City of Ellsworth Tax Increment Financing Report to Council

JULY 2026

PREPARED BY LAROCHELLE CONSULTING, LLC

LaRochelle Consulting

Comprehensive Analysis of Districts

Ellsworth's Districts

Beckwith Hill MTIF

Leonard Lake Senior AH TIF

Oriole Way Workforce AH TIF

Oriole Way Senior AH TIF

New in 2026

Downtown Corridor Omnibus MTIF

Central Corridor Omnibus MTIF

Analysis of TIF Districts

Legal compliance

Financial impact

Effectiveness in meeting economic development goals

Strategic Recommendations

TIF Refresher

I Two general TIF categories:

- Municipal TIF (MTIF, overseen by DECD)
  - Downtown TIF
  - Transit-Oriented TIF
- Affordable Housing TIF (AH TIF, overseen by MaineHousing)

II Advantages for cities:

- Help to direct development and incentivize city priorities.
- Shelter new value from state and county funding formulas.

III Development plan:

- Each TIF district has a development plan.
- Records details of the district and provides a plan for how TIF revenues can be spent.
- Can be amended by the city council at any point using the appropriate public process.

TIF Sheltering and Tax Shift

Ellsworth loses approximately $0.64 of every dollar of tax revenue.

Downtown Corridor Omnibus Municipal Tax Increment Financing District
Ellsworth, Maine

			INCREASED VALUE			DISTRICT REVENUES		ELLSWORTH ALLOCATION	
TIF YR.	YEAR Tax 4/1-3/31	Fiscal 7/1-6/30	Real	Projected Mil Rate	Total NEW Tax Revenue Generated Within District	% of Increased Assessed Value Captured	TIF Revenues	% of TIF Revenues	Amount of TIF Revenues
Base	2025	2026							
1	2026	2027	$ 6,624,965	$ 15.66	$ 103,747	100%	$ 103,747	100%	$ 103,747
2	2027	2028	$ 7,072,150	$ 16.05	$ 113,519	100%	$ 113,519	100%	$ 113,519
3	2028	2029	$ 14,621,670	$ 16.45	$ 240,567	100%	$ 240,567	100%	$ 240,567
4	2029	2030	$ 15,608,633	$ 16.86	$ 263,226	100%	$ 263,226	100%	$ 263,226
5	2030	2031	$ 16,662,216	$ 17.29	$ 288,018	100%	$ 288,018	100%	$ 288,018
6	2031	2032	$ 21,660,881	$ 15.56	$ 336,981	100%	$ 336,981	100%	$ 336,981
7	2032	2033	$ 23,122,990	$ 15.95	$ 368,721	100%	$ 368,721	100%	$ 368,721
8	2033	2034	$ 24,683,792	$ 16.34	$ 403,450	100%	$ 403,450	100%	$ 403,450
9	2034	2035	$ 26,349,948	$ 16.75	$ 441,450	100%	$ 441,450	100%	$ 441,450
10	2035	2036	$ 28,128,569	$ 17.17	$ 483,029	100%	$ 483,029	100%	$ 483,029
11	2036	2037	$ 36,567,140	$ 15.45	$ 565,143	100%	$ 565,143	100%	$ 565,143
12	2037	2038	$ 39,035,422	$ 15.84	$ 618,373	100%	$ 618,373	100%	$ 618,373
13	2038	2039	$ 41,670,313	$ 16.24	$ 676,616	100%	$ 676,616	100%	$ 676,616
14	2039	2040	$ 44,483,059	$ 16.64	$ 740,345	100%	$ 740,345	100%	$ 740,345
15	2040	2041	$ 47,485,666	$ 17.06	$ 810,076	100%	$ 810,076	100%	$ 810,076
16	2041	2042	$ 61,731,366	$ 15.35	$ 947,789	100%	$ 947,789	100%	$ 947,789
17	2042	2043	$ 65,898,233	$ 15.74	$ 1,037,059	100%	$ 1,037,059	100%	$ 1,037,059
18	2043	2044	$ 70,346,363	$ 16.13	$ 1,134,737	100%	$ 1,134,737	100%	$ 1,134,737
19	2044	2045	$ 75,094,743	$ 16.53	$ 1,241,615	100%	$ 1,241,615	100%	$ 1,241,615
20	2045	2046	$ 80,163,638	$ 16.95	$ 1,358,559	100%	$ 1,358,559	100%	$ 1,358,559
21	2046	2047	$ 85,574,684	$ 17.37	$ 1,486,518	100%	$ 1,486,518	100%	$ 1,486,518
22	2047	2048	$ 91,350,975	$ 15.63	$ 1,428,173	100%	$ 1,428,173	100%	$ 1,428,173
23	2048	2049	$ 97,517,166	$ 16.02	$ 1,562,689	100%	$ 1,562,689	100%	$ 1,562,689
24	2049	2050	$104,099,574	$ 16.43	$ 1,709,874	100%	$ 1,709,874	100%	$ 1,709,874
25	2050	2051	$111,126,296	$ 16.84	$ 1,870,923	100%	$ 1,870,923	100%	$ 1,870,923
26	2051	2052	$118,627,321	$ 17.26	$ 2,047,141	100%	$ 2,047,141	100%	$ 2,047,141
27	2052	2053	$118,995,065	$ 15.53	$ 1,848,138	100%	$ 1,848,138	100%	$ 1,848,138
28	2053	2054	$119,363,950	$ 15.92	$ 1,900,214	100%	$ 1,900,214	100%	$ 1,900,214
29	2054	2055	$119,733,978	$ 16.32	$ 1,953,757	100%	$ 1,953,757	100%	$ 1,953,757
30	2055	2056	$120,105,154	$ 16.73	$ 2,008,809	100%	$ 2,008,809	100%	$ 2,008,809
						Totals	$29,989,254	100%	$ 29,989,254
						Annual Avg.	$ 999,642		$ 999,642

