




# MANAGER'S REPORT

# what is this project?

## WESTBROOK DEVELOPMENT CORPORATION PROPOSAL

- 1  71 Single bedroom - 36 for seniors only
- 2  21 two bedroom
- 3  15 three bedroom

Westbrook Development Corporation proposed two buildings on Drowne Road, with a total of 107 rental units.

- **Typical Size 2-4 people – many of the 2 bedrooms units today are roommates not children.**
- **The \$\$ are Reset each year around May.**

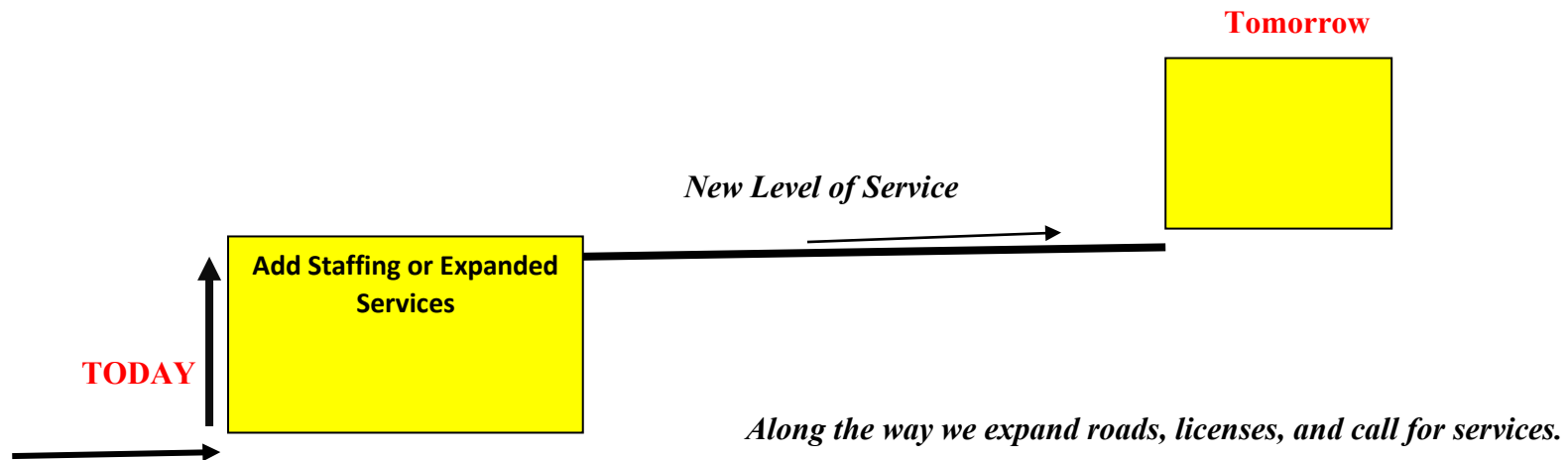
	<b>One Person</b>	<b>Two Persons</b>	<b>Three Persons</b>	<b>Four Persons</b>	<b>Five Persons</b>
<b>60% AMI Max Income</b>	<b>\$49,700</b>	<b>\$56,820</b>	<b>\$63,900</b>	<b>\$70,980</b>	<b>\$76,680</b>

