

1964

Central Feasibility Survey, Hallowell, Maine / for Hallowell Urban Renewal Authority by James W. Sewall Company (1964)

Hallowell Urban Renewal Authority

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CENTRAL FEASIBILITY SURVEY

HALLOWELL, MAINE

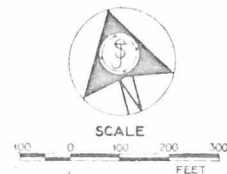
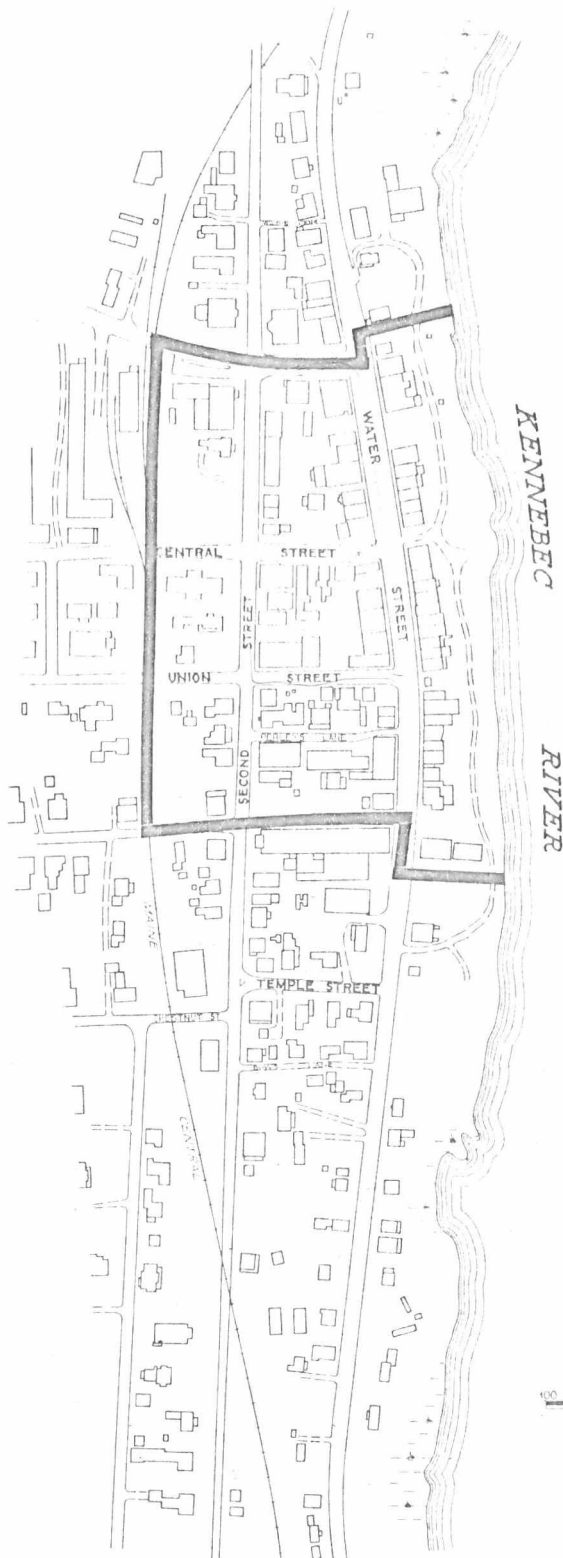
FOR

