

Town of North Yarmouth



November 15, 2022

Select Board

TIF Workshop

Tax Shift Estimates
Town of North Yarmouth Village Omnibus TIF District

| TIF Year | Fiscal Year | Education Shift (Avoided Loss) | Revenue Sharing Shift (Avoided Loss) | County Tax Shift (Avoided Increase) | Total Tax Shifts |
|--------------------------|--------------------|---|---|--|-------------------------|
| 1 | 2019-2020 | \$17,362.96 | \$2,800.33 | \$1,477.53 | \$21,640.82 |
| 2 | 2020-2021 | \$98,865.37 | \$15,649.23 | \$9,186.19 | \$123,700.78 |
| 3 | 2021-2022 | \$153,024.53 | \$23,926.85 | \$13,650.67 | \$190,602.05 |
| 4 | 2022-2023 | \$219,559.69 | \$33,823.97 | \$19,119.96 | \$272,503.62 |
| 5 | 2023-2024 | \$88,409.48 | \$14,027.59 | \$7,564.85 | \$110,001.92 |
| 6 | 2024-2025 | \$90,177.67 | \$14,302.36 | \$7,579.18 | \$112,059.22 |
| 7 | 2025-2026 | \$91,981.23 | \$14,582.41 | \$7,593.53 | \$114,157.16 |
| 8 | 2026-2027 | \$93,820.85 | \$14,867.82 | \$7,607.88 | \$116,296.55 |
| 9 | 2027-2028 | \$95,697.27 | \$15,158.69 | \$7,622.25 | \$118,478.20 |
| 10 | 2028-2029 | \$97,611.21 | \$15,455.12 | \$7,636.62 | \$120,702.95 |
| 11 | 2029-2030 | \$99,563.44 | \$15,757.22 | \$7,651.00 | \$122,971.66 |
| 12 | 2030-2031 | \$101,554.71 | \$16,065.08 | \$7,665.40 | \$125,285.18 |
| 13 | 2031-2032 | \$103,585.80 | \$16,378.81 | \$7,679.80 | \$127,644.41 |
| 14 | 2032-2033 | \$105,657.52 | \$16,698.51 | \$7,694.22 | \$130,050.25 |
| 15 | 2033-2034 | \$107,770.67 | \$17,024.30 | \$7,708.64 | \$132,503.61 |
| 16 | 2034-2035 | \$109,926.08 | \$17,356.28 | \$7,723.08 | \$135,005.45 |
| 17 | 2035-2036 | \$112,124.60 | \$17,694.57 | \$7,737.53 | \$137,556.71 |
| 18 | 2036-2037 | \$114,367.09 | \$18,039.28 | \$7,751.99 | \$140,158.36 |
| 19 | 2037-2038 | \$116,654.44 | \$18,390.52 | \$7,766.46 | \$142,811.42 |
| 20 | 2038-2039 | \$118,987.53 | \$18,748.41 | \$7,780.95 | \$145,516.88 |
| 21 | 2039-2040 | \$121,367.28 | \$19,113.06 | \$7,795.45 | \$148,275.78 |
| 22 | 2040-2041 | \$123,794.62 | \$19,484.61 | \$7,809.96 | \$151,089.18 |
| 23 | 2041-2042 | \$126,270.51 | \$19,863.16 | \$7,824.48 | \$153,958.15 |
| 24 | 2042-2043 | \$128,795.92 | \$20,248.85 | \$7,839.01 | \$156,883.79 |
| 25 | 2043-2044 | \$131,371.84 | \$20,641.80 | \$7,853.56 | \$159,867.20 |
| 26 | 2044-2045 | \$133,999.28 | \$21,042.14 | \$7,868.12 | \$162,909.54 |
| 27 | 2045-2046 | \$136,679.26 | \$21,449.99 | \$7,882.70 | \$166,011.95 |
| 28 | 2046-2047 | \$139,412.85 | \$21,865.50 | \$7,897.28 | \$169,175.63 |
| 29 | 2047-2048 | \$142,201.11 | \$22,288.78 | \$7,911.89 | \$172,401.77 |
| 30 | 2048-2049 | \$145,045.13 | \$22,719.98 | \$7,926.50 | \$175,691.61 |
| 30 Year TIF Total | | \$3,465,640 | \$545,465 | \$244,807 | \$4,255,912 |
| Average Annual | | \$115,521 | \$18,182 | \$8,160 | \$141,864 |

Assumptions:

1 The OAV of the District was \$16,651,400 (as assessed 4/1/18; value as of 3/31/19). The District as amended will delete certain parcels and add two parcels. The assessed value of the parcels to be deleted (as of 3/31/19) has been subtracted from the OAV. The assessed value of the parcels to be added (as of 3/31/22) has been added to the OAV. The OAV as amended is \$15,995,500.

2 The increased assessed values are actual values for Years 1 (2019), 2 (2020), 3 (2021) and 4 (2022). The increased assessed values for Years 5 - 30 are increased by 2% each year. These are estimates only and based on the average pace of development within the District during years 1-4 and anticipated new development as of the date of this First Amendment. The actual Increased Assessed Value figures in each year may vary and, as a result, the projections are subject to change.

3 The mil rate is based on FY 2022-23 actual rate of 18.10 held constant throughout the term of the District.

4. The tax shifts are calculated based on a Captured Assessed Value of 100% of the total projected Increased Assessed Value using the most recent data available from Maine Revenue Services (published 03/17/220); the ED 279 for the MSAD 51 (published 07/20/22) and the actual County tax assessments for the most recent five years.

