



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



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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.

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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 evidence to that effect.
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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)**



**Department of Economic and Community Development**  
**Municipal Tax Increment Financing**  
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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 §5222 (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:** Boody's Corner Tax Increment Financing District
  2. **This is an original application. If an amendment, what amendment number?** Choose a number.
  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.

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Signature

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Date

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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.**

The Town of Windham (the "Town") is committed to a policy of proactive management with respect to infrastructure development to support the community's growth and to foster a diverse range of economic development opportunities within the community. The Town desires to create the Boody's Corner Increment Financing District encompassing roughly 16.31 acres of property located on and near Route 302 (the "District"). This Development Program will provide the infrastructure and planning necessary for commercial development of property in and near the District. This Development Program will finance certain public improvements within and surrounding the District which will lead to additional commercial development, thereby expanding and diversifying the Town's tax base.

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 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 this Development Program. In order to fulfill these goals, certain property located on or near Route 302 has been proposed as the District. The District encompasses certain commercial property that is anticipated to have increase tax revenues. The Development Program described herein will serve the purpose of administering the District as a Municipal Development District and Tax Increment Financing District pursuant to Chapter 206 of Title 30-A of the Maine Revised Statutes, as amended (the “Development Program”). The designation of the District and adoption of the Development Program will become final immediately upon the Town Council of the Town's approval of the District and designation of the Development Program, subject only to approval by the Maine Department of Economic and Community Development. The Development Program provides for economic development incentives called municipal tax increment financing similar to that previously adopted by a number of municipalities in the State, including Windham. A tax increment financing development district involves creation of a geographically defined district in the Town and the “capture” or reinvestment of some of the new increased or “incremental” tax revenues generated by new development and business expansion in the District to pay certain costs of development and certain costs of new public facilities, improvements and programs. 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><a href="#">Click here to enter text.</a></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><a href="#">Click here to enter text.</a></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	0		
Total	0	N/A	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: [Click here to enter text.](#)

### Program Duration

3. Duration of development district (may not exceed 30 years):
  - a. District term: Original application: 30.  
If an amendment, adding how many years? [Choose a number](#) totaling how many years? [Choose a number](#).
  - b. Start date of July 1, 2021 with fiscal year ending 2022.  
[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, 2051 with fiscal year 2051.



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**Original Assessed Value**

4. Provide the taxable assessed value of the development district as of the March 31<sup>st</sup> 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			\$1,104,700.00		3/31/2020		16.31
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		16.310

\*\*\*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: \$ 3,700,000** (Should match "total" from Exhibit J)
2. **Municipality will capture 100% of real property only increased assessed value for each year of the district term, to apply to the development program.** [Click here to enter text, if needed.](#)
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?** [Click here to enter % to be deposited in General Fund/Education & Services 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 Town will not incur any indebtedness at this time in connection with the Public Facilities, Improvements and Programs stated on Exhibit J. The Town, does anticipate that it may elect at a future date to incur indebtedness to finance a portion of the Public Facilities, Improvements and Programs and, thus, reserves the option to fund the Public Facilities, Improvements and Programs through public indebtedness.](#)
  - b. **If an amendment, have any bonds been issued to date pertaining to the approved projects of this district?** [Choose an item. 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.](#)
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.](#)



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**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. No businesses or persons will be displaced or relocated as a result of the development activities proposed in the District.

### Transportation Improvements

9. Except for the Public Facilities, Improvements and Programs contemplated by this Development Program, the existing transportation facilities of the Town will be adequate to accommodate the improvements contemplated by this Development Program. Public Facilities, Improvements and Programs include improvements to roadways, intersections, sidewalks and transportation throughout the District and surrounding area.

### Environmental Controls

10. All environmental controls required by law shall apply to development in the District, including any applicable requirements of the Town of Windham Zoning Ordinance and all applicable State and federal environmental laws and regulations.