### **Major Impacts to Town Services:**

- **Education**
- **Police and Fire - EMS**
- **Roads**
- **Solidwaste**

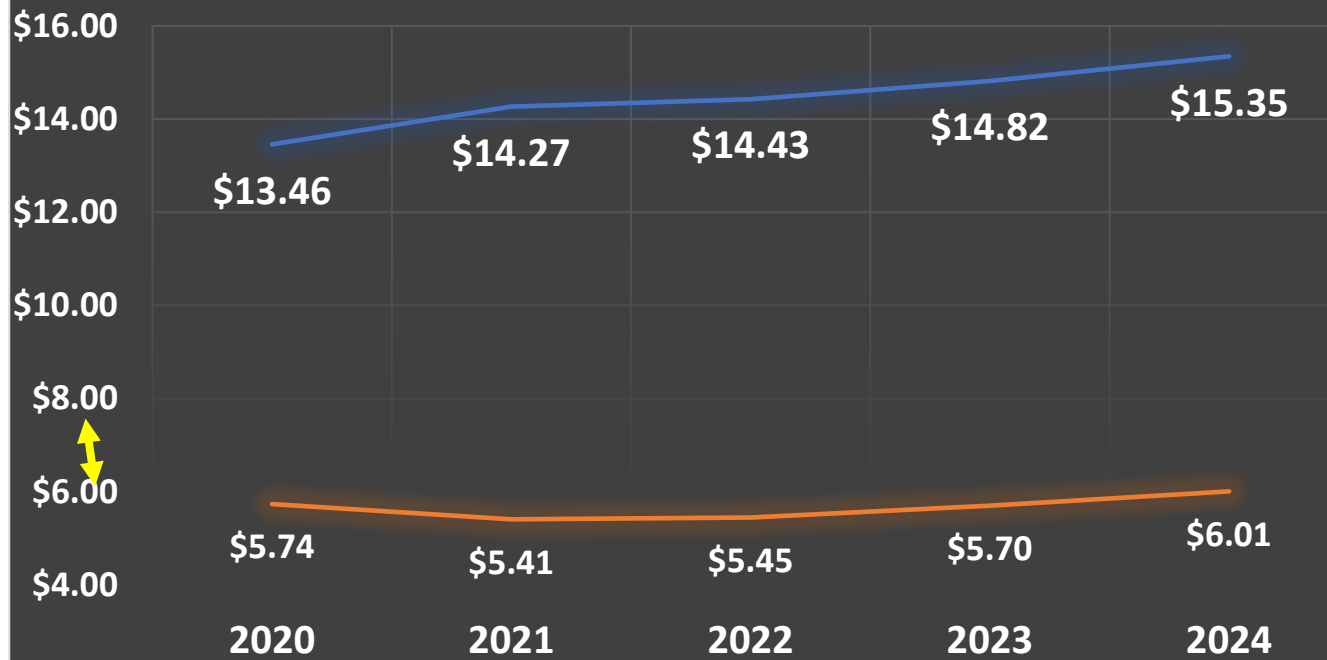
Municipal services are expanded once our capacity to do more is unachievable. Over the past several years we have expanded Police, Fire, and Town Clerk staffing. We will be considering Public Works, Recreation and Fire staffing again. There are not 1:1 or linear increases. Services are looked at every year and we stretch as far as we can before adding new personnel. My best analogy is closer to a plateau.

We move along for an extended period of time then jump up to the next plateau:

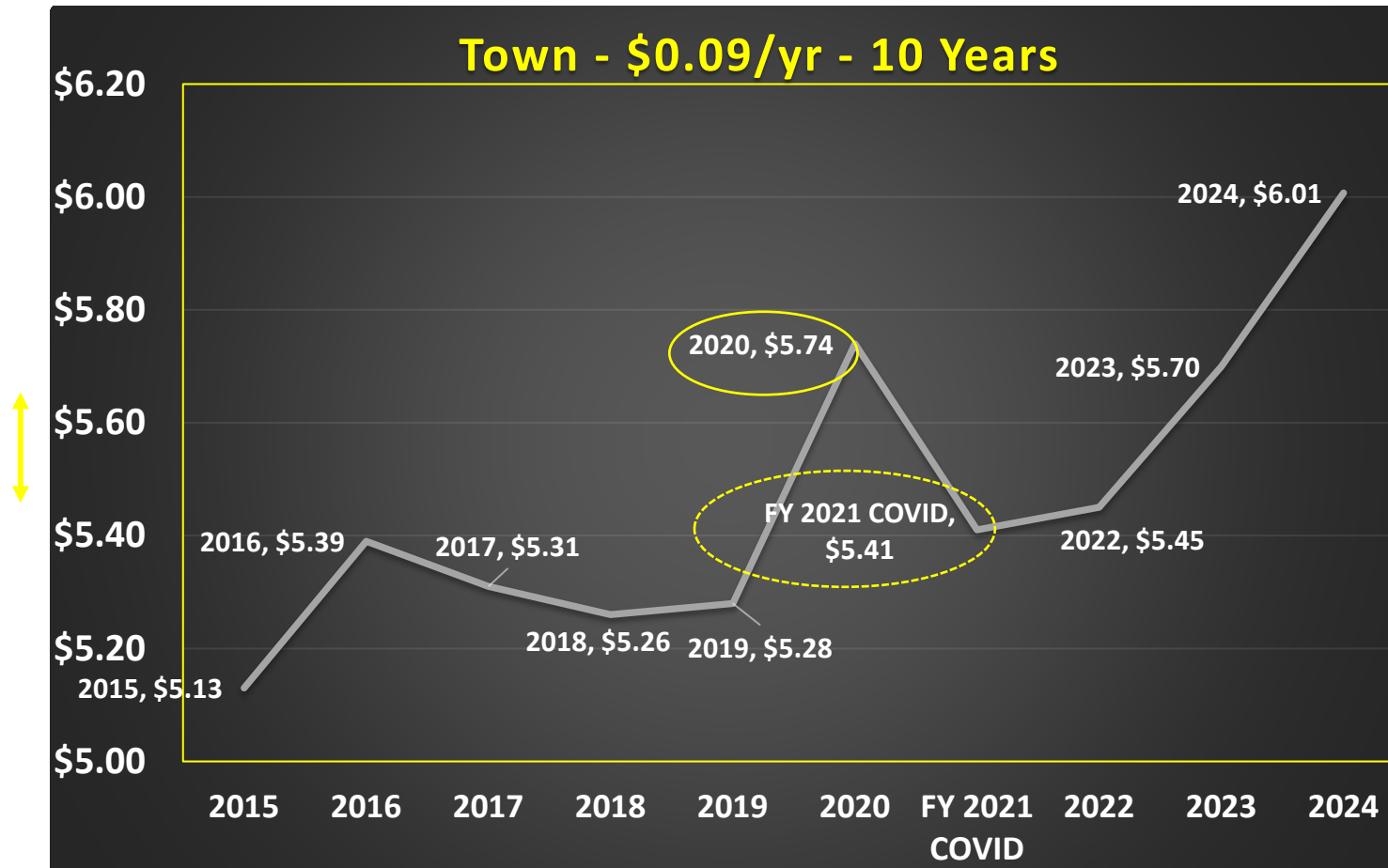


Be careful how data is displayed. Our differences in size of budgets with the MSAD can distort annual impacts if data isn't looked at more closely. This gap on the Scale is \$2 increments.

## 5 YR - Mil Rate Impact



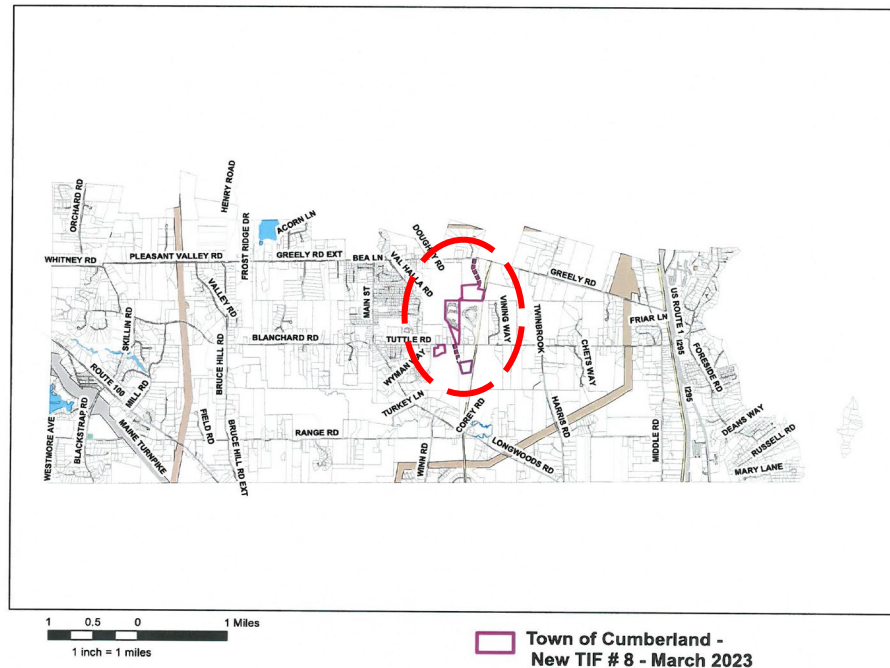
This Scale is shown with \$.20 increments and over a longer period of time to reflect how services generally follow along a line for a few years then increase as the demand increase and the capacity to serve can no longer be accomplished. Typically, it's about a 5 year step.



