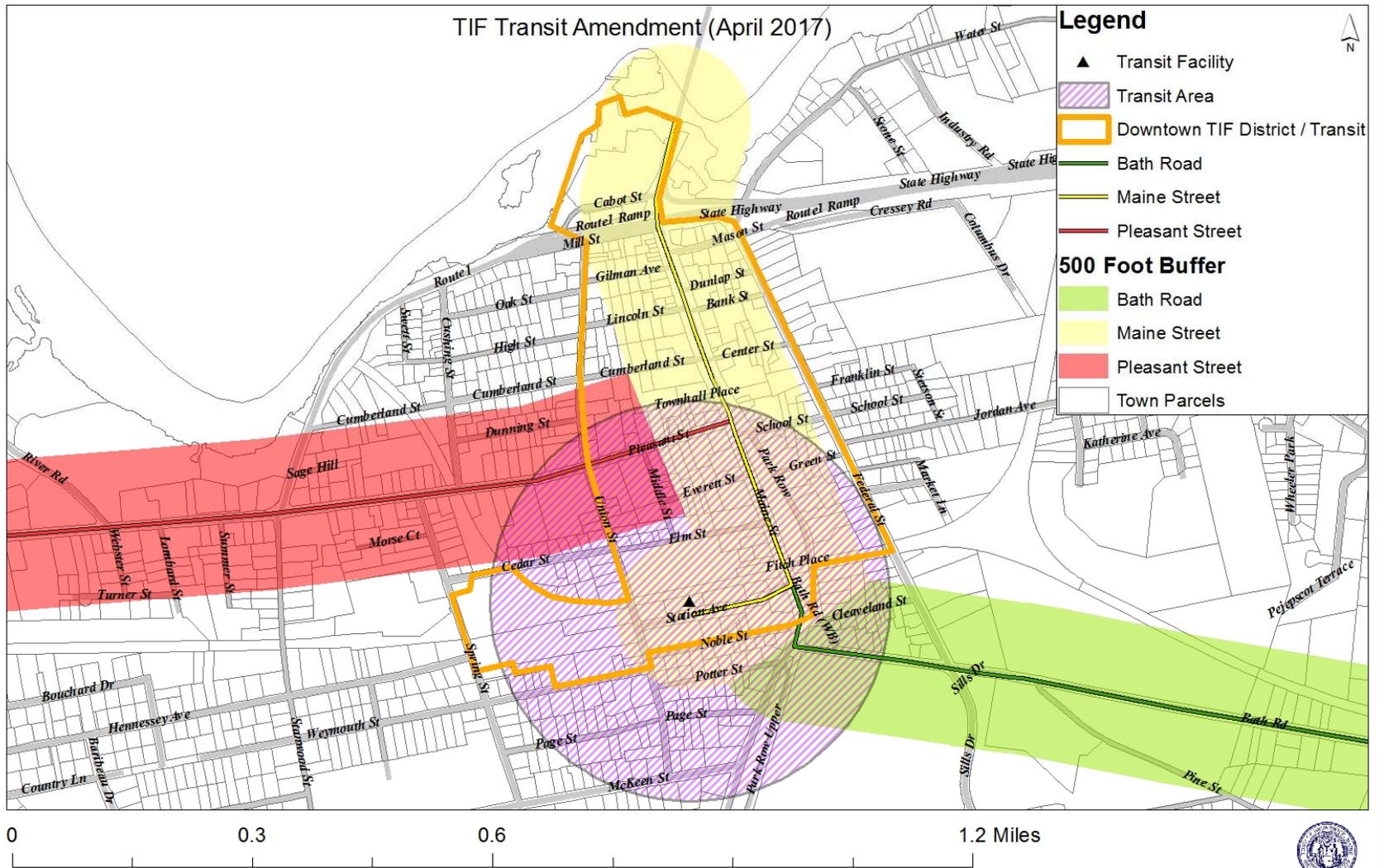


Town of Brunswick

Tax Increment Financing Districts
and 2018-19 TIF Budget

Downtown Development and Transit Oriented TIF District



