28	2035	27,097,800.00	224,369.78
30	8.28	2036	27,097,800.00	224,369.78
	8.28	2037	27,097,800.00	224,369.78
	8.28	2038	27,097,800.00	224,369.78
Total				5,151,927.61

County Tax History			County Tax Shift		Estimated State Valuation of Cumberland County	Estimated State Valuation of Windham	Estimated Total County Tax	Town Share of County Tax (w/out CAV)	Projected CAV	Town Share of County Tax (w/ CAV)	Est. County Tax Shift (1 yr. lag)
			Year								
Year	County Tax	Base									
2016	27,644,523.00	1	2007		38,041,800,000.00	1,697,250,000.00	20,275,824.00	904,613.93	-	904,613.93	-
2017	29,283,062.00	2	2008		41,557,850,000.00	1,844,500,000.00	21,613,748.00	959,303.00	18,584,070.80	968,534.95	9,231.95
2018	30,612,626.00	3	2009		41,918,400,000.00	1,900,200,000.00	22,186,886.00	1,005,752.00	18,421,052.63	1,015,056.11	9,304.11
2019	32,141,295.00	4	2010		41,772,500,000.00	1,917,800,000.00	22,186,888.00	1,018,613.00	17,872,340.43	1,027,666.02	9,053.02
2020	33,642,919.00	5	2011		40,729,950,000.00	1,808,100,000.00	22,576,350.00	1,002,218.00	17,213,114.75	1,011,331.95	9,113.95
2021	34,417,813.00	6	2012		39,497,000,000.00	1,792,250,000.00	23,044,497.00	1,045,387.00	15,107,913.67	1,054,098.51	8,711.51
		7	2013		38,690,850,000.00	1,751,900,000.00	24,373,544.00	1,103,620.00	14,736,842.11	1,112,480.25	8,860.25
Average annual change in county tax over last 5 years		8	2014		38,619,800,000.00	1,788,800,000.00	25,413,305.00	1,132,911.00	14,532,871.97	1,186,215.60	53,304.60
4.083564%		9	2015		39,379,600,000.00	1,867,050,000.00	26,773,596.00	1,216,178.00	14,314,928.43	1,278,646.83	62,468.83
		10	2016		40,806,800,000.00	1,877,500,000.00	27,644,523.00	1,264,831.00	13,861,386.14	1,280,865.66	16,034.66
		11	2017		42,139,850,000.00	1,916,750,000.00	29,283,062.00	1,304,678.00	13,375,796.18	1,340,822.49	36,144.49
		12	2018		44,050,350,000.00	2,095,000,000.00	30,612,626.00	1,332,023.00	12,781,497.26	1,464,369.97	132,346.97
		13	2019		46,892,350,000.00	2,272,500,000.00	32,141,295.00	1,435,970.00	13,833,992.09	1,566,653.46	130,683.46
		14	2020		50,417,650,000.00	2,272,500,000.00	33,642,919.00	1,516,404.00	14,344,262.30	1,525,541.82	9,137.82
		15	2021		50,417,650,000.00	2,272,500,000.00	34,417,813.00	1,551,331.00	14,000,000.00	1,560,455.18	9,124.18
		16	2022		50,417,650,000.00	2,272,500,000.00	35,823,286.27	1,614,680.93	14,000,000.00	1,624,177.36	9,496.43
		17	2023		50,417,650,000.00	2,272,500,000.00	37,286,152.93	1,680,617.45	27,097,800.00	1,699,743.96	19,126.50
		18	2024		50,417,650,000.00	2,272,500,000.00	38,808,756.68	1,749,246.54	27,097,800.00	1,769,154.08	19,907.55
		19	2025		50,417,650,000.00	2,272,500,000.00	40,393,536.93	1,820,678.13	27,097,800.00	1,841,398.61	20,720.48
		20	2026		50,417,650,000.00	2,272,500,000.00	42,043,032.68	1,895,026.68	27,097,800.00	1,916,593.30	21,566.62
		21	2027		50,417,650,000.00	2,272,500,000.00	43,759,886.64	1,972,411.30	27,097,800.00	1,994,858.60	22,447.31
		22	2028		50,417,650,000.00	2,272,500,000.00	45,546,849.43	2,052,955.97	27,097,800.00	2,076,319.92	23,363.96
		23	2029		50,417,650,000.00	2,272,500,000.00	47,406,783.97	2,136,789.73	27,097,800.00	2,161,107.76	24,318.04
		24	2030		50,417,650,000.00	2,272,500,000.00	49,342,670.12	2,224,046.89	27,097,800.00	2,249,357.97	25,311.08
		25	2031		50,417,650,000.00	2,272,500,000.00	51,357,609.42	2,314,867.26	27,097,800.00	2,341,211.94	26,344.67
2021		26	2032		50,417,650,000.00	2,272,500,000.00	53,454,830.04	2,409,396.34	27,097,800.00	2,436,816.81	27,420.48
State Valuation County	50,417,650,000.00	27	2033		50,417,650,000.00	2,272,500,000.00	55,637,692.00	2,507,785.57	27,097,800.00	2,536,325.78	28,540.21
State Valuation Town	2,272,500,000.00	28	2034		50,417,650,000.00	2,272,500,000.00	57,909,692.52	2,610,192.59	27,097,800.00	2,639,898.25	29,705.67
Town as % of County	4.5074%	29	2035		50,417,650,000.00	2,272,500,000.00	60,274,471.61	2,716,781.46	27,097,800.00	2,747,700.17	30,918.71
		30	2036		50,417,650,000.00	2,272,500,000.00	62,735,817.97	2,827,722.96	27,097,800.00	2,859,904.26	32,181.30
			3037		50,417,650,000.00	2,272,500,000.00	65,297,674.97	2,943,194.82	27,097,800.00	2,976,690.27	33,495.44
Total											898,384.23