$$\frac{\$66{,}481}{\$103{,}747} = 64\%$$

Downtown Corridor Omnibus TIF District
Tax Shift Projections
Ellsworth, Maine

TIF YR.	YEAR Tax 4/1-3/31	Fiscal 7/1-6/30	EPS Education Shift	Revenue Sharing Shift	County Tax Shift	Total Tax Shift
Base	2025	2026				
1	2026	2027	$ -	$ -	$ -	$ -
2	2027	2028	$ -	$ -	$ -	$ -
3	2028	2029	$ 40,412	$ 22,305	$ 3,763	$ 66,481
4	2029	2030	$ 43,140	$ 45,918	$ 4,363	$ 93,421
5	2030	2031	$ 89,192	$ 48,990	$ 9,792	$ 147,974
6	2031	2032	$ 95,213	$ 52,265	$ 11,351	$ 158,829
7	2032	2033	$ 101,640	$ 67,752	$ 13,158	$ 182,549
8	2033	2034	$ 132,131	$ 72,265	$ 18,572	$ 222,969
9	2034	2035	$ 141,050	$ 77,074	$ 21,529	$ 239,654
10	2035	2036	$ 150,571	$ 82,199	$ 24,956	$ 257,727
11	2036	2037	$ 160,735	$ 87,659	$ 28,929	$ 277,323
12	2037	2038	$ 171,584	$ 113,415	$ 33,534	$ 318,534
13	2038	2039	$ 223,060	$ 120,903	$ 47,325	$ 391,288
14	2039	2040	$ 238,116	$ 128,873	$ 54,857	$ 421,846
15	2040	2041	$ 254,189	$ 137,354	$ 63,587	$ 455,131
16	2041	2042	$ 271,347	$ 146,379	$ 73,706	$ 491,432
17	2042	2043	$ 289,663	$ 188,787	$ 85,435	$ 563,884
18	2043	2044	$ 376,561	$ 201,064	$ 120,540	$ 698,165
19	2044	2045	$ 401,979	$ 214,108	$ 139,713	$ 755,801
20	2045	2046	$ 429,113	$ 227,962	$ 161,935	$ 819,010
21	2046	2047	$ 429,113	$ 242,671	$ 187,689	$ 859,473
22	2047	2048	$ 429,113	$ 258,283	$ 217,535	$ 904,931
23	2048	2049	$ 429,113	$ 274,846	$ 252,124	$ 956,083
24	2049	2050	$ 429,113	$ 292,413	$ 292,208	$ 1,013,734
25	2050	2051	$ 429,113	$ 311,035	$ 338,660	$ 1,078,808
26	2051	2052	$ 429,113	$ 330,769	$ 392,488	$ 1,152,370
27	2052	2053	$ 429,113	$ 351,669	$ 454,864	$ 1,235,646
28	2053	2054	$ 429,113	$ 352,689	$ 527,143	$ 1,308,945
29	2054	2055	$ 429,113	$ 353,713	$ 574,227	$ 1,357,052
30	2055	2056	$ 429,113	$ 354,738	$ 625,517	$ 1,409,368
Cumulative			$ 7,900,824	$ 5,158,100	$ 4,779,502	$ 17,838,426
Avg. Annual			$ 263,361	$ 171,937	$ 159,317	$ 594,614

