



November 3, 2025

Julie Henze
Town Manager
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

Subject: Request for FY 2026 Tax Increment Financing Funds

Dear Ms. Henze:

On behalf of the Midcoast Regional Redevelopment Authority and consistent with the provisions of the development program and the financing mechanisms of the tax increment financing programs for the Brunswick Executive Airport TIF District and the Brunswick Landing TIF District, I am respectfully requesting that the Brunswick Town Council authorize the appropriation of \$1,316,200 from the FY 2026 TIF District Development Fund contributions to support MRRA's FY 2026 Capital Improvement Budget (described below) and \$77,100 of the development funds for Credit Enhancement Agreements with two aeronautical users in the Airport TIF District, (100% CEA for Tempus Brunswick, 50% CEA for Stratton Aviation, which had been estimated prior to the final assessment at \$77,100) for a total request of \$1,393,300.

Seven Year Capital Improvement Program

The Seven Year Capital Improvement Program totals \$34,010,000 with just over 58% of that total related to a single project in FY 2028, the resurfacing of runway 1R-19L (inboard runway). Ninety-five percent of that project will be funded with Federal and State dollars totaling \$17,670,000.

Over the seven years, 86.9% of the tax increment financing dollars will be used to fund public infrastructure projects such as roadway, sidewalk and walking trail investments, improved signage, stormwater collection systems, electric and potable water distribution systems. The remaining portion will be used to invest in facilities and provide a portion of the local match for Airport Improvement Projects (AIP).

A core objective of the 2007 Reuse Master Plan was the redevelopment of the former Navy airfield and hangar assets into a vibrant general aviation and aerospace manufacturing hub—an initiative central to replacing the military and civilian employment base lost following the Base Realignment and Closure process.

FY 2026 Capital Improvement Program

On October 1, 2025, the MRRA Executive Board authorized the submission of this request to the Town of Brunswick in support of the attached *FY 2026 Seven Year Capital Improvement Program* which included the use of TIF funds totaling \$1,316,200 to support the following capital improvement projects:

		<i>FY 2026</i>
<i>Revenue</i>		
United States Government – Federal Aviation Administration Grant		\$295,000
State of Maine		
State of Maine Department of Transportation Funds (AIP Match)		\$16,400
Town of Brunswick or Other Local Sources		
Brunswick Tax Increment Financing Revenue		\$1,316,200
Own Source		
MRRA Capital Reserve Funds (Brunswick Landing and BXM)		\$328,300
Draw on Roadway Reserve		\$420,700
Sale Revenue (land sales)		\$300,000
Total		<hr/> \$2,676,600
<i>Program</i>		
Airport Improvement Program – Reserve for FY 2027		\$327,800
Airport Equipment Maintenance Program		\$41,900
Capital repairs to Brunswick Executive Airport hangar and snow removal equipment		
Clean Hangar Fire Suppression System in 6		\$277,300
Infrastructure Capital Improvement Planning Study		\$250,000
Straighten Allagash Near Admiral Fitch		\$300,000
Electric System - Implement Climate Action Plan		\$100,000
Water Distribution System – Extend water service from behind Martins Point to Katahdin Drive		\$300,000
Transfer to Reserve for Match for Runway Resurfacing		\$300,000
Transfer to FY 2023 CIP - Katahdin Drive – Pave Katahdin Drive and Groundwater Treatment Expenses		\$779,600

<i>Total</i>	\$2,676,600
<i>Town of Brunswick TIF Dollars</i>	\$1,316,200
<i>Public Infrastructure Improvements</i>	\$2,306,900

On behalf of the Board of Trustees, I would like to express our deep appreciation of the support of the Town of Brunswick in supporting these TIF funds to support investment in critical infrastructure at Brunswick Landing that will support our ability to attract and retain new employers and promote economic growth for the region.

We look forward to discussing these projects with you and the Brunswick Town Council.

Thank you for your consideration.

Sincerely,



Daniel Stevenson
Executive Director

cc. MRRA Board of Trustees
 Jeffrey K. Jordan, Deputy Director, MRRA
 Heather Neal, Chief Financial Officer
 Sally Costello, Economic Development Director, Town of Brunswick