

**Addendum to Table 1 from the Original Development Program:
Public Facilities Program for the Downtown Waterfront TIF Development Program**

Status update on previously approved projects in original Waterfront Downtown TIF Development Program:

- The Armistice Footbridge project has been completed (originally listed as “Complete footbridge”).
- The section of the Belfast Harbor Walk from the Boathouse to the Armistice Footbridge is expected to be completed in the first half of 2013 and the Footbridge Road portion is expected to be constructed in 2014 (originally listed as “Complete walkway from footbridge to Heritage Park”).
- No other projects from the original Waterfront Downtown TIF Development Program have been undertaken to date, but will remain on the approved project list with the addition of the following items.

ENHANCED/EXPANDED PROJECTS FROM ORIGINAL PROJECT LIST

Enhanced/Expanded Project	New Cost Estimate	Statutory Citation
<u>Floats in the Harbor:</u> Construction of floats in Belfast Harbor, including upriver of the Armistice Bridge (original project only approved floats “upriver floats other side of footbridge”). Floats will facilitate use of the downtown by the recreational (tourist industry) and commercial boating industry and will support boat retrofit and storage businesses.	\$400,000	30-A M.R.S.A. §5225(1)(A)(1) (to the extent not located within the boundaries of the district, (1)(B))
<u>Washington Street Improvements:</u> including but not limited to reconstructing the street, providing stormwater infrastructure, a pedestrian sidewalk, and pedestrian-scale lighting (original project simply stated “Improvements to Washington Street”).	\$475,000	30-A M.R.S.A. §5225(1)(A)(1)
<u>Sidewalk Extensions and Improvements:</u> including but not limited to Market St. (from Church St. to Main St.); Church St. (from Anderson St. to Market St.); Main St. (from the Post Office to Belfast Plaza); Pierce St.; and the easterly side of High St. (from Spring St. to Miller St.) (original project simply stated “improve sidewalks”)	\$375,000	30-A M.R.S.A. §5225(1)(A)(1)
<u>Belfast Harbor Walk:</u> Construction of Belfast Harbor Walk, including Footbridge Road portion and future improvements to existing portions of the Belfast Harbor Walk and the Armistice Footbridge (original project stated “complete walkway from Footbridge to Heritage Park”).	\$2.1MM	30-A M.R.S.A. §5225(1)(A)(1) & (1)(C)(6)
<u>Front Street Reconstruction and Improvements:</u> Front Street reconstruction and improvements including improve stormwater, sewer, and water systems, improve road base, redirect street path, relocate power lines underground (from Belfast Harbor to Pierce Street) (original project included only widening street, improving sidewalks, streetscapes, parking and lighting). This project will help establish Front Street as an industrial street that supports the Front Street Shipyard operation and other industrial activity.	\$4.5MM	30-A M.R.S.A. §5225(1)(A)(1)
<u>CDBG Downtown Revitalization Projects:</u> Improvements associated with Community Development Block Grant Downtown Revitalization project – including but not limited to on-street parking spaces; new sidewalks and crosswalks; installing new pedestrian-scale lighting; replacing the existing drainage swale along Spring Street with an underground storm water system; redesigning utilities and drainage; installing new way finding signage (including an informational kiosk); constructing a gateway plaza, benches, and other welcoming improvements to Belfast Common; and streetscape amenities within the downtown (original project only stated “Belfast Common parking and related amenities”).	\$700,000 (partially supported by CDBG Grant)	30-A M.R.S.A. §5225(1)(A)(1)

