



Town of Brunswick, Maine

Capital Improvement Program

Required by Town Charter, Article VI

A multi-year financial plan that identifies capital projects and acquisitions, along with funding sources and operational costs.

- Sets priorities
- Promotes coordination of efforts
- Guides debt financing decisions
- Links other plans with the budget process
- **Does NOT authorize funding**

CIP Policy - adopted 2013, amended 2018

Projects included and classified

Capital Projects or Acquisitions

- Minimum \$100,000 cost
- Minimum 5 year life



Recommended

Annual Programs/Reserves

- Public Works Programs
- Vehicle/Equip Replacement
- Facilities Repair/Maintenance
- IT/TV3 Equip Replacement



Under Development



Not Recommended

Operating Costs

- \$25,000 or greater



Non-Town Projects

Brunswick's CIP Document

Capital Projects – Pages 1- 5

- Summary By Funding Source
- By Classification & Category

Funding Analysis – Pages 6 - 15

- Debt Service
- Impact on Tax Rates

Reserve Schedules – Pages 20-28

Individual Project Summaries – Pages 29-134

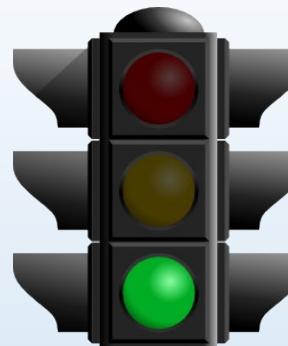
Summary of Sources and Uses – Recommended Projects

DRAFT #1

For Fiscal Years Ending 2027-2031

PROJECTS	Approved		Recommended					TOTALS
	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31		
Facilities	\$ 6,772,520	\$ 8,900,263	\$ 1,943,318	\$ 787,888	\$ 903,014	\$ 9,877,000	\$ 22,411,483	
Infrastructure	5,551,000	3,300,000	9,865,000	8,915,000	8,250,000	1,000,000	31,330,000	
Capital Acquisitions / Other	900,000	1,775,000	200,000	200,000	200,000	1,778,000	4,153,000	
Municipal vehicle/equipment/facilities	1,453,623	1,537,938	1,652,526	1,775,482	1,905,274	2,045,474	8,916,694	
Municipal annual work programs	2,550,000	2,750,000	2,875,000	3,000,000	3,125,000	3,250,000	15,000,000	
School annual work programs	745,500	1,732,300	921,900	839,400	1,104,900	891,700	5,490,200	
School vehicle replacement	294,665	345,000	395,000	455,000	525,000	525,000	2,245,000	
TOTALS	\$ 18,267,308	\$ 20,340,501	\$ 17,852,744	\$ 15,972,770	\$ 16,013,188	\$ 19,367,174	\$ 89,546,377	
FUNDING SOURCES								
General Obligation Bonds	\$ 4,700,000	\$ 8,556,000	\$ 3,342,000	\$ -	\$ 2,800,000	\$ 11,127,000	\$ 25,825,000	
GO Bonds - TIF funded	3,250,000	-	2,950,000	5,950,000	3,000,000	1,000,000	12,900,000	
General Fund Balance/Advance	2,207,520	1,945,000	1,670,000	1,335,000	1,844,000	328,000	7,122,000	
Municipal Revenues - Annual Prog	4,003,623	4,287,938	4,527,526	4,775,482	5,030,274	5,295,474	23,916,694	
School Revenues	1,040,165	2,077,300	1,316,900	1,294,400	1,629,900	1,416,700	7,735,200	
State of Maine	538,000	625,000	625,000	625,000	625,000	-	2,500,000	
Donations/Grants	1,300,000	1,250,000	1,602,500	848,000	100,000	-	3,800,500	
TIF Revenues	1,038,000	1,279,263	1,708,818	1,017,888	984,014	200,000	5,189,983	
Reserves	150,000	320,000	110,000	127,000	-	-	557,000	
Other	40,000	-	-	-	-	-	-	
TOTALS	\$ 18,267,308	\$ 20,340,501	\$ 17,852,744	\$ 15,972,770	\$ 16,013,188	\$ 19,367,174	\$ 89,546,377	

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	TOTAL	FUNDING
I. PROJECTS RECOMMENDED FOR FUNDING								
<i>Capital Improvements</i>								
<i>Infrastructure</i>								
Jordan Ave Culvert & Reconstr	\$ 3,250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	TIF Bonds (BL)
Bicycle/Pedestrian Improvements	100,000	-	-	-	-	-	-	Gen. Fund Bal.
Speed Signs	100,000	-	-	-	-	-	-	Gen. Fund Bal.
Police Station Parking Lot	300,000	-	-	-	-	-	-	Gen. Fund Bal.
29 Municipal Partnership Initiative	538,000	625,000	625,000	625,000	625,000	-	2,500,000	TIF Revenues
29 Municipal Partnership Initiative	538,000	625,000	625,000	625,000	625,000	-	2,500,000	Maine DOT
31 Stephen Drive	300,000	-	2,000,000	-	-	-	2,000,000	TIF Rev/TIF Bonds
31 Stephen Drive	-	-	1,000,000	-	-	-	1,000,000	Donations/Grants
33 Coffin's Ice Pond Bridge/Dam	-	-	110,000	675,000	-	-	785,000	Grants/Reserves
35 Bike Path Resurfacing	-	-	-	240,000	-	-	240,000	Gen. Fund Bal.
37 Allagash Drive Realignment	-	-	402,500	-	-	-	402,500	TIF Rev (CC & BL)
37 Allagash Drive Realignment	-	-	302,500	-	-	-	302,500	Donations/Grants
39 Cushing Street	200,000	-	2,500,000	-	-	-	2,500,000	GF Bal/GO Bonds
41 Bunganuc Road Culvert	150,000	-	-	2,200,000	-	-	2,200,000	GF Bal/TIF Bonds
43 River Road Culvert	75,000	-	-	1,000,000	-	-	1,000,000	GF Bal/TIF Bonds
45 Sparwell Drive Culvert	-	1,000,000	-	-	-	-	1,000,000	G.O. Bonds
47 Richards Drive Culvert	-	450,000	-	-	-	-	450,000	Gen. Fund Bal.
49 Harpswell Road Culvert	-	200,000	-	1,750,000	-	-	1,950,000	TIF Rev/TIF Bonds
51 Pleasant Hill Road Culvert	-	100,000	-	1,000,000	-	-	1,100,000	TIF Rev/TIF Bonds
53 Highland Road Culvert	-	-	-	100,000	450,000	-	550,000	Gen. Fund Bal.
55 Merepoint/Maquoit Intersection	-	200,000	-	-	-	1,000,000	1,200,000	TIF Rev/TIF Bonds
57 Noble Street	-	100,000	700,000	-	-	-	800,000	Gen. Fund Bal.
59 Union Street	-	-	950,000	-	-	-	950,000	TIF Bonds (BL)
61 Columbia Avenue	-	-	200,000	-	1,500,000	-	1,700,000	GF Bal/GO Bonds
63 Bowker Street	-	-	-	700,000	-	-	700,000	Gen. Fund Bal.
65 Thomas Point Road	-	-	200,000	-	3,000,000	-	3,200,000	TIF Rev/TIF Bonds
67 Longfellow Ave Drainage	-	-	150,000	-	1,300,000	-	1,450,000	GF Bal/GO Bonds
69 MacMillan Drive Drainage	-	-	100,000	-	750,000	-	850,000	Gen. Fund Bal.
Total Infrastructure	5,551,000	3,300,000	9,865,000	8,915,000	8,250,000	1,000,000	31,330,000	
<i>Capital Acquisitions / Other</i>								
Cruiser Mobile Data Terminals	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Gen. Fund Bal.
BHS Generator	600,000	-	-	-	-	-	-	GF Bal/Grants
71 Cooks Corner Revitalization	200,000	200,000	200,000	200,000	200,000	200,000	1,000,000	TIF Rev (CC)
73 Fire Dept Engine 1	-	1,250,000	-	-	-	1,250,000	2,500,000	G.O. Bonds
75 4 Cardiac Monitors Replacement	-	-	-	-	-	328,000	328,000	Gen. Fund Bal.
77 Affordable Housing Support Fund	-	325,000	-	-	-	-	325,000	Gen. Fund Bal.
Total Capital Acquisitions/Other	900,000	1,775,000	200,000	200,000	200,000	1,778,000	4,153,000	
<i>Facilities</i>								
Rec Ctr Roof - gymnasium	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Gen. Fund Bal.
CML Façade & Stairs Repair	102,520	-	-	-	-	-	-	Gen. Fund Bal.
BJHS Windows	190,000	-	-	-	-	-	-	Gen. Fund Bal.
BHS Crooker Theater Lighting	140,000	-	-	-	-	-	-	Gen. Fund Bal.
79 MC Athl Rec Complex (MARC)	150,000	320,000	-	-	-	-	320,000	Impact Fees
79 MC Athl Rec Complex (MARC)	850,000	1,000,000	-	-	-	-	1,000,000	Donations/Grants
79 MC Athl Rec Complex (MARC)	-	4,306,000	-	-	-	-	4,306,000	G.O. Bonds
81 Perimeter Trail	-	154,263	281,318	192,888	159,014	-	787,483	TIF Rev (BL/BEA)
81 Perimeter Trail	-	250,000	300,000	300,000	100,000	-	950,000	Donations/Grants
83 Heuston Park	-	200,000	-	-	-	-	200,000	Donations/Grants
83 Heuston Park	40,000	-	842,000	295,000	419,000	1,877,000	3,433,000	GF Bal/GO Bonds
85 Public Works Facility	4,700,000	2,000,000	-	-	-	8,000,000	10,000,000	G.O. Bonds
87 BHS Windows	-	465,000	520,000	-	-	-	985,000	Gen. Fund. Bal
89 HBS Water Source Heat Pumps	-	205,000	-	-	225,000	-	430,000	Gen. Fund. Bal
Total Facilities	6,772,520	8,900,263	1,943,318	787,888	903,014	9,877,000	22,411,483	
Total Capital Improvements	\$ 13,223,520	\$ 13,975,263	\$ 12,008,318	\$ 9,902,888	\$ 9,353,014	\$ 12,655,000	\$ 57,894,483	