Captured Assessed Value & TIF Revenue Projection Table

Town of North Yarmouth Village Omnibus TIF

Designated by Town April 6, 2019 and Approved by DECD July 29, 2019

Effective July 1, 2019 - June 30, 2049

| TIF Year | Tax Year April 1, | Fiscal Year (July 1- June 30) | Original Assessed Value (OAV) ¹ | Original Projected Increased Assessed Value | Amended Projected Increased Assessed Value ² | Captured Assessed Value (CAV) 100% | Mil Rate ³ | Tax Revenue on CAV as Amended (100% Sheltered) | Original Estimated Tax Revenue on CAV |
|--------------------------|-------------------|-------------------------------|--|---|---|------------------------------------|-----------------------|--|---------------------------------------|
| 1 | 2019 | 2019-2020 | \$ 16,651,400 | \$ 1,029,989 | \$ 2,445,487 | \$ 2,445,487 | 16.62 | \$ 40,643.99 | \$ 18,025.00 |
| 2 | 2020 | 2020-2021 | \$ 16,651,400 | \$ 1,359,059 | \$ 13,924,700 | \$ 13,924,700 | 16.55 | \$ 230,453.79 | \$ 23,784.00 |
| 3 | 2021 | 2021-2022 | \$ 16,651,400 | \$ 1,688,129 | \$ 21,552,750 | \$ 21,552,750 | 17.10 | \$ 368,552.03 | \$ 29,542.00 |
| 4 | 2022 | 2022-2023 | \$ 16,651,400 | \$ 2,017,199 | \$ 30,923,900 | \$ 30,923,900 | 18.10 | \$ 559,722.59 | \$ 35,301.00 |
| 5 | 2023 | 2023-2024 | \$ 15,995,500 | \$ 2,346,269 | \$ 12,452,040 | \$ 12,452,040 | 18.10 | \$ 225,381.92 | \$ 41,060.00 |
| 6 | 2024 | 2024-2025 | \$ 15,995,500 | \$ 2,675,339 | \$ 12,701,081 | \$ 12,701,081 | 18.10 | \$ 229,889.56 | \$ 46,818.00 |
| 7 | 2025 | 2025-2026 | \$ 15,995,500 | \$ 3,004,409 | \$ 12,955,102 | \$ 12,955,102 | 18.10 | \$ 234,487.35 | \$ 52,577.00 |
| 8 | 2026 | 2026-2027 | \$ 15,995,500 | \$ 3,333,479 | \$ 13,214,204 | \$ 13,214,204 | 18.10 | \$ 239,177.10 | \$ 58,336.00 |
| 9 | 2027 | 2027-2028 | \$ 15,995,500 | \$ 3,662,549 | \$ 13,478,489 | \$ 13,478,489 | 18.10 | \$ 243,960.64 | \$ 64,095.00 |
| 10 | 2028 | 2028-2029 | \$ 15,995,500 | \$ 3,991,619 | \$ 13,748,058 | \$ 13,748,058 | 18.10 | \$ 248,839.86 | \$ 69,853.00 |
| 11 | 2029 | 2029-2030 | \$ 15,995,500 | \$ 4,320,689 | \$ 14,023,019 | \$ 14,023,019 | 18.10 | \$ 253,816.65 | \$ 75,612.00 |
| 12 | 2030 | 2030-2031 | \$ 15,995,500 | \$ 4,649,759 | \$ 14,303,480 | \$ 14,303,480 | 18.10 | \$ 258,892.99 | \$ 81,371.00 |
| 13 | 2031 | 2031-2032 | \$ 15,995,500 | \$ 4,978,829 | \$ 14,589,549 | \$ 14,589,549 | 18.10 | \$ 264,070.85 | \$ 87,130.00 |
| 14 | 2032 | 2032-2033 | \$ 15,995,500 | \$ 5,307,899 | \$ 14,881,340 | \$ 14,881,340 | 18.10 | \$ 269,352.26 | \$ 87,130.00 |
| 15 | 2033 | 2033-2034 | \$ 15,995,500 | \$ 5,636,969 | \$ 15,178,967 | \$ 15,178,967 | 18.10 | \$ 274,739.31 | \$ 87,130.00 |
| 16 | 2034 | 2034-2035 | \$ 15,995,500 | \$ 5,966,039 | \$ 15,482,547 | \$ 15,482,547 | 18.10 | \$ 280,234.09 | \$ 87,130.00 |
| 17 | 2035 | 2035-2036 | \$ 15,995,500 | \$ 6,295,109 | \$ 15,792,198 | \$ 15,792,198 | 18.10 | \$ 285,838.78 | \$ 87,130.00 |
| 18 | 2036 | 2036-2037 | \$ 15,995,500 | \$ 6,624,179 | \$ 16,108,042 | \$ 16,108,042 | 18.10 | \$ 291,555.55 | \$ 87,130.00 |
| 19 | 2037 | 2037-2038 | \$ 15,995,500 | \$ 6,953,249 | \$ 16,430,202 | \$ 16,430,202 | 18.10 | \$ 297,386.66 | \$ 87,130.00 |
| 20 | 2038 | 2038-2039 | \$ 15,995,500 | \$ 7,282,319 | \$ 16,758,806 | \$ 16,758,806 | 18.10 | \$ 303,334.40 | \$ 87,130.00 |
| 21 | 2039 | 2039-2040 | \$ 15,995,500 | \$ 7,611,389 | \$ 17,093,983 | \$ 17,093,983 | 18.10 | \$ 309,401.08 | \$ 87,130.00 |
| 22 | 2040 | 2040-2041 | \$ 15,995,500 | \$ 7,940,459 | \$ 17,435,862 | \$ 17,435,862 | 18.10 | \$ 315,589.11 | \$ 87,130.00 |
| 23 | 2041 | 2041-2042 | \$ 15,995,500 | \$ 8,269,529 | \$ 17,784,579 | \$ 17,784,579 | 18.10 | \$ 321,900.89 | \$ 87,130.00 |
| 24 | 2042 | 2042-2043 | \$ 15,995,500 | \$ 8,598,599 | \$ 18,140,271 | \$ 18,140,271 | 18.10 | \$ 328,338.90 | \$ 87,130.00 |
| 25 | 2043 | 2043-2044 | \$ 15,995,500 | \$ 8,927,669 | \$ 18,503,076 | \$ 18,503,076 | 18.10 | \$ 334,905.68 | \$ 87,130.00 |
| 26 | 2044 | 2044-2045 | \$ 15,995,500 | \$ 9,256,739 | \$ 18,873,138 | \$ 18,873,138 | 18.10 | \$ 341,603.80 | \$ 87,130.00 |
| 27 | 2045 | 2045-2046 | \$ 15,995,500 | \$ 9,585,809 | \$ 19,250,601 | \$ 19,250,601 | 18.10 | \$ 348,435.87 | \$ 87,130.00 |
| 28 | 2046 | 2046-2047 | \$ 15,995,500 | \$ 9,914,879 | \$ 19,635,613 | \$ 19,635,613 | 18.10 | \$ 355,404.59 | \$ 87,130.00 |
| 29 | 2047 | 2047-2048 | \$ 15,995,500 | \$ 10,243,949 | \$ 20,028,325 | \$ 20,028,325 | 18.10 | \$ 362,512.68 | \$ 87,130.00 |
| 30 | 2048 | 2048-2049 | \$ 15,995,500 | \$ 10,573,019 | \$ 20,428,891 | \$ 20,428,891 | 18.10 | \$ 369,762.94 | \$ 87,130.00 |
| 30 Year TIF Total | | | | | | | | \$ 8,788,185.91 | \$ 2,164,714.00 |
| Annual Average | | | | | | | | \$ 292,939.53 | \$ 72,157.13 |