### 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 Facilities, Improvements and Programs 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 Facilities, Improvements and Programs 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:** Private capital improvements are not anticipated to be funded by the Tax Increment in the District. Private capital improvements within the District will not be funded or operated by the Town by reason of this 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:** Click to enter a date.

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 <b>municipal</b> acreage	35,572	
2. Acreage of <b>proposed</b> Municipal TIF District (if amendment, proposed updated total acreage)	16.31	
3. <b>Downtown-designation</b> <sup>1</sup> acres in proposed Municipal TIF district	0	
4. <b>Transit-Oriented Development</b> <sup>2</sup> acres in proposed Municipal TIF district	0	
5. <b>Total acreage</b> [=A2-A3-A4] of proposed Municipal TIF district counted toward 2% limit	16.31	
6. <b>Percentage</b> [=A5÷A1] of total acreage in proposed Municipal TIF district (CANNOT EXCEED 2%)	0.05%	
7. <b>Total acreage</b> of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>including</b> Municipal Affordable Housing Development districts: <sup>3</sup> ( <a href="#">List each district name/acreage</a> )  <small>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; Roosevelt Promenade Municipal TIF/37.39; and SWFS Depot Street Apartments Tax Increment Financing District (proposed on even or recent date herewith)/2.43.</small>	Existing	189.67
	Proposed	18.74
	Total	208.41
<b>30-A § 5223(3) EXEMPTIONS<sup>4</sup></b>		
8. Acreage of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district	0	
9. Acreage of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts: ( <a href="#">List each district name/acreage</a> )	0	
10. Acreage of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts: ( <a href="#">List each district name/acreage</a> )	0	
11. Acreage in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> <sup>5</sup> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such acreage also factored in Exemptions 8-10 above: ( <a href="#">List each district name/acreage</a> )	0	
12. <b>Total acreage</b> [=A7-A8-A9-A10-A11] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	208.41	
13. <b>Percentage of total acreage</b> [=A12÷A1] of all <u>existing/proposed</u> Municipal TIF districts (CANNOT EXCEED 5%)	0.59%	
14. <b>Real property</b> 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%
<b>TOTAL (except for § 5223 (3) exemptions a., b. OR c. must be at least 25%)</b>		100%

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

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

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

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

<sup>5</sup> PTZ districts approved through December 31, 2008.



Department of Economic and Community Development  
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**SECTION B. | Valuation Cap**

1. <b>Total TAXABLE</b> municipal valuation—use most recent April 1	2,336,553,500	
2. <b>Taxable Original Assessed Value (OAV)</b> of proposed Municipal TIF District as of March 31 preceding municipal designation—same as April 1 prior to such March 31	1,104,700	
3. <b>Taxable OAV of all <u>existing/proposed</u> Municipal TIF districts in municipality <b>excluding</b> Municipal Affordable Housing Development districts: (<a href="#">List each district name/acreage</a>)</b> <small>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; Roosevelt Promenade Municipal TIF/37.39; and SWFS Depot Street Apartments Tax Increment Financing District (proposed on even or recent date herewith)/2.43.</small>	Existing	11,378,392
	Proposed	1,169,000
	Total	12,547,392
<b>30-A § 5223(3) EXEMPTIONS</b>		
4. <b>Taxable OAV</b> of an <u>existing/proposed</u> <b>Downtown</b> Municipal TIF district	0	
5. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Transit-Oriented Development</b> Municipal TIF districts ( <a href="#">List each district name/acreage</a> )	0	
6. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Community Wind Power</b> Municipal TIF districts ( <a href="#">List each district name/acreage</a> )	0	
7. <b>Taxable OAV</b> of all <u>existing/proposed</u> <b>Single Taxpayer/High Valuation</b> <sup>6</sup> Municipal TIF districts ( <a href="#">List each district name/acreage</a> )	0	
8. <b>Taxable OAV</b> in all <u>existing/proposed</u> Municipal TIF districts <b>common to</b> Pine Tree Development Zones per 30-A § 5250-I (14)(A) <b>excluding</b> any such OAV also factored in Exemptions 4-7 above: ( <a href="#">List each district name/OAV</a> )	0	
9. <b>Total taxable OAV</b> [=B3-B4-B5-B6-B7-B8] of all <u>existing/proposed</u> Municipal TIF districts counted toward 5% limit	12,547,392	
10. <b>Percentage of total taxable OAV</b> [=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 <b>not be completed by the municipal or plantation assessor</b> , 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	

<sup>6</sup> For this exemption see 30-A §5223(3)(C) sub-§§ 1-4.



