

L.L.Bean

Corporate Master Plan Tax Increment Financing

February 4, 2020

Introduction

L.L.Bean, Inc.'s corporate headquarters is nearly 50 years old and was designed and built during a different era originally as a warehouse and factory, where things like collaborative space, natural light, and the technological needs of a global enterprise were far less emphasized. And simply by virtue of its age, many of its major systems are reaching end of life and require significant upgrades.

Goals and Details

Goals:

1. Repurpose existing space and consolidate headquarters under one roof bringing more employees together in Freeport
2. Update building to ensure critical maintenance and systems needs are met while also providing a design refresh to help attract and retain top talent
3. Bring the L.L.Bean mission and brand to life while also honoring our heritage, including our commitment to Freeport

Details:

- 400,000 square feet of renovated office space
- The renovated space will accommodate our current corporate workforce, with space for potential future growth
- Construction is planned for 3 Phases starting in August 2019 with a projected completion date in the fall of 2024
- The estimated cost of the project is \$110 million, of which \$80 million is construction related

Phasing Plan and Timeline

Enabling Work: Meant to prepare the building and site for beneficial construction, including added egress and bathrooms with some utility (electrical, sewer, data, etc.) improvements

- Started in Summer of 2019 and is ending now

Phase 1: Begins the renovation of the existing warehouse into office space, including workspaces, conference center, minor storm water improvements & repairs, and utilities (sewer, electrical, mechanical, etc.)

- January 2020 to winter 2022

Phase 2: Finishes the renovation of the building including workspaces and some utilities

- Winter of 2022 to winter of 2024

Phase 3: Demolition of existing headquarters (Taylor Building) and, pending TIF approval, major stormwater improvements and trail connections

- Winter of 2024 to late fall of 2024

Phasing Plan and Timeline



Community Benefits

1. 900-Seat Conference & Events Center: This new amenity would be made available to the community for events
2. Stormwater Treatment Improvements: L.L.Bean will voluntarily make sizable investments in our stormwater treatment systems to help move the Town closer to its goal of having Concord Gully Brook's status as an urban impaired stream reversed
3. Expanded Trail Systems: L.L.Bean would partner with the Freeport Conservation Trust to create a multi-use trail stretching from Pine Street to West Street and advocating to create or connect trails from Pine Street to the Casco Bay Y
4. New Little League Diamond: L.L.Bean is committed to financing the construction of a replacement field for the one that was necessarily removed from our property
5. Local Contractor: Zachau Construction, a Freeport based construction firm, is the General Contractor on the job and the project brings hundreds of construction jobs to Freeport for the duration of the project
6. L.L.Bean continues to contribute 10% of the Town's property tax revenue and increases its investment in Freeport

