

Projected FY27 ESTIMATED TIF Revenue for 80% Pipeline (\$410,215) Downtown (428,950) & FourCorners (\$62,300) = \$901,465				952,485	Projected FY27 Expenses would use Estimated TIF Funds and Existing Carryover Balances vs Increasing Taxes to close approximate \$50,000-60,000 gap.	
Title	Details of Assigned Funds in Downtown TIF Program	24-25 Budget	25-26 Budget	26-27 Prop Budget	FY27 Comments	FY 26 Adjustment Comments
FY27 PROPOSED - Downtown TIF Program Budget						
Projected FY2027 Revenues	FY27 Based on Estimated Valuation & Scenarios for Adjusted mil rate of 11.8	283,200	407,140	428,950	ESTIMATED for Budgeting	
Payroll	FY27 Allocations Changed - TM @ 20% FinDir @ 10% CEO @ 5% + Admin	0	140,000	37,500	Reduced to reflect savings from Ret of Econ Dev Dir & move duties to TM	Econ Dev & Fin Dir 100% + DPW PT & OT
FICA	FICA match 7.65%	0	10,710	2,869	Subj to Adj for Additional Elig Salaries	Econ Dev & Fin Dir 100% + DPW PT & OT
Insurance Benefits	MMEHT insurance/Group Dynamics/Wellness	0	16,162	9,664	Subj to Adj for Additional Elig Salaries	Econ Dev & Fin Dir 100% + DPW PT & OT
Contracted Services	Consultant: TIF, Engineering, Business Strategies, etc.	10,000	0	4,000	Restored for FY27	Eliminated
Advertising/Marketing	Business attraction targeted media publications, promotions	500	0	2,000	Restored for FY27	Moved to Pipeline
Training	Workshops, seminars, MMA convention, trade shows, exhibits	0	0	9,600	Restored for FY27 but lower amount	Eliminated
Audit	TIF Audit	2,500	0	5,000	Restored for FY27 for TIF Audit Costs	Eliminated, Included in Regular Audit
Hydrant Rental	44% of the annual bills (36-362)	0	40,410	45,920	50% - Remainder Approp	FY26 Moved from Pipeline to Downtown
Street Lights	44% of the annual bills (36-363)	0	8,800	13,750	50% - Remainder Approp	FY26 Moved from Pipeline to Downtown
Lane Field	Electric, Portable RR, Security, Supplies, Playground Maint	0	3,784	6,600		FY26 Moved from Pipeline to Downtown
Waterfront Park	Utilities, Restrooms, Security, Building Maint/Rep, Floating docks, Moorings, Buoy Maint	0	12,750	15,710		Portion Moved from FY26 Pipeline to Downtown
Streetlights & Banners	New Purchases and/or repairs	10,000	0	5,000	Restored for FY27	Eliminated
Newsletter	Printing-avg 12pgs/\$6,000, postage/350 x 6=\$2,100, less ads	0	8,100	12,000	Restored for FY27	FY26 Moved from Pipeline to Downtown
Community Investment Projects	Town parks, Community infrastructure, Sidewalks, Trott Trails, Swan Island Access, Environmental Programs	56,553	50,383	51,323		Combined with Pipeline Projects
Public Safety	Gardiner Ambulance Contract + Salt Supp + FD & PD Equip + Tools and Hardware	0	65,000	153,823	50% - Ambul Remainder Approp	Portion Moved from FY26 Pipeline to Downtown
Community Engagement Progr	Combination of Comm Plan/Engage/Educ/Outreach			8,000		
Website	Website Hosting	0	1,800	22,000	Increased in FY27 for GIS Add	FY26 Moved from Pipeline to Downtown
Facade Grants	Façade improvements for downtown buildings	59,000	6,866		TBD but Reduced in FY27	Adjust Commitments from Carryover
Events	Richmond Days, Halloween, Tree Lighting & Events Costs Include Payroll Supp	30,000	40,000	34,700	Various Costs + Staff + Public Safety Assets	Formerly Richmond Days, Now All Events
TOTALS	Moved \$307,516 from the Pipeline to Downtown TIF	283,200	407,140	439,459		Adjusted following TIF Program Reductions