**Department of Economic and Community Development  
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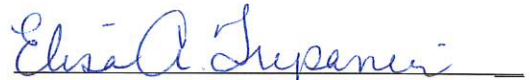
**Exhibit B - Assessor's Certificate**

**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 Boody's Corner Tax Increment Financing District, as described in the Development Program for the District, was \$1,104,700 as of March 31, 2020 (April 1, 2019), such value being determined or allocated as follows:

Map-Lot	Address	Description	Acreage	Total Value
	14-70 Dusty			
19-8-2-A	Rhoades Lane	Land & Building	15.46±	\$244,500
67-54	747 Roosevelt Trail	Land & Building	0.14±	\$163,300
67-55	745 Roosevelt Trail	Land & Building	0.71±	\$696,900
		TOTAL	16.31±	\$1,104,700

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  
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**Exhibit C - Map of District Location within Municipality**

**EXHIBIT C**  
**Map of District Location within Municipality**  
**Boody's Corner Tax Increment Financing District**



Raymond

Gray

Standish

Cumberland

Falmouth

Gorham

Westbrook

**Legend**

- TIF Lots
- 2019 Parcels
- Abutting Towns

1 0.5 0 1 Miles

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

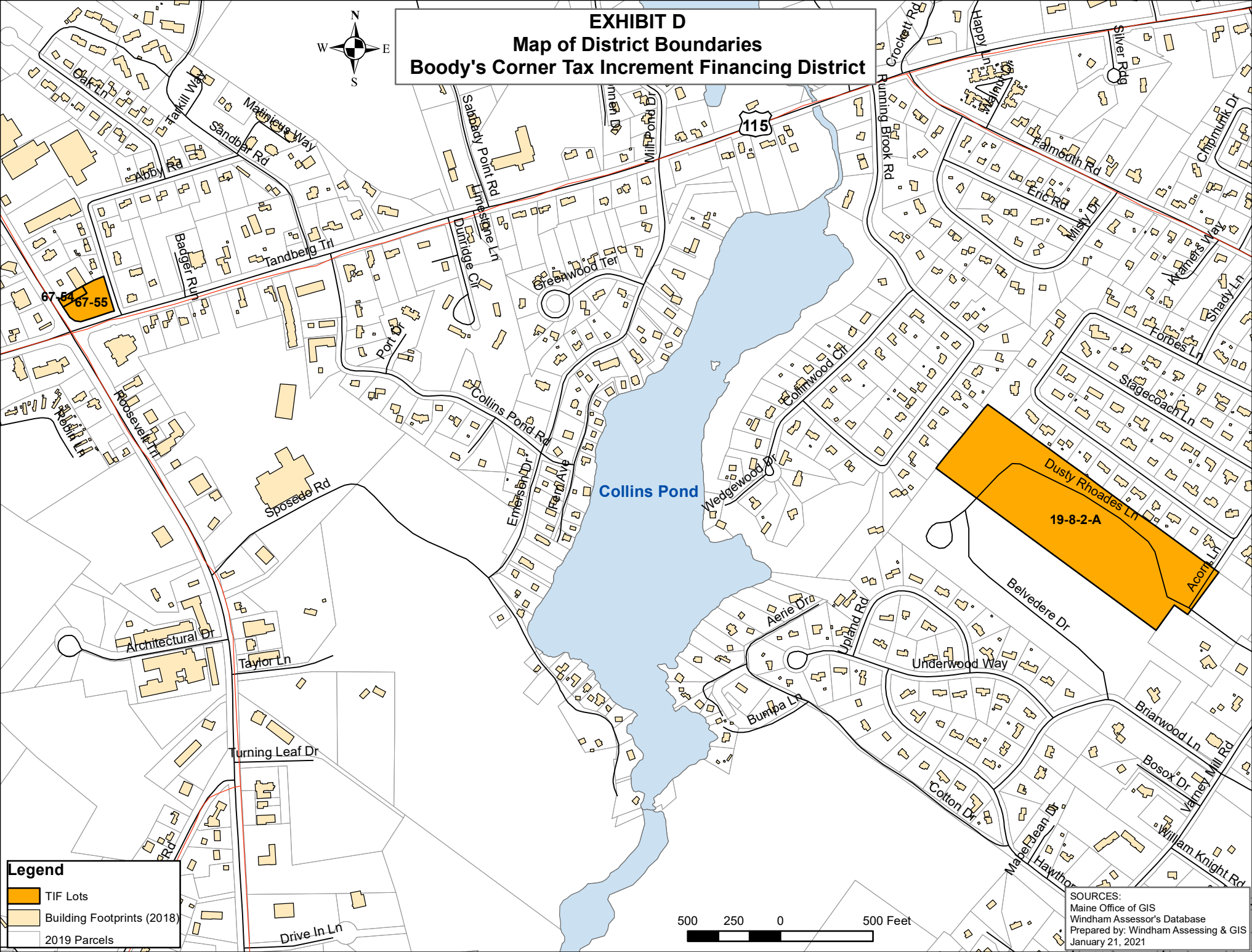


**Department of Economic and Community Development  
Municipal Tax Increment Financing  
Application**



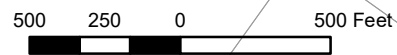
**Exhibit D - Map of District Boundaries**

**EXHIBIT D**  
**Map of District Boundaries**  
**Boody's Corner Tax Increment Financing District**



**Legend**

- 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 Estimated TIF Captured Revenues	Cumulative Estimated TIF Captured Revenues
				Projected Assessed Valuation	Estimated Captured Assessed Valuation			
Base	2021	15.000000	1,104,700.00					
1.00	2022	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		121,606.01
2.00	2023	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		243,212.01
3.00	2024	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		364,818.02
4.00	2025	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		486,424.02
5.00	2026	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		608,030.03
6.00	2027	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		729,636.03
7.00	2028	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		851,242.04
8.00	2029	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		972,848.04