Molnlycke TIF District

Mölnlycke Project

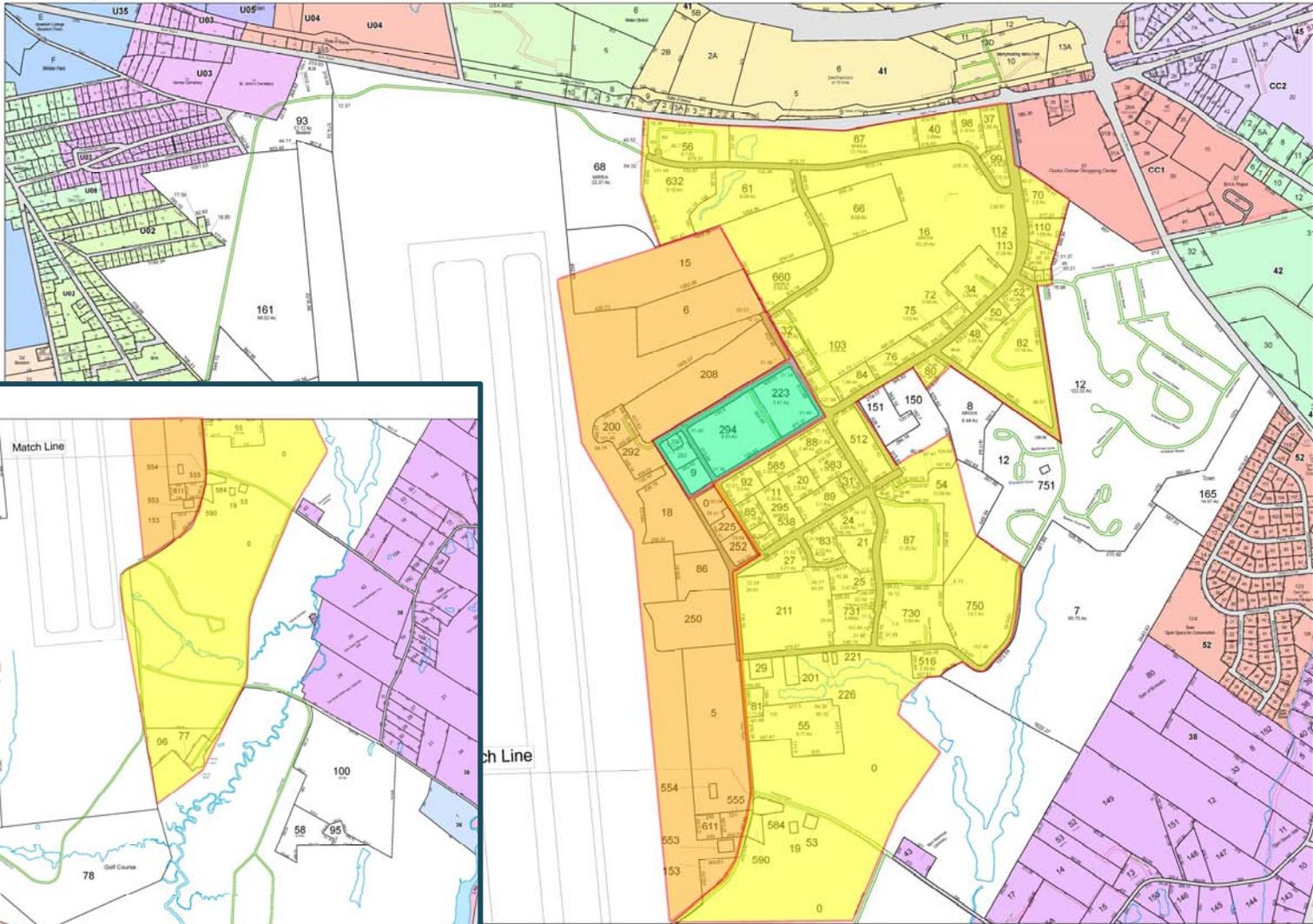


--- Phase 1 A	5.94 AC
--- Phase 1 B	3.15 AC
--- Phase 7	3.65 AC
--- Phase 3	5.79 AC
Total Acreage	18.53 AC