I. Recommended for Funding

Vehicle/Equipment Reserves & Annual Work Programs



	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	TOTAL	FUNDING
I. PROJECTS RECOMMENDED FOR FUNDING								
<i>Annual Programs/Reserves</i>								
Municipal Vehicle/Equipment/Facilities/IT Reserves								
20 Fire Vehicle/Equip Replacement	\$ 153,836	\$ 176,911	\$ 203,447	\$ 233,965	\$ 269,059	\$ 309,418	\$ 1,192,800	Munic. Rev.
21 Police Vehicle/Equip Replacement	199,508	209,484	219,958	230,956	242,504	254,629	1,157,530	Munic. Rev.
22 PW Vehicle/Equip Replacement	450,750	473,288	496,952	524,285	553,120	586,307	2,633,952	Munic. Rev.
23 P&R Vehicle/Equip Replacement	74,529	78,255	82,168	86,277	90,590	95,120	432,411	Munic. Rev.
24 Facilities Repair Program	300,000	300,000	325,000	350,000	375,000	400,000	1,750,000	Munic. Rev.
25 IT/Cable TV Equipment	275,000	300,000	325,000	350,000	375,000	400,000	1,750,000	Munic. Rev.
	1,453,623	1,537,938	1,652,526	1,775,482	1,905,274	2,045,474	8,916,694	
Annual Public Works Programs								
PW - Sidewalks	150,000	150,000	175,000	200,000	225,000	250,000	1,000,000	Munic. Rev.
28 PW - Street Resurfacing/Rehab	2,400,000	2,600,000	2,700,000	2,800,000	2,900,000	3,000,000	14,000,000	Munic. Rev.
Total annual work programs	2,550,000	2,750,000	2,875,000	3,000,000	3,125,000	3,250,000	15,000,000	
Total Municipal Programs/Reserves	\$ 4,003,623	\$ 4,287,938	\$ 4,527,526	\$ 4,775,482	\$ 5,030,274	\$ 5,295,474	\$ 23,916,694	
School Department								
26 School Annual Work Program	745,500	1,732,300	921,900	839,400	1,104,900	891,700	5,490,200	School Rev./Res.
School Vehicle Replacement	294,665	345,000	395,000	455,000	525,000	525,000	2,245,000	School Rev.
Total School Programs/Reserves	\$ 1,040,165	\$ 2,077,300	\$ 1,316,900	\$ 1,294,400	\$ 1,629,900	\$ 1,416,700	\$ 7,735,200	
Total Annual Programs/Reserves	\$ 5,043,788	\$ 6,365,238	\$ 5,844,426	\$ 6,069,882	\$ 6,660,174	\$ 6,712,174	\$ 31,651,894	

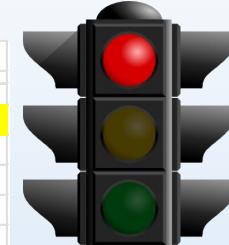
II. Projects in Development



	Through	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	TOTAL	F
L PROJECTS IN DEVELOPMENT									
<i>Capital Improvements</i>									
Infrastructure									
91	Princes Point Road	\$ -	\$ -	\$ 350,000	\$ -	\$ 3,000,000	\$ -	\$ 3,350,000	GF Bal/GO Bonds
93	Maine Street Culvert	-	-	200,000	-	1,500,000	-	1,700,000	TIF Rev/TIF Bonds
95	Lower Road Trail	-	-	150,000	200,000	-	1,000,000	1,350,000	GF Bal/GO Bonds
97	Greenleaf/Stimpson/Androscoggins	-	-	-	915,000	-	-	915,000	G.O. Bonds
99	Old Pennellville Road	-	-	-	450,000	-	-	450,000	Gen. Fund Bal.
101	Church/Pleasant Hill Intersection	-	-	-	150,000	-	-	150,000	Gen. Fund Bal.
103	Middle Bay Road	-	-	-	-	225,000	-	225,000	TIF Rev (BL)
105	Peterson Lane	-	-	-	-	75,000	1,350,000	1,425,000	GF Bal/GO Bonds
107	Harpswell Road Ped Beacon	-	-	-	-	-	750,000	750,000	GF Bal/GO Bonds
109	Range Road	-	-	-	-	-	500,000	500,000	Gen. Fund Bal.
111	Durham/Hacker Intersection	-	-	-	-	-	350,000	350,000	Gen. Fund Bal.
113	Androscoggin Bike Path	-	200,000	-	-	-	18,200,000	18,400,000	Donations/M.D.O.T.
113	Androscoggin Bike Path	-	-	-	-	-	4,500,000	4,500,000	G.O. Bonds
115	Bike Path Bath Rd Connection	-	-	-	-	1,640,000	3,690,000	5,330,000	G.O. Bonds
117	Rec Center Front Parking Lot	---	---	350,000	---	---	---	350,000	Gen. Fund Bal.
Total Infrastructure		200,000	1,050,000	1,715,000	6,440,000	30,340,000	39,745,000		
Facilities									
119	School Dept LED Lighting	---	---	976,730	---	---	---	976,730	G.O. Bonds
Total Facilities		---	---	976,730	---	---	---	976,730	
Other Projects									
121	Establishment of MS4 Permit	-	-	100,000	-	-	-	100,000	Gen. Fund Bal.
123	Quiet Zones-Church/Stanwood	---	---	---	---	1,250,000	1,250,000	1,250,000	G.O. Bonds
Total Other Projects		---	---	100,000	---	1,250,000	1,250,000	1,350,000	
Total Projects in Development		<u>\$ 200,000</u>	<u>\$ 2,126,730</u>	<u>\$ 1,715,000</u>	<u>\$ 6,440,000</u>	<u>\$ 31,590,000</u>	<u>\$ 42,071,730</u>		