9.00	2030	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,094,454.05
10.00	2031	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,216,060.05
11.00	2032	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,337,666.06
12.00	2033	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,459,272.06
13.00	2034	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,580,878.07
14.00	2035	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,702,484.07
15.00	2036	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,824,090.08
16.00	2037	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		1,945,696.08
17.00	2038	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,067,302.09
18.00	2039	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,188,908.09
19.00	2040	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,310,514.10
20.00	2041	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,432,120.10
21.00	2042	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,553,726.11
22.00	2043	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,675,332.11
23.00	2044	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,796,938.12
24.00	2045	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		2,918,544.12
25.00	2046	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		3,040,150.13
26.00	2047	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		3,161,756.13
27.00	2048	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		3,283,362.14
28.00	2049	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		3,404,968.14
29.00	2050	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		3,526,574.15
30.00	2051	15.000000	1,104,700.00	9,211,767.00	8,107,067.00	121,606.01		3,648,180.15
								3,648,180.15

1. Property tax mil rate (per thousand) and assessed value of property for Tax Year ending 2020 are 15.00 and \$244,500, respectively. The property tax mil rate and assessed property values for Tax Years ending 2021 - 2051 are assumed to remain constant with the values for Tax Year ending 2020. The assessed property values for Tax Years ending 2022 - 2051 are assumed to remain constant with the values for Tax Year ending 2021.
2. During the term of the TIF (Tax Years ending 2022-2051), 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.
3. The projections contained herein are estimates only. Projections are much less likely to be accurate for years further in the future.