Assumptions:

¹ The OAV of the District was \$16,651,400 (as assessed 4/1/18; value as of 3/31/19). The District as amended will delete certain parcels and add two parcels. The assessed value of the parcels to be deleted (as of 3/31/19) has been subtracted from the OAV. The assessed value of the parcels to be added (as of 3/31/22) has been added to the OAV. The OAV as amended is \$15,995,500.

² The increased assessed values are actual values for Years 1 (2019), 2 (2020), 3 (2021) and 4 (2022). The increased assessed values for Years 5 - 30 are increased by 2% each year. These are estimates only and based on the average pace of development within the District during years 1-4 and anticipated new development as of the date of this First Amendment. The actual Increased Assessed Value figures in each year may vary and, as a result, the projections are subject to change.

³ The mil rate is based on FY 2022-23 actual rate of 18.10 held constant throughout the term of the District.

⁴ This table contains projections that are subject to a number of risks and uncertainties that could cause the actual values to differ materially from any projections relied upon herein and the actual values are likely to vary especially in later years.

PROPOSED 1ST AMENDMENT - NORTH YARMOUTH VILLAGE OMNIBUS TIF DISTRICT

| Account | Map | Lot | Unit | Location | Original Assessed Value March 31, 2019 (April 1, 2018) | Original Acres (3/31/19) | | Acres In TIF as Amended | | Projected Taxable Assessed Value April 1, 2023 |
|---------|-----|-----|------|--------------------|---|--------------------------------|--|-------------------------------|---|---|
| 154 | 4 | 114 | | 411 WALNUT HILL RD | \$ 253,000 | 0.50 | | 0.50 | PARCELS IN ORIGINAL DISTRICT TO REMAIN IN DISTRICT | \$ 248,250 |
| 155 | 4 | 115 | | 403 WALNUT HILL RD | \$ 319,700 | 2.00 | | 2.00 | | \$ 294,950 |
| 646 | 4 | 116 | | 392 WALNUT HILL RD | \$ 634,600 | 1.54 | | 1.54 | | \$ 629,850 |
| 1394 | 4 | 120 | | 377 WALNUT HILL RD | \$ 218,200 | 1.00 | | 1.00 | | \$ 276,800 |
| 388 | 4 | 121 | | 373 WALNUT HILL RD | \$ 753,900 | 2.30 | | 2.30 | | \$ 1,035,000 |
| 375 | 4 | 125 | | 0 WALNUT HILL RD | \$ 76,800 | 1.20 | | 1.20 | | \$ 76,800 |
| 374 | 4 | 126 | | 357 WALNUT HILL RD | \$ 256,700 | 3.44 | | 3.44 | | \$ 253,900 |
| 376 | 4 | 127 | | 345 WALNUT HILL RD | \$ 175,600 | 0.48 | | 0.48 | | \$ 170,750 |
| 212 | 7 | 22 | | 000 WALNUT HILL RD | \$ 76,100 | 1.06 | | 1.06 | | \$ 76,100 |
| 1876 | 7 | 22 | 1 | 390 WALNUT HILL RD | \$ 394,100 | 0.75 | | 0.75 | | \$ 405,550 |
| 881 | 7 | 24 | | 404 WALNUT HILL RD | \$ 183,100 | 1.00 | | 1.00 | | \$ 178,410 |
| 882 | 7 | 25 | | 408 WALNUT HILL RD | \$ 280,700 | 1.40 | | 1.40 | | \$ 280,700 |
| 883 | 7 | 26 | | 410 WALNUT HILL RD | \$ 219,600 | 1.00 | | 1.00 | | \$ 239,600 |
| 884 | 7 | 27 | | 416 WALNUT HILL RD | \$ 381,600 | 1.90 | | 1.90 | | \$ 356,850 |
| 886 | 7 | 29 | | 424 WALNUT HILL RD | \$ 386,700 | 0.52 | | 0.52 | | \$ 378,200 |
| 888 | 7 | 30 | | 428 WALNUT HILL RD | \$ 320,900 | 1.60 | | 1.60 | | \$ 340,900 |
| 639 | 7 | 31 | | 434 WALNUT HILL RD | \$ 503,000 | 1.00 | | 1.00 | | \$ 503,000 |
| 889 | 7 | 32 | | 440 WALNUT HILL RD | \$ 369,800 | 0.50 | | 0.50 | | \$ 380,300 |
| 890 | 7 | 33 | | 448 WALNUT HILL RD | \$ 203,800 | 1.00 | | 1.22 | | \$ 204,900 |
| 727 | 7 | 35 | | 464 WALNUT HILL RD | \$ 186,500 | 1.04 | | 1.04 | | \$ 202,260 |
| 898 | 7 | 36 | | 482 WALNUT HILL RD | \$ 300,600 | 1.01 | | 1.01 | | \$ 295,850 |
| 892 | 7 | 37 | | 488 WALNUT HILL RD | \$ 404,100 | 1.04 | | 1.04 | | \$ 397,550 |
| 899 | 7 | 38 | | 494 WALNUT HILL RD | \$ 292,100 | 1.40 | | 1.40 | | \$ 287,350 |
| 900 | 7 | 39 | | 504 WALNUT HILL RD | \$ 78,800 | 1.30 | | 1.30 | | \$ 98,860 |
| 897 | 7 | 40 | | 508 WALNUT HILL RD | \$ 256,800 | 1.61 | | 1.61 | | \$ 230,950 |
| 830 | 7 | 41* | | 518 WALNUT HILL RD | \$ 334,100 | 2.37 | | 1.27 | | \$ 443,700 |
| 2038 | 7 | 41 | 1 | 526 WALNUT HILL RD | | | | 1.14 | | \$ 76,500 |
| 893 | 7 | 42 | | 534 WALNUT HILL RD | \$ 292,900 | 1.10 | | 1.10 | | \$ 288,210 |
| 905 | 7 | 49 | | 544 WALNUT HILL RD | \$ 210,200 | 0.50 | | 0.50 | | \$ 209,150 |
| 1958 | 7 | 50* | 1 | 546 WALNUT HILL RD | \$ 317,100 | 5.80 | | 1.04 | | \$ 529,400 |
| 2044 | 7 | 50 | 3 | WALNUT HILL ROAD | | | | 4.11 | | \$ 91,400 |
| 1075 | 7 | 56 | | 579 WALNUT HILL RD | \$ 161,600 | 1.00 | | 1.00 | | \$ 156,850 |

