

TOWN OF BRUNSWICK, MAINE
Capital Improvements Program
For the Fiscal Years Ending June 30, 2023 - 2027

WHEREAS, Section 601 of the Charter of the Town of Brunswick (the “Charter”) requires the Town Manager to prepare a 5-year Capital Improvement Program (the “CIP”); and

WHEREAS, pursuant to the Charter and the Town’s Capital Improvement Program Policy (the “CIP Policy”), the Town Manager delivered a first draft of the 2023 - 2027 CIP to the Town Council’s Finance Committee on November 8, 2021; and

WHEREAS, in accordance with the CIP Policy, the Finance Committee conducted workshops and reviewed the CIP recommended by the Town Manager; and

WHEREAS, on March 10, 2022 the Town Manager submitted a proposed CIP to the Town Council; and

WHEREAS, pursuant to Section 602 of the Charter and in accordance with the CIP Policy, a public hearing was held on May 2, 2022; and

WHEREAS, the Town Council has reviewed the Town Manager’s proposed CIP;

NOW THEREFORE BE IT RESOLVED, In accordance with Article VI of the Charter the Brunswick Town Council adopts a Capital Improvement Program (the “CIP”) for the fiscal years ending June 30, 2023 - 2027, as attached hereto in summary form.

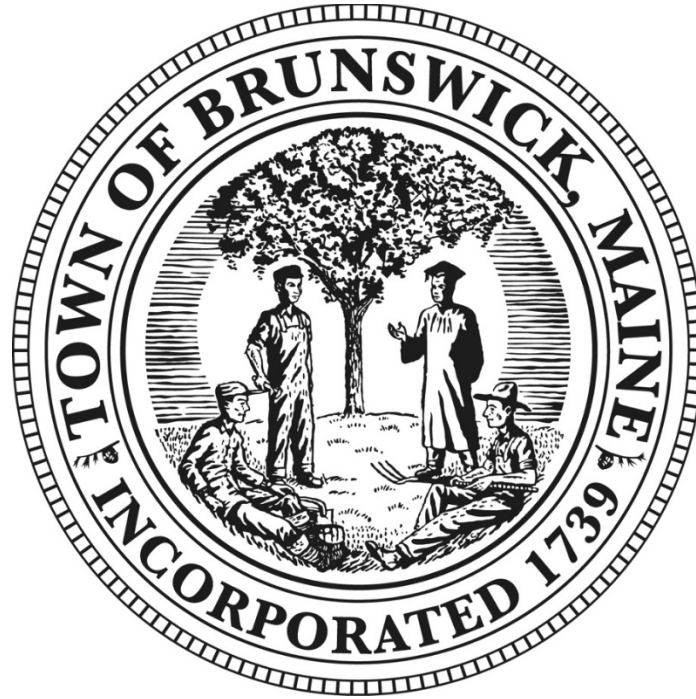
BE IT FURTHER RESOLVED, Adoption of the CIP does not appropriate any funds for, nor does it obligate the Town to complete, the projects specified therein.

Proposed to Town Council: March 10, 2022

Public Hearing: May 2, 2022

Adopted by Town Council:

Town of Brunswick, Maine



Capital Improvement Program Fiscal Years Ending 2023-2027

Summary for Adoption May 12, 2022

Presented to Council: March 10, 2022
Public Hearing: May 2, 2022
Council Adoption:

**Town of Brunswick, Maine
Capital Improvement Program
For Fiscal Years Ending 2023-2027**

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**Town of Brunswick, Maine
Capital Improvement Program
Manager's Proposed
For Fiscal Years Ending 2023-2027**

| PROJECTS | Approved | Recommended | | | | | TOTALS |
|--|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|----------------------|
| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | |
| Facilities - Improvements | \$ 7,748,600 | \$ 182,000 | \$ - | \$ - | \$ - | \$ - | \$ 182,000 |
| Infrastructure | 2,225,000 | 5,110,000 | 6,482,000 | 6,677,000 | 2,452,000 | 1,726,000 | 22,447,000 |
| Capital Acquisitions / Other | 135,000 | 400,000 | 110,000 | - | 1,500,000 | 300,000 | 2,310,000 |
| Municipal vehicle/equipment/facilities | 1,175,920 | 1,216,500 | 1,256,160 | 1,297,406 | 1,340,303 | 1,384,915 | 6,495,284 |
| Municipal annual work programs | 2,220,000 | 2,200,000 | 2,300,000 | 2,425,000 | 2,550,000 | 2,650,000 | 12,125,000 |
| School vehicle replacement | 120,000 | 240,000 | 290,000 | 340,000 | 390,000 | 440,000 | 1,700,000 |
| School annual work programs | 925,000 | 1,186,150 | 796,450 | 863,350 | 377,600 | 254,300 | 3,477,850 |
| TOTALS | \$ 14,549,520 | \$ 10,534,650 | \$ 11,234,610 | \$ 11,602,756 | \$ 8,609,903 | \$ 6,755,215 | \$ 48,737,134 |
| FUNDING SOURCES | | | | | | | |
| General Obligation Bonds | \$ - | \$ - | \$ - | \$ - | \$ 2,100,000 | \$ - | \$ 2,100,000 |
| GO Bonds - TIF funded | 140,000 | - | 570,000 | 800,000 | - | - | 1,370,000 |
| General Fund Balance | 695,000 | 625,000 | 110,000 | - | - | 300,000 | 1,035,000 |
| Municipal Revenues - Annual Prog | 3,395,920 | 3,416,500 | 3,556,160 | 3,722,406 | 3,890,303 | 4,034,915 | 18,620,284 |
| School Revenues | 1,045,000 | 1,426,150 | 1,086,450 | 1,203,350 | 767,600 | 694,300 | 5,177,850 |
| State of Maine | 742,000 | 2,386,000 | 1,482,000 | 3,612,500 | 467,500 | 385,000 | 8,333,000 |
| Donations/Grants | 497,689 | 1,797,000 | 3,318,000 | 695,000 | - | - | 5,810,000 |
| TIF Revenues | 653,000 | 884,000 | 956,000 | 1,233,500 | 1,168,500 | 1,053,000 | 5,295,000 |
| Reserves | 7,380,911 | - | 156,000 | 336,000 | 216,000 | 288,000 | 996,000 |
| Other | - | - | - | - | - | - | - |
| TOTALS | \$ 14,549,520 | \$ 10,534,650 | \$ 11,234,610 | \$ 11,602,756 | \$ 8,609,903 | \$ 6,755,215 | \$ 48,737,134 |