III. Not Recommended

	Through	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	TOTAL	FUNDING
II. PROPOSED BUT NOT RECOMMENDED									
<i>Capital Improvements</i>									
Facilities & Infrastructure									
125	Downtown Parking Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000,000	\$ 5,000,000	TIF Bonds (DT)
125	Downtown Parking Structure	-	-	-	-	-	10,700,000	10,700,000	Donations/Grants
127	Turner St Extension	-	-	-	1,323,333	990,000	-	2,313,333	G.O. Bonds
127	Turner St Extension	-	-	-	661,667	495,000	-	1,156,667	M.D.O.T
129	Perryman Drive Extension	-	-	80,000	420,000	-	-	500,000	TIF Rev (CC)
129	Perryman Drive Extension	-	-	320,000	1,680,000	-	-	2,000,000	Donations/Grants
131	Lamb Boat Launch	-	-	-	-	120,000	-	120,000	I.F.W. - D.O.C.
131	Lamb Boat Launch	-	-	-	-	30,000	-	30,000	Gen. Fund Bal.
133	Fitzgerald-Bike Path connection	-	-	-	-	-	37,000	37,000	Gen. Fund Bal.
133	Fitzgerald-Bike Path connection	-	-	-	-	-	148,000	148,000	M.D.O.T.
Total Proposed/Not Recommended		\$ -	\$ 400,000	\$ 4,085,000	\$ 1,635,000	\$ 15,885,000	\$ 22,005,000		



IV. Non-Town Funded Projects

	Through	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	TOTAL	FUNDING
V. NON-TOWN PROJECTS									
Maine Dept of Transportation									
Route 1/Church Rd Intersection PE	\$ 215,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	WIN 26037.00
Route 1/River Rd Intersection PE	290,000	-	-	-	-	-	-	-	WIN 25949.00
Route 1/Mill/Stanwood PE	368,000	-	-	-	-	-	-	-	WIN 21910.00
Allagash Drive Pedestrian Trail	-	165,000	-	-	-	-	-	165,000	WIN 25413.00
Maine St bridge over Route 1	-	4,270,000	-	-	-	-	-	4,270,000	WIN 21714.00
Traffic signals Cook's Corner	-	-	4,800,000	-	-	-	-	4,800,000	WIN 27126.00
Durham Rd bridge over 295	-	-	12,000,000	-	-	-	-	12,000,000	WIN 27252.00
Route 1 Northbound rehab	-	-	-	8,040,000	-	-	-	8,040,000	WIN 27500.00
Route 1 Southbound rehab	-	-	-	8,040,000	-	-	-	8,040,000	WIN 27502.00
New Meadows rail bridge PE	-	345,000	-	-	-	-	-	345,000	WIN 28008.00
Route 24B - Rt 1 overpass PE	-	250,000	-	-	-	-	-	250,000	WIN 28114.00
Bike Path Extension Feasibility	-	250,000	-	-	-	-	-	250,000	WIN 28456.00
Bath Road Culvert	-	-	-	1,200,000	-	-	-	1,200,000	WIN 28524.00
295 Exit 28 Southbound off ramp	-	-	-	700,000	-	-	-	700,000	WIN 29276.00
296 Exit 28 Southbound off ramp	-	-	-	1,200,000	-	-	-	1,200,000	WIN 29314.00
Total Non-Town Projects		\$ 873,000	\$ 5,280,000	\$ 16,800,000	\$ 19,180,000	\$ -	\$ -	\$ 41,260,000	



CIP Policy - Project Funding Sources

- *Debt Financing* – Projects or acquisitions to be funded wholly or partially with debt issued by the Town of Brunswick **should have a cost to the Town of at least of \$325,000** and a life expectancy of five years or greater. However, the Town Council may authorize the issuance of debt for projects and acquisitions that have a cost to the Town of at least \$100,000. Debt shall never be issued for a term longer than the life expectancy of the project or acquisition.
- *General Revenues* – Projects or acquisitions funded from general revenues or property taxation. Annual funding from this source **should represent 4-7% of the total operating budget**.
- *Fund Balances* – Projects to be funded with fund balances shall be those that meet the purpose and intent of the fund. Funding from the unassigned general fund balance **should be consistent with the Town's General Fund Policy**.
- *Reserves* – Projects to be funded from reserves should be those that meet the purpose and intent of the reserve.
- *Non-Town Sources* – Projects to be funded from non-town sources should meet the restrictions requirements of the funding provider.

Proj. No.	Fiscal Year	Estimated Project Cost	Assumed Bond Years	Assumed Interest Rate	Projected First Year Debt Service (a)	Estimated First Yr Tax Rate Impact (b)	Estimated Total Debt Service (c)
Debt Authorized But Not Issued							
92	FD Tower 1 Replacement	2028-29	\$ 2,150,000	10	3.75% \$ 295,625	0.47%	\$ 2,593,438
93	Jordan Ave Culvert & Reconstruction	2027-28	3,250,000	10	3.50% 438,750	0.70%	3,875,625
94	PW Facility Phase 1a	2027-28	4,700,000	15	3.75% 489,583	0.78%	6,110,000
			\$ 10,100,000		\$ 1,223,958		\$ 12,579,063
From Other Sources							
	TIF Revenues - BL/BEA		\$ 3,250,000		\$ 438,750		\$ 3,875,625
			\$ 3,250,000		\$ 438,750		\$ 3,875,625
Net Debt Authorized But Not Issued		\$ 6,850,000			\$ 785,208		\$ 8,703,438
Debt on Recommended Projects							
1	Stephen Drive Extension	2028-29	\$ 2,000,000	10	3.75% \$ 275,000	0.44%	\$ 2,412,500
2	Cushing Street	2028-29	2,500,000	10	3.75% 343,750	0.55%	3,015,625
3	Bunganuc Road Culvert	2029-30	2,200,000	10	4.00% 308,000	0.49%	2,684,000
4	River Road Culvert	2029-30	1,000,000	10	4.00% 140,000	0.22%	1,220,000
6	Sparwell Culvert	2027-28	1,000,000	10	3.50% 135,000	0.22%	1,192,500
7	Harpswell Road Culvert	2029-30	1,750,000	10	4.00% 245,000	0.39%	2,135,000
8	Pleasant Hill Road Culvert	2029-30	1,000,000	10	4.00% 140,000	0.22%	1,220,000
9	Merepoint/Maquoit Intersection	2031-32	1,000,000	10	4.50% 145,000	0.23%	1,247,500
10	Union Street Improvements	2029-30	950,000	10	4.00% 133,000	0.21%	1,159,000
11	Columbia Avenue	2030-31	1,500,000	10	4.25% 213,750	0.34%	1,850,625
12	Thomas Point Road Improvements	2030-31	3,000,000	10	4.25% 427,500	0.68%	3,701,250
13	Longfellow Ave Drainage	2030-31	1,300,000	10	4.25% 185,250	0.30%	1,603,875
14	FD Engine 1 Replacement	2027-28	1,250,000	15	3.75% 130,208	0.21%	1,625,000
15	FD Engine 3 Replacement	2031-32	1,250,000	15	4.75% 142,708	0.23%	1,725,000
16	MARC Phase 1d	2027-28	4,306,000	10	3.50% 581,310	0.93%	5,134,905
17	PW Facility - 2 Industry Rd	2027-28	2,000,000	10	3.50% 270,000	0.43%	2,385,000
18	PW Facility Phase 1b	2031-32	8,000,000	20	5.00% 800,000	1.28%	11,780,000
19	Heuston Park	2031-32	2,719,000	10	4.50% 394,255	0.63%	3,391,953
		\$ 38,725,000			\$ 5,009,732		\$ 49,483,733
From Other Sources							
	TIF Revenues - BL/BEA		\$ 7,900,000		\$ 1,111,000		\$ 9,665,500
	TIF Revenues - Cooks Corner		5,000,000		702,500		6,113,750
		\$ 12,900,000			\$ 1,813,500		\$ 15,779,250
Net Proposed Debt in CIP		\$ 25,825,000			\$ 3,196,232		\$ 33,704,483
Debt on Projects in Development							
101	Princes Point Road	2030-31	3,000,000	10	4.25% \$ 427,500	0.68%	\$ 3,701,250
102	Maine Street Culvert	2030-31	1,500,000	10	4.25% 213,750	0.34%	1,850,625
103	Lower Road Trail	2031-32	1,000,000	10	4.50% 145,000	0.23%	1,247,500
104	Greenleaf/Stimpson/Androscoggin	2030-31	915,000	10	4.25% 130,388	0.21%	1,128,881
105	Peterson Lane	2031-32	1,350,000	10	4.50% 195,750	0.31%	1,684,125
106	Harpswell Road Pedestrian Beacon	2031-32	750,000	10	4.50% 108,750	0.17%	935,625
107	Bike Path-Bath Rd Connection	2031-32	5,330,000	20	5.00% 533,000	0.85%	7,848,425
108	Androscoggin Bike Path Extension	2031-32	4,500,000	20	5.00% 450,000	0.72%	6,626,250
111	School Dept LED Lighting Upgrade	2028-29	976,730	10	3.75% 134,300	0.21%	1,178,181
112	Quiet Zones - Church & Stanwood	2031-32	1,250,000	20	5.00% 125,000	0.20%	1,840,625
		\$ 20,571,730			\$ 2,463,438		\$ 28,041,487
From Other Sources							
	TIF Revenues - BL/BEA		\$ 1,500,000		\$ 213,750		\$ 1,850,625
		\$ 1,500,000			\$ 213,750		\$ 1,850,625
Net Debt on Projects in Development		\$ 19,071,730			\$ 2,249,688		\$ 26,190,862