| | | | | | | | | | | |
|------|---|-----|----|-------------------------|--|-------|--|-------|--|--------------|
| 1080 | 7 | 61 | | 4 PARSONAGE RD | \$ 286,700 | 0.75 | | 0.75 | | \$ 286,700 |
| 1045 | 7 | 62 | | 521 WALNUT HILL RD | \$ 254,300 | 2.20 | | 2.24 | | \$ 254,300 |
| 1046 | 7 | 63 | | 507 WALNUT HILL RD | \$ 280,900 | 1.00 | | 1.00 | | \$ 280,900 |
| 1049 | 7 | 64 | | 10 VILLAGE SQUARE RD | \$ - | 14.65 | | 12.80 | | \$ - |
| 1662 | 7 | 65 | | 475 WALNUT HILL RD | \$ - | 2.00 | | 2.15 | | \$ - |
| 1663 | 7 | 66 | | 463 WALNUT HILL RD | \$ - | 1.00 | | 0.92 | | \$ - |
| 1052 | 7 | 67 | | 2-5 WALNUT HILL COMMONS | \$ 451,800 | 2.00 | | 0.64 | | \$ 436,600 |
| 1870 | 7 | 67 | 1 | 1 WALNUT HILL COMMONS | \$ 227,200 | 0.94 | | 0.32 | | \$ 435,900 |
| 1044 | 7 | 68 | | 14 THE LANE | \$ 474,000 | 6.14 | | 6.14 | | \$ 474,000 |
| 1881 | 7 | 69 | 1 | 3 STONE POST LANE | \$ 403,300 | 0.73 | | 0.73 | | \$ 403,300 |
| 1882 | 7 | 69 | 2 | 11 STONE POST LANE | \$ 83,400 | 0.44 | | 0.44 | | \$ 454,450 |
| 1883 | 7 | 69 | 3 | 6 STONE POST LANE | \$ 83,400 | 0.45 | | 0.45 | | \$ 404,950 |
| 1884 | 7 | 69 | 4 | 23 STONE POST LANE | \$ 324,700 | 0.36 | | 0.36 | | \$ 389,550 |
| 1885 | 7 | 69 | 5 | 21 STONE POST LANE | \$ 83,000 | 0.35 | | 0.35 | | \$ 394,150 |
| 1886 | 7 | 69 | 6 | 19 STONE POST LANE | \$ 396,100 | 0.35 | | 0.35 | | \$ 348,350 |
| 1887 | 7 | 69 | 7 | 17 STONE POST LANE | \$ 237,400 | 0.37 | | 0.37 | | \$ 454,650 |
| 1037 | 7 | 70* | | 0 RANGEWAY LN | \$ 129,700 | 14.68 | | 2.40 | | \$ - |
| 1987 | 7 | 70 | 1 | 21 MEMORIAL HIGHWAY | Map 7/Lot 70 was subdivided after District designation | | | 0.61 | | \$ 875,300 |
| 1988 | 7 | 70 | 2 | 4 RANGEWAY LN | | | | 0.51 | | \$ 396,250 |
| 1989 | 7 | 70 | 3 | 6 RANGEWAY LN | | | | 0.53 | | \$ 375,400 |
| 1990 | 7 | 70 | 4 | 8 RANGEWAY LN | | | | 0.46 | | \$ 377,900 |
| 1991 | 7 | 70 | 5 | 10 RANGEWAY LN | | | | 0.48 | | \$ 380,900 |
| 1993 | 7 | 70 | 6 | 12 RANGEWAY LN | | | | 0.46 | | \$ 373,250 |
| 1994 | 7 | 70 | 7 | 14 RANGEWAY LN | | | | 0.49 | | \$ 324,250 |
| 1995 | 7 | 70 | 8 | 16 RANGEWAY LN | | | | 0.49 | | \$ 375,200 |
| 1996 | 7 | 70 | 9 | 18 RANGEWAY LN | | | | 0.51 | | \$ 356,150 |
| 1997 | 7 | 70 | 10 | 20 RANGEWAY LN | | | | 0.48 | | \$ 389,250 |
| 1998 | 7 | 70 | 11 | 22 RANGEWAY LN | | | | 1.10 | | \$ 386,850 |
| 1999 | 7 | 70 | 12 | 21 RANGEWAY LN | | | | 1.00 | | \$ 445,450 |
| 2000 | 7 | 70 | 13 | 19 RANGEWAY LN | | | | 0.88 | | \$ 434,250 |
| 2001 | 7 | 70 | 14 | 17 RANGEWAY LN | | | | 0.47 | | \$ 381,450 |
| 2002 | 7 | 70 | 15 | 15 RANGEWAY LN | | | | 0.46 | | \$ 462,000 |
| 2003 | 7 | 70 | 16 | 13 RANGEWAY LN | | | | 0.46 | | \$ 396,150 |
| 2004 | 7 | 70 | 17 | 11 RANGEWAY LN | | | | 0.46 | | \$ 426,200 |
| 2005 | 7 | 70 | 18 | 9 RANGEWAY LN | | | | 0.46 | | \$ 325,050 |
| 2006 | 7 | 70 | 19 | 7 RANGEWAY LN | | | | 0.48 | | \$ 416,300 |
| 2007 | 7 | 70 | 20 | 5 RANGEWAY LN | | | | 0.46 | | \$ 397,200 |
| 2008 | 7 | 70 | 21 | 3 RANGEWAY LN | | | | 0.46 | | \$ 358,750 |
| 2009 | 7 | 70 | 22 | 19 MEMORIAL HIGHWAY | | | | 0.46 | | \$ 598,400 |
| 2010 | 7 | 70 | 23 | 5-7 MEMORIAL HIGHWAY | | | | 0.57 | | \$ 1,119,300 |