Project Summary

| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | TOTAL | FUNDING |
|--|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|------------------|
| I. PROJECTS RECOMMENDED FOR FUNDING | | | | | | | | |
| <i>Capital Improvements</i> | | | | | | | | |
| Facilities | | | | | | | | |
| Landfill Closure | \$ 7,200,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Reserves |
| 29 Merrymeeting Park | 472,689 | 62,000 | - | - | - | - | 62,000 | Donations/Grants |
| 29 Merrymeeting Park | 75,911 | - | - | - | - | - | - | Reserves |
| 31 Public Works Facility planning | - | 120,000 | - | - | - | - | 120,000 | Gen. Fund Bal. |
| Total Facilities | 7,748,600 | 182,000 | - | - | - | - | 182,000 | |
| Infrastructure | | | | | | | | |
| MerePoint Wastewater Forcemain | 200,000 | - | - | - | - | - | - | Gen. Fund Bal. |
| Simpsons Point Road Parking | 87,890 | - | - | - | - | - | - | Reserves |
| LED Streetlights | 285,000 | - | - | - | - | - | - | Gen. Fund Bal. |
| 33 MaineDOT Municipal Partnership | 330,000 | 395,000 | 490,000 | 412,500 | 467,500 | 385,000 | 2,150,000 | TIF Rev (BL) |
| 33 MaineDOT Municipal Partnership | 330,000 | 395,000 | 490,000 | 412,500 | 467,500 | 385,000 | 2,150,000 | M.D.O.T |
| 35 Pleasant St Corridor | 140,000 | 100,000 | 150,000 | 800,000 | - | - | 1,050,000 | TIF Bonds (DT) |
| 35 Pleasant St Corridor | - | 400,000 | 600,000 | 3,200,000 | - | - | 4,200,000 | M.D.O.T |
| 37 Cedar St Parking | 43,000 | 69,000 | - | - | - | - | 69,000 | TIF Rev (DT) |
| 37 Cedar St Parking | 192,000 | 276,000 | - | - | - | - | 276,000 | M.D.O.T |
| 39 Riverwalk | 25,000 | 185,000 | 28,000 | - | - | - | 213,000 | Donations/Grants |
| 39 Riverwalk | 100,000 | 740,000 | 112,000 | - | - | - | 852,000 | M.D.O.T |
| 41 250th Anniv Park/Bridge amenities | - | 330,000 | - | - | - | - | 330,000 | Gen. Fund Bal. |
| Federal/Mason Ped Crossing | 20,000 | - | - | - | - | - | - | TIF Rev (DT) |
| Federal/Mason Ped Crossing | 80,000 | - | - | - | - | - | - | M.D.O.T |
| 43 Jordan/Bath Ped Crossing | 10,000 | - | 70,000 | - | - | - | 70,000 | TIF Rev (BL) |
| 43 Jordan/Bath Ped Crossing | 40,000 | - | 280,000 | - | - | - | 280,000 | M.D.O.T |
| 45 Bath Rd Culvert (Thompson Pond) | 75,000 | 400,000 | - | - | - | - | 400,000 | GF Bal/Grants |
| 45 Bath Rd Culvert (Thompson Pond) | - | 400,000 | - | - | - | - | 400,000 | M.D.O.T |
| 47 Cooks Corner Revitalization | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 1,000,000 | TIF Rev (CC) |
| 49 Cooks Corner Pedestrian Improv. | - | 20,000 | 40,000 | 285,000 | 285,000 | 180,000 | 810,000 | TIF Rev (CC) |
| 51 Bath Road Signal Upgrades | 50,000 | - | 156,000 | 336,000 | 216,000 | 288,000 | 996,000 | TIF Rev (BL) |
| 51 Bath Road Signal Upgrades | - | - | 156,000 | 336,000 | 216,000 | 288,000 | 996,000 | Reserves |
| 53 Perryman Drive Extension | - | 100,000 | 420,000 | - | - | - | 520,000 | TIF Bonds (CC) |
| 53 Perryman Drive Extension | - | 400,000 | 1,680,000 | - | - | - | 2,080,000 | Donations/Grants |
| 55 Bike Path Paving | - | - | - | - | 600,000 | - | 600,000 | G.O. Bonds |
| 57 Simpsons Point Access | 17,110 | 175,000 | - | - | - | - | 175,000 | Reserves/GF Bal |
| 57 Simpsons Point Access | - | 175,000 | - | - | - | - | 175,000 | M.D.O.T |
| 59 Mare Brook Watershed | - | 350,000 | 1,610,000 | 695,000 | - | - | 2,655,000 | Donations/Grants |
| Total Infrastructure | 2,225,000 | 5,110,000 | 6,482,000 | 6,677,000 | 2,452,000 | 1,726,000 | 22,447,000 | |

| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | TOTAL | FUNDING |
|---|----------------------|----------------------|----------------------|----------------------|---------------------|---------------------|----------------------|------------------|
| Capital Acquisitions / Other | | | | | | | | |
| Cardiac Monitors | 135,000 | - | - | - | - | - | - | Gen. Fund Bal. |
| 61 Communications System | - | 400,000 | - | - | - | - | 400,000 | Donations/Grants |
| 63 FD Power Load Units | - | - | 110,000 | - | - | - | 110,000 | Gen. Fund Bal. |
| 65 FD Tower 1 Replacement | - | - | - | - | 1,500,000 | - | 1,500,000 | G.O. Bonds |
| 67 FD Squad 4 Replacement | - | - | - | - | - | 300,000 | 300,000 | Gen. Fund Bal. |
| Total Capital Acquisitions/Other | 135,000 | 400,000 | 110,000 | - | 1,500,000 | 300,000 | 2,310,000 | |
| Total Capital Improvements | \$ 10,108,600 | \$ 5,692,000 | \$ 6,592,000 | \$ 6,677,000 | \$ 3,952,000 | \$ 2,026,000 | \$ 24,939,000 | |
| Annual Programs/Reserves | | | | | | | | |
| Municipal Vehicle/Equipment/Facilities/IT Reserves | | | | | | | | |
| 18 Fire Vehicle/Equip Replacement | \$ 117,520 | \$ 122,500 | \$ 127,400 | \$ 132,496 | \$ 137,796 | \$ 143,308 | \$ 663,500 | Munic. Rev. |
| 19 Police Vehicle/Equip Replacement | 166,400 | 174,000 | 180,960 | 188,198 | 195,726 | 203,555 | 942,440 | Munic. Rev. |
| 20 PW Vehicle/Equip Replacement | 379,600 | 395,000 | 410,800 | 427,232 | 444,321 | 462,094 | 2,139,447 | Munic. Rev. |
| 21 P&R Vehicle/Equip Replacement | 62,400 | 65,000 | 67,600 | 70,304 | 73,116 | 76,041 | 352,061 | Munic. Rev. |
| 22 Facilities Repair Program | 325,000 | 235,000 | 244,400 | 254,176 | 264,343 | 274,917 | 1,272,836 | Munic. Rev. |
| 23 IT/Cable TV Equipment | 125,000 | 225,000 | 225,000 | 225,000 | 225,000 | 225,000 | 1,125,000 | Munic. Rev. |
| | 1,175,920 | 1,216,500 | 1,256,160 | 1,297,406 | 1,340,303 | 1,384,915 | 6,495,284 | |
| Annual Public Works Programs | | | | | | | | |
| 28/ PW - Sidewalks | 170,000 | 100,000 | 100,000 | 125,000 | 150,000 | 150,000 | 625,000 | Munic. Rev. |
| 26 PW - Street Resurfacing/Rehab | 2,050,000 | 2,100,000 | 2,200,000 | 2,300,000 | 2,400,000 | 2,500,000 | 11,500,000 | Munic. Rev. |
| Total annual work programs | 2,220,000 | 2,200,000 | 2,300,000 | 2,425,000 | 2,550,000 | 2,650,000 | 12,125,000 | |
| Total Municipal Programs/Reserves | \$ 3,395,920 | \$ 3,416,500 | \$ 3,556,160 | \$ 3,722,406 | \$ 3,890,303 | \$ 4,034,915 | \$ 18,620,284 | |
| School Department | | | | | | | | |
| School Vehicle Replacement | 120,000 | 240,000 | 290,000 | 340,000 | 390,000 | 440,000 | 1,700,000 | School Rev. |
| 24 School Annual Work Program | 925,000 | 1,186,150 | 796,450 | 863,350 | 377,600 | 254,300 | 3,477,850 | School Rev. |
| Total School Programs/Reserves | \$ 1,045,000 | \$ 1,426,150 | \$ 1,086,450 | \$ 1,203,350 | \$ 767,600 | \$ 694,300 | \$ 5,177,850 | |
| Total Annual Programs/Reserves | \$ 4,440,920 | \$ 4,842,650 | \$ 4,642,610 | \$ 4,925,756 | \$ 4,657,903 | \$ 4,729,215 | \$ 23,798,134 | |
| Total Recommended Prog./Res. | \$ 14,549,520 | \$ 10,534,650 | \$ 11,234,610 | \$ 11,602,756 | \$ 8,609,903 | \$ 6,755,215 | \$ 48,737,134 | |