Projected debt in
the CIP (pages 6-7)

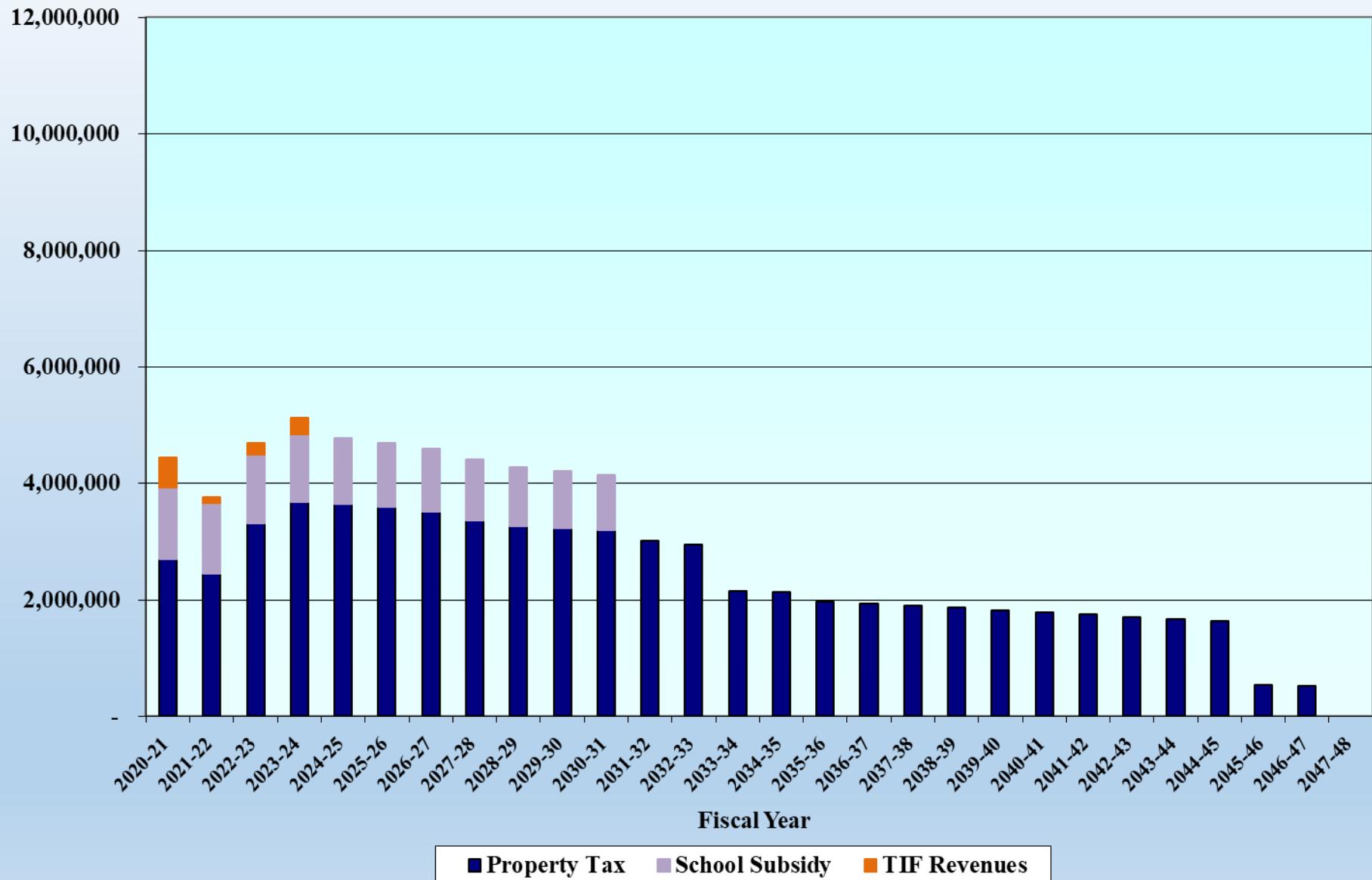
(a) The first year debt service payment is an estimate assuming level principal payments and the rates and terms shown.

Actual rates and terms will be determined if and when bonds are issued.

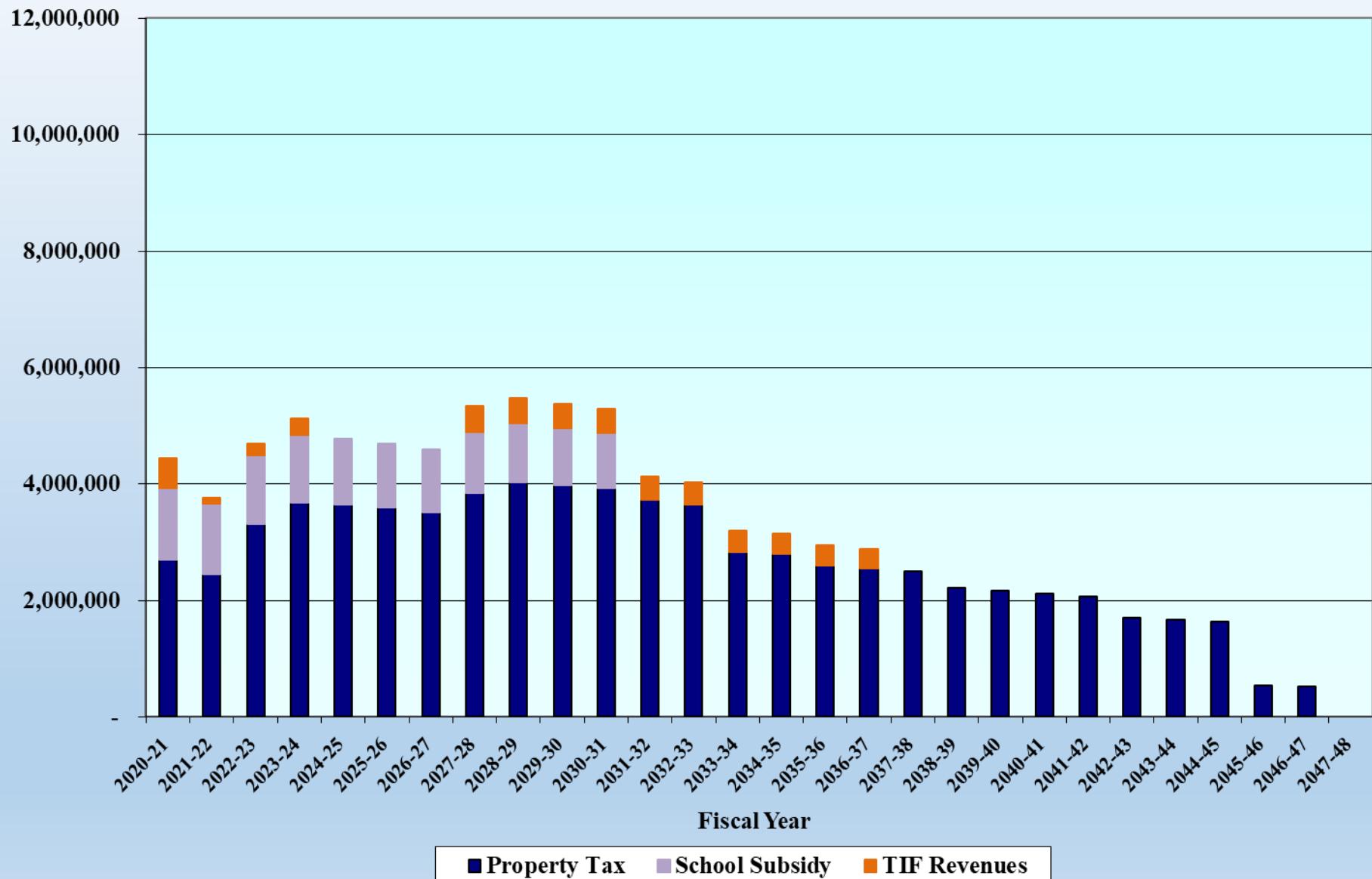
(b) Assumes a 1% Tax Rate increase equals: **\$626,000**

