

**City of Biddeford
City Council**

April 28, 2026 at 6:30 PM
City Hall Council Chambers & Teams

[Join Teams Meeting Online](#)

Meeting ID: 290 164 495 659 929

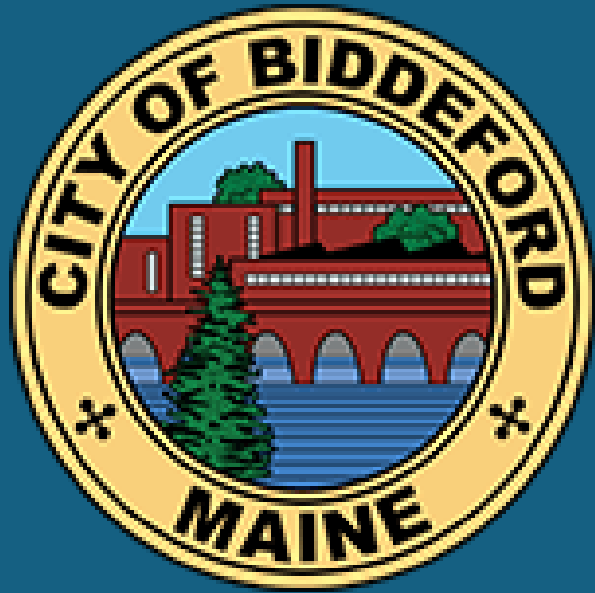
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Dial in by phone

+1 872-242-8054, Phone conference ID: 299 913 811#

[Teams Instructions](#)

1. Roll Call
2. Pledge of Allegiance
3. Budget Discussion
 - 3.a TIF Funding Budget Discussion
 - 3.b Non-Property Tax Revenues Budget Discussion
4. Adjourn



ASSESSING DEPARTMENT

OVERVIEW OF TAX INCREMENT FINANCING (TIF) DISTRICTS

Presented Karen Fortier, CMA

WHAT IS TIF DISTRICT?

- A public financing tool authorized under state law that allows municipalities to support economic development, redevelopment, infrastructure, or affordable housing projects.
- TIF Districts are approved by the Maine Department of Economic and Community Development (DECD) and managed at a local level.
- TIF District is a designated geographic area.
- The Original Assessed Value (OAV) of the properties in the TIF District are frozen at the time the district is created.

TIF DISTRICT DETAILS

- As new development occurs, the increase in value is “captured” by the TIF.
- The captured revenues can be used to finance public improvement or private projects.
- Each TIF is defined by its geography, % of capture, eligible projects, term length, and in some cases, Credit Enhancement Agreements with the developer.
- TIF Revenue is an expense in the budgeting process.