Building 209 Parcel	0.26 AC
Building 223 Parcel	0.61 AC
Total Acreage	0.87 AC

Brunswick Landing and Brunswick Executive Airport TIF Districts

Legend: = Brunswick Landing TIF District = Brunswick Executive Airport TIF District = Molnlycke TIF District



Town of
BRUNSWICK
Maine



Legend

- Public Road
- Private Road
- ROW
- Water
- Hydrography Line
- ROW Property Access
- Other Road
- Town Boundary
- Other Lot Boundary
- Parcels Lines

Disclaimer:
The information is provided as a
reasonably accurate point of reference,
but is not guaranteed and is not to be
used for compensation.
The Town of Brunswick shall not be
held responsible for the accuracy or
omission of this data.
Copyright Town of Brunswick.

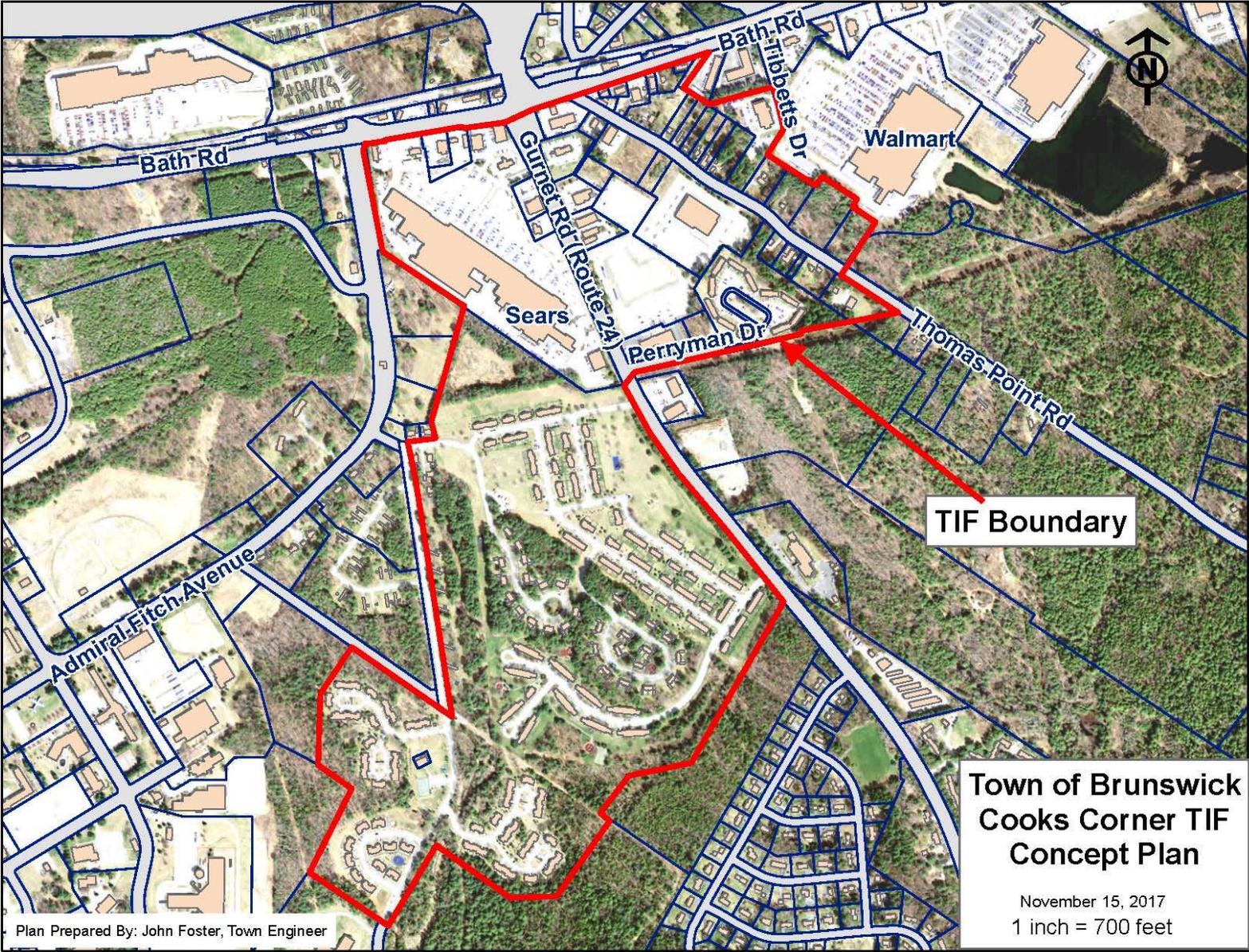


1 inch = 400 feet

Revised To: April 1, 2015
Maps Prepared by:
Town of Brunswick

MAP
40

Cook's Corner TIF District



TIF Boundary

**Town of Brunswick
Cooks Corner TIF
Concept Plan**

November 15, 2017
1 inch = 700 feet

Plan Prepared By: John Foster, Town Engineer

Development Programs

Original development program estimates of amounts required - not necessarily to be funded through TIF revenues.

TIF District	Date Created	Year Ending	Acres	Revenues in FY17-18	Development Program Elements	Estimated Cost of Projects Over 30 Years
Downtown Development and Transit-Oriented TIF	March 2010 30 years	2039-40	89.97	\$495,990	<ol style="list-style-type: none"> 1. Debt Service & Capital Contribution 2. Credit Enhancement Agreement 3. Downtown Master Plan 4. Train Station/Visitors Ctr Operation 5. Other Economic Development 6. Public Transit 7. Road Improvements 	\$2,400,000 \$900,000 \$5,000,000 \$3,000,000 \$2,500,000 \$5,000,000 \$2,000,000