HALLOWELL URBAN RENEWAL AUTHORITY

By

James W. Sewall Company
Old Town, Maine

STUDY AREA NO.1

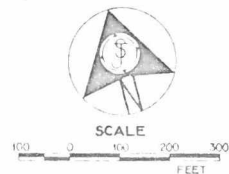
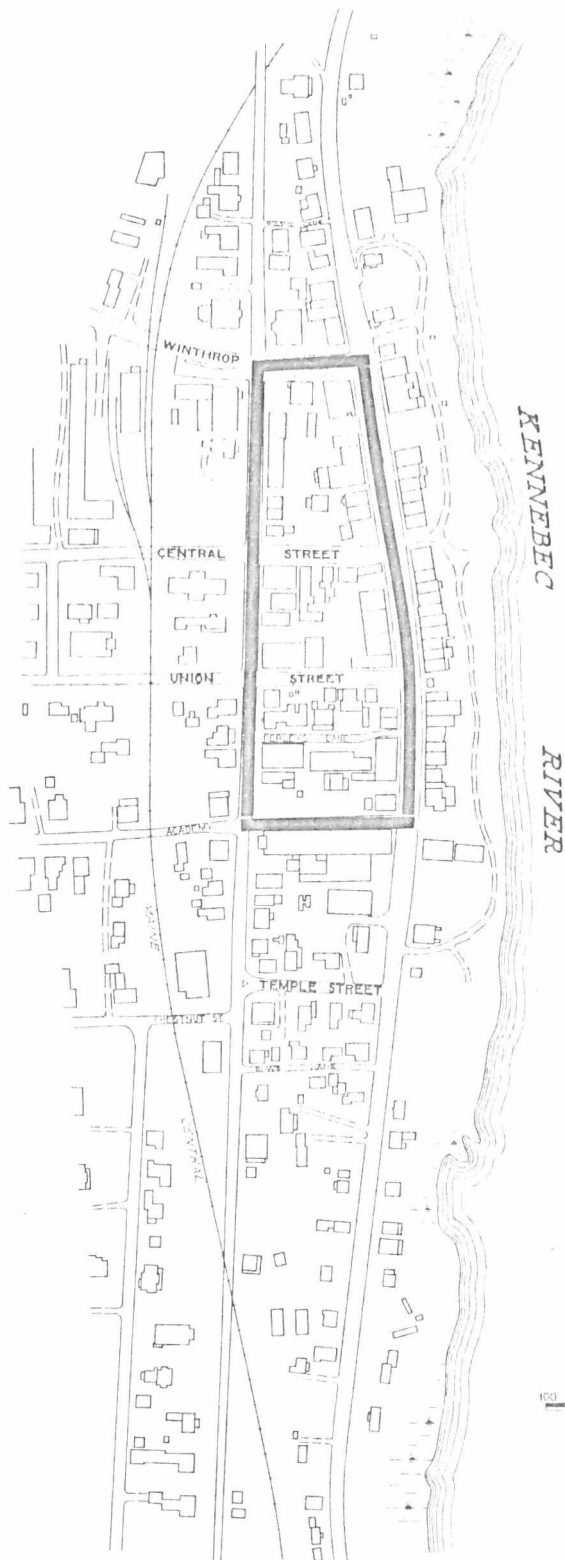


HALLOWELL KENNEBEC COUNTY, MAINE CENTRAL AREA

1961

JAMES W. DEWALL COMPANY PLANNING CONSULTANTS, OLD TOWN, MAINE

STUDY AREA NO.2

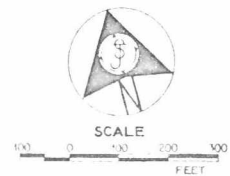
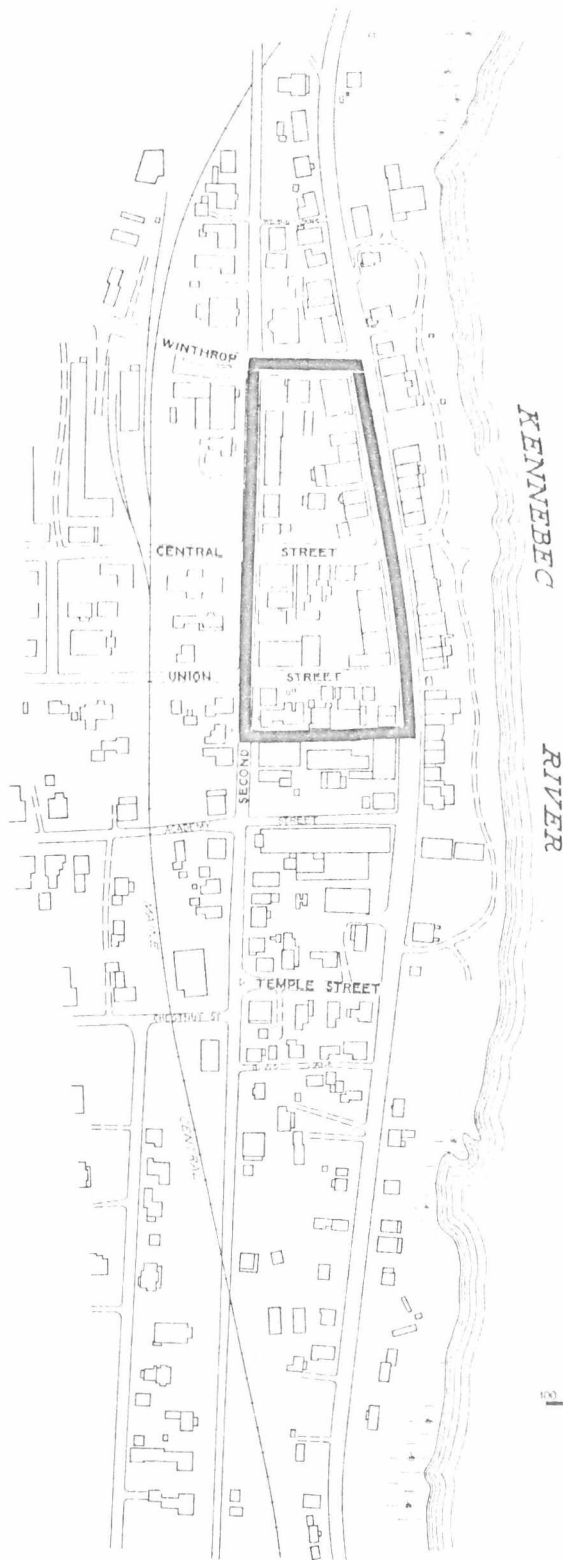