(c) This is the estimated total debt service over the life of the bonds.

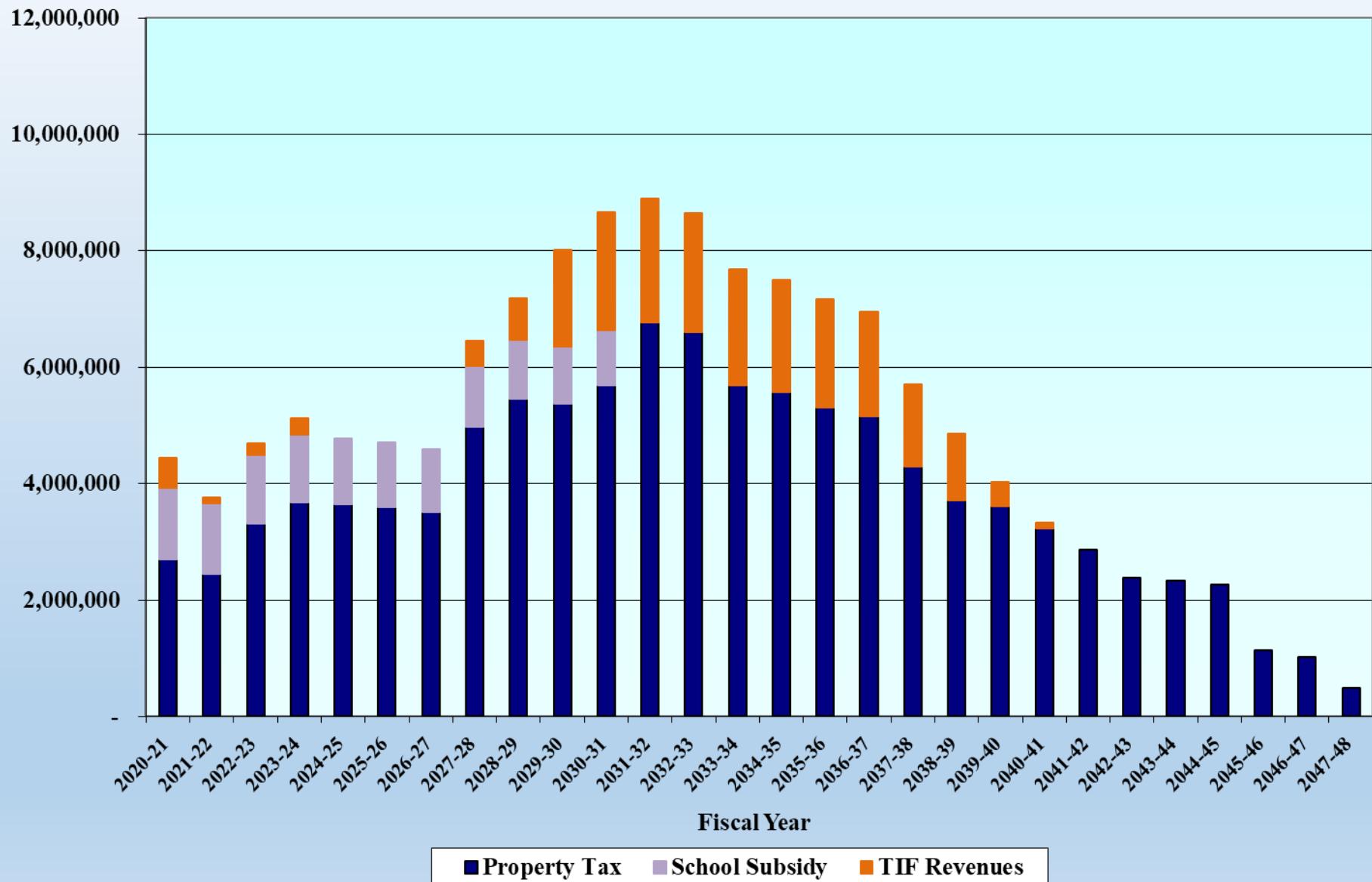
Existing Debt Service – by source



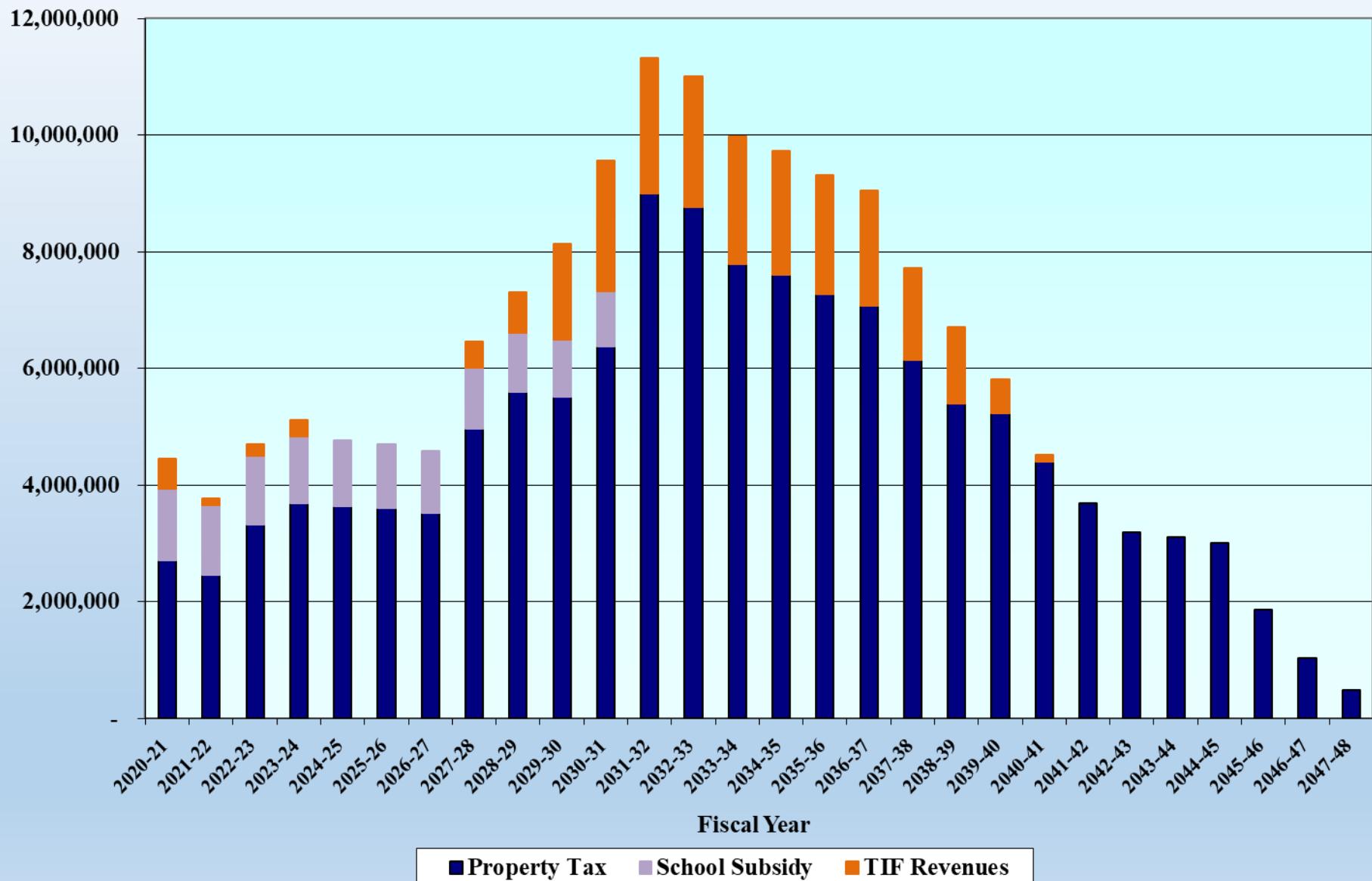
Existing and Authorized Debt Service



Existing, Authorized and Proposed Debt Service



Existing, Authorized, Proposed, and In Development Debt Service

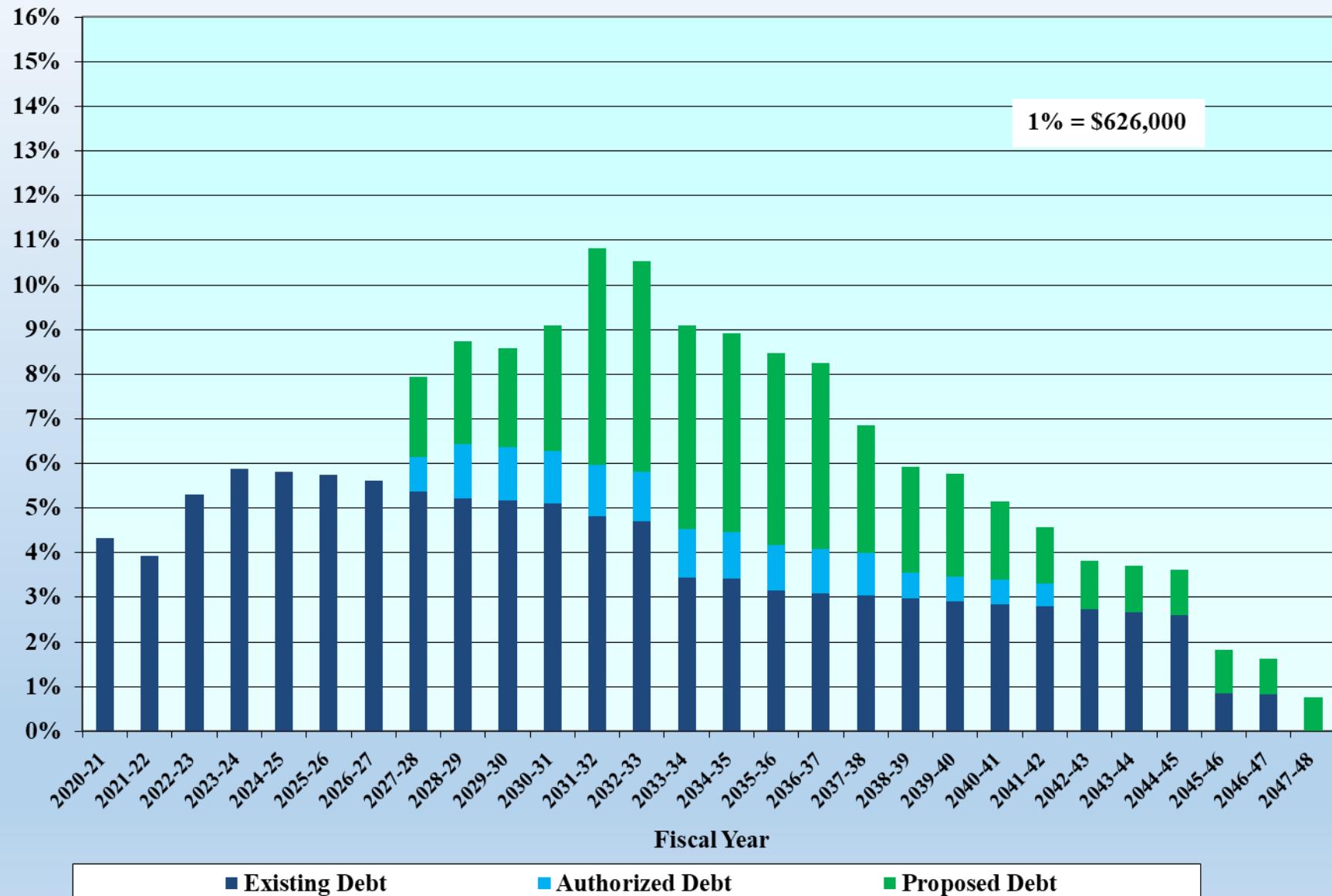


Tax Impact Summary

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
TAX IMPACT OF RECOMMENDED PROJECTS						
Projects Financed with Debt						
Existing Debt Service						
Existing Debt Service	\$ 4,701,010	\$ 4,591,067	\$ 4,408,055	\$ 4,272,255	\$ 4,212,636	\$ 4,148,344
TIF Revenues	-	-	-	-	-	-
School Subsidy (estimated)	(1,105,193)	(1,076,196)	(1,044,598)	(1,013,000)	(981,401)	(949,803)
Existing Debt Service - Net	3,595,817	3,514,871	3,363,457	3,259,255	3,231,234	3,198,541
New Debt Service						
Authorized But Not Issued	-	-	928,333	1,200,833	1,169,646	1,138,458
Proposed Debt Service	-	-	1,116,518	1,706,572	2,627,001	3,380,330
TIF Revenues	-	-	(438,750)	(702,375)	(1,649,500)	(2,030,525)