2021

Projected Total Rev I	112,397,938.00
Projected Total Rev II	32,099,484.00
Town's Projected Rev I	1,329,954.70
Town's Projected Rev II	278,115.17
Total Rev I Computed (all)	21,205,222.10
Total Rev II Computed (all)	7,969,833.92
Municipal Population (2018)	18,186
2018 Property Tax Levied	31,353,644.92
2020 State Valuation	2,272,500.00
Mil Rate	13.796980

Revenue Sharing Shift									
TIF Year	Year	CAV (div. 1000) (1 yr. lag)	Revenue I Sharing W/O CAV	Revenue I Sharing W/ CAV	Tax Shift	Revenue II Sharing W/O CAV	Revenue II Sharing W/ CAV	Tax Shift	Total Total Rev Tax Shift
	1 2007	-	1,087,336.34	1,087,336.34	-	143,753.44	143,753.44	-	-
	2 2008	18,584.07	1,087,336.34	1,075,559.48	11,776.86	143,753.440000	132,648.11	11,105.33	22,882.19
	3 2009	18,421.05	1,130,551.20	1,119,372.01	11,179.19	87,014.850000	76,391.20	10,623.65	21,802.84
	4 2010	17,872.34	991,416.03	982,178.14	9,237.89	45,346.610000	37,410.13	7,936.48	17,174.36
	5 2011	17,213.11	759,797.66	753,038.79	6,758.87	46,863.840000	40,690.61	6,173.23	12,932.09
	6 2012	15,107.91	856,726.80	849,627.58	7,099.22	120,009.110000	113,527.65	6,481.46	13,580.68
	7 2013	14,736.84	854,483.98	847,515.26	6,968.72	156,987.250000	150,755.27	6,231.98	13,200.70
	8 2014	14,532.87	581,480.77	576,696.80	4,783.97	143,284.120000	138,639.31	4,644.81	9,428.79
	9 2015	14,314.93	537,286.93	532,856.41	4,430.52	149,453.440000	145,227.97	4,225.47	8,655.99
	10 2016	13,861.39	529,769.97	525,696.36	4,073.61	134,325.230000	130,694.32	3,630.91	7,704.52
	11 2017	13,375.80	541,436.88	537,585.54	3,851.34	127,198.480000	123,883.30	3,315.18	7,166.52
	12 2018	12,781.50	587,913.02	583,937.74	3,975.28	144,173.950000	140,900.07	3,273.88	7,249.17
	13 2019	13,833.99	650,726.52	646,063.61	4,662.91	166,959.550000	163,127.51	3,832.04	8,494.96
	14 2020	14,344.26	972,567.92	965,954.13	6,613.79	219,577.740000	214,487.92	5,089.82	11,703.61
	15 2021	14,000.00	1,329,954.70	1,321,811.53	8,143.17	278,115.165900	271,927.50	6,187.67	14,330.84
	16 2022	14,000.00	1,329,954.70	1,321,811.53	8,143.17	278,115.165900	271,927.50	6,187.67	14,330.84
	17 2023	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	18 2024	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	19 2025	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	20 2026	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	21 2027	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	22 2028	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	23 2029	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	24 2030	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	25 2031	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	26 2032	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	27 2033	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	28 2034	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	29 2035	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	30 2036	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
	2037	27,097.80	1,329,954.70	1,314,282.90	15,671.80	278,115.165900	266,206.80	11,908.37	27,580.17
Total					336,775.58			267,565.10	604,340.68