HALLOWELL
KENNEBEC COUNTY, MAINE
CENTRAL AREA

1961

JAMES W. SEWALL COMPANY PLANNING CONSULTANTS, OLD TOWN, MAINE

STUDY AREA NO.3



HALLOWELL
KENNEBEC COUNTY, MAINE
CENTRAL AREA

1961

JAMES W. DEWALL COMPANY PLANNING CONSULTANTS, OLD TOWN, MAINE

SUMMARY AND CONCLUSIONS:

Study Area No. 1

The relocation study in Area No. 1 reveals a large deficit of rental units. Because of limited private residential construction, public housing would be necessary to fulfill the relocation needs of displaced families.

The building and environmental conditions in the feasibility area would require clearance of all but three buildings, thus resulting in a large tract of vacant land. Preliminary data submitted by William Ballard and Company on the Land Use Marketability Study for commercial land (the proposed reuse) is limited, which could possibly result at this time in excess acreage.

An analysis of the relocation study, the preliminary marketability study on reuse suggests to the consultant that the area as outlined would not be possible as one urban renewal project. It is the consultant's opinion that a smaller project within the bounds of the feasibility study area would be feasible. Later, as demand for land increases and a more favorable attitude toward public housing and urban renewal is created the additional area could be improved in future projects.

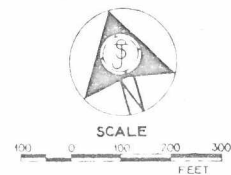
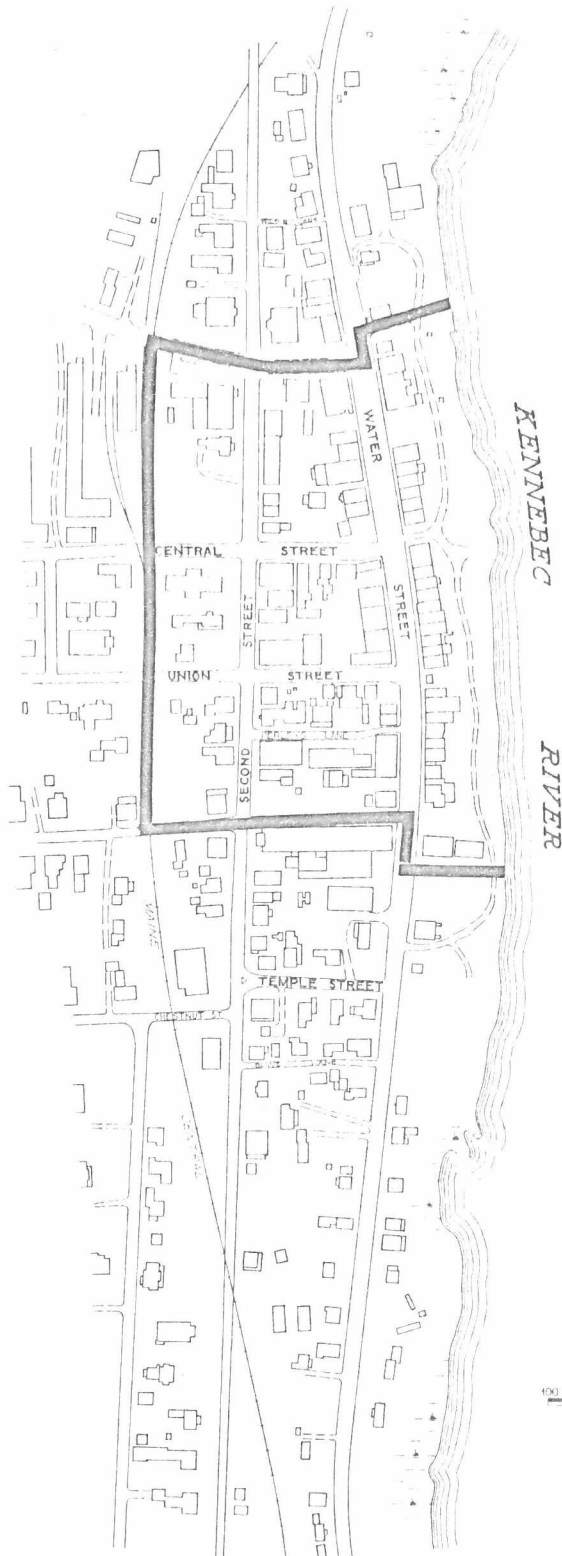
Study Areas 2 and 3