**PARCELS IN
ORIGINAL
DISTRICT TO
REMAIN IN
DISTRICT**

| | | | | | | | | | | |
|------|----|-----|----|------------------------|------------|------|--|------|--|------------|
| 1050 | 7 | 71 | | 40 MEMORIAL HIGHWAY | \$ - | 0.05 | | 0.05 | | \$ - |
| 1036 | 7 | 72 | | 51 MEMORIAL HIGHWAY | \$ 265,300 | 2.33 | | 2.33 | | \$ 260,550 |
| 1035 | 7 | 73 | | 59 MEMORIAL HIGHWAY | \$ 274,200 | 2.66 | | 2.66 | | \$ 274,200 |
| 1867 | 7 | 73 | 1 | 0 MEMORIAL HIGHWAY | \$ 61,400 | 4.30 | | 4.30 | | \$ 61,400 |
| 628 | 10 | 76 | | 20 GRAY RD | \$ 323,600 | 1.22 | | 1.22 | | \$ 351,550 |
| 1653 | 10 | 77 | | 0 GRAY RD | \$ - | 1.10 | | 1.10 | | \$ - |
| 845 | 10 | 78 | | 0 WALNUT HILL RD | \$ 116,800 | 9.20 | | 9.20 | | \$ 116,800 |
| 131 | 10 | 140 | | 585 WALNUT HILL RD | \$ 359,300 | 1.07 | | 1.07 | | \$ 359,300 |
| 1704 | 10 | 152 | | 0 SWEETWATER WAY | \$ 76,100 | 1.05 | | 1.05 | | \$ 76,100 |
| 1501 | 10 | 160 | | 46 WALNUT HILL PARKWAY | \$ 306,400 | 7.64 | | 7.64 | | \$ 306,400 |
| 1500 | 10 | 161 | | 42 WALNUT HILL PARKWAY | \$ 266,600 | 3.07 | | 3.07 | | \$ 266,600 |
| 1499 | 10 | 162 | | 36 WALNUT HILL PARKWAY | \$ 409,700 | 3.14 | | 3.14 | | \$ 409,700 |
| 1498 | 10 | 163 | | 32 WALNUT HILL PARKWAY | \$ 257,000 | 4.10 | | 4.10 | | \$ 257,000 |
| 1074 | 10 | 164 | | 20 WALNUT HILL PARKWAY | \$ 132,700 | 7.84 | | 7.84 | | \$ 132,700 |
| 545 | 10 | 164 | ON | 20 WALNUT HILL PARKWAY | \$ 97,500 | 0.00 | | 0.00 | | \$ 97,500 |
| 1073 | 10 | 165 | | 14 WALNUT HILL PARKWAY | \$ 376,900 | 5.27 | | 5.27 | | \$ 381,900 |