Molnlycke TIF	January 2013 30 years	2042-43	19.4	\$206,482	Credit Enhancement / Molnlycke <ol style="list-style-type: none"> 1. Road Improvements 2. Public Safety Improvements 3. Downtown TIF Projects 4. Brunswick Downtown Association 5. Professional & Admin Costs 	Up to 55% of annual revenues; not to exceed \$3M total. \$19,200,000 \$3,900,000 \$3,000,000 \$3,000,000 \$600,000
Brunswick Executive Airport TIF	October 2013 30 years	2042-43	146	\$299,624	Credit Enhancement / MRRA <ol style="list-style-type: none"> 1. Road Improvements 2. Public Safety Improvements 3. Downtown TIF Projects 4. Brunswick Downtown Association 5. Professional & Admin Costs 	Up to 50% of annual revenues; not to exceed \$15M total. \$19,200,000 \$3,900,000 \$3,000,000 \$3,000,000 \$600,000
Brunswick Landing Municipal TIF			542	\$974,205	<ol style="list-style-type: none"> 6. School Construction / Renovation 7. General Economic Development 8. Recreational Trails 9. Road/Infrastructure Improvements 	\$40,000,000 \$15,000,000 \$1,000,000 \$18,000,000
Cook's Corner TIF	February 2018 30 years	2047-48	205	\$0	<ol style="list-style-type: none"> 1. Road Improvements 2. Downtown TIF Projects 3. General Economic Development 4. Recreational Trails 	\$27,000,000 \$3,000,000 \$15,000,000 \$1,500,000
Total				\$1,976,301		