Development Plan Municipal Expenditures

Each TIF district has an approved municipal investment plan.

EXHIBIT J Beckwith Hill MTIF Approved Expenditures - 2012

	Project	Cost Estimate	Statutory Citation	Status
Municipal investments within the TIF District				
1	Ellsworth Commerce Park. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements. Costs may also include all other allowable “in district” costs for the establishment of new commercial spaces in the Park.	$1,000,000	§5225(1)(A)(1)-(7)	$$ spent
2	Bucksport Road Infrastructure. Costs for planning and installation of public infrastructure necessary for business and commerce access for new business development on Bucksport Road. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements. Costs may also include all other allowable “in district” costs for the establishment of new commercial spaces.	$2,000,000	§5225(1)(A)(1)-(7)	$$ spent
3	Costs for public infrastructure necessary for business and commerce access to high-speed internet including conduit installation or other capital costs for installation of such infrastructure.	$500,000	§5225(1)(A)(1)-(7)	$$ spent
4	Costs for capital acquisition, development, financing and other allowable in-district costs associated with Credit Enhancement Agreements that may be negotiated between the City and a developer (company). Such CEAs will require additional City approval.	$4,000,000	§5225(1)(A)(1)-(7)	$$ spent

Development Plan Municipal Expenditures

Each TIF district has an approved municipal investment plan.

Description of projects that TIF revenues can be used for.

Shows the <u>maximum amount</u> of TIF revenues that can be spent in this category without an amendment.

EXHIBIT J Beckwith Hill MTIF Approved Expenditures - 2012

	Project	Cost Estimate	Statutory Citation	Status
Municipal investments within the TIF District				
1	Ellsworth Commerce Park. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements. Costs may also include all other allowable "in district" costs for the establishment of new commercial spaces in the Park.	$1,000,000	§5225(1)(A)(1)-(7)	$$ spent
2	Bucksport Road Infrastructure. Costs for planning and installation of public infrastructure necessary for business and commerce access for new business development on Bucksport Road. Public infrastructure including but not limited to public ways, buildings, structures, fixtures and equipment for District use. This shall include fees and expenses associated with the capital cost of such improvements. Costs may also include all other allowable "in district" costs for the establishment of new commercial spaces.	$2,000,000	§5225(1)(A)(1)-(7)	$$ spent
3	Costs for public infrastructure necessary for business and commerce access to high-speed internet including conduit installation or other capital costs for installation of such infrastructure.	$500,000	§5225(1)(A)(1)-(7)	$$ spent
4	Costs for capital acquisition, development, financing and other allowable in-district costs associated with Credit Enhancement Agreements that may be negotiated between the City and a developer (company). Such CEAs will require additional City approval.	$4,000,000	§5225(1)(A)(1)-(7)	$$ spent

Citation from Maine statute that shows TIF revenues may be spent according to the project description.

Funds spent in that category.

