

Proportionality Narrative

The Town of Milton has identified 21 proposed public infrastructure projects in its “Town Core TIF District Plan” (“the Plan”). The Plan describes these projects, their construction costs, and related costs in detail, as well as accounts for projected construction cost increases in the year of construction.

The following projects are considered to 100% directly serve the Town Core TIF District:

The estimated year of construction and total project cost in the year of construction (including related costs) are also indicated.

- 1. Village Core Sewer Expansion – Phase I. 2010. \$2,068,126.** This project is located within the TIF District and will only serve properties located within the TIF District. See the attached excerpt from the “Town of Milton Wastewater System Expansion Study, February 2008.”
- 2. Bombardier Water Line Loop. 2010. \$164,824.** This project is located within the TIF District and will only serve properties located within the TIF District. See the attached excerpt from “Town of Milton, Vermont, Water Facilities Plan Update, March 2002.”
- 3. Hourglass – Southern Leg. 2010. \$2,005,823.** This project is located within the TIF District and involves the reconstruction of an intersection that is integral to the efficiency of the transportation system within the TIF District. See the attached “Milton Town Core Transportation Plan, February 2008” and excerpt from the “A Town Core Streetscape and Accessibility Design Study, August 2007.”
- 4. Sidewalk - Bombardier Road. 2010. \$188,122.** This project is located within the TIF District and will directly serve properties within the TIF District. Sidewalks are discussed in the attached “Milton Town Core Transportation Plan, February 2008.”
- 5. Sidewalk – US 7 – Kinney Drug to Excel. 2010. \$192,967.** This project is located within the TIF District and will directly serve properties within the TIF District. Sidewalks are discussed in the attached “Milton Town Core Transportation Plan, February 2008.”
- 6. Sidewalk – US 7 North Side – Haydenberry to Fieldridge. 2011. \$692,710.** This project is located within the TIF District and will directly serve properties within the TIF District. Sidewalks are discussed in the attached “Milton Town Core Transportation Plan, February 2008.”
- 7. Sidewalk – Upper Main Street. 2011. \$112,665.** This project is located within the TIF District and will directly serve properties within the TIF District. Sidewalks are discussed in the attached “Milton Town Core Transportation Plan, February 2008.”
- 8. New Road from Bombardier to Centre. 2011. \$890,419.** This project is located within the TIF District, will directly serve properties within the TIF District, and is integral to the efficiency of the transportation system within the TIF District. See the attached “Milton Town Core Transportation Plan, February 2008” and excerpt from the “A Town Core Streetscape and Accessibility Design Study, August 2007.”
- 9. New Road from Centre to Middle. 2011. \$703,249.** This project is located within the TIF District, will directly serve properties within the TIF District, and is integral to the efficiency of the transportation system within the TIF District. See the attached “Milton

Town Core Transportation Plan, February 2008” and excerpt from the “A Town Core Streetscape and Accessibility Design Study, August 2007.”