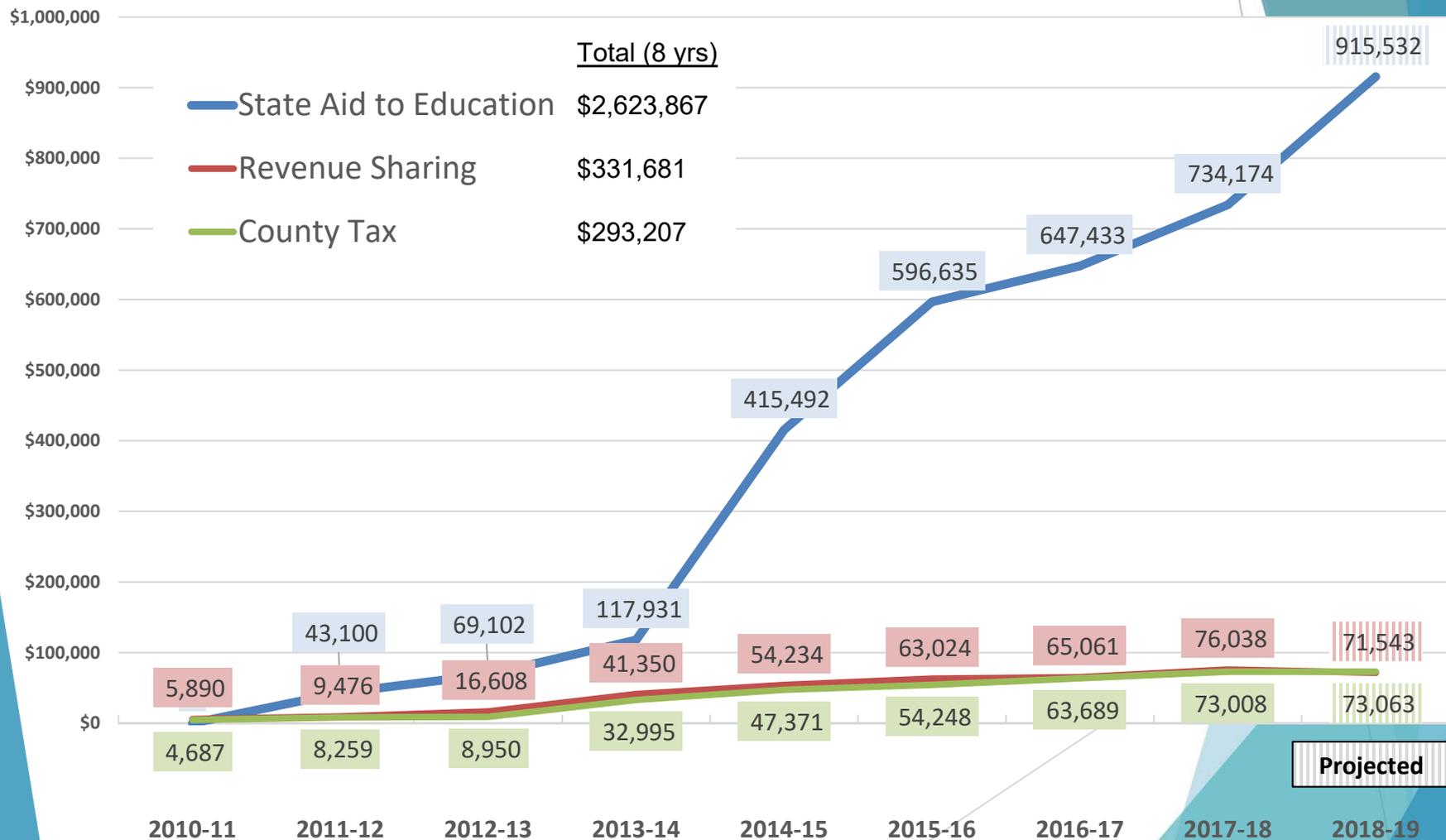
TIF Revenues put to work for Economic Development in Brunswick:

From 2010-11 to 2017-18 (8 years), Total TIF Revenues - \$8,210,705

▶ Credit Enhancement Agreements	\$3,408,281
▶ Station Avenue construction	\$1,578,646
▶ Union/Mill St Storm Drain	\$1,242,005
▶ 35 Union St (People Plus) debt service	\$581,968
▶ Public Safety Vehicles	\$250,000
▶ Paving qualified roads	\$245,000
▶ Brunswick Downtown Association	\$200,000
▶ Economic Development/Administration	\$181,666
▶ Cook's Corner Infrastructure planning	\$125,000
▶ Train Station rent & maintenance	\$119,000
▶ Transit-Oriented services	\$63,334