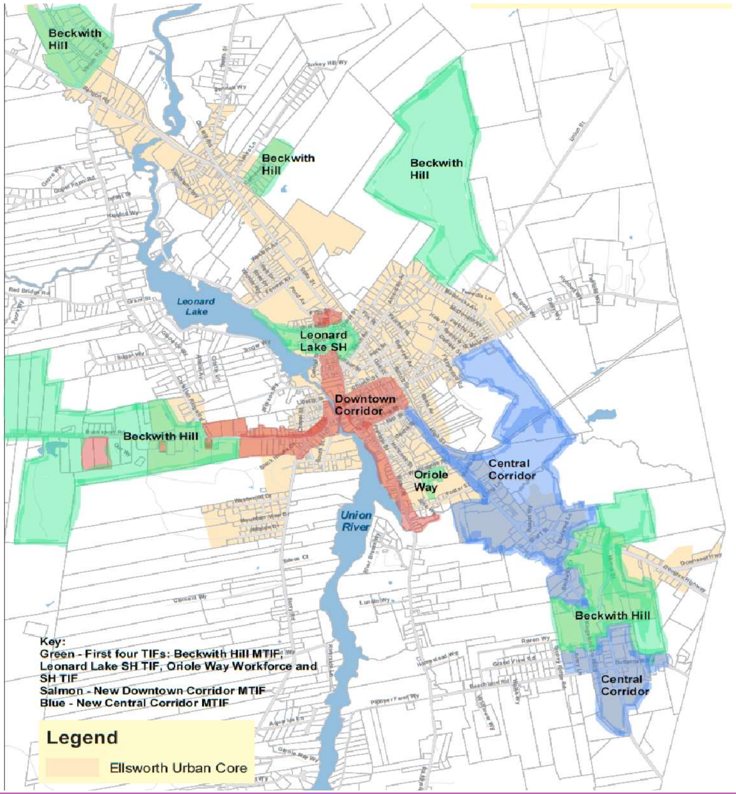
Overview: Beckwith Hill MTIF District

Baseline information:
- Economic development focused for commercial and business
- Duration is April 2001 to March 2031
- OAV = $21,509,555, 1,013.06 ac

Amendments:
- Amendment 1 in 2008 and Amendment 2 in 2012
  - Amendment added property, allowable expenses and extended the district to 30 years.

Capture:
- 67% of new value captured with the capture tapering down to 20% during the last 5 years of the district.

District Revenues:
- FY ‘26 revenue = $627,000 (100% would be $936,000)
- Total revenues = $11,135,295
- Total remaining = $1,105,349*

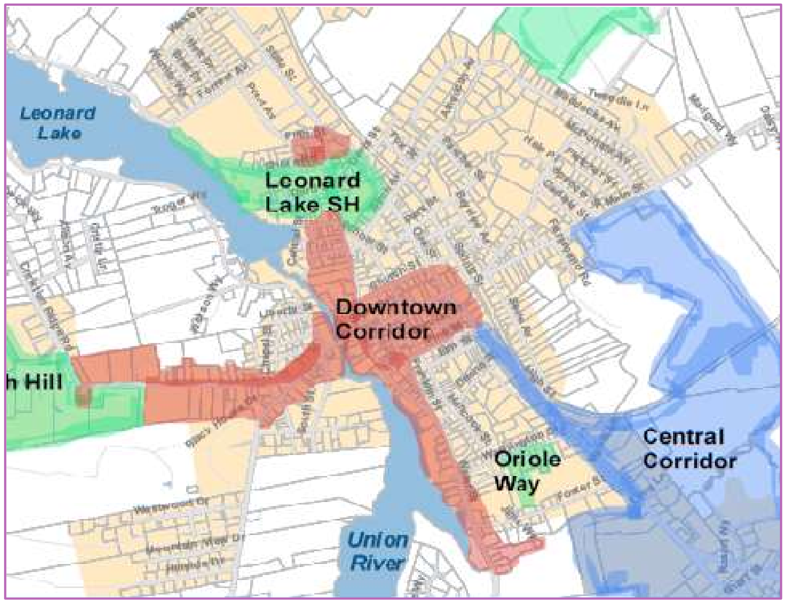


Overview: Leonard Lake Senior AH TIF

Baseline information:
- 26-unit senior housing project on 2.83 acres
- July 1, 2012 to June 30, 2033, 21-year district
- OAV = $789,500, 20.94 ac

No Amendments

Capture:
- 50% to developer and 50% to Moore Sr Center and Knowlton Park development.