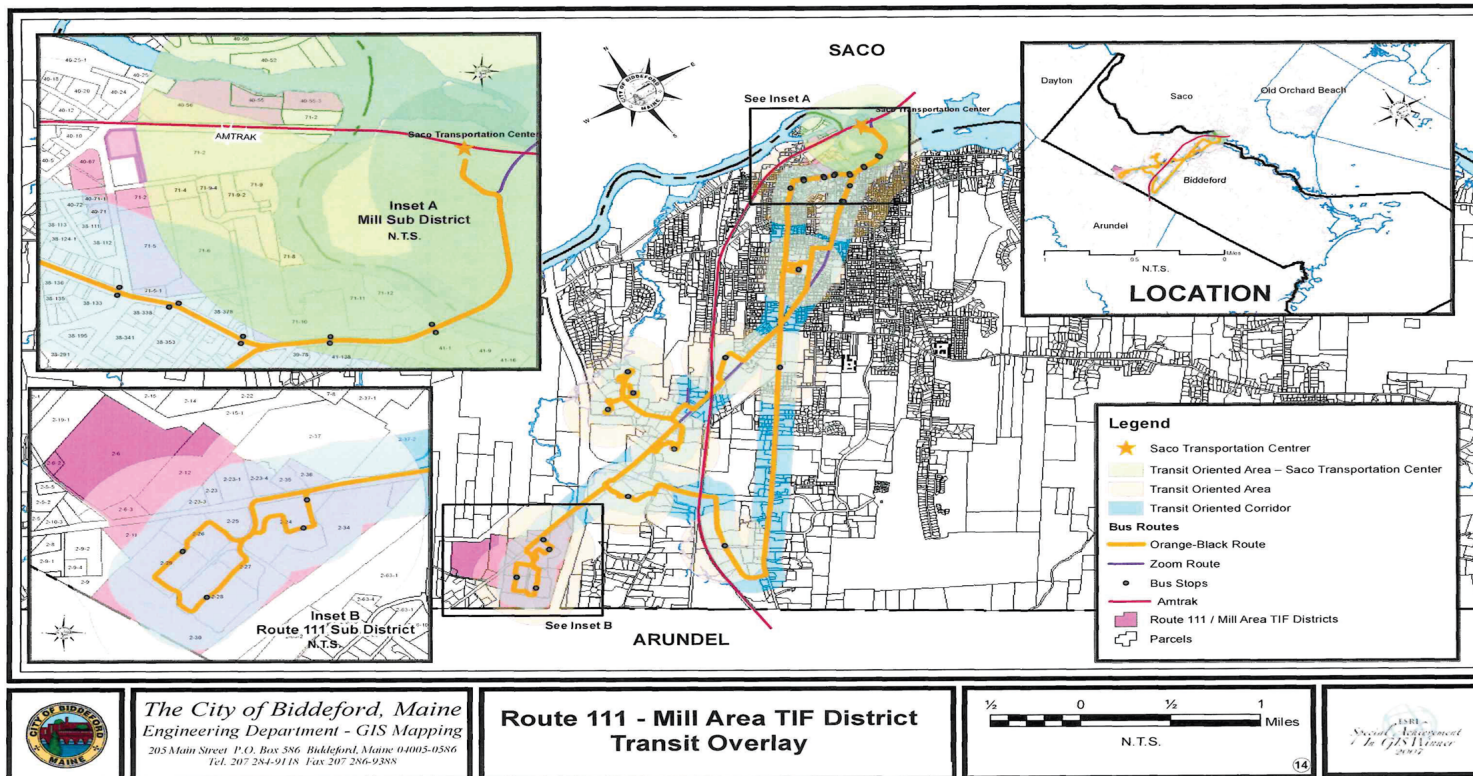
ROLE OF ASSESSING IN TIF MANAGEMENT

- Certify the Original Assessed Value (OAV) for all taxable parcels in the TIF District as of March 31st, the year before TIF begins.
- For tax commitment, the assessor determines
 - the increase assessed value (IAV)
 - % of captured assessed value (CAV) as defined in the TIF application
 - TIF revenue which may be divided into the City TIF Fund and/or the Developer TIF Fund (Credit Enhancement Agreement).
 - Add TIF revenue total as an expense to the tax rate calculator spreadsheet to determine the mil rate.
 - Track each TIF throughout the term of the TIF

BIDDEFORD TIF DISTRICTS

1. Rte 111-Mill Redevelopment Transit-Oriented TIF
2. Mission Hill LP Affordable Housing Development TIF (AHTIF)
3. Mission Hill LP2 AHTIF
4. Emery School AHTIF
5. The Lofts at Saco Falls AHTIF
6. River Dam TIF
7. Saco-Lowell TIF
8. Saxon Partners TIF
9. New Laconia House AHTIF
10. Marble Block TIF
11. Adams Point AHTIF
12. Trailside Way AHTIF
13. Thatcher Brook AHTIF

RTE 111-MILL REDEVELOPMENT TRANSIT-ORIENTED TIF



RTE 111-MILL REDEVELOPMENT TRANSIT-ORIENTED TIF

- 1st TIF created in Biddeford June 1, 2004
- TIF has had eleven amendments
- Credit Enhancement Agreements
 - Parcel Map 71 Lot 5 - (Lincoln Hotel)
 - Began April 1, 2018 CEA capped 750,000 total /max \$150K for 5 years, ends FY 28
 - Parcel Map 71 Lot 11 154 Condominiums (Mill buildings 15, 17, 18, & 35)
 - Began April 1. 2018 CEA capped at \$2,077,361.08, ends FY 28

RTE 111-MILL REDEVELOPMENT

TRANSIT-ORIENTED TIF

11TH AMENDMENT

- Extended the term of the District for additional 20 years – FY2054
- City will allocate at least 75% of the captured revenue to affordable housing projects, transit-oriented development or a combination of both
- The remaining 25% of the captured revenue will be available for other housing or transit-oriented projects.
- Added parcels Map 71 Lot 2-1B and Map 71 Lot 2-1C
 - City will create separate Credit Enhancement Agreements with the developer for each lot to construct senior affordable housing
 - Each building will have 45-one-bedroom units

RTE 111-MILL REDEVELOPMENT

TRANSIT-ORIENTED TIF

11TH AMENDMENT

- Multiple parcels on Rte 111 and Andrews Rd, and some mill building parcels
- TIF Start July 1, 2004 Expires June 30, 2054
 - OAV = \$17,262,899