When we evaluate the need for more services it is done with a look forward determining when can the costs of the new services be absorbed best. We often look at future projects coming online and ask can we defer capital to absorb a needed position for fire fighters, clerks, police officers, equipment operators and groundskeepers. It is done holistically and not on a project-to-project basis.

For example, when a subdivision is built it often takes 2-5 years to complete the buildout. This apartment complex may take from start to finish at least 3 years and perhaps as much as four years to complete.

TIF district #8 includes 103 units of homes in Oceanview, the Properties on Stiles Way (Brush Facility, Compost Pad, Town Orchard, Town Forest and the LL fields. This is one Neighborhood designed for multiple purposes.



### New Housing Development:

Paved Roads – built, maintained, and paid for by developer.

Trash Collection – Paid for by Developer.

Grounds Maintenance – Paid for by Developer.

Building Maintenance - Paid for by Developer.

Police - 10,000 Call for service per year. \$190 per call x 12 calls per year = **\$2,280**

Fire – EMS 1,251 Calls for Service per year 12 per year \$1,039 per call = **\$12,468**

**MDOT Traffic Numbers for Tuttle Road and Main Street:**

Latest Count 2019: 3,760 Tuttle    7 trips per day per unit x Traffic Manual for Apartments = 749 Trips /day  
20% Increase in trips if all vehicles used Main Street every day.

Latest Count 2019: 6,620 Main St.    7 trips per day per unit x Traffic Manual for Apartments = 749 Trips /day  
20% Increase in trips if all vehicles used Main Street every day.

Drowne Road our Speed Trailer counted over 5 days  $388 \times 2 = 776$  per day for two-way traffic

62 House and 38 Apt should generate 620 trips and 266 trip total or 886 for neighborhood.

If all cars used Drowne Road & Wyman Way every day the trips would increase by 100%. – add **\$15k for Traffic Calming?**

Road Impacts are not measured as they are distributed equally amongst all residents by a % of their assessed property values

Highway and Capital Paving budgets are 19% of the expense budget:

Assessment to Apartment Complex will net the Town **\$40,000 per year x 19% of \$40,000 = \$8,000 per year**

**This exercise would result in the following municipal impacts per year:**

Solid Waste Costs	\$ 0
Building & Grounds	\$ 0
Police	\$ 2,280
Fire & EMS	\$12,468
Road Tax?	\$ 8,000
Traffic Calming \$15k/10yr	<u>\$ 1,500</u>
	\$24,248 per year



		<b>FY 2024</b>	<b>FY 2014</b>	
Town budget for FY 2024:	Expenses	\$ 13,760,179	\$ 8,387,818	
	Revenues	<u>\$ - 7,314,810</u>	<u>\$ 3,616,779</u>	
		\$ 6,645,369	\$ 4,771,039	To Tax Rate Approx. 2% per year increase

The biggest budgets are Police, Fire, and Parks & Public Works. The new apartment complex will be self-sufficient. They will handle the costs and operations of plowing, trash, maintenance of the property and buildings. The direct budget costs for these listed items will be \$0. Rescue billing is billed to insurance companies, fire calls townwide are small in number, police calls for service to the current apartment complex on Route 1 have been averaging 2-3 per year and Fire-EMS calls averaged about 1 per month.

No mowing, paving or trash costs and minimal Public Safety calls, **what is the estimated municipal impact per year(see previous pages calculation totals) \$24,248 per year for municipal services.**

### **What about Education then?**

It is estimated by the developer based upon 70% of the additional bedrooms over will occupy 1 child. That could result in up to 36 children. A 96-unit apartment complex plus 45 single family homes on RT 1 currently has 12 children. So the numbers provided by the developer, while conservative, seem a bit high for what may be actually happening especially with 2 bedroom apartment where typically that can become a roommate situation.

Dividing the # of children by the cost of education to us this year yields \$16,230 per child.