New Debt Service - Net	-	-	1,606,102	2,205,031	2,147,147	2,488,264
Existing and New Debt Service - Net	3,595,817	3,514,871	4,969,559	5,464,286	5,378,381	5,686,805
Change from Previous Year	(44,413)	(80,946)	1,454,688	494,727	(85,905)	308,424
Tax Rate Impact - Debt Service	-0.07%	-0.13%	2.32%	0.79%	-0.14%	0.49%
Projects Financed with other than Debt						
Non-Debt Sources						
Municipal Revenues	4,003,623	4,287,938	4,527,526	4,775,482	5,030,274	5,295,474
School Revenues	1,040,165	2,077,300	1,316,900	1,294,400	1,629,900	1,416,700
Non-Debt Projects	5,043,788	6,365,238	5,844,426	6,069,882	6,660,174	6,712,174
Change from Previous Year	-	1,321,450	(520,812)	225,456	590,292	52,001
Tax Rate Impact - Non-Debt Projects	0.00%	2.11%	-0.83%	0.36%	0.94%	0.08%
Projects Financed Debt and Non-Debt						
Debt and Non-Debt Projects	8,639,605	9,880,109	10,813,985	11,534,167	12,038,555	12,398,979
Change from Previous Year	(44,413)	1,240,504	933,876	720,183	504,387	360,424
Tax Rate Impact - Capital Projects	-0.07%	1.98%	1.49%	1.15%	0.81%	0.58%