10. **Village Core Sewer Expansion – Phase II. 2012. \$1,841,260.** This project is located within the TIF District and will only serve properties located within the TIF District. See the attached excerpt from the “Town of Milton Wastewater System Expansion Study, February 2008.”
11. **Sidewalk – Middle Road – Bombardier to US 7. 2013. \$257,042.** This project is located within the TIF District and will directly serve properties within the TIF District. Sidewalks are discussed in the attached “Milton Town Core Transportation Plan, February 2008.”
12. **Sidewalk – US 7 – Gimlet Hill to CVPS Park. 2013. \$202,949.** This project is located within the TIF District and will directly serve properties within the TIF District. Sidewalks are discussed in the attached “Milton Town Core Transportation Plan, February 2008.”
13. **Parallel Road to Route 7. 2013. \$6,132,539.** This project is located within the TIF District, will directly serve properties within the TIF District, and is integral to the efficiency of the transportation system within the TIF District. See the attached “Milton Town Core Transportation Plan, February 2008” and excerpt from the “A Town Core Streetscape and Accessibility Design Study, August 2007.”
14. **Hourglass – Northern Leg. 2014. \$1,682,892.** This project is located within the TIF District and involves the reconstruction of an intersection that is integral to the efficiency of the transportation system within the TIF District. See the attached “Milton Town Core Transportation Plan, February 2008” and excerpt from the “A Town Core Streetscape and Accessibility Design Study, August 2007.”
15. **Rebecca Lander Drive/Route 7 Intersection Project. 2014. \$1,220,097.** This project is located within the TIF District and involves the reconstruction of an intersection that is integral to the efficiency of the transportation system within the TIF District. See the attached “Milton Town Core Transportation Plan, February 2008” and excerpt from the “A Town Core Streetscape and Accessibility Design Study, August 2007.”
16. **DB1 Lighting Project. 2014. \$2,591,654.** This project is located within the TIF District and will directly serve properties within the TIF District.
17. **Sidewalk – Villemaire Lane. 2014. \$131,897.** This project is located within the TIF District and will directly serve properties within the TIF District. Sidewalks are discussed in the attached “Milton Town Core Transportation Plan, February 2008.”
18. **Municipal Parking Facilities. 2014. \$1,472,531.** This project is located within the TIF District and will directly serve properties within the TIF District. See the attached excerpt from the “A Town Core Streetscape and Accessibility Design Study, August 2007.”
19. **Route 7 South/Parallel Road to Route 7 Lighting Project. 2014. \$772,027.** This project is located within the TIF District and will directly serve properties within the TIF District.
20. **WW Collection Expansion to Industrial Areas West of the Interstate. 2014. \$389,169.** This project is located within the TIF District and will only serve properties located within the TIF District.

The following projects’ proportionality costs are as indicated: The estimated year of construction and total project cost in the year of construction (including related costs) are also indicated.

- 21. Village Lighting Project. 2010. \$1,551,422.** This project is broken into phases, and a portion of Phase I is located outside of the TIF District. However, this portion has already been removed from the project cost presented in the TIF District Plan (50% of Phase I was determined to be outside of the TIF District; therefore, the total estimated project cost for this phase was reduced by 50% to reflect that portion within the TIF District only). Therefore, **100%** of the remaining project cost, as presented above and in the TIF District Plan, directly serves the TIF District.
- 22. Park & Ride Facility. 2010. \$69,226.** This project is located within the TIF District. Although it will also serve Town residents, and perhaps nonresidents, who live outside of the TIF District and are traveling to outside of the TIF District, its location within the TIF District will provide an attraction for these people to use the businesses located within the TIF District, since they will already be in the area. Therefore, based on its location within the TIF District, its ability to serve those residents within the TIF District, and its capacity to promote the use of businesses located within the TIF District by nonresidents using the Park & Ride Facility, it is anticipated that **75%** of the total project cost (or \$51,920) will directly serve the TIF District.
- 23. Reconstruction of Main Street. 2014. \$1,383,127.** This project is located within the TIF District. This public infrastructure project is for reconstruction of one of the major roadways leading into and out of the Town Core when traveling from the east; therefore, this is an integral link to the successful real estate development of the Town Core. This project has also been identified as part of the existing Northern (Husky) TIF District. Therefore, the total estimated project cost for this project was reduced by 50% to reflect that portion attributable to the Town Core TIF District. Therefore, **100%** of the remaining project cost, as presented above and in the TIF District Plan, directly serves the TIF District.
- 24. Multi-Modal Center. 2014. \$1,788,073.** This project is located within the TIF District. Although it will also serve Town residents, and perhaps nonresidents, who live outside of the TIF District and are traveling to and from the TIF District, its location within the TIF District will provide the means for people to visit the businesses and residents located within the TIF District. Therefore, based on its location within the TIF District, its ability to serve those residents within the TIF District, and its capacity to promote the use of businesses located within the TIF District by nonresidents using the multi-modal center for transportation, it is anticipated that **75%** of the total project cost (or \$1,341,055) will directly serve the TIF District.