The Vehicle/Equipment Reserves were established in 2013, with the intention that funding would eventually be adequate to cover replacement of existing vehicles and equipment. The Facilities Repair Reserve was established in 2017 and the Cable TV/IT Reserve was established in 2018. All the reserves have served to smooth budget funding and to provide flexibility in replacement scheduling. The School Department Annual Work Program is funded through the School Department budget.

Project Summary

| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | TOTAL | FUNDING |
|--------------------------------------|-------------------|---------------------|---------------------|----------------------|---------------------|----------------------|----------------------|------------------|
| II. PROJECTS IN DEVELOPMENT | | | | | | | | |
| <i>Capital Improvements</i> | | | | | | | | |
| Facilities | | | | | | | | |
| 69 MC Athl Rec Complex (MARC) | \$ 50,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | Impact Fees |
| 69 MC Athl Rec Complex (MARC) | 50,000 | 2,050,000 | 2,000,000 | - | - | - | 4,050,000 | Donations/Grants |
| 69 MC Athl Rec Complex (MARC) | 200,000 | - | - | - | - | - | - | Reserves |
| 71 Emerson Station HVAC | - | 300,000 | - | - | - | - | 300,000 | Gen. Fund Bal. |
| 73 Public Works Facility | - | - | - | 12,000,000 | - | - | 12,000,000 | G.O. Bonds |
| 75 Downtown Parking Structure | - | - | - | - | - | 5,000,000 | 5,000,000 | TIF Bonds (DT) |
| 75 Downtown Parking Structure | - | - | - | - | - | 10,700,000 | 10,700,000 | Donations/Grants |
| 77 Rec Center Roof | - | - | 350,000 | - | - | - | 350,000 | Gen. Fund Bal. |
| Total Facilities | 300,000 | 2,350,000 | 2,350,000 | 12,000,000 | - | 15,700,000 | 32,400,000 | |
| Infrastructure | | | | | | | | |
| 79 Downtown Streetscape | 200,000 | 2,500,000 | 2,500,000 | - | - | - | 5,000,000 | TIF Bonds (DT) |
| 81 Cumberland Street Drainage | 20,000 | 280,000 | - | - | - | - | 280,000 | Gen. Fund Bal. |
| 83 Wilson St Extension | - | 380,000 | - | - | - | - | 380,000 | Donations/Grants |
| 85 Jordan Ave Bike Lanes | - | - | 395,000 | - | - | - | 395,000 | Gen. Fund Bal. |
| 87 Stanwood/McKeen Ped Improv | - | - | - | 165,000 | - | - | 165,000 | Gen. Fund Bal. |
| 89 Bike Path Bath Rd Connection | - | - | - | - | 1,640,000 | 3,690,000 | 5,330,000 | G.O. Bonds |
| 91 Pleasant St Sidewalks | - | - | - | - | 1,200,000 | - | 1,200,000 | G.O. Bonds |
| 93 Turner St Extension | - | - | 1,323,333 | 990,000 | - | - | 2,313,333 | G.O. Bonds |
| 93 Turner St Extension | - | - | 661,667 | 495,000 | - | - | 1,156,667 | M.D.O.T |
| 95 Thomas Pt Road Improvement | - | - | - | - | - | 4,000,000 | 4,000,000 | TIF Bonds (CC) |
| 97 Rec Center Front Parking Lot | - | - | - | 191,000 | - | - | 191,000 | Gen. Fund Bal. |
| 99 School Bus Lot Paving | - | 265,500 | - | - | - | - | 265,500 | Gen. Fund Adv. |
| 101 Range Road Culvert | - | 20,000 | 200,000 | - | - | - | 220,000 | Gen. Fund Bal. |
| 103 Bunganuc Rd Culvert | - | - | 50,000 | 350,000 | - | - | 400,000 | Gen. Fund Bal. |
| 105 River Road Culvert | - | - | - | 50,000 | 250,000 | - | 300,000 | Gen. Fund Bal. |
| Total Infrastructure | 220,000 | 3,445,500 | 5,130,000 | 2,241,000 | 3,090,000 | 7,690,000 | 21,596,500 | |
| Other Projects | | | | | | | | |
| 107 Signal Modernization | - | 50,000 | 75,000 | 75,000 | 75,000 | 75,000 | 350,000 | Gen. Fund Bal. |
| 109 Bay Bridge Water Main Extension | - | - | 100,000 | 2,400,000 | - | - | 2,500,000 | Donations/Grants |
| 111 Establishment of MS4 Permit | - | 100,000 | - | - | - | - | 100,000 | Gen. Fund Bal. |
| 113 Quiet Zones-Church & Stanwood | - | - | - | - | - | 1,250,000 | 1,250,000 | G.O. Bonds |
| 115 Land for Brunswick's Future | - | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 250,000 | Gen. Fund Bal. |
| Total Other Projects | - | 200,000 | 225,000 | 2,525,000 | 125,000 | 1,375,000 | 4,450,000 | |
| Total Projects in Development | \$ 520,000 | \$ 5,995,500 | \$ 7,705,000 | \$ 16,766,000 | \$ 3,215,000 | \$ 24,765,000 | \$ 58,446,500 | |

| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 | 2026-27 | TOTAL | FUNDING |
|--|-------------------|----------------------|---------------------|---------------------|---------------------|---------------------|----------------------|------------------|
| III. PROPOSED BUT NOT RECOMMENDED | | | | | | | | |
| <i>Capital Improvements</i> | | | | | | | | |
| Facilities & Infrastructure | | | | | | | | |
| 117 People Plus Expansion | \$ - | \$ - | \$ - | \$ 1,146,000 | \$ - | \$ - | \$ 1,146,000 | Donations/Grants |
| 119 Mobile Restrooms | - | 100,000 | - | - | - | - | 100,000 | Gen. Fund Bal. |
| 121 Tennis Courts | - | - | - | - | 208,060 | - | 208,060 | Gen. Fund Bal. |
| 123 Skate Park | - | - | - | - | - | 125,000 | 125,000 | Gen. Fund Bal. |
| 125 Lamb Boat Launch | - | - | - | - | 120,000 | - | 120,000 | I.F.W. - D.O.C. |
| 125 Lamb Boat Launch | - | - | - | - | 30,000 | - | 30,000 | Gen. Fund Bal. |
| 127 Androscoggin Bike Path | - | - | - | - | 330,000 | - | 330,000 | G.O. Bonds |
| 127 Androscoggin Bike Path | - | - | - | - | 110,000 | - | 110,000 | Impact Fees |
| 127 Androscoggin Bike Path | - | - | - | - | 1,760,000 | - | 1,760,000 | M.D.O.T. |
| 129 Fitzgerald-Bike Path connection | - | - | - | - | - | 37,000 | 37,000 | Gen. Fund Bal. |
| 129 Fitzgerald-Bike Path connection | - | - | - | - | - | 148,000 | 148,000 | M.D.O.T. |
| 131 BHS Egress Road | - | - | - | - | - | 1,500,000 | 1,500,000 | G.O. Bonds |
| 133 East Brunswick Fields | - | - | - | 250,000 | 250,000 | - | 500,000 | G.O. Bonds |
| Total Proposed/Not Recommended | <u>\$ -</u> | <u>\$ 100,000</u> | <u>\$ -</u> | <u>\$ 1,396,000</u> | <u>\$ 2,808,060</u> | <u>\$ 1,810,000</u> | <u>\$ 6,114,060</u> | |
| IV. NON-TOWN PROJECTS | | | | | | | | |
| Old Bath Road LCP | - | - | 28,000 | - | - | - | 28,000 | M.D.O.T. |
| Kathadin Drive Extension | - | - | 1,550,000 | - | - | - | 1,550,000 | M.D.O.T. |
| River Road Bridge Wearing | - | - | 450,000 | - | - | - | 450,000 | M.D.O.T. |
| Route 1/Route 24 | - | - | 235,000 | - | - | - | 235,000 | M.D.O.T. |
| Maine & Pleasant Signal Upgrades | - | - | - | 975,000 | - | - | 975,000 | M.D.O.T. |
| Route 1 Culvert #47072 | - | 250,000 | - | - | - | - | 250,000 | M.D.O.T. |
| Route 1 Ramp B | - | 100,000 | - | - | - | - | 100,000 | M.D.O.T. |
| Route 1 Ramp C | - | 10,000 | - | - | - | - | 10,000 | M.D.O.T. |
| I-295 Safety Improvements | - | - | 500,000 | - | - | - | 500,000 | M.D.O.T. |
| Frank Wood Bridge | - | 33,500,000 | - | - | - | - | 33,500,000 | M.D.O.T. |
| Allagash Drive Pedestrian Trail | 75,000 | 1,000,000 | - | - | - | - | 1,000,000 | M.D.O.T. |
| Route 1/Maine St ramp | 400,000 | - | 3,770,000 | - | - | - | 3,770,000 | M.D.O.T. |
| Route 123 light capital paving | 200,000 | - | - | - | - | - | - | M.D.O.T. |
| Maine St bridge over Route 1 | 230,000 | - | 1,170,000 | - | - | - | 1,170,000 | M.D.O.T. |
| Total Non-Town Projects | <u>\$ 905,000</u> | <u>\$ 34,860,000</u> | <u>\$ 7,703,000</u> | <u>\$ 975,000</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 43,538,000</u> | |

Projects with Proposed Debt

| | Bond Tier | Bond Year | Fiscal Year | Estimated Project Cost | Assumed Bond Years | Assumed Interest Rate | Projected First Year Debt Service (a) | Estimated First Yr Tax Rate Impact (b) | Estimated Total Debt Service (c) |
|--|------------------|------------------|--------------------|-------------------------------|---------------------------|------------------------------|--|---|---|
| Debt on Recommended Projects | | | | | | | | | |
| Pleasant St Corridor | 10 | 40 | 2025-26 | \$ 950,000 | 10 | 2.95% | \$ 123,025 | 0.24% | \$ 1,104,138 |
| Bike Path Paving | 10 | 41 | 2026-27 | 600,000 | 10 | 3.15% | 78,900 | 0.16% | 703,950 |
| Perryman Drive Extension | 10 | 39 | 2024-25 | 420,000 | 10 | 2.75% | 53,550 | 0.11% | 483,525 |
| FD Tower 1 Replacement | 10 | 41 | 2026-27 | 1,500,000 | 10 | 3.15% | 197,250 | 0.39% | 1,759,875 |
| | | | | \$ 3,470,000 | | | \$ 452,725 | | \$ 4,051,488 |
| From Other Sources | | | | | | | | | |
| TIF Revenues | | | | \$ 1,370,000 | | | \$ 53,550 | | \$ 483,525 |
| Net Proposed Debt in CIP | | | | \$ 2,100,000 | | | \$ 399,175 | | \$ 3,567,963 |
| Debt on Projects in Development | | | | | | | | | |
| Downtown Parking Structure | 20 | 42 | 2027-28 | \$ 5,000,000 | 20 | 3.85% | \$ 442,500 | 0.87% | \$ 7,021,250 |
| Downtown Streetscape | 15 | 39 | 2024-25 | 5,000,000 | 15 | 3.00% | 483,333 | 0.96% | 6,200,000 |
| Bike Path-Bath Rd Connection | 15 | 42 | 2027-28 | 5,330,000 | 15 | 3.60% | 547,213 | 1.08% | 6,865,040 |
| Pleasant St Sidewalks | 10 | 41 | 2026-27 | 1,200,000 | 10 | 3.15% | 157,800 | 0.31% | 1,407,900 |
| Public Works Facility | 20 | 40 | 2025-26 | 12,000,000 | 20 | 3.45% | 1,014,000 | 2.00% | 16,347,000 |
| Turner St Extension | 15 | 40 | 2025-26 | 2,313,333 | 15 | 3.20% | 228,249 | 0.45% | 2,905,546 |
| Thomas Point Road Improvement | 10 | 42 | 2027-28 | 4,000,000 | 10 | 3.35% | 534,000 | 1.06% | 4,737,000 |
| Quiet Zones - Church & Stanwood | 10 | 42 | 2027-28 | 1,250,000 | 20 | 3.35% | 104,375 | 0.21% | 1,689,688 |
| | | | | \$ 36,093,333 | | | \$ 3,511,471 | | \$ 47,173,424 |
| From Other Sources | | | | | | | | | |
| TIF Revenues | | | | \$ 14,000,000 | | | \$ 1,459,833 | | \$ 17,958,250 |
| Net Debt on Projects in Development | | | | \$ 17,093,333 | | | \$ 1,609,137 | | \$ 22,193,924 |