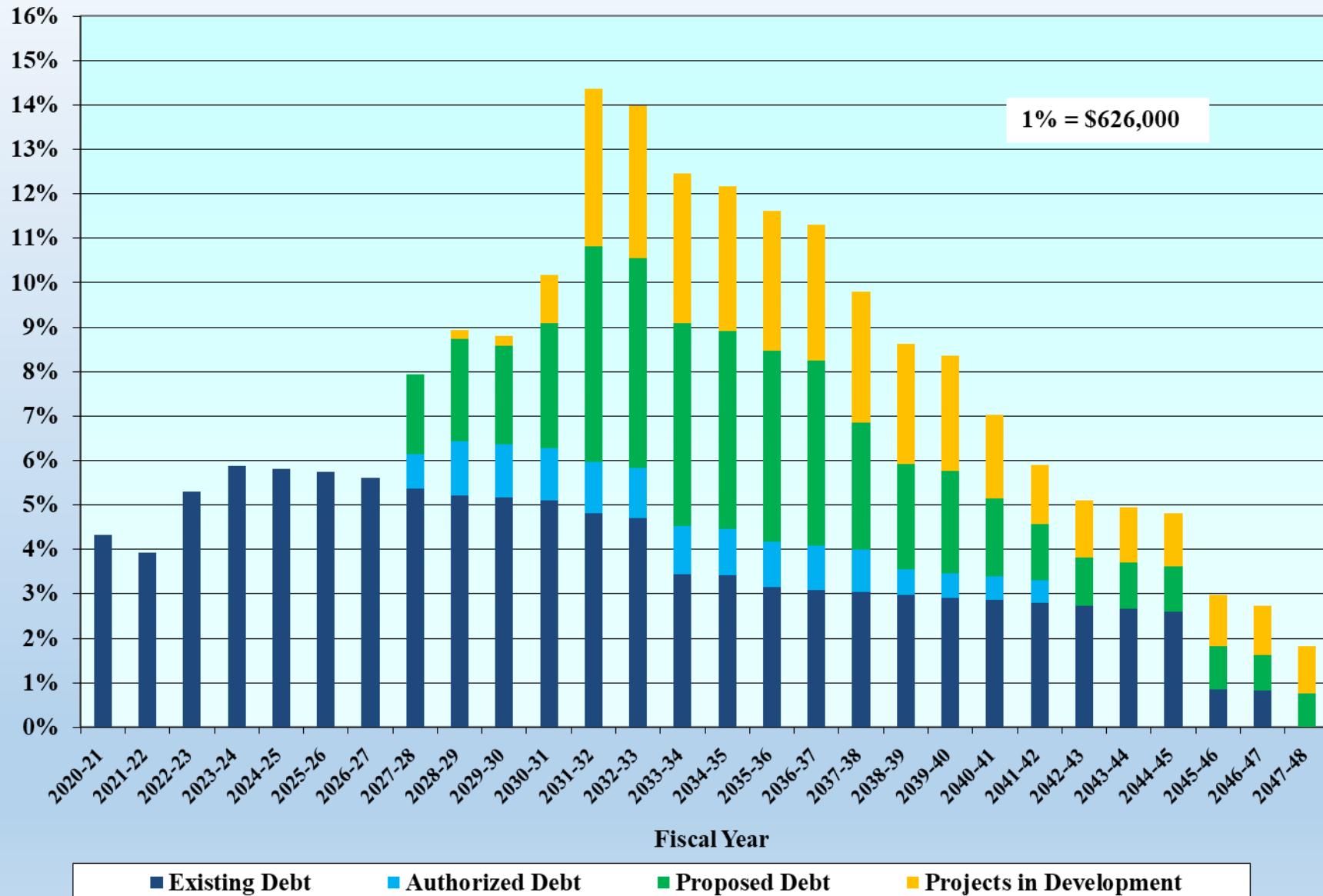
Tax Rate Impact of Debt Service

Does not include debt service proposed from TIF revenues



Including Projects in Development

Does not include debt service proposed from TIF revenues



Exhibits and Project Detail Sheets

- Vehicle/Equipment/Facility/IT/Paving Schedules (pgs 20-28)
- Recommended for Funding (pgs 29-90)
- In Development (pgs 91-124)
- Not Recommended (pgs 125-134)

The CIP **Does NOT authorize funding**

(So, how do projects get funded??)



- Debt – for large projects, usually > \$1M
 - Bond ordinance with public hearing and Town Council adoption
- General Revenues – for reserve funds
 - Included in annual operating budget adopted by Town Council
- General Fund Balance – for smaller projects, if fund balance is available
 - Capital Budget adopted by Town Council along with the operating budget
 - Operating budget amendment during the year
 - Emergency appropriation during the year
- TIF Revenues – for qualified projects/expenditures
 - TIF Budget adopted by Town Council along with the operating budget
 - Appropriation resolution during the year

Year 1 of the CIP: 2026-27



➤ Debt Funding

- Sparwell Drive Culvert - \$1,000,000
- Fire Dept Engine replacement - \$1,250,000
- MARC Phase 1 Tier 1D - \$4,306,000
- PW Facility (2 Industry Rd) - \$2,000,000

➤ General Fund Balance

- Richards Drive Culvert - \$450,000
- Noble Street design - \$100,000
- Affordable Housing Support Fund - \$325,000
- Brunswick High School Windows - \$465,000
- Harriet Beecher Stowe School Heat Pump - \$205,000

➤ TIF Revenues

- MaineDOT Municipal Partnership Initiative \$625,000
- Harpswell Road Culvert design - \$200,000
- Pleasant Hill Road Culvert design - \$100,000
- MerePoint/Maquoit Intersection design - \$200,000
- Cook's Corner Revitalization \$200,000
- Brunswick Landing Perimeter Trail - \$154,263

Replace Fire Engine 1 or 3

Estimated cost \$1,250,000

Twin Trucks- Purchased in 2009 for \$435,000/ each

Both trucks have high use and Mileage

E-1 has 91,258 miles and 6931 hours

E-3 has 91,261 miles and 7023 hours

NOTE: At idle average 30-33 mph. that means

E-1 has 207,930 miles

E-3 has 210,690 miles

Create separation of the two trucks for replacement

- Would make the replacement schedule easier, not 2 trucks at same time
- Need to spread the replacements out/Consistent schedule - 5,6 or 7 years

What used to be 25-year replacement, more like 15-20 years

- Hoping that separating will help with life span.
- Other option is to add a 4th engine to the fleet

See page 73





Sparwell Road Culvert Replacement and Road Realignment

- Design paid for by 319 grant
- Construction funding request of \$1,000,000 for 2026-27

See page 45



Richards Culvert Replacement

- Design paid for by 319 grant
- Construction funding request of \$450,000 for 2026-27

See page 47



Harpswell Rd Culvert

- Design/Permitting Request \$200,000 in 2026-27
- Construction Request \$1,750,000 in 2028-29

See page 49



Pleasant Hill Rd Culvert

- Design/Permitting Request \$100,000 in 2026-27
- Construction Request \$1,000,000 in 2029-30

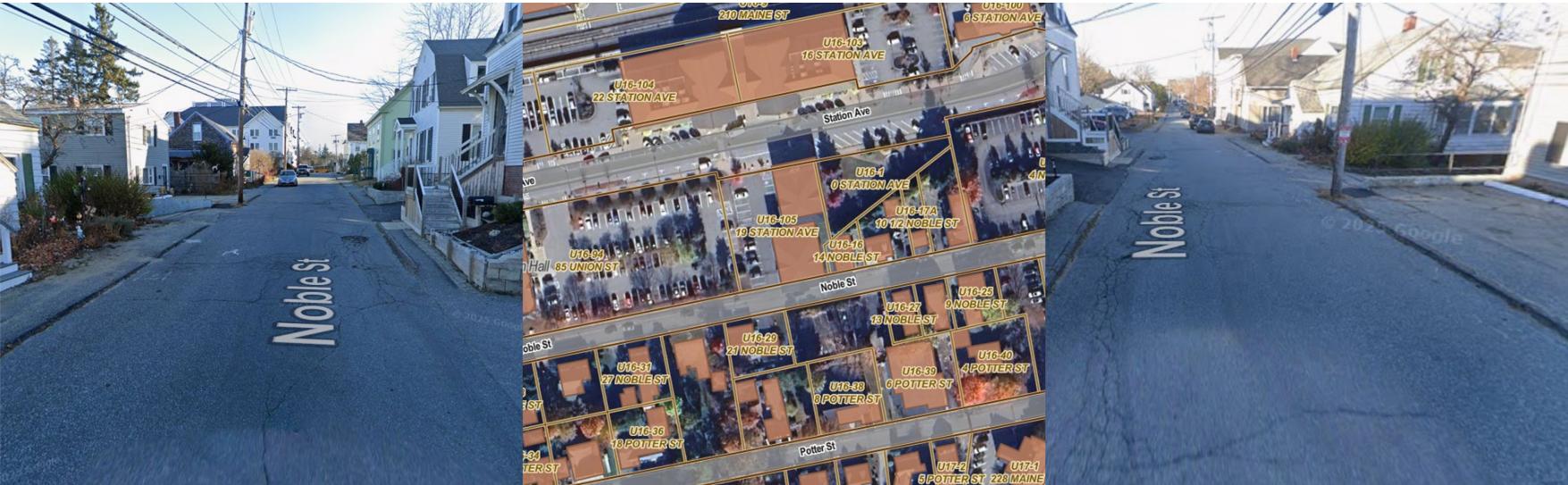
See page 51



Mere Point Rd and Maquoit Rd Intersection Improvements

- Design/Permitting Request \$200,000 in 2026-27
- Construction Request \$1,000,000 in 2030-31