**Department of Economic and Community Development  
Municipal Tax Increment Financing  
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**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	2022	-	-	0.00	0.00
2	2023	-	5,724.39	8,320.09	14,044.48
3	2024	67,126.51	5,958.14	8,320.09	81,404.75
4	2025	67,126.51	6,201.45	8,320.09	81,648.06
5	2026	67,126.51	6,454.69	8,320.09	81,901.30
6	2027	67,126.51	6,718.27	8,320.09	82,164.88
7	2028	67,126.51	6,992.62	8,320.09	82,439.22
8	2029	67,126.51	7,278.16	8,320.09	82,724.77
9	2030	67,126.51	7,575.37	8,320.09	83,021.98
10	2031	67,126.51	7,884.72	8,320.09	83,331.32
11	2032	67,126.51	8,206.69	8,320.09	83,653.30
12	2033	67,126.51	8,541.82	8,320.09	83,988.43
13	2034	67,126.51	8,890.63	8,320.09	84,337.24
14	2035	67,126.51	9,253.68	8,320.09	84,700.29
15	2036	67,126.51	9,631.56	8,320.09	85,078.17
16	2037	67,126.51	10,024.88	8,320.09	85,471.48
17	2038	67,126.51	10,434.25	8,320.09	85,880.85
18	2039	67,126.51	10,860.34	8,320.09	86,306.94
19	2040	67,126.51	11,303.83	8,320.09	86,750.43
20	2041	67,126.51	11,765.42	8,320.09	87,212.03
21	2042	67,126.51	12,245.87	8,320.09	87,692.48
22	2043	67,126.51	12,745.94	8,320.09	88,192.55
23	2044	67,126.51	13,266.43	8,320.09	88,713.04
24	2045	67,126.51	13,808.17	8,320.09	89,254.78
25	2046	67,126.51	14,372.04	8,320.09	89,818.65
26	2047	67,126.51	14,958.93	8,320.09	90,405.54
27	2048	67,126.51	15,569.79	8,320.09	91,016.39
28	2049	67,126.51	16,205.59	8,320.09	91,652.20
29	2050	67,126.51	16,867.36	8,320.09	92,313.96
30	2051	67,126.51	17,556.14	8,320.09	93,002.75
	2052	67,126.51	18,273.06	8,320.09	93,719.67
	2053	67,126.51	-	-	67,126.51
Total		2,013,795.44	325,570.23	249,602.76	<b>2,588,968.43</b>
Average		67,126.51	10,852.34	8,320.09	<b>86,298.95</b>

1. The property tax mil rate for Tax Years ending 2022 - 2053 are assumed to remain constant with the value for Tax Year ending 2020. The assessed property value for Tax Years ending 2022 - 2053 are assumed to remain constant with the values for Tax Year ending 2021.
2. The rates for State Aid to Education Benefit for Tax Years ending 2022 - 2053 are assumed to remain constant with the value on Form ED 279s for RSU 14 for Tax Year ending 2020.
3. 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.
4. 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.
5. 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.
6. State Revenue Sharing for Tax Years ending 2022-2052 are based on the preliminary State projections for Tax Year ending 2021. These projections assume that the revenue sharing for Tax Year ending 2022 - 2052 remain constant.