Town of Milton – Town Core TIF District Application – Proportionality Narrative

Table 3 from Town Core TIF District Plan. Estimated construction costs per project.

Construction Costs - TIF Project Estimates	All estimates from November 2007, except Bombardier Water Line Loop (January 2008)				
Project	Estimated Year of Construction	Estimated Construction Cost 2007	Construction Contingency 15%	Estimated Construction Cost Total 2007/2008 Dollars	Estimated Total Construction Cost in Year of Construction - Assume 5% Increase/Year
Village Core Sewer Expansion – Phase I	2010	\$ 1,195,000	\$ 179,250	\$ 1,374,250	\$ 1,590,866
Bombardier Water Line Loop	2010	\$ 100,000	\$ 15,000	\$ 115,000	\$ 126,788
Hourglass - Southern Leg	2010	\$ 1,159,000	\$ 173,850	\$ 1,332,850	\$ 1,542,940
Sidewalk - Bombardier Road	2010	\$ 108,700	\$ 16,305	\$ 125,005	\$ 144,709
Sidewalk - US 7 - Kinney Drug to Excel	2010	\$ 111,500	\$ 16,725	\$ 128,225	\$ 148,436
Park & Ride Facility	2010	\$ 40,000	\$ 6,000	\$ 46,000	\$ 53,251
Village Lighting Project (Cost reflects portion within TIF District Only)	2010	\$ 896,439	\$ 134,466	\$ 1,030,905	\$ 1,193,401
Sidewalk - US 7 North Side - Haydenberry to Fieldridge	2011	\$ 381,200	\$ 57,180	\$ 438,380	\$ 532,854
Sidewalk - Upper Main Street	2011	\$ 62,000	\$ 9,300	\$ 71,300	\$ 86,666
New Road from Bombardier to Centre	2011	\$ 490,000	\$ 73,500	\$ 563,500	\$ 684,938
New Road from Centre to Middle	2011	\$ 387,000	\$ 58,050	\$ 445,050	\$ 540,961
Village Core Sewer Expansion - Phase II	2012	\$ 965,000	\$ 144,750	\$ 1,109,750	\$ 1,416,353
Sidewalk - Middle Road - Bombardier to US 7	2013	\$ 128,300	\$ 19,245	\$ 147,545	\$ 197,724
Sidewalk - US 7 - Gimlet Hill to CVPS Park	2013	\$ 101,300	\$ 15,195	\$ 116,495	\$ 156,114
Parallel Road to Route 7	2013	\$ 3,061,000	\$ 459,150	\$ 3,520,150	\$ 4,717,338
Hourglass - Northern Leg	2014	\$ 800,000	\$ 120,000	\$ 920,000	\$ 1,294,532
Rebecca Lander Drive/Route 7 Intersection Project	2014	\$ 580,000	\$ 87,000	\$ 667,000	\$ 938,536
Reconstruction of Main Street (Cost reflects 50% of total project cost - other 50% will be from Husky TIF District)	2014	\$ 657,500	\$ 98,625	\$ 756,125	\$ 1,063,944

Town of Milton – Town Core TIF District Application – Proportionality Narrative

Construction Costs - TIF Project Estimates	All estimates from November 2007, except Bombardier Water Line Loop (January 2008)				
Project	Estimated Year of Construction	Estimated Construction Cost 2007	Construction Contingency 15%	Estimated Construction Cost Total 2007/2008 Dollars	Estimated Total Construction Cost in Year of Construction - Assume 5% Increase/Year
DB1 Lighting Project	2014	\$ 1,232,000	\$ 184,800	\$ 1,416,800	\$ 1,993,580
Sidewalk - Villemaire Lane	2014	\$ 62,700	\$ 9,405	\$ 72,105	\$ 101,459
Municipal Parking Facilities	2014	\$ 700,000	\$ 105,000	\$ 805,000	\$ 1,132,716
Route 7 South/Parallel Road to Route 7 Lighting Project	2014	\$ 367,000	\$ 55,050	\$ 422,050	\$ 593,867
WW Collection Expansion to Industrial Areas West of the Interstate	2014	\$ 185,000	\$ 27,750	\$ 212,750	\$ 299,361
Multi-Modal Center	2014	\$ 850,000	\$ 127,500	\$ 977,500	\$ 1,375,441