RTE 111-MILL REDEVEL.	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
	\$231,132,700	\$142,345,960	\$29,040,050	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$2,297,514.12	\$470,343.03	\$2,767,857.15	\$958,031.42	\$3,721,236.47	74%

MISSION HILL LP AHTIF CEA

- 15-Unit Residential Senior Apartment Building
- 41 Sullivan St Map 39 Lot 130-2
- 15-Yr Term Expires June 30, 2031
 - OAV = \$0.00

	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
MISSION HILL AHTIF	\$2,490,300	\$0	\$2,086,751	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$0.0000	\$33,596.69	\$33,596.69	\$6,497.14	\$40,093.83	84%

MISSION HILL LP2 AHTIF CEA

- 35-Unit Residential Senior Apartment Building
- 39 Sullivan St Map 39 Lot 130-3
- 15-Yr Term Expires June 30, 2031
 - OAV = \$0.00

	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
MISSION HILL II AHTIF	\$4,527,700	\$0	\$3,989,635	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$0.0000	\$64,233.12	\$64,233.12	\$8,662.85	\$72,895.97	88%

EMERY SCHOOL AHTIF CEA

- 24-Unit Residential Senior Apartment Building
- 79 Birch St Map 39 Lot 40
- 16-Yr Term Expires June 30, 2027
 - OAV = \$0.00

	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
EMERY SCHOOL AHTIF	\$4,140,300	\$0	\$2,484,180	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$0.0000	\$39,995.30	\$39,995.30	\$26,663.53	\$66,658.83	60%

THE LOFTS AT SACO FALLS AHTIF

- 75 Saco Falls Way Map 71 Lot 9-2
- 30-Yr Term Expires June 30, 2043
 - OAV = \$560,184 MILL BLDG

	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
THE LOFTS AT SACO FALLS AHTIF	\$9,981,100	\$1,030,413	\$6.182,476	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$16,589,.64	\$99,537.87	\$116,127.51	\$44,568.20	\$160,695.71	72%

RIVER DAM TIF/CEA

- 24 Pearl St, 28 Pearl St Map 71 Lots 9 and 9-3
- 20-Yr Term Expires June 30, 2040
- OAV = \$983,700 Developer capped at \$1,900,00;

	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
RIVER DAM TIF	\$10,769,900	\$0.00	\$9,786,200	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$0.00	\$157,557.82	\$157,557.82	\$15,837.57	\$173,395.39	91%

SACO-LOWELL TIF

- 1 and 10 Upper Falls Rd Map 40 Lots 56 and 56-1
- 20-Yr Term Expires June 30, 2044
- OAV = \$534,700

	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
SACO-LOWELL TIF	\$14,392,500	\$2,078,670	\$11,779,130	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$33,466.59	\$189,643.99	\$223,110.58	\$8,608.67	\$231,719.25	96%

SAXON PARTNERS TIF

- 8 Eddy Ave “The Eddy” Map 2 Lot 43-1
- 25-Yr TIF/20-Yr CEA Terms Expires June 30, 2047
- OAV = \$41,500

	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
SAXON PARTNER TIF	\$25,044,300	\$0.0	\$8,750,980	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$0.00	\$140,890.78	\$140,890.78	\$262,322.45	\$403,213.23	35%

NEW LACONIA HOUSE AHTIF

- 50 Laconia St “The Eleven” Map 71 Lot 10-6
- 25-Yr TIF/20-Yr CEA Term Expires June 30, 2033/2045
- OAV = \$371,601