COMPLETELY NEW PROJECTS

New Project	Cost Estimate	Statutory Citation
<u>Thompson Wharf Expansion</u> : Expansion of the public wharf which serves to support recreational (tourist industry) and commercial boating. Expansion project includes rebuilding existing floats.	\$400,000	30-A M.R.S.A. §5225(1)(A)
<u>Beaver Street Improvements</u> : Sidewalk, stormwater, utility and parking improvements.	\$300,000	30-A M.R.S.A. §5225(1)(A)
<u>Public Streetscape Improvements</u> : including landscaping as a way to attract people to the downtown and support the tourist industry. (Periodic improvements throughout TIF district.)	\$250,000	30-A M.R.S.A. §5225(1)(A)
<u>Street Light Improvements</u> : Replace existing Central Maine Power lighting with pedestrian-scale street lighting (LED lighting). This project will focus on Church St, High St, and Market St, however, improvements will exist throughout district at approximately \$7,500/pole.	\$350,000	30-A M.R.S.A. §5225(1)(A)
<u>On-Street Parking Improvements</u> : construction of additional on-street parking in the district to bring people to the downtown area more easily.	\$400,000	30-A M.R.S.A. §5225(1)(A)
<u>Commercial Event Center</u> : Planning, design and construction of a commercial event/performance and conference center that would promote the tourist and arts industry.	\$2,000,000	30-A M.R.S.A. §5225(1)(A)
<u>Demolition of City-owned Building</u> : Demolition of the Belfast Maskers building with the intent to redevelop it for commercial use.	\$50,000	30-A M.R.S.A. §5225(1)(A)
<u>City Economic Development Office*</u> : including staff and other departmental budget items. All expenditures work toward the promotion of economic development in Belfast.	\$75,000	30-A M.R.S.A. §5225(1)(C)(1)
<u>Professional Service costs and administrative costs*</u> : costs associated with the development program including but not limited to legal, architectural, planning, and internal staff time costs devoted to the development program.	\$15,000	30-A M.R.S.A. §5225(1)(A)(4) & (A)(5)
<u>Various economic development-related endeavors supported by the City</u> : Each of the following organizations is provided some funding from the City: <ul style="list-style-type: none"> • Our Town Belfast: This is the Belfast Maine Street Maine program. • Belfast Creative Coalition: Works to promote the regional creative economy through programs • Belfast Area Chamber of Commerce • Waterfall Arts: Works to promote the Belfast creative economy through programs, located inside the district. 	Approx. \$60,000 annually	30-A M.R.S.A. §5225(1)(C)(1)
<u>Downtown Events</u> : City funding for downtown events including the Celtic Festival, the Belfast Street Party, the Harborfest, Arts in the Park and more. All such events promote the City's tourist industry as well as other industries.	\$20,000	30-A M.R.S.A. §5225(1)(C)(1)
<u>Revolving loan funds/investment funds</u> : Such a fund could be structured to provide grants and loans to businesses for a variety of purposes all of which will help businesses succeed.	\$50,000 anticipated capitalization amount.	30-A M.R.S.A. §5225(1)(C)(3) & §5230

New Project	Cost Estimate	Statutory Citation
<u>Wave Attenuator or Breakwater:</u> Includes feasibility and engineering studies as well as the construction of a capital improvement that would result in a greater amount of boating traffic in and around the downtown area, including the Front Street Shipyard. The harbor is not very well protected from the ocean, thus with increased boating traffic, a wave attenuator or breakwater will facilitate safe increased traffic.	\$3,000,000	30-A M.R.S.A. §5225(1)(A) & §5225(1)(C)(2)
<u>Financing Costs:</u> In the event the City sees fit to issue Municipal bonded indebtedness to finance any of the approved project costs, the costs of such financing. If the City chooses to issue such bonds, the City shall comply with then-existing restrictions applicable to such projects contained within the TIF statute (Title 30-A M.R.S.A. §5221 et. seq.).	\$250,000	30-A M.R.S.A. §5225(1)(A)(2)
<u>Credit Enhancement Agreements:</u> In the event the City sees fit to enter into credit enhancement agreements with individual developers who are developing property within the district, the City Council shall have the authority after a public hearing to enter into such agreements as long as such agreements comply with the then existing TIF policy of the City, as amended from time to time.	None contemplated at this time.	30-A M.R.S.A. §5225(1)(A)
<u>TOTAL:</u>	\$15,770,000	

**These particular projects may also be funded using TIF revenues from the Northport Avenue TIF District.*

Note: The Waterfront Downtown TIF District shall also accept TIF revenues from other City TIF Districts as deemed necessary or convenient for the accomplishment of the City's goals if other TIF Districts in the City allow for such a mechanism in their respective Development Programs pursuant to Title 30-A M.R.S.A. §5225(1)(B)(3).

**TABLE 1
Public Facilities Program**

Projects
Complete footbridge
Replace trap shack in Heritage Park – Harbor Masters’s office and staff restrooms, workshop for assistant harbor master & harbormaster storage (include parking)
Rehabilitate Master’s Theater building – move and widen structure
Complete walkway from footbridge to heritage park
Improve sidewalks
Improve lighting near city boathouse (adjacent street parking)
Rehabilitate Washington Street parking lot, including lighting and curbing
Improvements to Washington Street
Landscaping for Belfast Commons
Belfast Commons parking and related amenities
Front Street improvement– street widening, sidewalks, lighting
Downtown parking, i.e. multi-level parking structure (possible location Beaver Street)
Widen Front and Pierce Street intersection
Remove retaining wall
Land acquisition
Create additional parking
Improve Cross Street parking lot
Upriver floats other side of footbridge

D. Uses of Private Property

Tax increment financing is a proven method of encouraging investment in the community. In order to redevelop the downtown – waterfront area, it is imperative to leverage investments that occur within the TIF District to provide incentive for other downtown and waterfront investment.

In order to foster economic development, the City proposes to provide individual developers with Credit Enhancement Agreements on a case-by-case basis. The City believes that it should assist developers that are willing to take a risk in redevelopment efforts of the downtown – waterfront area. The City is interested in participating on projects that offer the greatest redevelopment potential and meet the goals of the Downtown – Waterfront plan. All Credit Enhancement Agreements will terminate when the TIF district expires and will be made on an “up to” basis. Individual Credit Enhancement Agreements will not exceed 20 years, and in no instance will exceed the term of the TIF district.

E. Plans for Relocation of Displaced Persons

No displacements are anticipated