**Education Tax Shift - State Aid to Education Benefit  
(based on DOE ED 279 for 2019-2020)**

TIF Year	Local Contribution Rate	Tax Year Ending 6/30	CAV (2 Year Lag)	Estimated Shift
1	8.28	2022	8,107,067.00	
2	8.28	2023	8,107,067.00	
3	8.28	2024	8,107,067.00	67,126.51
4	8.28	2025	8,107,067.00	67,126.51
5	8.28	2026	8,107,067.00	67,126.51
6	8.28	2027	8,107,067.00	67,126.51
7	8.28	2028	8,107,067.00	67,126.51
8	8.28	2029	8,107,067.00	67,126.51
9	8.28	2030	8,107,067.00	67,126.51
10	8.28	2031	8,107,067.00	67,126.51
11	8.28	2032	8,107,067.00	67,126.51
12	8.28	2033	8,107,067.00	67,126.51
13	8.28	2034	8,107,067.00	67,126.51
14	8.28	2035	8,107,067.00	67,126.51
15	8.28	2036	8,107,067.00	67,126.51
16	8.28	2037	8,107,067.00	67,126.51
17	8.28	2038	8,107,067.00	67,126.51
18	8.28	2039	8,107,067.00	67,126.51
19	8.28	2040	8,107,067.00	67,126.51
20	8.28	2041	8,107,067.00	67,126.51
21	8.28	2042	8,107,067.00	67,126.51
22	8.28	2043	8,107,067.00	67,126.51
23	8.28	2044	8,107,067.00	67,126.51
24	8.28	2045	8,107,067.00	67,126.51
25	8.28	2046	8,107,067.00	67,126.51
26	8.28	2047	8,107,067.00	67,126.51
27	8.28	2048	8,107,067.00	67,126.51
28	8.28	2049	8,107,067.00	67,126.51
29	8.28	2050	8,107,067.00	67,126.51
30	8.28	2051	8,107,067.00	67,126.51
	8.28	2052	-	67,126.51
	8.28	2053	-	67,126.51
Total				2,013,795.44