**Department of Economic and Community Development
Municipal Tax Increment Financing
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Exhibit G - 10-Day Notice of Public Hearing

Second Amendment to Roosevelt Promenade Municipal Infrastructure Tax Increment Financing District and Development Program TOWN OF WINDHAM NOTICE OF PUBLIC HEARING Notice is hereby given that the Town of Windham's Town Council will hold a public hearing on Tuesday, January 26, 2021 at 6:30 p.m. remotely via Zoom for the purpose of receiving public comments on the second amendment to its Roosevelt Promenade Municipal Infrastructure Tax Increment Financing District and the Development Program for the said District, pursuant to the provisions of Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended. Preregistration is required to participate in the hearing. To register for the meeting, go to: <https://us02web.zoom.us/j/87549670637>. The District was approved by the Town Council on March 26, 2006 for a period of 5 years and includes 34.74 acres near Route 302 (the original lot designations being Tax Map 18, Lots 26 and 48 and the current designations being Tax Map 18, Block 26, Lot 2 and Map 18A, Lots 48A and 48C). The original Development Program for the District established that the new tax revenues generated by the increased assessed value of the real and personal property within the District, up to \$210,000 of annual taxes, would be retained by the District and the increased assessed value of the property associated with such \$210,000 of tax revenues would be captured by the District, to be used for various public infrastructure and improvements, including, but not limited to, studies on transportation improvement and public safety infrastructure and developments of roads and utilities. On March 8, 2011, the Town Council approved the First Amendment to Roosevelt Promenade Municipal Infrastructure Tax Increment Financing District and Development Program in order to extend the term of the District and Development Program for an additional 10 years (to expire on June 30, 2021) and update the eligible projects to be funded by the tax revenues from the District. This Second Amendment to the District and Development Program extends the term of the District and Development Program for an additional 15 years (to expire on June 30, 2036), establishes a capture rate of 100% of the increased assessed value of the real and personal property in the District (for tax years beginning on and after July 1, 2021) causing 100% of the tax revenues on such increased assessed value to be retained by the District to fund public infrastructure improvements in and surrounding the District, and updates the eligible projects to be funded by the tax revenues from the District to include costs related to transit improvements and economic development administration within and outside of the District. A copy of the proposed Second Amendment to the District and Development Program is on file with the Town Clerk and may be obtained from the offices of the Town Clerk during normal business hours by calling 207-892-1900 or emailing lsmorrell@windhammaine.us. All interested persons are invited to attend the public hearing remotely as instructed above and



**Department of Economic and Community Development
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Exhibit H - Minutes of Public Hearing



**Department of Economic and Community Development
Municipal Tax Increment Financing
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Exhibit I - Record of District Designation and Development Plan Adoption



Department of Economic and Community Development
Municipal Tax Increment Financing
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Exhibit J - Public Project Costs

The Roosevelt Promenade Municipal Tax Increment Financing District is intended to provide funding dedicated to furthering the implementation of the improvements in North Windham and along the Route 302 corridor called for in the 21st Century Downtown Plan and the 2010 Route 302 Corridor Study. In addition, funding will be used to improve transit options in the District and regionally as well as maintain a level of effort in Economic Development program funding.

The Town will retain the Tax Increment from the District to finance some or all of the costs of the following public facilities, improvements or programs (the “Public Facilities, Improvements and Programs”):

TABLE NO. 1: POTENTIAL PUBLIC FACILITIES, IMPROVEMENTS AND PROGRAMS

Project	Estimated Cost Over 30 Years	Statutory Citation
Project Costs in Original Application (as amended by First Amendment)	\$2,100,000	30-A MRSA §5225(1)(A), (1)(B), (1)(C) and/or 30-A MRSA §5230
Staffing and programming of the Windham Economic Development Corporation and Windham Economic Development Office, including salaries and operations	\$500,000	30-A MRSA §5225(1)(A) and (1)(C)(1)
Transit Improvements including extensions of existing routes and/or the addition of routes in, to, or adjacent to the District and along Route 302 and other major corridors	\$375,000	30-A MRSA §5225(1)(A) and (1)(C)(7)
Total Project Costs:	\$2,975,000	
Note: Some of the foregoing may be funded in part pursuant to the Development Programs adopted in connection with the Gateway North A Infrastructure Omnibus Municipal Tax Increment Financing District, the Development District # 5, the Gateway North B Infrastructure Omnibus Municipal Tax Increment Financing District, the Roosevelt Promenade Municipal Tax Increment Financing District, the SWFS Depot Street Apartments Tax Increment Financing District, and the Kettle Estates Municipal Tax Increment Financing District.		