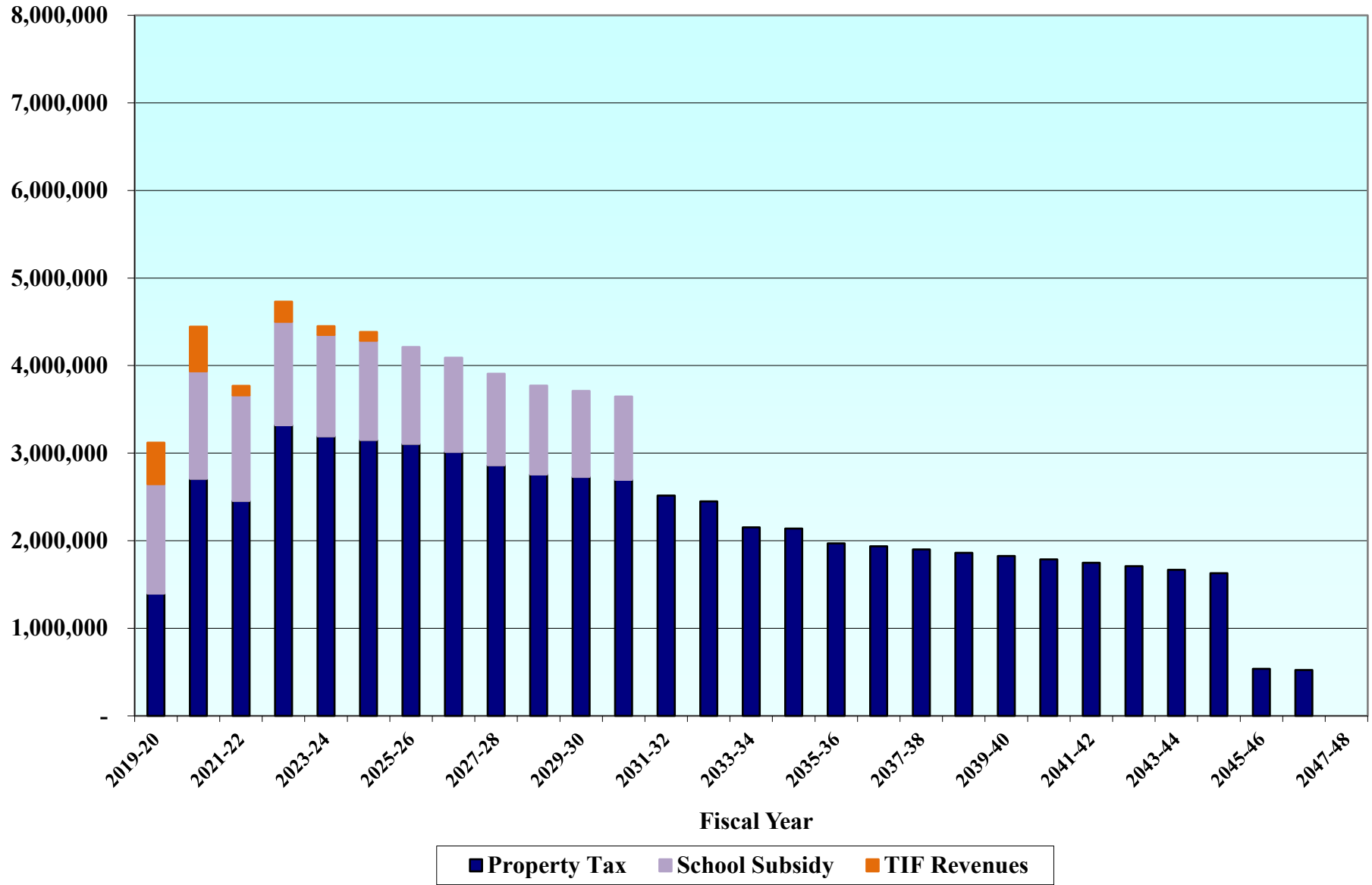
(a) The first year debt service payment is an estimate assuming level principal payments and the rates and terms shown. Actual rates and terms will be determined if and when bonds are issued.

(b) Assumes a 1% Tax Rate increase equals: **\$506,000**

(c) This is the estimated total debt service over the life of the bonds.

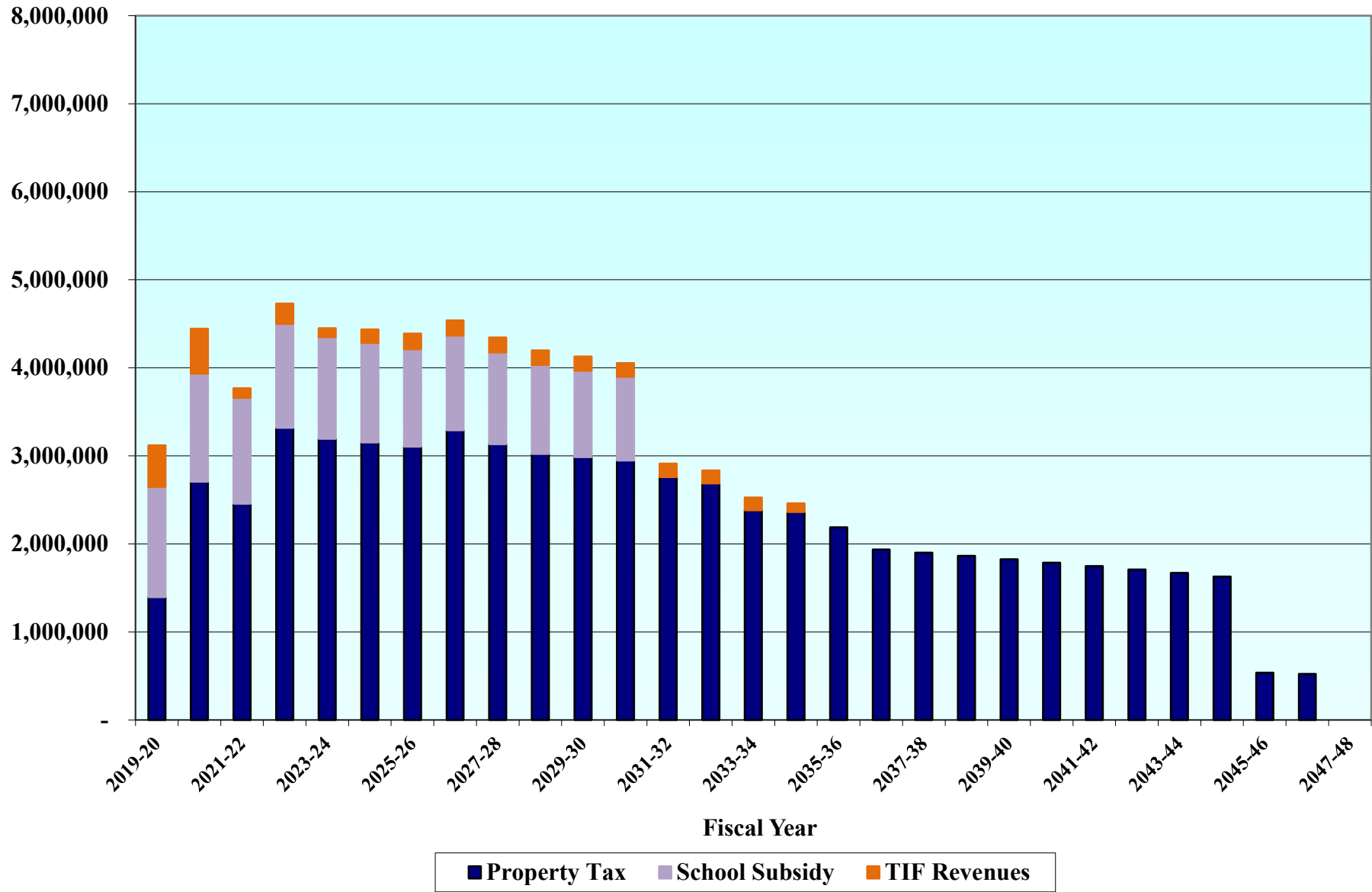
Town of Brunswick
Capital Improvement Program