District Revenues:
- FY '26 revenue = $318,000 (half to developer)
- Total revenues = $2,057,803
- Total remaining = $184,171*

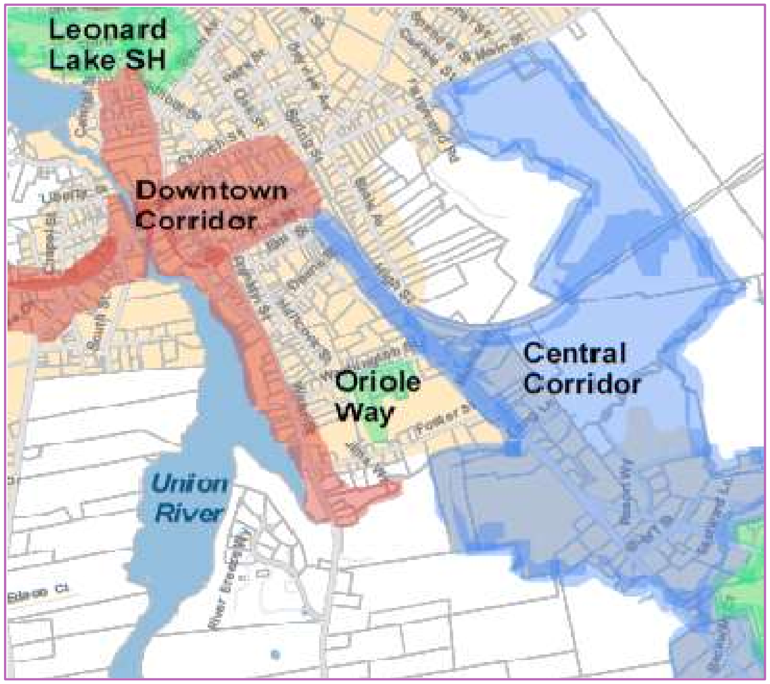
Overview: Oriole Way Workforce AH TIF

Baseline information:
- 50-unit family residential housing.
- Duration April 1, 2017 - March 31, 2047
- OAV = $568,042, 4.67 acres

No Amendments

Capture and CEA:
- 100% capture for 50% to Developer and 50% to K-12 operating costs.

District Revenues:
- FY ‘26 revenue = $125,300, half to developer
- Total revenues = $605,699
- Total remaining = $103,265*



Overview: Oriole Way Senior AH TIF

Baseline information:

- 29-unit senior residential housing project, households not exceeding 60% of AMI
- Duration August 14, 2020 and expires March 31, 2050
- OAV = $122,900, 2.73 acres

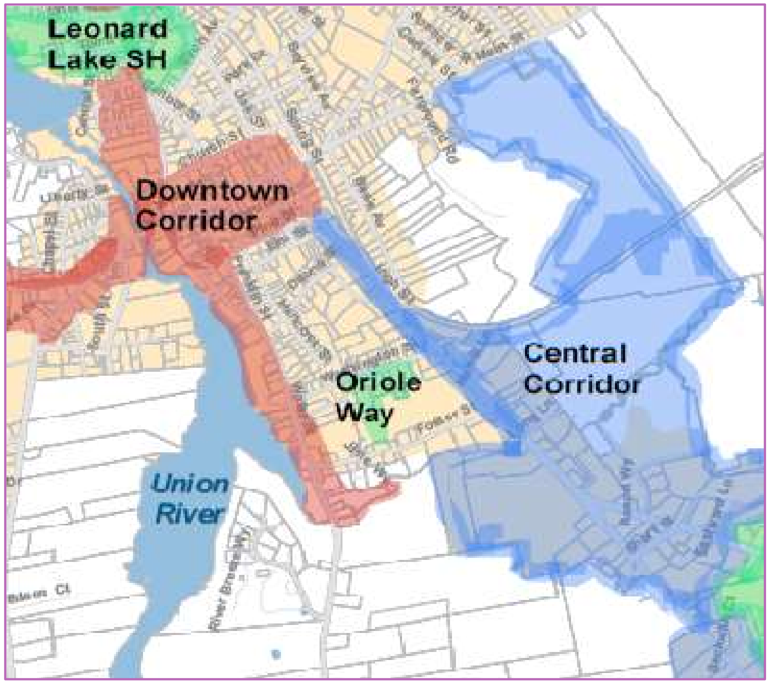
No Amendments

Capture and CEA:

- 100% capture for 50% of new taxes to developer and 50% to city for debt service on Moore Senior Center.

