Town Council Meeting L.L.Bean
Tax Increment Financing (TIF)

February 25, 2020

Project benefits - no TIF reimbursement

- Aspects of the $110m project <u>not</u> contingent on a TIF:
  - Stormwater improvements being done now ($2m)
  - Construction & fit-out of 900-seat conference center ($3m)
    - This includes design features to allow for public access ($0.5m)
  - Donation to Freeport Little League to replace ballfield ($25,000)
    - Donation is being made in Spring 2020
- Total: $5,025,000
  - The company is <u>not</u> seeking TIF reimbursement for these parts of the project

Project benefits - $10m TIF reimbursement

- Aspects of the project that <u>are</u> contingent on a TIF:
  - Public trails ($0.5m)
  - Additional stormwater improvements ($9.5m)
    - Design work ($0.5m)
    - Streambank restoration allowance for town ($0.5m)
    - Allowance for Best Management Practice's ($8.5m):
      - Porous asphalt
      - Subsurface stormwater treatment
      - Meadow basins
      - Snow storage edge filters
      - Detention pond(s)
      - Slope revegetation
      - Grass swales

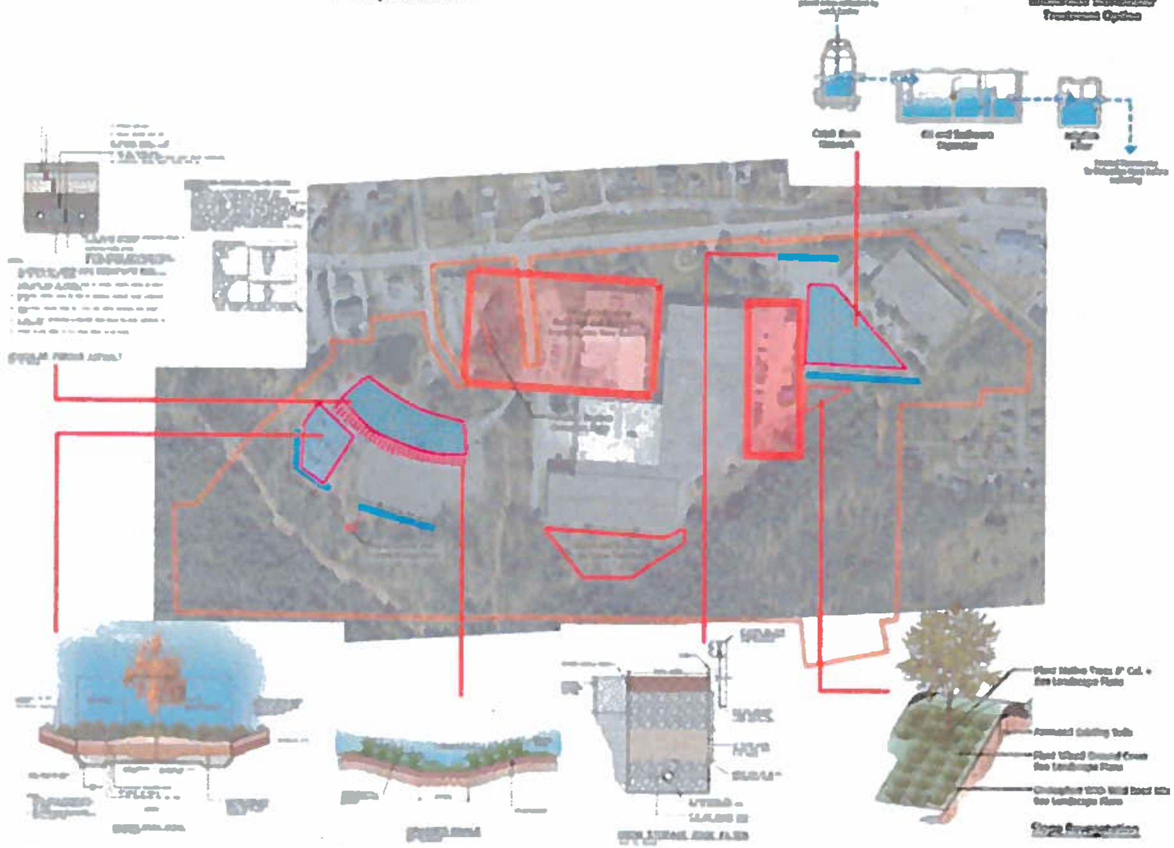
- Total: $10m
  - Without a TIF, this phase of the project will be scaled back to $1m for stormwater improvements

Stormwater Improvement Base Plan

LL Bean Improvements without TIF Funds

Stormwater Improvements with TIF

LL Bean TIF Fund Allocation
Stormwater Treatment and Erosion Control Improvements



L.L.Bean
Corporate Master Plan TIF Proposal

ORIGINAL PROPOSAL (2/25/2020)	Capture %	LLB %
Years 1-10	90%	90%
Years 11-30	90%	90%

	Town: Current Tax	Town: New Tax	L.L.Bean: CEA	Total New Tax
Years 1-5	2,432,000	243,000	1,032,000	1,275,000
Years 6-10	2,432,000	586,000	2,495,000	3,081,000
Sub-total	4,864,000	829,000	3,527,000	4,356,000
Years 11-30	9,725,000	14,494,000	6,473,000	20,967,000
Total	14,589,000	15,323,000	10,000,000	25,323,000

Net present value cash flow benefit for Town	6,510,000
Net present value cash flow cost for L.L.Bean	(3,310,000)

REVISED PROPOSAL (3/3/2020)	Capture %	LLB %
Years 1-10	100%	60%
Years 11-30	90%	90%

	Town: Current Tax	Town: New Tax	L.L.Bean: CEA	Total New Tax
Years 1-5	2,432,000	510,000	765,000	1,275,000
Years 6-10	2,432,000	1,232,000	1,848,000	3,080,000
Sub-total	4,864,000	1,742,000	2,613,000	4,355,000
Years 11-30	9,725,000	13,580,000	7,387,000	20,967,000
Total	14,589,000	15,322,000	10,000,000	25,322,000

Net present value cash flow benefit for Town	6,812,000
Net present value cash flow cost for L.L.Bean	(3,650,000)

CHANGE	Capture %	LLB %
Years 1-10	10%	-30%
Years 11-30	0%	0%

	Town: Current Tax	Town: New Tax	L.L.Bean: CEA	Total New Tax
Years 1-5	-	267,000	(267,000)	-
Years 6-10	-	647,000	(647,000)	-
Sub-total	-	914,000	(914,000)	-
Years 11-30	-	(914,000)	914,000	-
Total	-	-	-	-

Net present value cash flow benefit for Town	302,000
Net present value cash flow cost for L.L.Bean	(340,000)