| | | | | | | | | | | |
|------|----|----|-----|------------------------|------------|-------|--|-------|--|------------|
| 152 | 4 | 17 | | 0 WALNUT HILL RD | \$ 83,800 | 2.6 | | 2.6 | | \$ 83,800 |
| 371 | 4 | 18 | | 352 WALNUT HILL RD | \$ 266,600 | 3.4 | | 3.4 | | \$ 87,800 |
| 1368 | 4 | 24 | | 0 CUMBERLAND RD | \$ 78,300 | 1.5 | | 1.5 | | \$ 78,300 |
| 1502 | 7 | 93 | | 41 WALNUT HILL PARKWAY | \$ - | 10.48 | | 10.48 | | \$ - |
| | 7 | 48 | | 80 PEMBROKE PEAK | \$ 8,100 | 3.80 | | 3.80 | | \$ 9,000 |
| | 10 | 71 | | 80 GRAY RD | \$ 204,500 | 11.10 | | 1.09 | | \$ 189,500 |
| 2051 | 10 | 71 | 7 | 44 YORK RIDGE DR | | | | 0.47 | | \$ 82,000 |
| 2052 | 10 | 71 | 8 | 38 YORK RIDGE DR | | | | 0.44 | | \$ 77,100 |
| 2053 | 10 | 71 | 9 | 36 YORK RIDGE DR | | | | 0.55 | | \$ 96,700 |
| 2105 | 10 | 71 | 00C | YORK RIDGE DR | | | | 0.23 | | \$ - |
| 2104 | 10 | 71 | 00D | YORK RIDGE DR | | | | 0.24 | | \$ - |
| 2103 | 10 | 71 | 00E | YORK RIDGE DR | | | | 0.27 | | \$ - |
| 2102 | 10 | 71 | 00F | YORK RIDGE DR | | | | 0.31 | | \$ - |
| 2054 | 10 | 71 | 10 | 28 YORK RIDGE DR | | | | 0.64 | | \$ 112,000 |
| 2055 | 10 | 71 | 11 | 20 YORK RIDGE DR | | | | 0.91 | | \$ 161,000 |
| 626 | 10 | 71 | | 80 GRAY RD | | | | 1.09 | | \$ 189,500 |
| 2045 | 10 | 71 | 1 | 13 YORK RIDGE DR | | | | 0.51 | | \$ 361,000 |
| 2046 | 10 | 71 | 2 | 19 YORK RIDGE DR | | | | 0.6 | | \$ 415,300 |
| 2047 | 10 | 71 | 3 | 23 YORK RIDGE DR | | | | 0.51 | | \$ 409,100 |
| 2048 | 10 | 71 | 4 | 31 YORK RIDGE DR | | | | 0.47 | | \$ 371,000 |
| 2049 | 10 | 71 | 5 | 37 YORK RIDGE DR | | | | 0.47 | | \$ 437,100 |
| 2050 | 10 | 71 | 6 | 43 YORK RIDGE DR | | | | 0.51 | | \$ 337,100 |
| 2107 | 10 | 71 | 00A | YORK RIDGE DR | | | | 0.57 | | \$ - |

(Map 10 - Lot 71 was
subdivided after District
designation)

**PARCELS IN
ORIGINAL
DISTRICT TO
BE REMOVED
WITH 1ST AMD
EFFECTIVE
4/1/23**

| | | | | | | | | | | | |
|------|----|-----|-----|---------------------|----|---------|-------|------|--|----|-----------|
| 2106 | 10 | 71 | 00B | YORK RIDGE DR | | | | 0.3 | | \$ | - |
| 2101 | 10 | 71 | 00G | YORK RIDGE DR | | | | 0.39 | | \$ | - |
| 2100 | 10 | 71 | 00H | YORK RIDGE DR | | | | 0.39 | | \$ | - |
| 2056 | 10 | 71 | 12 | 16 YORK RIDGE DR | | | | 0.89 | | \$ | 447,700 |
| 2057 | 10 | 71 | 13 | 12 YORK RIDGE DR | | | | 0.65 | | \$ | 442,700 |
| 1977 | 7 | 34 | | 0 WALNUT HILL RD | \$ | 128,000 | 86.23 | | | | |
| 894 | 7 | 34 | | 0 WILDLIFE LN | | | | 4.91 | | \$ | 166,800 |
| 1963 | 7 | 34 | 1 | 43 VILLAGE VIEW LN | | | | 6.5 | | \$ | 872,250 |
| 1964 | 7 | 34 | 2 | 61 VILLAGE VIEW LN | | | | 2.4 | | \$ | 769,100 |
| 1965 | 7 | 34 | 3 | 71 VILLAGE VIEW LN | | | | 3.4 | | \$ | 670,500 |
| 1966 | 7 | 34 | 4 | 119 VILLAGE VIEW LN | | | | 3.6 | | \$ | 963,450 |
| 1967 | 7 | 34 | 5 | 129 VILLAGE VIEW LN | | | | 2.9 | | \$ | 714,000 |
| 1968 | 7 | 34 | 6 | 132 VILLAGE VIEW LN | | | | 6.1 | | \$ | 687,500 |
| 1969 | 7 | 34 | 7 | 112 VILLAGE VIEW LN | | | | 3.3 | | \$ | 763,000 |
| 1970 | 7 | 34 | 8 | 104 VILLAGE VIEW LN | | | | 4.3 | | \$ | 1,041,410 |
| 1971 | 7 | 34 | 9 | 96 VILLAGE VIEW LN | | | | 4.3 | | \$ | 917,350 |
| 1972 | 7 | 34 | 10 | 88 VILLAGE VIEW LN | | | | 3.8 | | \$ | 817,250 |
| 1973 | 7 | 34 | 11 | 74 VILLAGE VIEW LN | | | | 3.6 | | \$ | 615,700 |
| 1974 | 7 | 34 | 12 | 68 VILLAGE VIEW LN | | | | 4.8 | | \$ | 1,021,500 |
| 1975 | 7 | 34 | 13 | 60 VILLAGE VIEW LN | | | | 2.9 | | \$ | 669,150 |
| 1976 | 7 | 34 | 14 | 42 VILLAGE VIEW LN | | | | 3.3 | | \$ | 300,700 |
| 727 | 7 | 34 | 15 | 0 WALNUT HILL RD | | | | 2.3 | | \$ | 144,000 |
| 2064 | 7 | 34A | 1 | 0 WILDLIFE LN | | | | 1.06 | | \$ | 133,100 |
| 2065 | 7 | 34A | 2 | 17 WILDLIFE LN | | | | 1.24 | | \$ | 242,000 |
| 2066 | 7 | 34A | 3 | 0 WILDLIFE LN | | | | 0.72 | | \$ | 123,800 |
| 2067 | 7 | 34A | 4 | 29 WILDLIFE LN | | | | 0.75 | | \$ | 124,500 |
| 2068 | 7 | 34A | 5 | 35 WILDLIFE LN | | | | 1.03 | | \$ | 132,900 |
| 2069 | 7 | 34A | 6 | 39 WILDLIFE LN | | | | 0.87 | | \$ | 304,400 |
| 2070 | 7 | 34A | 7 | 43 WILDLIFE LN | | | | 0.82 | | \$ | 291,600 |
| 2071 | 7 | 34A | 8 | 51 WILDLIFE LN | | | | 0.73 | | \$ | 250,400 |
| 2072 | 7 | 34A | 9 | 53 WILDLIFE LN | | | | 0.77 | | \$ | 304,100 |
| 2077 | 7 | 34A | 14 | 50 WILDLIFE LN | | | | 0.99 | | \$ | 397,200 |
| 2078 | 7 | 34A | 15 | 0 WILDLIFE LN | | | | 0.99 | | \$ | 132,300 |
| 2079 | 7 | 34A | 16 | 0 WILDLIFE LN | | | | 1.02 | | \$ | 132,800 |
| 2080 | 7 | 34A | 17 | 32 WILDLIFE LN | | | | 1 | | \$ | 132,700 |
| 2081 | 7 | 34A | 18 | 0 WILDLIFE LN | | | | 1.34 | | \$ | 135,600 |
| 2082 | 7 | 34A | 19 | 14 SPILLWAY DR | | | | 0.75 | | \$ | 234,300 |
| 2083 | 7 | 34A | 20 | 0 SPILLWAY DR | | | | 0.55 | | \$ | 121,500 |
| 2084 | 7 | 34A | 21 | 14 WILDLIFE LN | | | | 0.98 | | \$ | 159,900 |
| 2085 | 7 | 34A | 22 | 4 WILDLIFE LN | | | | 1 | | \$ | 132,500 |