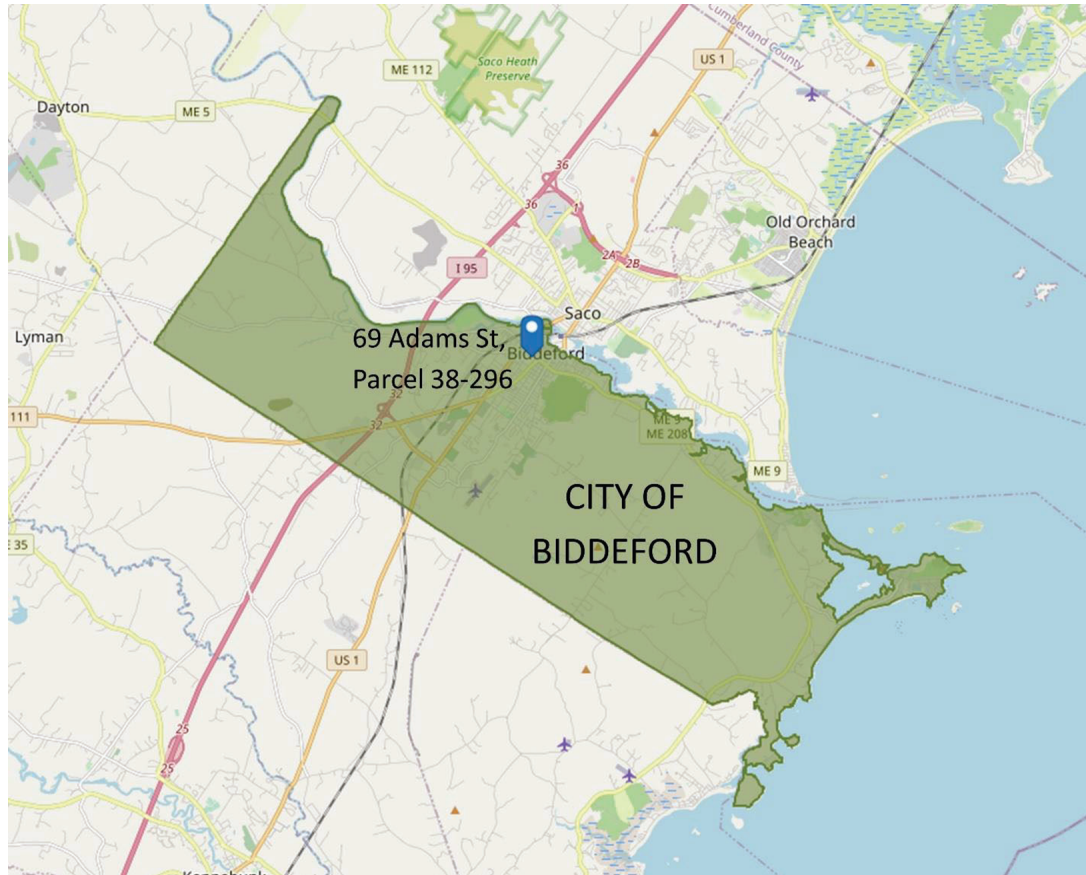
	TOTAL TAXABLE VALUATION	CITY CAPTURED TIF VALUATION	DEVELOPER CAPTURED TIF VALUATION	MIL RATE
NEW LACONIA HOUSE AHTIF	\$3,538,500	\$0.0	\$1,583,450	0.01610

CITY TIF FUND REVENUE	DEVELOPER TIF REVENUE	TOTAL TIF REVENUE	GENERAL FUND REVENUE	TOTAL TAX REVENUE	TIF % OF TOTAL TAX REVENUE
\$0.00	\$25,493.54	\$25,493.54	\$31,476.31	\$56,969.85	45%

APPROVED TIFS – NOT EXECUTED

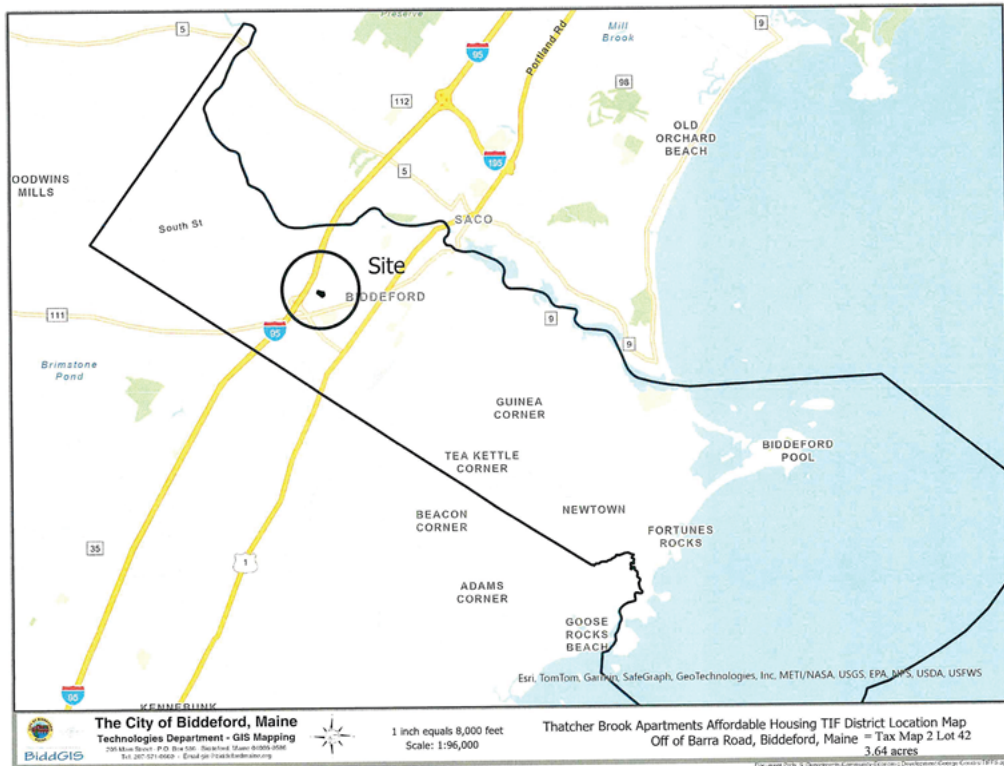
- Adams Point AHTIF 69 Adams St
- Trailside Way AHTIF New subdivision of Barra Rd
- Thatcher Brook AHTIF 37 Barra Rd
- Westbrook Development Corporation AHTIF Pearl St (lot split)