Estimated Benefits of Tax Shifts for Brunswick's Operating Budget:

From 2010-11 to 2017-18 (8 years), Total Sheltered Value - \$332,332,180



2017-18 TIF Budget - All on one page (pg 84)

Town of Brunswick, Maine								
Tax Increment Financing Districts								
Municipal Budget for July 1, 2017 - June 30, 2018								
	2015-16	2016-17 Estimated Expenditures			2017-18 Budgeted Expenditures			
	Actual	TIF Fund	Trans to GF	Total	TIF Fund	Trans to GF	Total	
Downtown Development								
<i>Credit Enhancement Agreement</i>	\$ 111,591	\$ 92,389	\$ -	92,389	95,161	-	95,161	
<i>Debt Service & Capital Contribution</i>								
35 Union Street Debt Service	82,060	78,315	-	78,315	76,245	-	76,245	
Station Ave Construction	155,838	-	-	-	-	-	-	
<i>Downtown Master Plan</i>								
Riverwalk match	-	16,000	-	16,000	-	-	-	
Mill St (Union-Mill Storm Drain)	-	243,583	-	243,583	-	-	-	
Downtown restroom pilot program	-	-	-	-	15,000	-	15,000	
<i>Facility Operations (Train Station/Visito</i>	-	-	44,000	44,000	-	75,000	75,000	
<i>Economic Development (Admin Costs)</i>	-	-	-	-	-	66,666	66,666	
<i>Transit projects</i>	-	-	-	-	-	63,334	63,334	
Total	349,489	430,287	44,000	474,287	186,406	205,000	391,406	
Molnlycke								
<i>Credit Enhancement Agreement</i>	107,556	109,603	-	109,603	141,471	-	141,471	
<i>Road Improvements</i>	-	-	-	-	-	-	-	
<i>Public Safety Improvements</i>								
Police & Fire Vehicle Reserves	-	-	-	-	-	100,000	100,000	
<i>Downtown TIF Projects</i>	84,563	-	-	-	-	-	-	
<i>Brunswick Downtown Association</i>	-	-	100,000	100,000	-	100,000	100,000	
<i>Economic Development (Parking Study)</i>	-	-	-	-	-	40,000	40,000	
Total	192,119	109,603	100,000	209,603	141,471	240,000	381,471	
Brunswick Landing & Brunswick Executive Airport								
<i>Credit Enhancement Agreement</i>	463,377	569,234	-	569,234	604,610	-	604,610	
<i>Road Improvements</i>								
Qualified road work	-	-	145,000	145,000	-	100,000	100,000	
Union St (Union-Mill Storm Drain)	-	998,422	-	998,422	-	-	-	
<i>Public Safety Improvements</i>								
Police & Fire Vehicle Reserves	-	-	150,000	150,000	-	-	-	
<i>Brunswick Downtown Association</i>	-	-	-	-	-	-	-	
<i>Economic Development</i>	-	-	75,000	75,000	-	-	-	
<i>Brunswick Landing Road Improvements</i>								
Cooks Corner Road	-	50,000	-	50,000	-	-	-	
Total	463,377	1,617,656	370,000	1,987,656	604,610	100,000	704,610	
TOTAL	1,004,985	2,157,546	514,000	2,671,546	932,487	545,000	1,477,487	

2018-19 TIF Budget Summary (Page 87)