See page 55



Noble Street

- Design/Permitting Request \$100,000 in 2026-27
- Construction Request \$700,000 in 2027-28

See page 57

BRUNSWICK HIGH SCHOOL WINDOW REPLACEMENT



Estimated Cost \$465,000
Work to be completed
summer of 2026 or 2027

See page 87



HARRIET BEECHER STOWE WATER SOURCE HEAT PUMP REPLACEMENT

Replace 2 of the 4 water source heat pumps. The current heat pumps have reached the end of their expected lifespan.

- Estimated cost is \$205,000
- Work to be completed in the summer of 2026

See page 89



Midcoast Athletic and Recreation Center (MARC)

PHASE 1 - TIER D



Project Scope

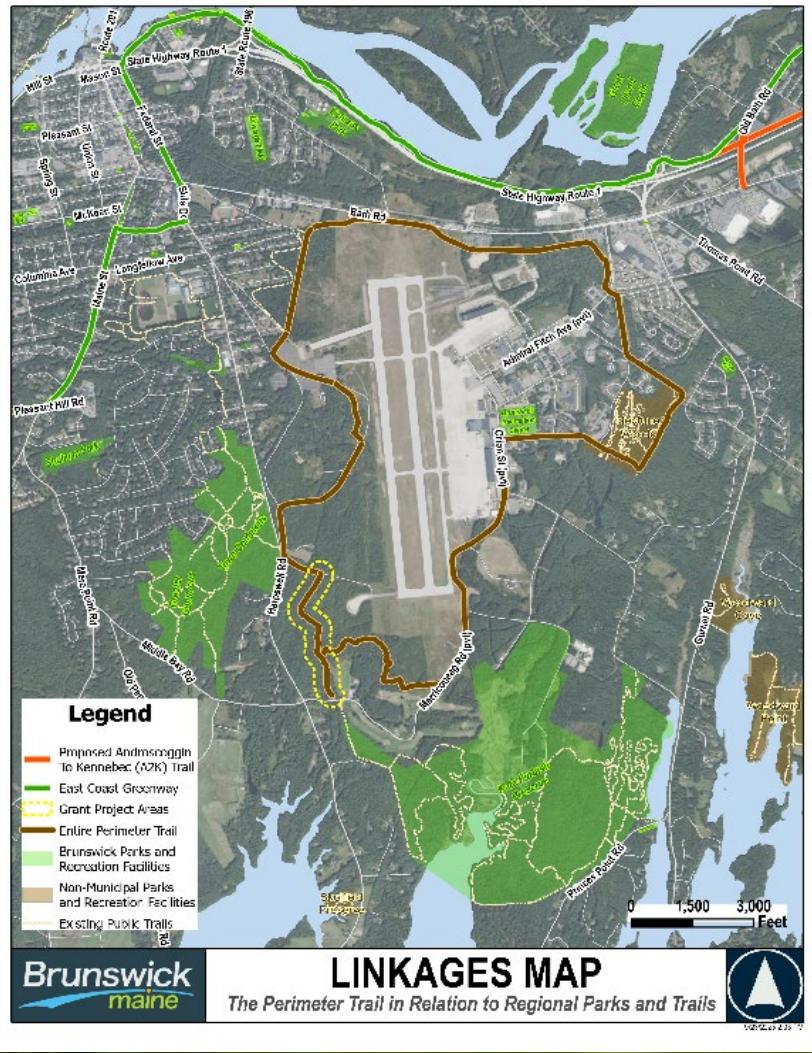
- Multipurpose synthetic turf field
- Multipurpose natural grass field
- Tennis Courts
- Associated infrastructure

Estimated Total Project Cost: \$5.625 million

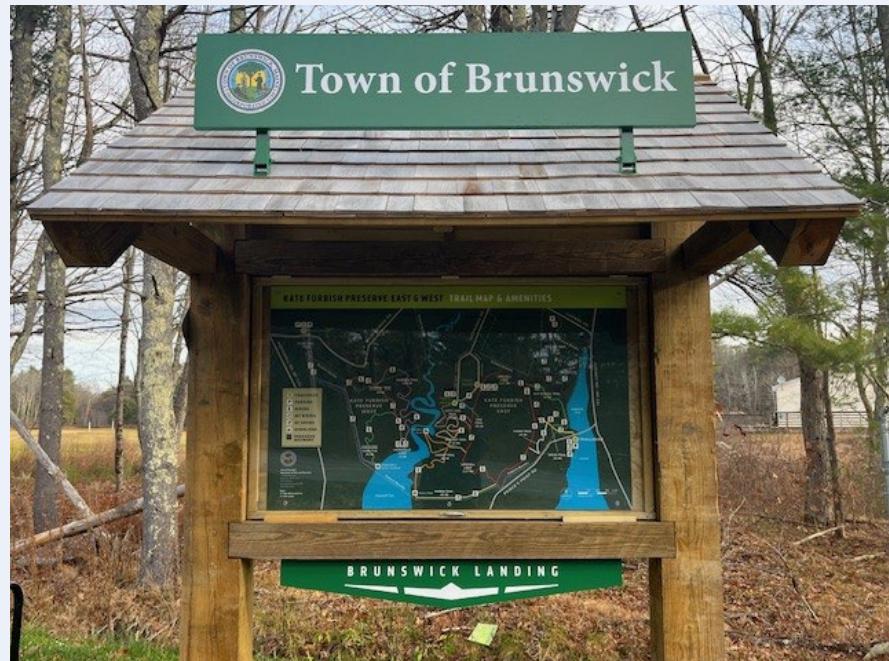
Potential Sources:

- \$500,000 LWCF Grant
- \$220,000 Recreation Impact Fees
- \$600,000 LC4 Private Fundraising
- \$4,306,000 General Obligation Bond Funds

See page 79



BRUNSWICK LANDING PERIMETER TRAIL



See page 81



Town of Brunswick

2027-2031 Capital Improvement Program (CIP)

The Capital Improvement Program is the Town's
primary capital planning process



All Town departments, committees and partners are invited to suggest projects.

Developed through a series of workshops each fall and winter, the CIP is adopted by the Town Council in the spring, along with the annual budget.

A multi-year financial plan that identifies capital projects and acquisitions, along with funding sources and operational costs.

- Sets priorities
- Promotes coordination of efforts
- Guides debt financing decisions
- Links other plans with the budget process
- **Does NOT authorize funding**



CIP Workshops - hosted by the Town Council Finance Committee

Workshops in the Council Chambers at 85 Union Street, and by ZOOM

Please attend and help plan the Town's capital projects of the future!

Monday, **November 3, 2025** at 6:30 PM—CANCELLED

Monday, **November 10, 2025** at 6:30 PM—CANCELLED

Monday, **November 24, 2025** at 6:30 PM—Eco Dev, PW Facility

Monday, **December 8, 2025** at 6:30 PM—Engineering

Monday, **December 22, 2025** at 6:30 PM—Fire, School, Parks & Rec

Monday, **January 26, 2026** at 6:30 PM—CANCELLED (snow)

Monday, **February 9, 2026** at 6:30 PM—Manager's Draft #1

Monday, **February 23, 2026** at 6:30 PM—Manager's Draft #2

March 2, 2026 at 6:30 PM - CIP Delivered to Town Council