ADAMS POINT AHTIF



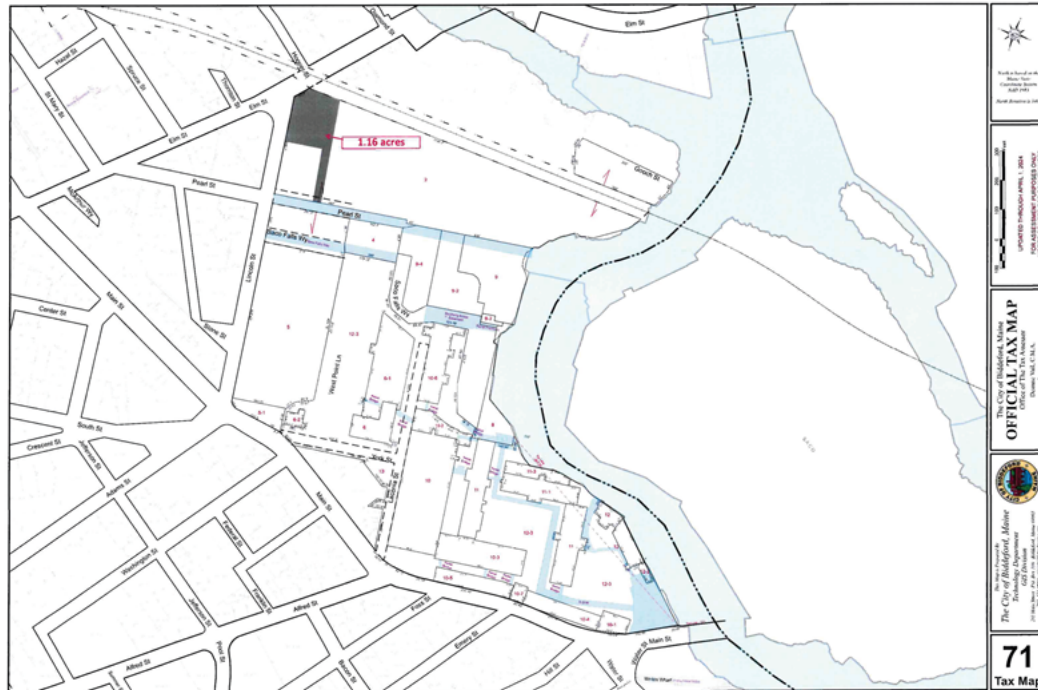
- 69 Adams St
- Newly constructed 5-story building with 39 affordable apartments
- 30-yr TIF/CEA term
 - CEA reimbursement to developer
 - Capped at \$1,419,020
- 30-yr term expires June 30, 2057

THATCHER BROOK AHTIF



- 37 Barra Rd
- To be constructed Phase I
 - 40-unit apartment building
- To be constructed Phase II
 - 36-unit senior apartment building
- 30-yr TIF/CEA term
- Expires June 30, 2055

Westbrook Development Corporation AHTIF CEA



- 11th Amendment to Rte 111-Mill Redevelopment TIF
- Lot split of Map 71 Lot 2
 - Creates two parcels
 - Adjacent to city parking garage
- To be constructed (2) 45-unit senior apartment buildings each on its own parcel
- CEA 28-Year term for each parcel
- CEA expires June 30, 2054

TOTAL TIF REVENUE

TOTAL TIF FUND REVENUE	
CITY TIF FUND REVENUE	\$2,347,570.36
DEVELOPER FUND REVENUE	\$1,247,384.27
TOTAL TIF AMOUNT	\$3,594,954.63