Town of Milton – Town Core TIF District Application – Proportionality Narrative

Related Costs (from Town Core TIF District Plan)

Related costs have been estimated for each project by the Town Engineer. Related costs include engineering fees, attorney fees, administrative fees, and land acquisition. Table 5 shows the total construction cost of the project in 2007/2008 dollars, the related costs expected to be incurred implementing the projects, and the estimated total project costs in the expected year of construction in 2007/2008 dollars and assuming a 5% increase in costs per year.

Table 5 from Town Core TIF District Plan, with additional columns to indicate percentage of total project cost which will directly serve the TIF District. Estimated related costs per project. All construction cost estimates from November 2007 except Bombardier Water Line Loop (January 2008).

Project	Estimated Year of Construction	Construction Cost Total 2007	Engineering Contingency 20%	Administrative/ Legal/Land 10%	Total Project Cost 2007 Dollars	Estimated Total Project Cost in Year of Construction - Assume 5% Increase/Year	Percentage of Total Project Cost that will Directly Serve the TIF District	Estimated Total Project Cost that will Directly Serve the TIF District
Village Core Sewer Expansion – Phase I	2010	\$ 1,374,250	\$ 274,850	\$ 137,425	\$ 1,786,525	\$ 2,068,126	100%	\$ 2,068,126
Bombardier Water Line Loop	2010	\$ 115,000	\$ 23,000	\$ 11,500	\$ 149,500	\$ 164,824	100%	\$ 164,824
Hourglass - Southern Leg	2010	\$ 1,332,850	\$ 266,570	\$ 133,285	\$ 1,732,705	\$ 2,005,823	100%	\$ 2,005,823
Sidewalk - Bombardier Road	2010	\$ 125,005	\$ 25,001	\$ 12,501	\$ 162,507	\$ 188,122	100%	\$ 188,122
Sidewalk - US 7 - Kinney Drug to Excel	2010	\$ 128,225	\$ 25,645	\$ 12,823	\$ 166,693	\$ 192,967	100%	\$ 192,967
Park & Ride Facility	2010	\$ 46,000	\$ 9,200	\$ 4,600	\$ 59,800	\$ 69,226	75%	\$ 51,920

Town of Milton – Town Core TIF District Application – Proportionality Narrative

Project	Estimated Year of Construction	Construction Cost Total 2007	Engineering Contingency 20%	Administrative/ Legal/Land 10%	Total Project Cost 2007 Dollars	Estimated Total Project Cost in Year of Construction - Assume 5% Increase/Year	Percentage of Total Project Cost that will Directly Serve the TIF District	Estimated Total Project Cost that will Directly Serve the TIF District
Village Lighting Project (Cost reflects portion within TIF District Only)	2010	\$ 1,030,905	\$ 206,181	\$ 103,090	\$ 1,340,176	\$ 1,551,422	100% (of the total project cost reflected here. When developing the TIF District Plan, the total project cost was reduced by 50% to reflect only the portion of the project that was in the Town Core TIF District)	\$ 1,551,422
Sidewalk - US 7 North Side - Haydenberry to Fieldridge	2011	\$ 438,380	\$ 87,676	\$ 43,838	\$ 569,894	\$ 692,710	100%	\$ 692,710
Sidewalk-Upper Main St.	2011	\$ 71,300	\$ 14,260	\$ 7,130	\$ 92,690	\$ 112,665	100%	\$ 112,665