(Map 7 - Lot 34 was
subdivided after District
designation)

PARCELS IN
ORIGINAL
DISTRICT TO
BE REMOVED
WITH 1ST AMD
EFFECTIVE
4/1/23

| | | | | | | | | |
|------|---|-----|----|----------------|--|------|--|------------|
| 2087 | 7 | 34A | 24 | 22 WILDLIFE LN | | 0.53 | | \$ 121,300 |
| 2073 | 7 | 34A | 10 | 59 WILDLIFE LN | | 0.99 | | \$ 132,000 |
| 2074 | 7 | 34A | 11 | 0 WILDLIFE LN | | 0.05 | | \$ 400 |
| 2076 | 7 | 34A | 13 | 58 WILDLIFE LN | | 0.75 | | \$ 124,600 |

| | | | | | Original Assessed Value March 31, 2019 (April 1, 2018) | Original Acres (3/31/19) | Original Assessed Value of NEW Parcels March 31, 2022 (April 1, 2021) | Acres of NEW Parcels (3/31/22) | PARCELS TO BE ADDED WITH 1ST AMD EFFECTIVE 4/1/23 | Projected Taxable Assessed Value April 1, 2023 |
|------|----|----|--|--------------------|---|--------------------------------|---|---|---|---|
| 954 | 10 | 72 | | 0 GRAY RD | | | \$ 113,400 | 76.59 | | \$ 393,700 |
| 1039 | 7 | 69 | | 425 WALNUT HILL RD | | | \$ - | 1.00 | | \$ - |

| | | | | | Original Assessed Value March 31, 2019 (April 1, 2018) | Original Acres (3/31/19) | Taxable Assessed Value April 1, 2021 | Acres In TIF as Amended | Original Assessed Value as Amended | Projected Taxable Assessed Value April 1, 2023 |
|--|--|--|--|--|---|--------------------------------|--|-------------------------------|--|---|
| | | | | | | | | | | |
| ORIGINAL APPROVED DISTRICT TOTAL | | | | | \$ 16,651,400 | 263.92 | | 256.78 | \$ 16,651,400 | \$ 48,158,500 |
| | | | | | | | | | | |
| CAPTURED ASSESSED VALUE | | | | | | | | | | \$ 12,777,740 |
| | | | | | | | | | | |
| DELETED PARCELS TOTAL | | | | | \$ 769,300 | 119.11 | | 115.62 | \$ 769,300 | \$ 19,385,260 |
| | | | | | | | | | | |
| ADDED PARCELS TOTAL | | | | | | | \$ 113,400.00 | 77.59 | \$ 113,400 | \$ 393,700 |
| | | | | | | | | | | |
| DISTRICT TOTAL AS AMENDED (OAV 3/31/22; CAPTURE EFFECTIVE 4/1/23) | | | | | \$ 15,882,100 | 222.40 | \$ 113,400.00 | 218.75 | \$ 15,995,500 | \$ 28,773,240 |

MUNICIPAL APPROVED PROJECT COST TABLE

Note: Please note that while this Exhibit A to the Development Program lists particular projects, the Development Program shall not serve as an appropriation of TIF Revenues for any of these specific purposes, nor shall it commit the Town to completing any particular project. The projects will only be undertaken following proper appropriation through the annual budget process and any other applicable required approvals.