**\$23,103,879 (Education Costs to Cumberland) / 1,423.50 (Total Cumberland Students) = \$16,230 per student**

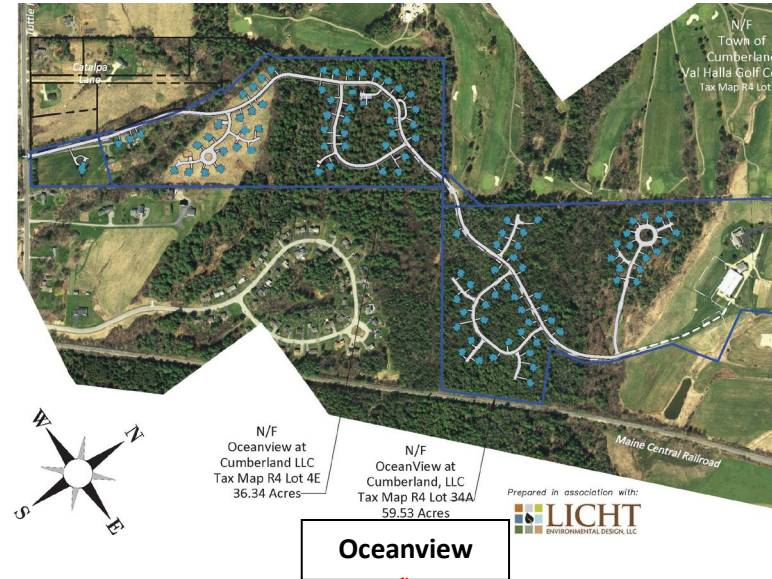
## Apartments

71 – 1 bedroom 21 – 2 bedroom 15-3 bedrooms



## Oceanview

104 Single Family Senior Condos + Community Space



### TIF FUND

AVG.- \$40,000 per year



*Can be used for:*

Paramedics  
Public Safety Equipment  
Public Safety Towers  
Recreation Spaces  
Infrastructure

### Town General Fund

Avg. \$25,000,000 until 2048



School	\$15.35	\$384k
Town	\$ 6.01	\$150k
County	\$ 0.79	\$20k
<b>No Children in Neighborhood</b>		
<b>\$384k/\$16.2 = 23 Children Educated</b>		

### TIF FUND

Avg. \$25,000,000 until 2048



Paramedics	\$ 200,000
Public Safety Equipment	\$1,500,000
Public Safety Towers	\$2,500,000
Recreation Spaces	\$3,500,000
Infrastructure	\$4,000,000

### Taxes vs. TIF's how they are offset?

TIF funds can't be used arbitrarily to offset **general fund expenses**. The main use of TIF funds has been capital projects. To date we have paid for by TIF Monies the Following 2004 - 2024:

Range Road Reconstruction and Water Line	\$ 4.2M
Blackstrap Road Reconstruction	\$ 1.2M
Route 100 Water Mains and drainage improvements	\$ 2.2M
Blanchard Road & Skillin Road Watermains & Road	\$ 3.2M
Main St. Sewer and Sidewalk Project	\$ 2.2M
Tuttle Road Recon and Sidewalks	\$ 2.6M
Route 1 Center Turning Lane	\$ 1.0M
Main Street Paving & Safety Improvements	<u>\$ 1.2M</u>
	\$17.8 M

If paid from the General Fund would have resulted in an additional Mil increase of at least half this amount.

**\$9M in additional spending today would result in a \$5.65 in mil rate and would take an additional 40 years to achieve.**

TIF= 100% controlled by the Town

General Fund Annual Breakdown

Schools 69% Town & County 31%

Future TIF Monies will pay for recreational activities in the district if the affordable housing project is approved. If not, TIF monies can't be used as there would be no need since no affordable housing was built. The 11-acre parcel on Stiles Way would need to be considered for some future housing project.

This District will generate enough taxes to pay for Radio Communication towers for Police & Fire -EMS, fire trucks, road paving, drainage improvements and future projects that will benefit our entire community.

If the project is approved the next step would be to change the Zoning on the Property from RR1 to the adjacent district where the 38 Village Green Apartments are located, and Village Green neighborhood is located. That District is the Village Mixed Use Zone (VMUZ). If approved this would allow the process to begin and once the Zone is changed the project application could be submitted and the Planning Board would begin their review. Traffic, wetlands, stormwater, sewer, noise, environmental impacts all will be evaluated by the Planning Board.