Debt Service - Existing Debt



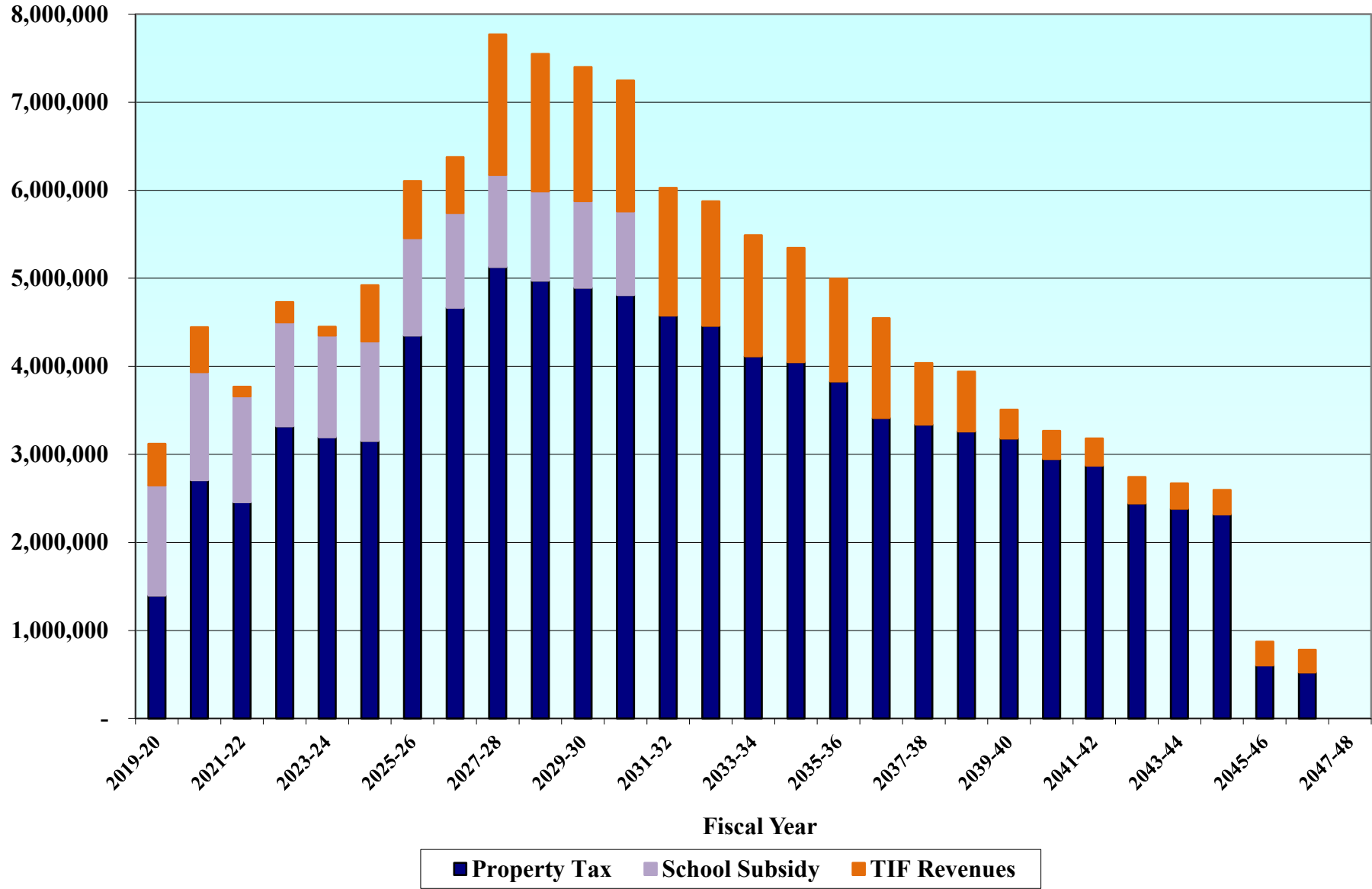
**Town of Brunswick
Capital Improvement Program**

Debt Service - Existing, and Proposed (Recommended Projects)



**Town of Brunswick
Capital Improvement Program**

Debt Service - Existing, Proposed and Projects in Development



| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---|------------------|------------------|------------------|------------------|------------------|
| TAX IMPACT OF RECOMMENDED PROJECTS | | | | | |
| Projects Financed with Debt | | | | | |
| Existing Debt Service | | | | | |
| Existing Debt Service | \$ 3,768,031 | \$ 4,729,609 | \$ 4,449,639 | \$ 4,382,624 | \$ 4,212,043 |
| TIF Revenues | (106,962) | (229,644) | (100,000) | (100,000) | - |
| School Subsidy (estimated) | (1,205,159) | (1,181,192) | (1,156,618) | (1,131,285) | (1,105,193) |
| Existing Debt Service - Net | 2,455,910 | 3,318,773 | 3,193,021 | 3,151,339 | 3,106,850 |
| New Debt Service | | | | | |
| Authorized But Not Issued | - | - | - | - | - |
| Proposed Debt Service | - | - | - | 53,550 | 175,420 |
| TIF Revenues | - | - | - | (53,550) | (175,420) |
| New Debt Service - Net | - | - | - | - | - |
| Existing and New Debt Service - Net | 2,455,910 | 3,318,773 | 3,193,021 | 3,151,339 | 3,106,850 |
| Change from Previous Year | (250,752) | 862,863 | (125,752) | (41,682) | (44,489) |
| Tax Rate Impact - Debt Service | -0.50% | 1.71% | -0.25% | -0.08% | -0.09% |
| Projects Financed with other than Debt | | | | | |
| Non-Debt Sources | | | | | |
| Municipal Revenues | 3,395,920 | 3,416,500 | 3,556,160 | 3,722,406 | 3,890,303 |
| School Revenues | 1,045,000 | 1,426,150 | 1,086,450 | 1,203,350 | 767,600 |
| Non-Debt Projects | 4,440,920 | 4,842,650 | 4,642,610 | 4,925,756 | 4,657,903 |
| Change from Previous Year | - | 401,730 | (200,040) | 283,146 | (267,854) |
| Tax Rate Impact - Non-Debt Projects | 0.00% | 0.79% | -0.40% | 0.56% | -0.53% |
| Projects Financed Debt and Non-Debt | | | | | |
| Debt and Non-Debt Projects | 6,896,830 | 8,161,423 | 7,835,631 | 8,077,096 | 7,764,753 |
| Change from Previous Year | (250,752) | 1,264,593 | (325,792) | 241,465 | (312,343) |
| Tax Rate Impact - Capital Projects | -0.50% | 2.50% | -0.64% | 0.48% | -0.62% |

| | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2025-26 |
|---|------------------|------------------|------------------|------------------|------------------|
| Operating Costs Related to New Projects | | | | | |
| Operating Costs | 22,350 | 39,350 | 57,850 | 76,850 | 83,850 |
| Change from Previous Year | 22,350 | 17,000 | 18,500 | 19,000 | 7,000 |
| <i>Tax Rate Impact - Operating Costs</i> | 0.04% | 0.03% | 0.04% | 0.04% | 0.01% |
| Recommended Projects & Operating Costs - Total | 6,919,180 | 8,200,773 | 7,893,481 | 8,153,946 | 7,848,603 |
| Change from Previous Year | (228,402) | 1,281,593 | (307,292) | 260,465 | (305,343) |
| <i>Tax Rate Impact - Projects & Operating</i> | -0.45% | 2.53% | -0.61% | 0.51% | -0.60% |
| Estimates assume a 1% tax increase is equal to: | \$506,000 | \$506,000 | \$506,000 | \$506,000 | \$506,000 |