| | Project¹ | Cost Estimate | Statutory Citation |
|----|--|----------------------|--|
| 1. | Capital Expenditures Related to Public Safety and Fire Protection: The cost of a fire truck or other public safety/fire equipment and other capital costs relating to public safety and fire protection attributable to commercial/industrial development within the District; and costs related to the construction or operation of municipal public safety facilities, the need for which is related to general economic development within the Town, not to exceed 15% of the captured assessed value of the District. | \$4,000,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(2); 1(C)(9) |
| 2. | Recreational Trails: This project would include the construction and maintenance of recreational trails and amenities thereon, including but not limited to improving access to parking areas for trails, parking area improvements for trails and benches for trails, in any Town location so long as such trails have the effect of either attracting tourists to the Town and/or facilitating transportation to the Town's village businesses. This project could potentially include property acquisition costs or real property assembly costs. | \$1,000,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(A)(3); (1)(C)(6) |
| 3. | Street-related Public Safety Measures and Village Area Amenities: In order to address potential safety issues resulting from village area development and to improve the village area environment, this project could include but is not limited to street calming measures, improvements to sidewalks and curbing, street and walkway lighting, roadway | \$3,500,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1) |

| | | | |
|----|--|-------------|---|
| | improvements including but not limited to any potential drainage and stormwater improvements, bike lanes, parking improvements and lots, feasibility studies to test safety improvements and equipment to serve the District such as a sidewalk plow or capital expenditures related to such equipment. These projects must either be located in the District or must be directly related to or made necessary by the District development. | | |
| 4. | Sidewalks and Streetscape Projects: This project would include the construction or reconstruction of sidewalks within the District and/or leading to the businesses in the District from residential and commercial areas immediately adjacent to the District, including any and all other streetscape amenities. This project may include, but is not limited to, seating, street trees and other amenities to create village atmosphere. | \$1,000,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1) |
| 5. | Welcome Center: Capital and programmatic costs associated with welcome center for tourists and patrons of local businesses, to be located in the District. This project would be prorated to relate to the welcome center portion of such a facility if it also serves other functions. | \$400,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(C)(1) |
| 6. | Wireless Service/Broadband/3-Phase Power: Capital costs to install wireless service in the village area, to be used as a marketing tool and to support businesses. Capital costs of Broadband and 3-Phase Power improvements could also be paid for with TIF revenues to the extent such improvements serve the Town's businesses. Proration of costs related to commercial/industrial use as opposed to residential use may be utilized as appropriate. | \$750,000 | 30-A M.R.S.A. §5525(1)(A)(1); (1)(C)(1) |

| | | | |
|-----|--|-------------|---|
| 7. | Water Infrastructure: Capital costs to construct a water service expansion project for commercial/business users including all costs related thereto. This project would have to be located within the District or be directly related to or made necessary by District development. | \$1,500,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1) |
| 8. | Relocation of utilities: All costs associated with such project within the District to address safety and aesthetic issues for District purposes. | \$750,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(B)(1) |
| 9. | Environmental Improvement Projects: This project would include improvements relating to clean-up efforts of pollution and other impairment of any commercial District areas that may be found. Such environmental improvement projects would need to relate to District improvements and commercial impacts. | \$750,000 | 30-A M.R.S.A. §5225(1)(C)(2) |
| 10. | Grants and Revolving Loan Fund: This project would allow the Town to establish permanent economic development revolving loan funds, investment funds and grants for economic development. The project would also allow for TIF revenue to serve as the local match for grant programs to fund otherwise approved project costs herein. | \$3,000,000 | 30-A M.R.S.A. §5225(1)(C)(3); §5230 |
| 11. | Professional Service Costs: This project would include, but would not be limited to, licensing, architectural, planning, engineering, and legal expenses associated with the District. | \$750,000 | 30-A M.R.S.A. §5225(1)(A)(4); (1)(A)(7) |
| 12. | Administrative Costs: This project would include, but would not be limited to, reasonable charges for time spent by municipal employees in connection with the implementation of the Development Program. | \$750,000 | 30-A M.R.S.A. §5225(1)(A)(5) |
| 13. | Economic Development Programs and Other Costs: This project would fund municipal economic development budget items (including, but not limited | \$1,500,000 | 30-A M.R.S.A. §5225(1)(C)(1) |

| | | | |
|-----|--|-------------|---|
| | to, appropriate prorated staff salaries, economic development planning efforts and the development of economic development planning documents), economic development programs and events, marketing of the municipality as a business location, signage, advertising costs, and the support of economic development efforts through enhancement of technology systems such as updating and improving the Town's geographic information system ("GIS") software and upgrading computers and assessing software. Any costs of the software/computers that relate to economic development generally in the Town are intended to be paid for with TIF revenue. There will be a proration applied to the total cost of software/computers for the proportional amount to be utilized by TIF district and business-related areas of the municipality. This project needn't be related only to this district. | | |
| 14. | Land Assembly for Redevelopment: Preparing/acquiring land for redevelopment to be sold and redeveloped/used by a business entity. | \$1,000,000 | 30-A M.R.S.A. §5225(1)(A)(1); (1)(A)(3) |
| 15. | Costs associated with the development and operation of affordable housing within the District or outside of the District to the extent directly related to or made necessary by the establishment or operation of the District, to serve ongoing economic development efforts of the Town, including, but not limited to, the acquisition of land or construction of public infrastructure improvements, demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures, site preparation, finish work, professional service costs, real property assembly costs, operating costs such as property management and administration, utilities, maintenance, | | 30-A M.R.S. §§ 5225(1)(A)(9), (1)(B)(4) (cross referencing 30-A M.R.S. § 5249) §§ 5225 (1)(C)(11) |

| | | | |
|--|---|--------------|--|
| | and insurance, and facilities used for recreational purposes such as recreation centers, athletic fields, swimming pools and ice skating rinks within the District. | | |
| | | | |
| | TOTAL: | \$20,650,000 | |

¹ The Town does not anticipate the need to relocate any displaced persons; however, if such a circumstance occurs in the future during the District term, the Town reserves it right to spend TIF revenues on such relocation pursuant to 30-A M.R.S.A. Section 5225(1)(A)(6). The cost estimate for such project is \$0.

Please note that any of the projects in Table 1 may be funded with municipal bonds, the Town's intention is to be able to pay financing costs associated with that indebtedness with TIF revenues pursuant to 30-A M.R.S.A. § 5225(1)(A)(2)