

**Five Corners District Improvement Financing Program
Town of Easton - Public Information Session**

www.easton.ma.us/dif

March 12, 2019 Presentation Summary

Five Corners District Improvement Financing (DIF) Program

- Is a financing tool that allows a town to pledge new growth revenues to pay infrastructure improvement costs
- Defines a district in which the town invests in infrastructure improvements
- A DIF Program is not:
 - A new tax; or
 - Tax rate increase; or
 - Special assessment; or
 - Guaranteed revenue Stream

Easton is considering adopting a DIF Program:

- To promote Economic Development within the District;
- To offset sewer construction costs; and
- Depending on realized growth, potentially fund other infrastructure projects in the District

What has the Town done to date to advance the DIF?

√ May '18	Town Meeting vote to appropriate funding to assess feasibility
√ July '18	Contracted with Camoin Associates
√ Jul. – Oct. '18	Camoin Associates conducts feasibility study: Market analysis Charette Community Visioning Session Revenue forecasting
√ November '18	Financial analysis and revenue forecasting complete
√ Nov. '18	Feasibility Report issued to Selectmen, DIF recommended
√ Jan. '19	Develop Draft DIF Financing Program (Master Plan)
√ February '19	Present Master Plan to Board of Selectmen

The next steps in the process for getting the DIF adopted include:

- Holding additional public meetings
 - March 12, 2019 (tonight)
 - March 13, 2019 - Finance Committee Review for Town Meeting Warrant
 - April 4, 2019 - Richardson Olmsted Elementary School 2nd Board of Selectmen Meeting and 2nd Info Session
- Vote by Board of Selectmen – April 2019
 - Accept Master Plan and Recommend Warrant Article to Town Meeting

Town Meeting Vote to Adopt or Reject DIF District and Program – May 20, 2019, 7:00 PM, Oliver Ames High School, 100 Lothrop St, Easton, MA

Copies of presentations, reports, and documents relating to the Five Corners DIF can be found on the Town's official website www.easton.ma.us/dif

Five Corners District Improvement Financing (DIF) Program Questions & Answers

Q: What is DIF?

A: The purpose of DIF is to establish a dedicated revenue stream to support investments in public infrastructure within a designated District, with the expectation that such public improvements will be a catalyst for greater new private investment than would occur without the public improvements. A portion of new growth revenues that are realized within the District, after its creation, can be allocated toward expenses that will support public infrastructure and spur new private investment in the District.

Q: Is DIF a tax break?

A: No. DIF does not reduce the amount of existing or future taxes paid by private property owners.

Q: Does DIF reduce the amount of taxes paid to the town?

A: No. DIF identifies a portion of *future* new growth following public infrastructure investment, like sewer, to invest in that and other infrastructure projects, it does not take any existing funding out of the general fund.

Q: How does the final DIF incremental revenue share get determined?

A: As part of the DIF feasibility study, Camoin Associates considered possible new growth revenue in the Five Corners and what increment could generate sufficient funds to offset current sewer construction costs while still allowing for a portion of new growth to deposit to the Town's general fund. Those forecasts were reviewed with Camoin and town administration, resulting in the draft proposed DIF plan increment of 50 percent.

Q: What are the benefits of a 50% increment split?

A: The 50% increment is consistent with the Town's financial planning goal of driving sustainable new growth to expand our tax base and support local services, while still earmarking a sufficient increment of that growth (50%) to support the sewer project and have a meaningful positive impact to reduce betterments for property owners. A DIF increment greater than 50% would be inconsistent with the Town's long-term financial planning as it would obligate a majority of new growth from the sewer project to the DIF at the expense of the general fund and our ability to sustainably deliver services.

Q: Is the DIF Master Plan as proposed final?

A: The Board of Selectmen are expected to vote at their April 29th meeting to accept the proposed Five Corners District Master Plan and to recommend adoption of the Master Plan at Town Meeting. There will be a Board of Selectmen meeting in early April to hear feedback from residents on the proposed DIF in advance of that.

Q: How does DIF relate to other funding sources for the Five Corners Sewer Project?

A: The establishment of the DIF would provide an *additional* source of revenue to finance the Five Corners Sewer Project in addition to general municipal borrowing, mitigation funding, and grant proceeds.

Q: Who do I contact for more information?

- **DIF Questions** – Stephanie Danielson, Director of Planning, 508-230-0630 or sdanielson@easton.ma.us
- **Sewer Construction Project Questions** – David Field, DPW Director – 508-230-0800 or dfield@easton.ma.us
- **Betterment Questions** – Michael Blanchard, Assistant Town Administrator – 508-230-0513 or mblanchard@easton.ma.us
- **Board of Health Septic Loan Questions** – Tim Meyers, Health Inspector – 508-230-0620 or tmeyers@easton.ma.us