The studies carried out as part of this program reveal that an urban renewal project is entirely feasible for either area 2 or 3.

Relocation needs for both areas are within the bounds of available supply and the cost of either project would be within the financial capability of the community. The consultants feel, however, that Study Area No. 3 should be selected as the first project as it would not necessitate the immediate construction of a town garage and new fire station which would be necessary if Study Area No. 2 was initiated as a project.

Study Area No. 3 would result in a small project which could be executed in a relatively short period of time. It would demonstrate to the citizens the desirability of improving the downtown area through public and private urban renewal programs resulting in the elimination of blighted areas which now exist.

STUDY AREA NO.1



HALLOWELL
KENNEBEC COUNTY, MAINE
CENTRAL AREA
1961

JAMES W. SEWALL COMPANY PLANNING CONSULTANTS, OLD TOWN, MAINE

Hallowell, Maine Feasibility Survey

Relocation Study

The Feasibility Area comprises a 10 block area in downtown Hallowell, Maine between the Kennebec River, Academy Street, the main line tracks of the Maine Central Railroad and Winthrop Street.

The area contains 80 structures, 2 of which, a shed and a mobile trailer now on blocks, are not counted in this relocation study. The breakdown of the remaining 78 structures by use and number of units is as follows:

<u>Use Category</u>	<u>Structures</u>	<u>Res. Units</u>	<u>Non-Res. Units</u>
Residential	26	59	0
Mixed	16	45	17
Commercial	31	0	31
Public	<u>5</u>	<u>0</u>	<u>4</u>
Total	78	104	52

It is assumed in this study that all buildings with the exception of the Worster House (now a commercial hotel being remodeled into efficiency apartments), the library and Depositors Trust would be demolished. Therefore 104 residential units and 52 non-residential units would be demolished.

Non-Residential relocation load

Of the 52 non-residential units which would require relocation under this plan, seven are vacant. The 25 occupants who answered the survey question regarding the cost of relocation gave estimates varying from \$100 to \$3,000, totaling \$46,900 and averaging \$1,955. By applying the average to all 45 occupants, the total relocation cost for non-residential units would be \$87,975. This estimate is probably high since seven respondents said they would close rather than relocate and five of those not answering the question operated private storage facilities. For the purpose of this study \$50,000 was used as an estimate of relocation cost.

In order to aid in the evaluation of the non-residential relocation cost a function list follows:

Antique stores	10	Printing	1
Other merchandise	7	Art exhibit & shop	1
Food Stores	4	Blacksmith	1
Restaurant	3	Taxi Office	1
Laundry	1	Storage	6
Barber Shop	1	Water District	
Repair stores	3	Equipment	1
Auto service and repair	2	Legion Hall	1
		Fire Station	1
		Town Garage	1

Residential Relocation Load

There were 104 residential units in the Feasibility study area. Data for the number of units and characteristics of the households were secured through a 100% Survey conducted in June 1964.

