

**Town of Falmouth Tax Increment Financing
U.S. ROUTE ONE TIF DISTRICTS – NEW PROJECTS
2009 Development Program Update**

Draft for December 8, 2008 Council Review

Project Name	Scope	Approximate cost	Proposed Fiscal Year(s) Ending	Notes
New projects				
SOUTH DISTRICT				
Clearwater Drive “Gateway” upgrade	Route 1 to Farm Gate Lane	\$336,000	2014	Road reconstruction between Route 1 and Hat Trick Drive. This road is located inside the TIF district.
BOTH ROUTE 1 DISTRICTS				
Falmouth Road reconstruction with pedestrian amenities	Bucknam to Merrill	\$667,000 \$333,000	2011 2012	Unfunded future MDOT project. Not in current Town work plan. Pedestrian amenities TBD. Town to pay local share plus any pedestrian costs. While this project is not located in the TIF district, it is related to it. Increased traffic on Falmouth to and from the TIF district and a resulting concern for pedestrian safety has triggered these sidewalk improvement requirements. First portion is between Blueberry Road and Bucknam Road. Second portion is between Blueberry Road and Merrill Road.
TIF Staff Time	Portion of salaries of staff to support the TIF Development Program, such as oversight of TIF funded construction projects and financial accounting.	\$40,487 \$41,702 \$42,953 \$44,241 \$45,568 \$46,936 \$48,344 \$49,794 \$51,288 \$52,826 \$54,411	2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019	This includes a portion of the salaries of the following staff members administering the TIF district and addressing TIF issues that arise: <ul style="list-style-type: none"> - Town Manager (2.5%), - Community Development Director (10%), - Director of Long-Range Planning (5%), - Parks and Public Works Director (2.5%), - Assistant Parks and Public Works Director (25%), - Assessor (2.5%), - Finance Director (2.5%), - Bookkeeper (2.5%), and - Budget Analyst (2.5%).

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GIS Maintenance	This is a digital, interactive mapping program that the Town uses for site location, zoning, land use, and project planning decision making.	\$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750 \$3,750	2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019	This amount represents about 12.5 % of the annual GIS update for the entire Town.
Sewer Connection Fee Reimbursement	This is a reimbursement to the Sewer Department's Enterprise Fund using TIF funds for the loss of revenue of sewer connection fees as new development connects at the Tidewater Farm project. The waiver of such fees was part of the Contract Zoning agreement between the Town and Tidewater Farm.	\$50,000	2009	The Tidewater Force Main was part of the 2005 amendment approval. No record has been located as to the need for a program amendment for this transfer of funds. The transfer has occurred since 2006 and has involved in 2006 and 2007 \$37,040.
Street Tree Planting	Street planting will be located in the TIF district.	\$250,000	2018	
Sidewalk Repair and Construction	Sidewalks will be located in the TIF district.	\$250,000	2017	