Town of Milton – Town Core TIF District Application – Proportionality Narrative

Project	Estimated Year of Construction	Construction Cost Total 2007	Engineering Contingency 20%	Administrative/ Legal/Land 10%	Total Project Cost 2007 Dollars	Estimated Total Project Cost in Year of Construction - Assume 5% Increase/Year	Percentage of Total Project Cost that will Directly Serve the TIF District	Estimated Total Project Cost that will Directly Serve the TIF District
New Road from Bombardier to Centre	2011	\$ 563,500	\$ 112,700	\$ 56,350	\$ 732,550	\$ 890,419	100%	\$ 890,419
New Road from Centre to Middle	2011	\$ 445,050	\$ 89,010	\$ 44,505	\$ 578,565	\$ 703,249	100%	\$ 703,249
Village Core Sewer Expansion - Phase II	2012	\$ 1,109,750	\$ 221,950	\$ 110,975	\$ 1,442,675	\$ 1,841,260	100%	\$ 1,841,260
Sidewalk - Middle Road - Bombardier to US 7	2013	\$ 147,545	\$ 29,509	\$ 14,755	\$ 191,809	\$ 257,042	100%	\$ 257,042
Sidewalk - US 7 - Gimlet Hill to CVPS Park	2013	\$ 116,495	\$ 23,299	\$ 11,650	\$ 151,444	\$ 202,949	100%	\$ 202,949
Parallel Road to Route 7	2013	\$ 3,520,150	\$ 704,030	\$ 352,015	\$ 4,576,195	\$ 6,132,539	100%	\$ 6,132,539
Hourglass - Northern Leg	2014	\$ 920,000	\$ 184,000	\$ 92,000	\$ 1,196,000	\$ 1,682,892	100%	\$ 1,682,892
Rebecca Lander Drive/Route 7 Intersection Project	2014	\$ 667,000	\$ 133,400	\$ 66,700	\$ 867,100	\$ 1,220,097	100%	\$ 1,220,097

Town of Milton – Town Core TIF District Application – Proportionality Narrative

Project	Estimated Year of Construction	Construction Cost Total 2007	Engineering Contingency 20%	Administrative/ Legal/Land 10%	Total Project Cost 2007 Dollars	Estimated Total Project Cost in Year of Construction - Assume 5% Increase/Year	Percentage of Total Project Cost that will Directly Serve the TIF District	Estimated Total Project Cost that will Directly Serve the TIF District
Reconstruction of Main Street (Cost reflects 50% of total project cost - other 50% will be from Husky TIF District)	2014	\$ 756,125	\$ 151,225	\$ 75,613	\$ 982,963	\$ 1,383,127	100% (of the total project cost reflected here. When developing the TIF District Plan, the total project cost was reduced by 50% to reflect only the portion of the project that would directly serve the Town Core TIF District)	\$ 1,383,127
DB1 Lighting Project	2014	\$ 1,416,800	\$ 283,360	\$ 141,680	\$ 1,841,840	\$ 2,591,654	100%	\$ 2,591,654
Sidewalk - Villemaire Lane	2014	\$ 72,105	\$ 14,421	\$ 7,211	\$ 93,737	\$ 131,897	100%	\$ 131,897

Town of Milton – Town Core TIF District Application – Proportionality Narrative

Project	Estimated Year of Construction	Construction Cost Total 2007	Engineering Contingency 20%	Administrative/ Legal/Land 10%	Total Project Cost 2007 Dollars	Estimated Total Project Cost in Year of Construction - Assume 5% Increase/Year	Percentage of Total Project Cost that will Directly Serve the TIF District	Estimated Total Project Cost that will Directly Serve the TIF District
Municipal Parking Facilities	2014	\$ 805,000	\$ 161,000	\$ 80,500	\$ 1,046,500	\$ 1,472,531	100%	\$ 1,472,531
Route 7 South/Parallel Road to Route 7 Lighting Project	2014	\$ 422,050	\$ 84,410	\$ 42,205	\$ 548,665	\$ 772,027	100%	\$ 772,027
WW Collection Expansion to Industrial Areas West of the Interstate	2014	\$ 212,750	\$ 42,550	\$ 21,275	\$ 276,575	\$ 389,169	100%	\$ 389,169
Multi-Modal Center	2014	\$ 977,500	\$ 195,500	\$ 97,750	\$ 1,270,750	\$ 1,788,073	75%	\$ 1,341,055