Tenure

At the time of the survey there were

71 renter occupied units
11 owner occupied units
4 occupied units - data not available
<u>18 vacant units</u>
104 units

The maximum relocation cost, based on \$200 per household would be \$16,400.

Household Size

There were 237 persons in the 82 units for which data was available, an average of 2.77 persons per unit. 87 of the persons were children under 18 years of age.

<u>Household Size</u>	<u>No. of Households</u>
1 person	16
2 persons	31
3 persons	9
4 persons	12
5 persons	7
6 persons	4
7 persons	1
8 persons	0
9 persons	<u>2</u>
Total	82

Type of Relocation Housing Required

Local banks and other mortgage loan companies estimate that a minimum annual income of \$4,800 is necessary for a family of two to six persons to purchase a home. Experience with such lending institutions indicates they are extending mortgages up to 2½ times gross family income.

Hallowell has no low rent public housing at present. The latest schedule of income limits for admission of Urban Renewal Relocates to Public Housing in Portland is set forth as the basis for judging potential eligibility.

<u>Number of Persons</u>	<u>Maximum Net Annual Income for Urban Renewal Relocates for Admission</u>
2	\$ 3,960
3	4,200
4	4,440
5	4,680
6	4,920
7	5,160
8 or more	5,400

On the basis of the foregoing, the housing needs of the 66 multi-person households which would be displaced would be

Families eligible for public housing	41
Families eligible for home purchase	15
Remainder of families	<u>10</u>
Total families of 2 or more persons	66

Experience in other communities indicates that statistics based on income do not always reflect the desires or financial ability of the occupants. This is particularly true in the case of the low income family which already has total or substantial equity in a house or renters who might invest modest capital in an income property. The following shows the rehousing preference indicated by survey respondents. The one family expressing no preference is assumed to desire rental housing.

Families interested in public housing	11
Families wishing to rent private housing	40
Families wishing to purchase homes	13
Families wishing mobile homes	<u>2</u>
Total families of 2 or more persons	66

Of the 13 families wishing to purchase homes only 5 already own their own house. Estimated market value of those five houses ranged from \$3,000 to \$14,000. Only two of these five families had an adequate income to appear to be able to obtain a mortgage. Among the eight present renters who would buy when required to relocate, four had monthly incomes in excess of \$400. Although all 13 were asked to state the maximum down payment they could make only four answered, giving \$300, \$500, \$500 and \$1,000 as their answers.

Special Relocation Problems.

While single person households are not formally included in the relocation load, the fact that approximately 20% of the households in the area are of this size warrants special mention. Fifteen of the sixteen such householders desired to rent apartments if relocated and the maximum monthly rents listed are summarized as follows:

<u>Rent</u>	<u>Number</u>
Under \$30	4 households
\$30 to \$39	3
\$40 to \$49	2
\$50 to \$59	2
\$60 and over	1
Not available	<u>3</u>
	15

There were 20 households headed by persons age 60 and over and 33 senior citizens in the area.

<u>Household</u>	<u>Senior Citizens</u>	<u>Others</u>
1 person	9	0
2	17	1
3	1	2
Senior citizens in hlds. headed by per- son under 60	<u>6</u>	<u>2</u>
Total	33	3

The number of elderly was not inordinately high but the percentage of households headed by senior citizens, just under 25%, is sizeable. Single person households in this group have an average monthly income of \$123; 2 person households \$247. Average income for all families and households in the area was \$266.

Eight families and two individual householders in the study area stated they received local or state welfare payments. Of the eight families, four were 2 person; and one each of 3, 4, 5, and 6 person. Their income ranged from \$64 to \$400 per month.

Housing Resources.

Relocation housing resources are somewhat limited in Hallowell and details on what is available is not definitive. However calculations have been made as to the number of units which might reasonably be expected to become available, by tenure category.

A. Sales Housing

1. New Housing - Building permits were not issued in Hallowell prior to January 1, 1964. In the first seven months of 1964, two permits were issued.

5 Room house	\$16,500 Construction Cost
6 Room house	15,000 Construction Cost

2. Vacant Housing - At the time of this survey, enumerators found ten standard residential structures for sale. Although some of these may not have been vacant at the time of the survey, the total is in line with the 8 units available for sale at the time of the 1960 U.S. Census.