TAX IMPACT OF ADDING PROJECTS UNDER DEVELOPMENT

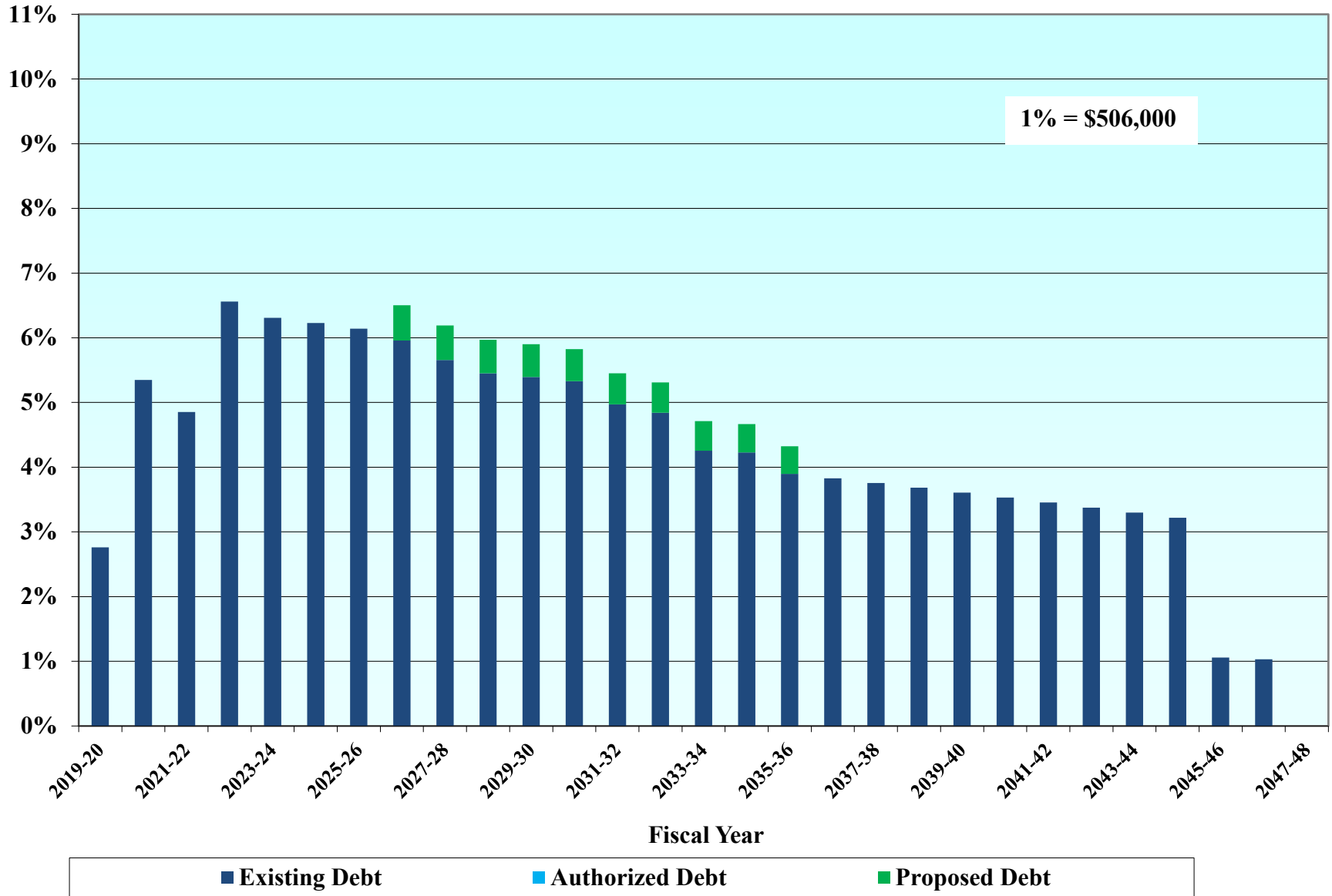
Projects Under Development

| | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|
| Estimated Debt Service | - | - | - | 483,333 | 1,715,582 |
| TIF Revenues | - | - | - | (483,333) | (473,333) |
| Under Development Debt Service - Net | - | - | - | - | 1,242,249 |
| Change from Previous Year | - | - | - | - | 1,242,249 |
| <i>Tax Rate Impact - Projects under Development</i> | 0.00% | 0.00% | 0.00% | 0.00% | 2.46% |
| Total Proposed and Projects Under Development | 6,919,180 | 8,200,773 | 7,893,481 | 8,153,946 | 9,090,851 |
| Change from Previous Year | (228,402) | 1,281,593 | (307,292) | 260,465 | 936,906 |
| <i>Tax Rate Impact - Recommended Projects and Projects Under Development</i> | -0.45% | 2.53% | -0.61% | 0.51% | 1.85% |
| Estimates assume a 1% tax increase is equal to: | \$506,000 | \$506,000 | \$506,000 | \$506,000 | \$506,000 |

**Town of Brunswick
Capital Improvement Program**

Net General Fund Debt Service Effect on Tax Rate

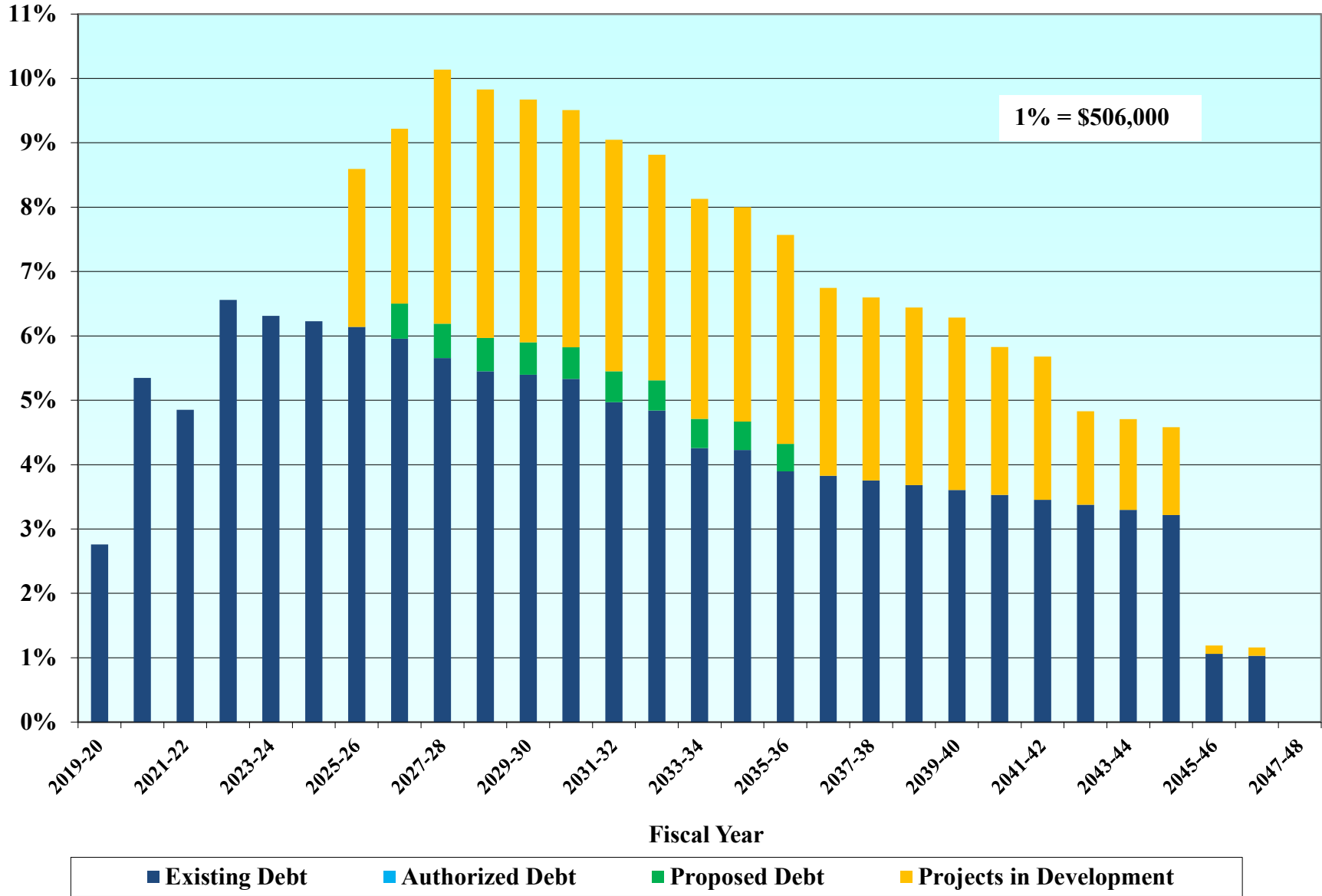
Note: Does not include debt service proposed from TIF revenues