District Revenues:

- FY ‘26 revenue = $74,000, half to developer
- Total revenues = $259,563
- Total remaining = $0*



Overview: Downtown Corridor TIF District

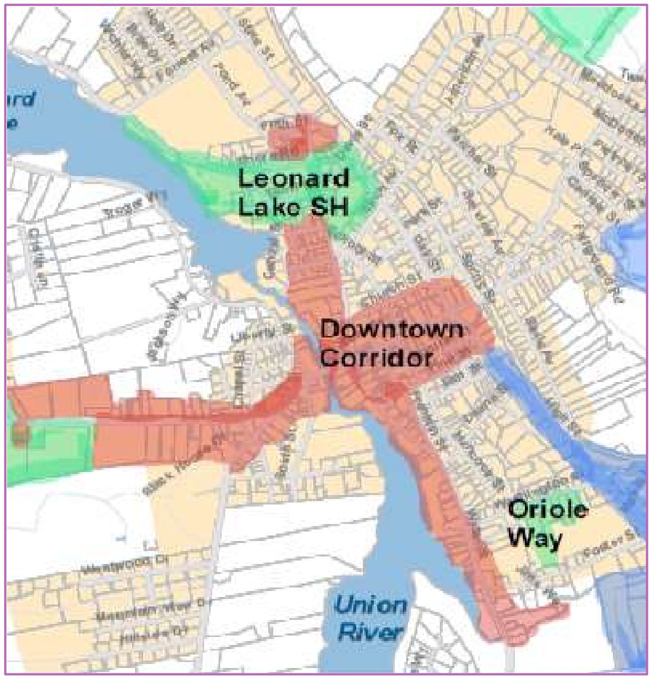
Baseline information:

- Duration July 1, 2026 – June 30, 2056
- OAV = $79,301,340, 314.66 acres

No Amendments

Capture:

- Up to 100% capture.
- No CEAs



Overview: Central Corridor TIF District

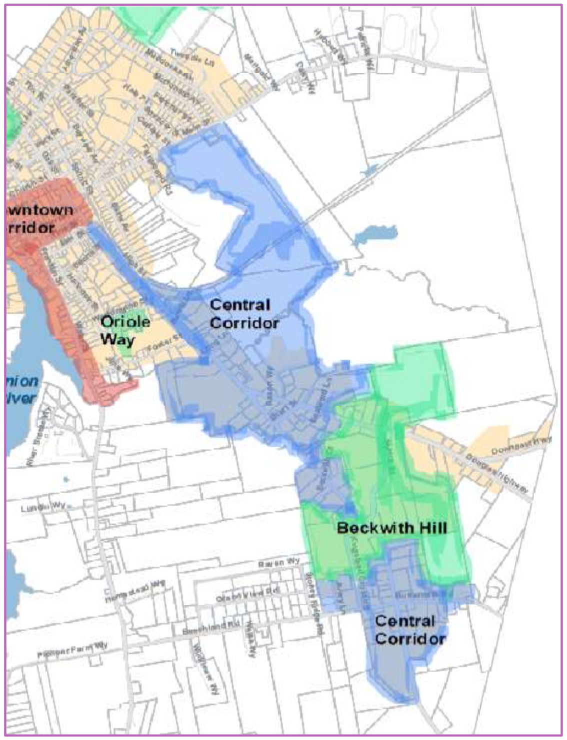
Baseline information:

- Duration July 1, 2026 – June 30, 2056
- OAV = $15,889,890, 582.40 acres

No Amendments

Capture:

- Up to 100% capture.
- No CEAs



Financial Impact of Ellsworth’s TIF Districts

TIF revenues are most effectively used to offset general fund expenses.

General Recommendations:

- Unless saving for an identified capital expenditure, try to spend all TIF revenue in the year it is realized.
- Review allowable expenditure for each TIF district every 3 to 5 years to:
  - Ensure city funds are being spent.
  - Review changes to the TIF statutes allowing for additional types of expenditures.

TIF District Expenses to be Added

GENERAL RECOMMENDATIONS FOR BECKWITH HILL* AND LEONARD LAKE:

1) Amendment to add the following expenditures:
    1) Specific roads/sidewalks that need repair/upgrades due to activity in the district 1(A)(1). Can be leading to the district, as well 1(B).
    2) Professional services costs (1)(A)(4) – external, particularly legal expenses related to TIF
    3) Administrative costs (1)(A)(5) – portion of time for assessor/tax collector, finance, manager in connection with the implementation and administration of the development program.
    4) Firefighting equipment, apparatuses and vehicles (1)(B)(2) – *salaries/benefits are not allowable expenses.*
    5) Police equipment, apparatuses and vehicles (1)(B)(2) – *salaries/benefits are not allowable expenses.*
    6) *Subscriptions to COGs or other regional economic development groups (1)(C) (only allowed for Beckwith Hill TIF revenues)

2) Amend to add language that allows for capture “up to 100%” of increased value.