County Tax History		Year		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	County Tax	Base	2021	50,417,650,000.00	2,272,500,000.00	34,417,813.00	1,551,331.00	-	-	-
2016	27,644,523.00	1	2022	50,417,650,000.00	2,272,500,000.00	35,823,286.27	1,614,680.93	-	1,614,680.93	-
2017	29,283,062.00	2	2023	50,417,650,000.00	2,272,500,000.00	37,286,152.93	1,680,617.45	8,107,067.00	1,686,341.84	5,724.39
2018	30,612,626.00	3	2024	50,417,650,000.00	2,272,500,000.00	38,808,756.68	1,749,246.54	8,107,067.00	1,755,204.68	5,958.14
2019	32,141,295.00	4	2025	50,417,650,000.00	2,272,500,000.00	40,393,536.93	1,820,678.13	8,107,067.00	1,826,879.58	6,201.45
2020	33,642,919.00	5	2026	50,417,650,000.00	2,272,500,000.00	42,043,032.68	1,895,026.68	8,107,067.00	1,901,481.37	6,454.69
2021	34,417,813.00	6	2027	50,417,650,000.00	2,272,500,000.00	43,759,886.64	1,972,411.30	8,107,067.00	1,979,129.57	6,718.27
Average annual change in county tax over last 5 years 4.083564%			7	50,417,650,000.00	2,272,500,000.00	45,546,849.43	2,052,955.97	8,107,067.00	2,059,948.58	6,992.62
			8	50,417,650,000.00	2,272,500,000.00	47,406,783.97	2,136,789.73	8,107,067.00	2,144,067.89	7,278.16
			9	50,417,650,000.00	2,272,500,000.00	49,342,670.12	2,224,046.89	8,107,067.00	2,231,622.26	7,575.37
			10	50,417,650,000.00	2,272,500,000.00	51,357,609.42	2,314,867.26	8,107,067.00	2,322,751.98	7,884.72
			11	50,417,650,000.00	2,272,500,000.00	53,454,830.04	2,409,396.34	8,107,067.00	2,417,603.03	8,206.69
			12	50,417,650,000.00	2,272,500,000.00	55,637,692.00	2,507,785.57	8,107,067.00	2,516,327.39	8,541.82
			13	50,417,650,000.00	2,272,500,000.00	57,909,692.52	2,610,192.59	8,107,067.00	2,619,083.22	8,890.63
			14	50,417,650,000.00	2,272,500,000.00	60,274,471.61	2,716,781.46	8,107,067.00	2,726,035.14	9,253.68
			15	50,417,650,000.00	2,272,500,000.00	62,735,817.97	2,827,722.96	8,107,067.00	2,837,354.52	9,631.56
			16	50,417,650,000.00	2,272,500,000.00	65,297,674.97	2,943,194.82	8,107,067.00	2,953,219.70	10,024.88
			17	50,417,650,000.00	2,272,500,000.00	67,964,147.03	3,063,382.05	8,107,067.00	3,073,816.30	10,434.25
			18	50,417,650,000.00	2,272,500,000.00	70,739,506.17	3,188,477.21	8,107,067.00	3,199,337.54	10,860.34
			19	50,417,650,000.00	2,272,500,000.00	73,628,198.86	3,318,680.70	8,107,067.00	3,329,984.52	11,303.83
			20	50,417,650,000.00	2,272,500,000.00	76,634,853.16	3,454,201.13	8,107,067.00	3,465,966.56	11,765.42
			21	50,417,650,000.00	2,272,500,000.00	79,764,286.10	3,595,255.63	8,107,067.00	3,607,501.51	12,245.87
			22	50,417,650,000.00	2,272,500,000.00	83,021,511.41	3,742,070.18	8,107,067.00	3,754,816.12	12,745.94
			23	50,417,650,000.00	2,272,500,000.00	86,411,747.60	3,894,880.00	8,107,067.00	3,908,146.43	13,266.43
			24	50,417,650,000.00	2,272,500,000.00	89,940,426.23	4,053,929.90	8,107,067.00	4,067,738.07	13,808.17
			25	50,417,650,000.00	2,272,500,000.00	93,613,200.70	4,219,474.70	8,107,067.00	4,233,846.74	14,372.04
2021		26	2047	50,417,650,000.00	2,272,500,000.00	97,435,955.25	4,391,779.63	8,107,067.00	4,406,738.56	14,958.93
State Valuation County	50,417,650,000.00	27	2048	50,417,650,000.00	2,272,500,000.00	101,414,814.41	4,571,120.74	8,107,067.00	4,586,690.53	15,569.79
State Valuation Town	2,272,500,000.00	28	2049	50,417,650,000.00	2,272,500,000.00	105,556,152.81	4,757,785.36	8,107,067.00	4,773,990.95	16,205.59
Town as % of County	4.5074%	29	2050	50,417,650,000.00	2,272,500,000.00	109,866,605.40	4,952,072.55	8,107,067.00	4,968,939.91	16,867.36
			30	50,417,650,000.00	2,272,500,000.00	114,353,078.06	5,154,293.58	8,107,067.00	5,171,849.73	17,556.14
			2052	50,417,650,000.00	2,272,500,000.00	119,022,758.68	5,364,772.44	8,107,067.00	5,383,045.50	18,273.06
			Total							325,570.23

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)	Rev I Revenue I Sharing W/O CAV	Revenue I Sharing W/ CAV	Tax Shift	Rev II Revenue II Sharing W/O CAV	Revenue II Sharing W/ CAV	Tax Shift	Total Total Rev Tax Shift
Base	2021	-	1,329,954.70	1,329,954.70	0.00	278,115.165900	278,115.17	0.00	0.00
	1 2022	-	1,329,954.70	1,329,954.70	0.00	278,115.165900	278,115.17	0.00	0.00
	2 2023	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	3 2024	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	4 2025	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	5 2026	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	6 2027	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	7 2028	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	8 2029	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	9 2030	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	10 2031	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	11 2032	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	12 2033	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	13 2034	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	14 2035	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	15 2036	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	16 2037	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	17 2038	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	18 2039	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	19 2040	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	20 2041	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	21 2042	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	22 2043	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	23 2044	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	24 2045	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	25 2046	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	26 2047	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	27 2048	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	28 2049	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	29 2050	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	30 2051	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
	2052	8,107.07	1,329,954.70	1,325,227.00	4,727.70	278,115.165900	274,522.78	3,592.39	8,320.09
Total					70,915.54			53,885.84	124,801.38