<u>Rooms</u>	<u>Bedrooms</u>	<u>Asking Price</u>	<u>Comments</u>
6	3	\$ 5,000	
5	2	6,500	
5	2	7,500	
6	3	9,000	
6	3	9,500	
6	3	9,500	
7	NA	9,500	
6	3	13,500	
NA	NA	15,000	3 unit income property
NA	NA	16,000	7 unit income property

3. Turnover - At the time of the 1960 Census there were 513 owner occupied units and approximately 469 Standard owner occupied units in the city. 169 families had moved into their present unit in the 6 1/4 years between January, 1954 and April, 1960 - an average turnover of 27 units or 5.5% per year (excluding multiple moves which are not reflected in the Census data. Approximately 5.3% of the 469 standard units is 25 units. Ten percent of those or 3 units per year are considered to be a relocation resource.

B. Rental Housing

1. Federally aided low-rent housing - none
2. Private rental housing under construction - none

B. Rental Housing Cont'd:

3. Vacant rental housing - There were 7 standard rental units available at the time of the survey (2 of these were borderline with respect to physical condition)

<u>Rooms</u>	<u>Bedrooms</u>	<u>Contract Rent</u>
3	1	\$ 48
5	2	60
3	1	65
4	2	70
3	1	72
6	3	80
6	3	88

4. Rehabilitated units - 3 structures with a total of 9 units are in the process of being completely renovated; 6 units have 2 bedrooms; 3 units one bedroom. Rental information is not available.
5. Turnover - At the time of the 1960 Census there were 199 standard rental units, and a total of 350 rental units. 280 families moved into their present unit in the 6 1/4 year period between January 1954 and April 1960, an annual turnover rate of 45 units. In the 2 1/4 years between January 1958 and April 1960, 162 families moved into their present unit - a turnover rate of 72 units or 20.5% annually. Although it is desirable to use a longer base period than 2 1/4 years in computing turnover rate, the larger figure (20.5%) based on 2 1/4 years have been used since multiple moves are a more predominant factor in rental housing. Ten percent of these 4 units are considered to be the annual relocation resource.

Summary of Relocation Needs

The following is a summary of relocation needs of the 66 multi-person families based on their tenure preference, their stated rental or purchase price ability and the number of bedrooms required for their family situation. There are no non-white families in the area.

<u>Monthly Contract Rent</u>	<u>1 bed rooms</u>	<u>2 bed rooms</u>	<u>3 bed rooms</u>	<u>4 bed rooms</u>	<u>5 bed rooms</u>
Under \$30	0	3	0	0	0
\$30 to \$34	0	2	0	0	0
\$35 to \$39	0	1	0	0	0
\$40 to \$44	2	5	2	1	0
\$45 to \$49	2	2	3	0	1
\$50 to \$54	0	6	2	0	0
\$55 to \$59	1	0	1	0	0
\$60 to \$69	1	6	5	0	0
\$70 and over	1	1	1	0	0
NA	<u>1</u>	<u>2</u>	<u>0</u>	<u>1</u>	<u>0</u>
Total	8	28	14	2	1

Eleven of these families are not eligible for low rent public housing as follows:

1 bedroom - \$60, \$75
 2 bedroom - \$40, \$50, \$52, \$75
 3 bedroom - \$40, \$45, \$50, \$55, \$60

Sale Housing Preference (Price Based on 2½ times annual income)

<u>Sale Price</u>	<u>2 bed rooms</u>	<u>3 bed rooms</u>	<u>4 bed rooms</u>
Under \$6,000	1	0	0
\$6,000 to \$6,999	1	0	0
\$7,000 to \$7,999	0	0	1
\$8,000 to \$8,999	0	0	0
\$9,000 to \$9,999	1	0	0
\$10,000 to \$11,999	1	0	0
\$12,000 to \$14,999	1	2	1
\$15,000 and over	2	1	0
Not available	0	0	0
Total	7	3	3

Only three of these families would be eligible for low rent public housing.

There are four additional families or individuals who refused to answer the survey team. It is felt that expansion of such a small sample to allocate these four is not feasible.

Summary of Resources

The following figures are based on a three year period for relocation

<u>Sales Housing</u>		<u>Rental Housing</u>	
New units	9	Vacant units	7
Vacant units	10	Rehabilitated units	9
Turnover	9	Turnover	12
Total	28	Total	28

Matching Rehousing Resources to Needs

Inadequate data on unit size and rent-sale price, except for vacant units, makes it impossible to match need to resources beyond type of tenure. However, it should be noted that only 3 of the 66 families have more than 6 members.