Short-Term Projects Eligible for TIF

No.	Department	Short-Term	District	Statutory Citation	Notes
11	**Facilities, Parks & Rec**	**Knowlton Park Playground Equipment Upgrade**	**Leonard Lake**	**5249(1)(A)(8)**	**All costs, amendment needed**
13	**Facilities, Parks & Rec**	**Riverwalk Trail Improvements**	**MTIFs**	**5225(1)(C)(6)**	
14	**Facilities, Parks & Rec**	**Knowlton Park Playground Ground Replacement for ADA Compliance**	**Leonard Lake**	**5249(1)(A)(8)**	**All costs, amendment needed**
17	**Facilities, Parks & Rec**	**Knowlton Park Splashpad Improvements**	**Leonard Lake**	**5249(1)(A)(8)**	**All costs, amendment needed**
36	**Facilities, Parks & Rec**	**Knowlton Park Lighting and Electrical Upgrades**	**Leonard Lake**	**5249(1)(A)(8)**	**All costs, amendment needed**
39	Facilities, Parks & Rec	Harbormaster Shed Replacement	MTIFs	5225(1)(C)(12)**	Up to 50% of capital costs
41	**Facilities, Parks & Rec**	**Knowlton Park Pathway Upgrade**	**Leonard Lake**	**5249(1)(A)(1)**	**All costs, amendment needed**
9	Fire	New Tanker 4	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to districts*
20	**Fire**	**Install Water Supply Cistern and Dry Hydrant at North Ellsworth Public Safety Station**	**MTIFs**	**5225(1)(C)(9)****	**All costs, amendment needed**
50	Fire	New Car 3	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to districts*
6	Highways	Develop and Infrastructure Plan	All districts	5225(1)(A)(1)(a)(d) or (1)(B)(1)	A percentage attributable to districts*
15	Highways	Plow Truck Replacement	MTIFs	(1)(B)(2)	A percentage attributable to districts*
18	Highways	Compact Utility Tractor for Sidewalk Maintenance	All districts	5225(1)(A)(1), 5249(1)(A)(1)	A percentage attributable to districts*
31	Highways	Bay Extension at Highways Garage	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
42	Highways	Replace floor Drain in Highway Garage Bays	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
45	Highways	New Roll Up Door on Salt Building	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
48	Highways	New crew locker room with required amenities	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
26	IT	Purchase Additional Streetlights to Correct Under-Lit Areas	All districts	5225(1)(A)(1) or 5249(1)(A)(1)	If in-district or directly related to the district, 100% eligible
5	Library	Sprinkler System Upgrades	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
12	Library	HVAC Improvements	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
16	Library	Stair Railing Renovation	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
19	Library	Library Cupola Repair	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
21	Library	Thermal and Moisture Protection	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
27	Library	Elevator Smoke Curtain	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
43	Library	Install Acoustic Ceiling	MTIFs	5225(1)(C)(12)	Up to 50% of capital costs
28	**Police**	**Paving and Fencing at Station**	**MTIFs**	**5225(1)(C)(9)**	**All costs, amendment needed**
7	Water	Projected Drinking Water Demand Analysis	All districts	5225(1)(A)(7), 5249(1)(A)(7)	A percentage attributable to districts*

*Projects in **bold** would be eligible to be paid for with TIF revenues from the appropriate district with an amendment to the district's development plan.*

** Since this equipment is being used city wide and not exclusively for the TIF district, a percentage of the cost may be attributed to the district.*

*** For 5225(1)(C)(9) and 5225(1)(C)(12) suggested citations, a further review of projects with Maine DECD would be recommended.*