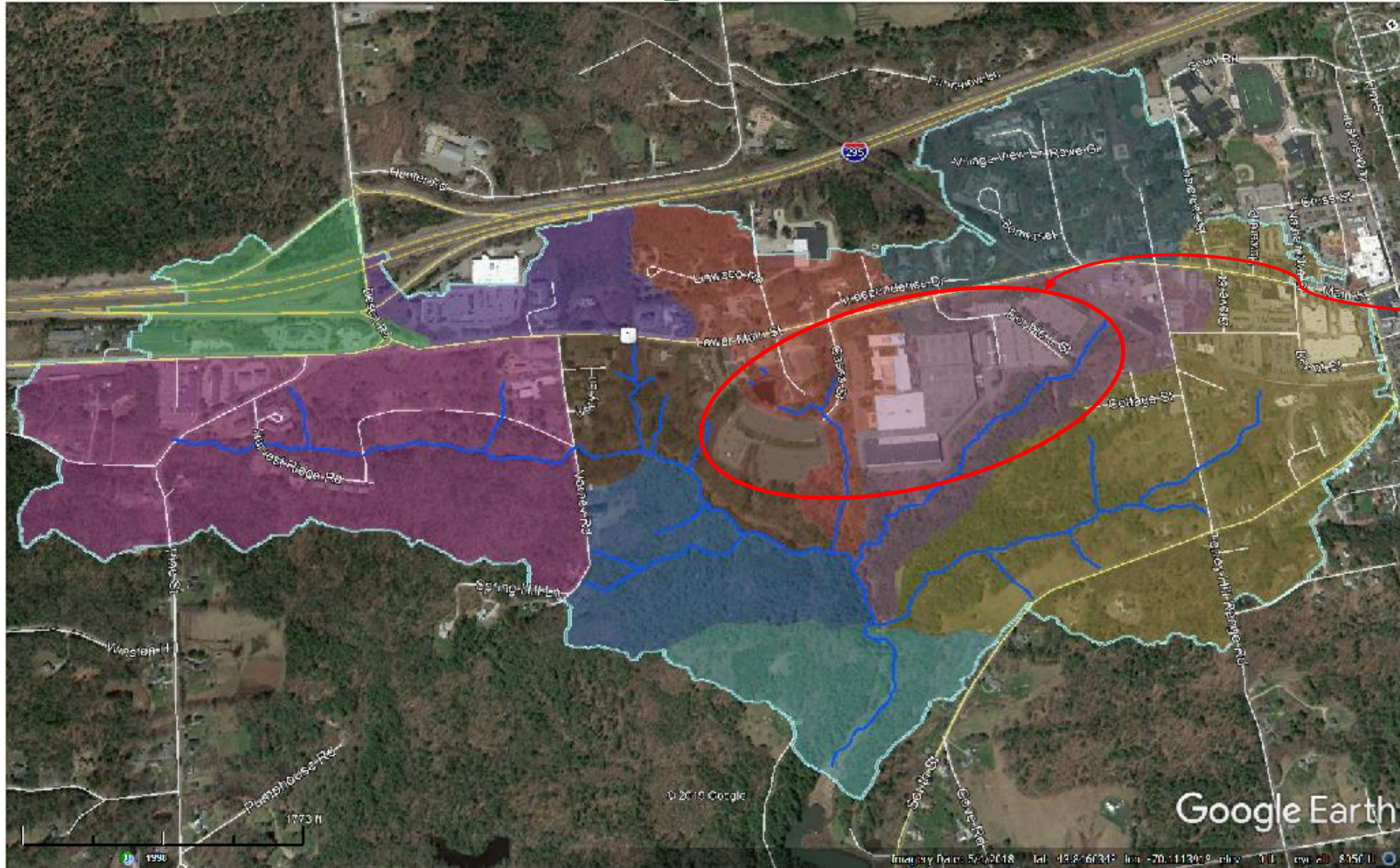
Future Elevation from Route 1



Community Benefit #1 Conference Center



Concord Gully Brook Overview



L.L.Bean
Corporate
Campus

Community Benefit #2 Concord Gully Brook

What is the condition of the brook?:

- Eroded stream banks
- Altered stream channels and floodplain
- Degraded wildlife habitat
- Elevated chloride levels
- Elevated nutrient and bacteria levels

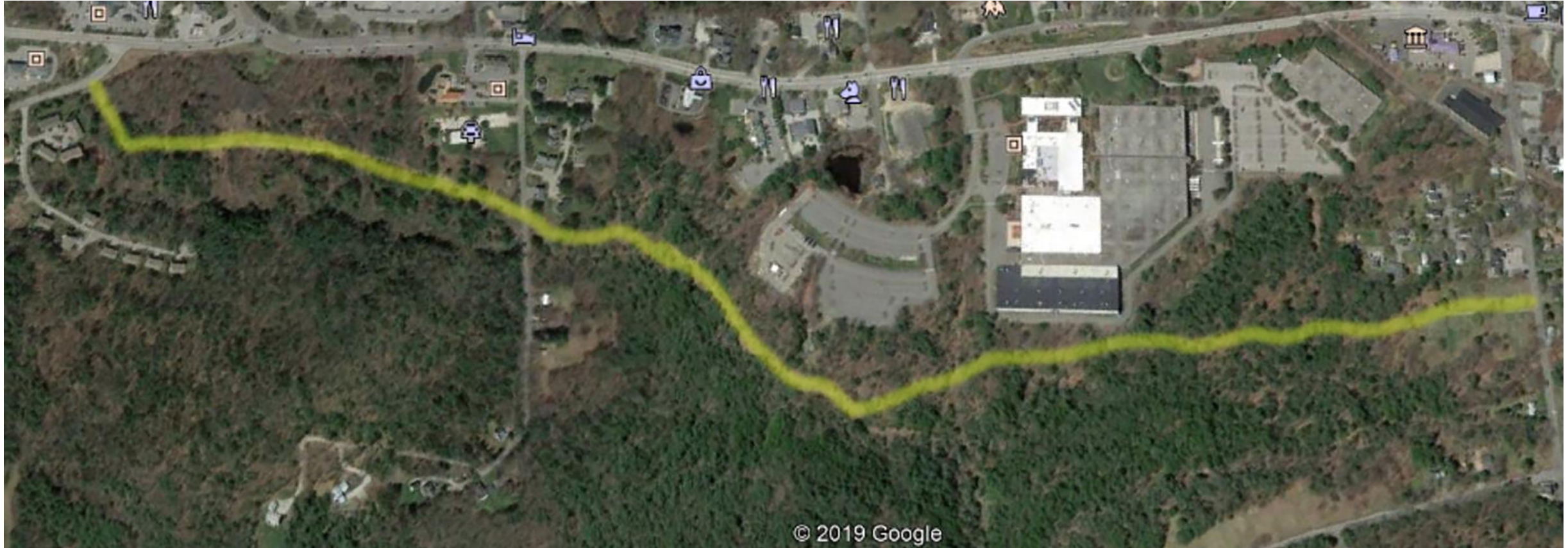
Why is this restoration work important?:

- Protect shellfish harvesting in Harraseeket River and Casco Bay
- Comply with Maine DEP and U.S. EPA water quality standards
- Demonstrate Freeport as a leader in our social, environmental, and economic sustainability endeavor
- Sustainable communities attract people to either raise a family, establish a business, or spend quality time

How can L.L.Bean Help?:

- Install stormwater control measures
- Reduce impervious land cover
- Implement chloride management plans
- Assist in stream bank restoration

Community Benefit #3 Potential Trail Connection



FOR ILLUSTRATION ONLY

Community Benefit #4 New Ballfield



FOR ILLUSTRATION ONLY

Estimated TIF tax revenues