There are 51 families desiring rental housing but only 28 units available for their relocation. On the other hand there are only 13 families desiring sales housing while 28 units appear to be available for their relocation.

PROJECT STUDY AREA NO. 1

Estimate of Federal Grant Requirement

Planning Costs	\$84,718
Administrative Costs	58,944
Cost of properties to be acquired	535,762
Costs of project improvements	235,700
Other costs including: Site Clearance	144,000
Relocation Expenses	
Property Management	
Interest	
Contingency	

ESTIMATED GROSS PROJECT COST	1,059,124
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Land disposition proceeds	175,000
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ESTIMATED NET PROJECT COST	884,124
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ESTIMATED LOCAL SHARE (1/4)	221,031
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Estimated local non cash grants include

Fire Station, Town Garage	\$15,000
Streets and r/w	5,000
Credit Fire Station	2,000
Estimated cash contributions	199,031

ESTIMATED FEDERAL GRANT	663,093
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ESTIMATED FEDERAL RELOCATION GRANT	66,400
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ESTIMATED TOTAL FEDERAL GRANT REQUIREMENT	\$729,493
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Project Study Area No. 1 (Continued)

Basis of Federal Grant Requirement Estimates (24 months budget)

A. Planning Costs	\$79,782		
Interest 4 1/8% - 18 months	4,936		\$84,718
B. Administrative costs			
2 times lines 1a and 1b		\$34,044	
(see narrative in support of Form H-627)			
Survey and Planning during execution		5,000	
Legal Services			
Legal Counsel 24 mos. @ \$100	2,400		
Bond Counsel	1,500		
Eviotions	2,000		
Condemnations	8,000		
Disposition	1,000		
Property Management	1,000		
Acquisition			
Closings 80 @ \$50	4,000	19,900	58,944
C. The currently assessed values for those properties in the proposed project area which are to be acquired total \$170,083. The approximate ratio of the assessed value is one-third of market value. Thus true market value is approximately 3 times assessment value or \$510,250. A 5% assembly factor, or \$25,512 is added. Acquisition costs are therefore estimated to be			535,762
D. Costs of Projects Improvements and Public Facilities. Estimated costs of project improvements such as sewer, water installations, street sidewalk improvements, new sidewalks, storm drainage, rough grading, landscaping and utilities as eligible, excavation as necessary and flood control protection. (See Appendix)			235,700
E. Public Housing Credits			
Not applicable			
F. Section 112			
Not Applicable			
G. Other costs			
Site clearance	80,000		
Relocation expenses	2,000		
Property management	2,000		
Interest	50,000		
Contingency	50,000		144,000
GROSS PROJECT COST			\$1,059,124
H. Land Disposal Proceeds			
It is currently estimated that 350,000 sq.ft. of land will be available for redevelopment at 50¢ per sq. ft.			175,000
NET PROJECT COST			\$ 884,124

Project Study Area No. 1 (Continued)

Narrative in support of Form H-627

Line 1a Administrative Overhead and Services (12 months budget)

Acct. 1410.1 Non Technical Salaries		
Executive Director	\$8,000	
Secretary	3,120	\$11,120
Acct. 1410.09 Retirement Contributions		
FICA - 3 5/8% of first \$4,800		287
Acct. 1410.16 Publications		
Publication and distribution of a summarized report to general public		500
Acct. 1410.19 Sundry Overhead		
Office rental \$85 a month for 12 months	1,020	
Repair of Equipment	100	
Utilities \$15/mo.	180	
Telephone \$50/mo.	600	
Telegraph	25	
Office supplies	300	
Printing and Reproduction	200	
Postage and Express	100	
Advertising	50	
Periodicals	15	
Insurance	175	
Miscellaneous	100	2,865
Acct. 1416 Administrative Fees		
Accountant 12 mos. @ \$50		600
Total Line 1a		\$15,372

Line 1b Travel

A. Trips out of town		
a. <u>New York Regional Office</u>		
Anticipated that the Executive Director and the Chairman of the Authority or a member will each make two trips to New York (total trips 4)		
Estimated transportation cost	300	
Estimated subsistence cost	150	450
b. <u>Conferences</u>		
Over the 12 month period the Executive Director and the Chair- man of the Authority or a member will attend two Regional Conferences (total trips 4)		
Estimated transportation cost	300	
Estimated subsistence cost	150	450