Carryover Balance Amounts	FY26 to FY27 "Projected" Downtown TIF Account Balance & Carryover Adjustments				
	Details of Funds from Downtown Carryover		Amounts		Comments
\$ 249,021.72					
\$ 179,386.72	Façade Transfer = \$69,635		69,635		Committed from Carryover Balance
\$ 164,386.72	Payroll Transfer = \$15,000		15,000		Committed from Carryover Balance
\$ 130,691.72	DPW Truck \$174,237 (\$90,000 Veh Res) + \$84,237 = \$33,695		33,695		Committed from Carryover Balance
	Verifications	937,273	546,457	952,485	

FY27 PROPOSED 80% Pipeline TIF Program Budget						
Title	Details of Assigned Funds	24-25 Budget	25-26 Prop Budget	26-27 Prop Budget	FY27 Comments	FY 26 Adjustment Comments
Projected FY2027 Revenues	FY27 Based on Estimated Valuation & Scenarios for Adjusted mil rate	654,073	139,317	410,215	ESTIMATED for Budgeting	
Road Improvements	Beedle & New Road Construction Contribution	0	0	429,000	Beedle + New Roads + Gen Maint	
FICA	FICA match 7.65%	10,392	0	0		Moved from Pipeline to Downtown
Insurance Benefits	MMEHT insurance/Group Dynamics/Wellness	16,636	0	0		Moved from Pipeline to Downtown
Retirement	MainePers = 10.2% employer match (Laurie)	0		0		Moved from Pipeline to Downtown
Payroll	DPW Reg, OT & PT for Public Safety & Event Support	135,836	0	72,796	Added to partially match FY26 but may not be needed in either FY26 or FY27	Moved from Pipeline to Downtown
Contracted Services	Consultant, Engineers, Architects, Professional Services	10,000	0	5,000	Engineering for Houdlette Shack	Eliminated
Events	Richmond Days, Halloween, Tree Lighting & Events Costs Include Payroll Supp	30,000	30,000	0		Formerly Richmond Days, Now All Events
Hydrant Rental	44% of the annual bills (36-362)	40,410	0	0	Moved back Downtown TIF	Moved from Pipeline to Downtown
Street Lights	44% of the annual bills (36-363)	10,000	0	0	Moved back Downtown TIF	Moved from Pipeline to Downtown
Lane Field	Electric, Portable RR, Security, Supplies, Playground Maint	3,900	0	0		Moved from Pipeline to Downtown
Houdlette Field	Utilities, Restroom Holding Tank, Security/Internet, Building Maint/Rep, Ground treatments, Insect Control, Ice Rink	4,500	5,400	6,230	Move to Downtown if TIF Amend is passed at Town Meeting?	Adjusted Amount Not eligible to be Moved to Downtown TIF Program
Waterfront Park	Utilities, Restrooms, Security, Building Maint/Rep, Floating docks, Moorings, Buoy maintenance	13,600	0	0	Moved back Downtown TIF	Moved from Pipeline to Downtown
Arts, Culture, Events	Halloween, Christmas Tree Lighting, Other Community Events	12,000	0	0		Combined in Downtown with Richmond Days
Community Investment Projects	Community infrastructure, roads, sidewalks, Trott trails, culverts, Peacock, Forest, signage - Swan Island Access	47,191	18,180	0	To be Determined in FY27 & Moved to Downtown for eligible Projects	TIF District
Public Safety	Gardiner Ambulance Contract (Other Items to DPW)	109,600	0	0		Moved from Pipeline to Downtown
Website	Website upgrades & Email hosting	2,000	0	0		Moved from Pipeline to Downtown
Facade Improvements	Improve blighted properties	62,608	74,237	0		Committed Grants for FY26
Legal	TIF reviews, credit enhancement agreements for development	2,000	500	0		Adjusted
TOTALS	Moved \$307,516 from the Pipeline to Downtown TIF	654,073	139,317	513,026	Priority is Beedle/New Roads	Adjusted following TIF Program Reductions

Carryover Balance Amounts	FY26 to FY27 "Projected" Pipeline TIF Account Balance & Carryover Adjustments					
	Details of Assigned Funds from Pipeline Carryover		Amounts			Comments
\$ 263,380.43						
\$ 212,838.43	DPW Truck \$174,237 (\$90,000 Veh Res) + 41% of \$84,237 = \$50,542		50,542			Committed from Carryover Balance
\$ 112,838.43	Beedle Road Cost Share for Phase I = \$100,000		100,000			Committed from Carryover Balance
\$ 150,295.43	Paving of HS Roads and Parking Lot		37,457			
	RSD Paving Funds Owed - Receivable FY27 (7-1-2026)					Receivable in July 2026 (FY27)