

# Town of Topsham 2018-2019 Budget Economic & Community Development

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DEPARTMENT -12

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# BUDGET CHANGES

## DEPT 12 STAFF MANAGED EXPENDITURES

*No changes* proposed in budgeted amounts ...  
... *except*: 50% reduction in mileage account

## CARRYOVERS:

Transfer department surpluses to non-lapsing, reserve account to conduct qualified ED activities

Municipal TIF revenues are sheltered *only* for qualified ED activities

# COMMITTEES & BOARDS

## TOWN OF TOPSHAM:

Topsham Development, Inc: Lead staff support – non voting

Lower Village Development Committee: Lead staff support – non voting

Topsham Community Fund Committee: Staff support – non voting

Head of Tide Park Committee: Staff support – non voting

Design Advisory Committee: Co-lead staff support – non voting

## REGIONAL:

Midcoast Economic Development District – Board president

Southern Maine Midcoast Chamber of Commerce: Topsham Community Liaison

## MUNICIPAL & REGIONAL HIGHLIGHTS

- 2017-01 TDI sponsors FBC workshop in support of launch of Comp Plan process
- 2017-05 TM –approved budget includes LVDC recommendations re: Elm St, firehouse & storm water
- 2017-05 TM approves Highland Green TIFs – approved by DECD in 2017-11 and 2018-01
- 2017-06 MaineDOT announces that replacement of the FWB is their preferred alternative
- 2017-06 Topsham is municipal sponsor of Build Maine - represented by staff & committee members
- 2017-08 DAC releases Preliminary Report on design Recommendations
- 2017-08 Helios Management purchases former Annex housing
- 2017-09 Lower Village Main Street traffic test begins – BOS adopts permanent change
- 2017-10 CPC kick-off charrette includes bike pedestrian workshop & ride sponsored by EDC
- 2017-12 TDI transfers ownership of Dorenzo parcels at Head of Tide Park to Town
- 2018-01 Crooker Construction applies for changes in Industrial zone

# TOPSHAM'S TIFs: MAXIMIZING VALUE & FLEXIBILITY

Both reserves and revenue streams increasing

Municipal TIF development programs provide many choices – especially DT TIF

Expenditures at 100% of tax dollar value

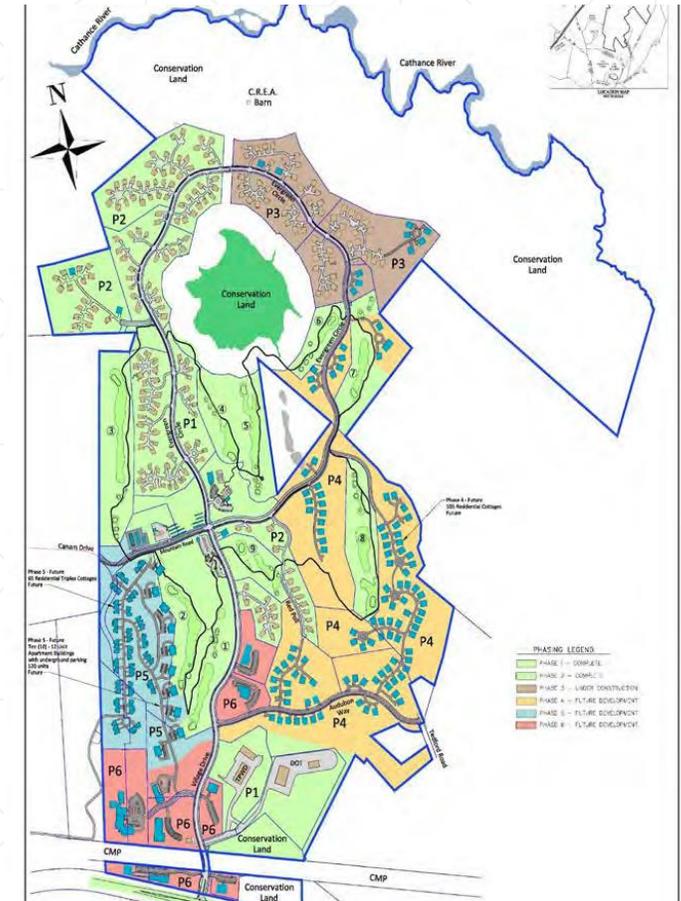
Provides opportunity to attract investment & prepare for needs

***All expenditures still require annual budget & TM approvals***



■ Tax Increment Financing District  
DOWNTOWN & TRANSIT-ORIENTED  
MUNICIPAL DEVELOPMENT  
AND OMNIBUS TAX INCREMENT FINANCING DISTRICT

Prepared by PCI  
8/12/13



# GOALS, CHALLENGES & PLANS: REGIONAL RETAIL CENTER

## Goals:

Retain *and intensify* value of this premium retail center

Enhance bike/pedestrian safety, traffic flow & parking – especially near schools

## Challenges:

*Increasing* price competition from nearby retail centers with high vacancy rates

Growing traffic congestion on TFM Road and Route 196

Possibility of nearby property being converted to retail uses

Current trend in retail development: fewer and smaller stores

## Plans:

Implement recommendations of **Topsham Fair Mall Road Master Plan**

Leverage Interchange TIF funds as needed for infrastructure improvements

Highlight *pending development* of back areas of retail center in marketing efforts

Explore development of compatible non-retail uses in back areas

Make area more attractive to high value uses – bike path & pedestrian amenities

# GOALS, CHALLENGES & PLANS: LOWER VILLAGE, MAIN STREET & TOPSHAM COMMERCE PARK

## Goals:

- Continue to improve value of development & alignment with Code
- Enhance bike/pedestrian safety, traffic flow & parking – especially near schools
- Improve & increase housing on former Annex

## Challenges:

- Growing traffic congestion on Main Street and Connector
- Fragmented parcels and aging commercial buildings
- Growing need for affordable housing

## Plans:

- Continue effort to create Lower Village waterfront park
- Make area more attractive to high value uses – bike path & pedestrian amenities
- HG TIF revisions could help spark quality development near TCL & upper Main Street
- Judicious use of CEAs to attract desirable commercial & mixed uses
- Leverage Downtown TIF funds as needed for infrastructure improvements

# BACK TO THE FUTURE ...

Retaining & *increasing* value of our regional retail center is critical to its continued success

Selective, moderate investments in our Lower Village can leverage dramatic results

Our TIFs can support needed infrastructure improvements – that will also spur development

Intensifying *use & value* of our in-town core creates revenue & preserves our rural heritage

Declining to support development that isn't self-sustaining keeps our community strong

Comprehensive Plan update provides opportunity for defining our preferred economic future

# TDI ENTERPRISE FUND

TDI has been an excellent steward of funds entrusted to it by the Town

TDI expenditures & investments have focused and effective in providing significant benefits

Strategic emphasis on long term economic & community development

TDI funds have provided the Town with the ability to act quickly on unique opportunities

An increased enterprise fund would enable TDI to support Town interests in larger opportunities

Commercial opportunities could provide an opportunity for an invest return for TDI