	2016-17	2017-18	2017-18	2017-18	2017-18	2017-18	2018-19	2018-19
	Actual	Adopted	Adjustments	Available	Estimated	Department	Manager	
<u>Property Tax Revenues</u>								
District Increment Value	62,749,900	63,987,400	43,595,700	107,583,100	107,583,100	107,583,100	107,583,100	107,583,100
Tax Rate	29.35	30.23	(11.86)	18.37	18.37	20.03	19.55	19.55
Tax Increment Revenue	1,841,710	1,934,339	41,962	1,976,302	1,976,302	2,154,889	2,103,250	2,103,250
TOTAL REVENUES	1,841,710	1,934,339	41,962	1,976,302	1,976,302	2,154,889	2,103,250	2,103,250
<u>TIF Program Expenditures</u>								
Credit Enhancement Agreement	770,832	841,242	(14,591)	826,651	794,359	869,031	848,206	848,206
Debt Service (People Plus Bldg)	78,315	76,245	-	76,245	76,245	74,175	74,175	74,175
Downtown Master Plan								
Riverwalk match	16,000	-	-	-	(16,000)	-	-	-
Mill St Storm Drain project	-	-	243,583	243,583	243,583	-	-	-
Restroom Pilot Program	-	15,000	-	15,000	-	-	-	-
Downtown Sidewalks & Lighting	-	-	-	-	-	200,000	200,000	200,000
Facility Operation (Train Station/Visitors)	44,000	75,000	-	75,000	75,000	75,000	75,000	75,000
Economic Development (Admin costs)	-	66,666	-	66,666	66,666	62,356	62,356	62,356
Transit-Oriented Projects								
Brunswick Explorer (expanded oper	-	30,000	-	30,000	30,000	30,000	30,000	30,000
Brunswick Explorer (capital)	-	-	-	-	-	40,000	40,000	40,000
MetroBreez	-	33,334	-	33,334	33,334	42,644	42,644	42,644
Road Improvements								
Qualified road work	145,000	100,000	-	100,000	100,000	100,000	100,000	100,000
Union St Storm Drain project	-	-	998,422	998,422	998,422	-	-	-
Public Safety Improvements	150,000	100,000	-	100,000	100,000	150,000	150,000	150,000
Brunswick Downtown Association	100,000	100,000	-	100,000	100,000	100,000	100,000	100,000
Professional & Administrative Costs	75,000	40,000	-	40,000	40,000	-	-	-
Road/Infrastructure Improvements								
Cooks Corner Road planning	50,000	-	75,000	75,000	75,000	-	-	-
Cooks Corner Connector construct	-	-	-	-	-	400,000	400,000	400,000
TOTAL EXPENDITURES	1,429,147	1,477,487	1,302,414	2,779,901	2,716,609	2,143,206	2,122,381	2,122,381

2018-19 TIF Budget Summary (Page 88)

	2016-17 Actual	2017-18 Adopted	2017-18 Adjustments	2017-18 Available	2017-18 Estimated	2018-19 Department	2018-19 Manager
Total Tax Increment Financing Balance							
Fiscal year beginning balance	543,551	956,114	-	956,114	956,114	215,806	215,806
Fiscal year ending balance	956,114	1,412,966	-	152,514	215,806	227,489	196,675
Amount transferred to CP Funds	66,000	15,000	1,317,005	1,332,005	1,301,005	600,000	600,000
Amount transferred to General Fund	514,000	545,000	-	545,000	545,000	600,000	600,000
Estimated Annual Tax Shift Benefit							
Total sheltered value	62,749,900	63,987,400	43,595,700	107,583,100	107,583,100	107,583,100	107,583,100
State Aid to Education	647,433				734,174	915,532	915,532
Revenue Sharing	65,061				76,038	71,543	71,543
County Tax	<u>63,689</u>				<u>73,008</u>	<u>73,063</u>	<u>73,063</u>
	776,183				883,220	1,060,138	1,060,138
<p>Estimated Annual Tax Shift Benefit represents the increase in State subsidy amounts received and the reduction in County tax resulting from 'sheltering' the TIF districts' increased valuation from the state valuation and the calculations of the aid formulas. If the incremental values were included in the Town's state valuation, the Town would experience a reduction in State subsidies and an increase in the County tax.</p>							

END