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



**Exhibit G - 10-Day Notice of Public Hearing**

capture rate of 100% of tax revenues generated from the increased assessed value of property during the term of the District, to be used for various public infrastructure and improvements within and outside of the District, as allowed under 30-A M.R.S.A. 5225, including, but not limited to, the funding of roads, sidewalks and utilities, transit improvements, and economic development program administration. 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 [Ismorrell@windhammaine.us](mailto:Ismorrell@windhammaine.us). All interested persons are invited to attend the public hearing remotely as instructed above and will be given an opportunity to be heard at the hearing or to submit public comments via email to [TownCouncil@windhammaine.us](mailto:TownCouncil@windhammaine.us) in advance of the meeting or during the public hearing.

## **Portland Press Herald**

Jan. 15, 2021

### **Miscellaneous Notices**

Boody's Corner 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 proposed Boody's Corner 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 will be for a period of 30 years and includes 16.53 acres of property, certain parcels of which are located on or near Roosevelt Trail (Tax Map 67, Lots 54 and 55) and another of which is located along Dusty Rhoades Lane in the Town (Tax Map 19, Block 8, Lot 2A). The Development Program for the District establishes a capture rate of 100% of tax revenues generated from the increased assessed value of property during the term of the District, to be used for various public infrastructure and improvements within and outside of the District, as allowed under 30-A M.R.S.A. 5225, including, but not limited to, the funding of roads, sidewalks and utilities, transit improvements, and economic development program administration. 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 [Ismorrell@windhammaine.us](mailto:Ismorrell@windhammaine.us). All interested persons are invited to attend the public hearing remotely as instructed above and will be given an opportunity to be heard at the hearing or to submit public comments via email to [TownCouncil@windhammaine.us](mailto:TownCouncil@windhammaine.us) in advance of the meeting or during the public hearing.



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



**Exhibit H - Minutes of Public Hearing**



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



**Exhibit I - Record of District Designation and Development Plan Adoption**



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



## Exhibit J - Public Project Costs

The Boody's Corner 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
Roadway, sidewalk, and intersection improvements in and adjacent to the District	\$1,000,000	30-A MRSA §5225(1)(A), (1)(B) and/or 30-A MRSA §5230
<p>The improvements to roads will include Routes 302, 115 and other connector roads to and within the District, and such improvements may include road construction and paving, curbing, sidewalks/walkways, catch basins, landscaping, lighting, signals acquisition of land and easements for such roads, and related improvements and facilities.</p> <p>The costs of any improvements described above that are outside the tax increment financing district shall be qualified project costs on which the Tax Increment may be expended only to the extent that such improvements are directly related to or are made necessary by the establishment or operation of the District, including, but not limited to: (a) that portion of the costs reasonably related to the construction, alteration or expansion of any facilities not located within the District that are required due to improvements or activities within the District; or (b) costs of public safety improvements made necessary by the establishment of the District.</p>		
Wastewater facilities engineering and construction in and serving the District	\$1,500,000	30-A MRSA §5225(1)(A), (1)(B), and/or 30-A MRSA §5230
Utility services extensions and relocation, including sewer, water, electric, cable, broadband, and telephone, either above or underground in the District and in North Windham commercial districts	\$500,000	30-A MRSA §5225(1)(A), (1)(B), (1)(C) and/or 30-A MRSA §5230
Corridor Planning Studies relating to economic development in North	\$100,000	30-A MRSA §5225(1)(C)(1)



**Department of Economic and Community Development**  
**Municipal Tax Increment Financing**  
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Windham and implementation of the Town's 21st Century Plan		
Staffing and programming of the Windham Economic Development Corporation and Windham Economic Development Office, including salaries and operations	\$300,000	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	\$300,000	30-A MRSA §5225(1)(A) and (1)(C)(7)
Total Project Costs:	\$3,700,000	
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, and the SWFS Depot Street Apartments Tax Increment Financing District.		