**Town of Brunswick
Capital Improvement Program**

**Net General Fund Debt Service Effect on Tax Rate
Including Projects in Development**

Note: Does not include debt service proposed from TIF revenues



Town of Brunswick, Maine
Capital Improvement Program
Assumptions

| Tier | Bond Years | Bond Year Start | | | | | | |
|------------------|--------------|-----------------|-------|-------|-------|-------|-------|-------|
| | | 36 | 37 | 38 | 39 | 40 | 41 | 42 |
| 5 | 0-5 | 1.90% | 2.10% | 2.30% | 2.50% | 2.70% | 2.90% | 3.10% |
| 10 | 6-10 | 2.15% | 2.35% | 2.55% | 2.75% | 2.95% | 3.15% | 3.35% |
| 15 | 11-15 | 2.40% | 2.60% | 2.80% | 3.00% | 3.20% | 3.40% | 3.60% |
| 20 | 16-20 | 2.65% | 2.85% | 3.05% | 3.25% | 3.45% | 3.65% | 3.85% |
| 25 | 21-25 | 2.90% | 3.10% | 3.30% | 3.50% | 3.70% | 3.90% | 4.10% |
| 30 | 26-30 | 3.15% | 3.35% | 3.55% | 3.75% | 3.95% | 4.15% | 4.35% |
| Base: | 1.50% | | | | | | | |
| Year Inc. | 0.20% | | | | | | | |
| Tier Inc: | 0.50% | | | | | | | |

| Bond Year | Fiscal Year | |
|-----------|-------------|--|
| 36 | 2021-22 | Harriet Beecher Stowe Elementary School |
| 37 | 2022-23 | State Subsidy: 87.04% |
| 38 | 2023-24 | |
| 39 | 2024-25 | Taxes |
| 40 | 2025-26 | One percent: \$506,000 |
| 41 | 2026-27 | |
| 42 | 2027-28 | |

- (a) The first year debt service payment is an estimate assuming level principal payments and the rates and terms shown.
 Actual rates and terms will be determined if and when bonds are issued.
- (b) Assumes a 1% Tax Rate increase € **\$506,000**
- (c) This is the estimated total debt service over the life of the bonds. It assumes the rates and terms shown.

Terms used in this Capital Improvement Program

CIP Project Classifications

CIP Projects are classified in one of four classifications:

CIP Projects Recommended for Funding - Projects and acquisitions included have been sufficiently developed and defined as to clearly identify the scope and cost of the project and the recommended funding sources. It is highly likely that projects in this class will eventually be authorized for completion and funding.

CIP Projects In Development - Projects and acquisitions of this class are under active consideration but have not been sufficiently developed or defined to clearly identify the scope or cost of the project. Typically, projects in this category are being evaluated from several alternatives, or there is not sufficient confidence in the cost estimates to determine whether the project should be recommended for funding.

CIP Projects Not Recommended - Projects and acquisitions of this class have been identified or requested by departments or others but are either insufficiently developed or defined, or have been deemed to be beyond the funding capacity of the Town. These projects may receive consideration at a future date should circumstances warrant.

CIP Projects Non-Town Funded - Projects to be completed and funded solely by entities other than the Town, with an estimated operational cost impact to the Town of less than \$25,000, are of interest to the Town in its planning efforts. However, as they have a minimal, or no, impact on Town finances, they are shown separately from Town funded projects.

Terms used in this Capital Improvement Program

CIP Definitions

Capital Project or Acquisition – A CIP project, item, or a network or system of items must have a cost of at least \$100,000 and a life expectancy of five years or more. The terms “project” and “projects” shall include items that are acquisitions.

Network or System of Items - Items that are intended to be a part of a larger network or system, that when purchased individually may have a cost of less than \$100,000. For example, a computer network may be comprised of several components, each of which cost less than \$100,000, but as a group comprise a network costing \$100,000 or more.

Vehicle/Equipment Replacement Program – A systematic annual funding process for the replacement of fleet vehicles and equipment. These programs shall be included as items in the CIP even when the annual funding is less than \$100,000.

Facilities Reserve Program- A systematic annual funding of a reserve fund for facilities maintenance projects costing less than \$100,000 and more than \$25,000. These projects are larger than minor capital projects which would typically be included in the Town's annual operating budget.

Work Programs – Refers to capital project work generally performed by department or contracted resources and funded annually. These programs shall be included as items in the CIP.

Minor Capital – Refers to items that, although capital in nature, do not meet the above definitions of a project or acquisition, or of a system or network of items. Minor capital items should be included in the Town’s annual operating budget.

Operating costs – Refers to the ongoing annual costs associated with a capital project or acquisition. The Town shall identify the estimated annual operating cost impact (net increase or decrease) related to a project when those operating cost impact to the Town is estimated to be \$25,000 or greater.

Debt - Related Terminology

Existing Debt Service - The existing debt service costs taken from the current debt service schedules. It represents the actual current obligations of the Town.

Debt Authorized But Not Issued - This is an estimate of the debt service costs on projects that have been authorized but for which debt has not yet been issued. These are estimates. The actual costs will be determined by project costs, structure of the bond issues, and prevailing interest rates at the time the bonds are issued.

Proposed New Debt - The debt service costs for new projects proposed in the CIP. These are estimates. The actual costs will be determined by project costs, structure of the bond issues, and prevailing interest rates at the time the bonds are issued.

State School Construction Debt Service Subsidy - The State of Maine Department of Education (DOE) assists school units with state-approved construction projects under a complex arrangement. First, the DOE, after extensive review of a proposed school construction project, determines a level of project costs that it deems eligible for state subsidy. Then, the annual debt service for those eligible costs is included in the calculation of the unit’s annual subsidy of all of its education costs, using the State’s Essential Programs and Service (EPS) funding model. The EPS model uses a number of variables that will change annually. Further, the model is subject to change by the actions of the State Legislature and the DOE. Also, the annual level of EPS funding is determined in the State budget process. School debt service subsidy estimates are intended only for planning purposes. Future estimates and actual subsidy payments may be materially different.