Mid-Term Projects Eligible for TIF

No.	Department	Mid-Term	District	Statutory Citation	Notes
12	**Facilities, Parks & Rec**	**Connect City Trail Network**	**MTIFs**	**5225(1)(C)(6)**	
44	**Facilities, Parks & Rec**	**Senior Fitness Equipment Upgrades at Knowlton**	**Leonard Lake**	**5249(1)(A)(1)**	**All costs, amendment needed**
20	Fire	Purchase New Extrication Tools	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
21	Fire	Replace Mobile Radios	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
22	Fire	Repace Portable Radios	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
24	Fire	New Engine 2	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
28	Fire	New Ladder 1	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
31	Fire	New Truck 3	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
32	Fire	New Rescue 1	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
34	Fire	Equip Vehicles with Tablets and Routers	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
35	Fire	New Squad 5	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
37	Fire	New Rescue 2	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
6	Highways	Install Interior Overhead Crane for Fleet at Highways Garage	MTIFs	5225(1)(C)(12)**	Up to 50% of capital costs
7	Highways	Roof and Exterior Building Improvements to Highway	MTIFs	5225(1)(C)(12)**	Up to 50% of capital costs
9	Highways	Street Sweeper Machine Replacement	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
13	Highways	Weaterize Highways Garage	MTIFs	5225(1)(C)(12)**	Up to 50% of capital costs
23	Highways	Procure and Install Fleet Fluids Management Sys	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
4	Police	Avtec Dispatch Console Replacements	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
11	Police	Repeater Replacements (4 Sites)	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
14	Police	Body & Cruiser Camera Replacements	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
18	Police	Taser Replacements	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
27	Police	Cruiser Radio Replacements	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
33	Police	Portable Radio Replacements	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
36	Police	Handgun Replacements	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*
38	**Police**	**Construct Evidence Storage Building Onsite**	**MTIFs**	**5225(1)(C)(9)****	**All costs, amendment needed**
39	Police	Rifles with Sight Replacement	All districts	5225(1)(B)(2), 5249(1)(B)(2)	A percentage attributable to all districts*

*Projects in **bold** would be eligible to be paid for with TIF revenues from the appropriate district with an amendment to the district's development plan.*

** Since this equipment is being used-city wide and not exclusively for the TIF district, a percentage of the cost may be attributed to the district.*

*** For 5225(1)(C)(9) and 5225(1)(C)(12) suggested citations, a further review of projects with Maine DECD would be recommended.*

Beckwith Hill MTIF Recommendations

1. Amend for the Beckwith Hill MTIF District
   - Allow for capture “up to 100%” of new value in the district.
   - Amend municipal investment plan to include some municipal expenses that can be added.
   - Add eligible short-term projects from CIP.

2. Review comprehensive plan expenditures for transit-oriented and/or affordable housing development.
   1. Extend current district up to 20 years if 75% of TIF revenues can be used for above-mentioned projects.
   - Always have the option to capture less than 100% of district value.

Leonard Lake AH TIF Recommendations

1. Amend Leonard Lake Senior AH TIF District
   - *Extend TIF district to the full 30 years to 2042 (currently expires in 2033).*
     - *CEA to developer also ends in 2033, so city will retain all TIF revenues for the last 8 years.*
   - *Capture <u>up to</u> 100% of value.*

2. Update municipal expenses to fund Moore Center and Knowlton Park project upgrades and other recommended items on CIP short-term project list.

Oriole Way Workforce AH TIF Recommendations

District generated $125,300 in FY’ 26 with a 50% reimbursement to the developer.

No real flexibility in this district.

The city’s share of funds ($62,650) is allocated to K-12 education costs, which would otherwise need to be raised from property taxes. It is recommended that the district continue as it currently operates.

Oriole Way Senior AH TIF Recommendations

District generated $73,945 in FY' 26 with a 50% reimbursement to the developer.

No real flexibility in this district.

The city's share of funds ($36,973) is allocated to operating expenses and debt service at the Moore Senior Center. It is recommended that the district continue as it currently operates.

- *If operating expenses for the Moore Senior Center consistently fall below the city's annual share of funds, an amendment should be considered to add allowable expenditures.*

Other Recommendations

1. Maximize tools for Ellsworth’s downtown
   - Create a “Downtown” TIF district

2. Develop cascading TIF districts with overlapping projects
   - With the creation of Central Corridor Omnibus MTIF District, the city did coordinate projects across MTIF districts.

3. Create a process for developers and businesses to approach the city with requests.
   - There are many different models.
   - Develop a TIF policy that clearly signals the city’s priorities to the business and development community and encourages continuity across projects and across councils.

4. Staff evaluates planned capital investments when no CEA is being requested to determine if TIF revenues would benefit the city.

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