Project Study Area No. 1 (Continued)

B. Local travel
Automotive allowance for
Executive Director \$350

C. Estimated moving expenses
for Director 400

Total Line 1b \$1,650

Total Administrative Overhead 17,022

Line 2 Office Furniture and Equipment

1 Executive desk	\$250	
1 Executive chair	75	
1 Secretarial desk	175	
1 Secretarial chair	50	
1 Conference table	75	
1 Typewriter	250	
1 Adding Machine	200	
8 Office chairs	80	
1 Three-drawer file (legal)	150	1,305

Line 3 Legal Services 1,200

Line 4 Survey and Planning 25,000

Line 5 Acct. 1440.02

a. First acquisition		
Appraisals - 62 @ \$50	3,100	
10 @ \$75	750	
8 @ \$100	800	4,650
b. Update land use Utilization and Marketability Study		1,000
c. Re-use appraisals		2,000

Total Line 5 7,650

Line 6 Update Relocation Plan 500

Line 7 Sub-Total \$52,677

Line 8 Reserve and Contingencies

A. Reserve:

a. Administrative overhead for 6 months from approval of Part I, public hearing and approval of Part II by HHFA 50% of lines 1a and 1b	8,511
b. Second appraisals based upon cost of first appraisals	4,650
c. Title search Estimate 80 parcels @ \$100	8,000

B. Contingencies - 10% of Line 7

\$5,267

Total Line 8

\$26,428

Line 9 - Total

79,105

Line 10 - Project Inspection Fee

31-1-1

677

Line 11 - Total Survey and Planning Budget

\$79,782

form # 627

18

15,372
1,650

1,305
1,200

25,000

7,650

500
52,677

26,428

79,105

677
79,782

Project Study Area No. 1

Acquisition Costs

Blocks

F-1	
F-2	\$90,300
F-3	98,400
F-4	
F-5	84,900
F-6	71,700
F-7	31,800
F-8	37,200
F-9	38,100
F-10	<u>56,850</u>
	\$510,250

No purchases
Does not include Depositors Trust

No purchases

Table 1 - Hallowell, Maine; Departmental Expenditures, 1958-1963

	<u>1958</u> ^{1/}	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>
<u>Operating costs</u>					
General Government	\$16,331	\$17,162	\$18,441	\$18,452	\$24,900
Health & Sanitation	2,393	2,606	3,876	1,386	2,294
Protection	33,524	31,900	36,467	35,582	37,260
Highways	31,315	24,729	36,367	40,794	37,496
Charities	9,275	8,943	9,256	9,171	7,579
County Tax	4,410	4,880	4,880	4,141	4,141
Unclassified	8,912	9,412	11,619	12,338	15,529
Sub-Total	106,160	99,632	120,906	121,876	129,149
Education	154,406	181,130	147,517	118,264	138,169
Sub-Total	260,566	280,762	268,423	240,140	267,318
Indebtedness	22,437	5,000	-	1,041	798
<u>Capital Improvements</u>					
Highway Equipment	2,400	-	-	-	-
Street Surfacing	3,623	5,929	2,968	3,721	15,458
New Cemetery	8,338	-	-	-	-
Front End Loader	-	-	-	-	10,000
Total Capital Improvements	14,361	5,929	2,968	3,721	25,458
TOTAL	297,364	291,691	271,391	244,902	293,565

^{1/} All years end December 31st.

Source: Hallowell Annual Reports

Table 2 - Hallowell, Maine; Income and Other Financial Data, 1958-1963

	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>
<u>Actual Income</u>					
Poll Tax	\$1,941	\$1,932	\$1,965	\$2,004	\$2,007
Other Revenue	87,751	94,756	53,938	54,577	58,738
Sub-Total	89,692	96,688	55,903	56,581	60,745
Property Tax	198,702	233,358	210,305	213,864	235,864
TOTAL	288,394	320,046	266,208	270,445	296,609
<u>Other Financial Data</u>					
Property Valuation	2,460,325	2,486,425	2,424,984	2,444,164	2,473,349 ^{1/}
Tax Rate	.085	.090	.095	.095	.097
Tax Rate @ Market Value					.024
Borrowing Capacity	184,524	188,482	181,874	183,312	185,012
Bonded Debt:					
School Improvement	25,000	20,000	15,000	10,000	5,000
Unused Borrowing Capacity	159,524	168,482	166,874	173,312	180,012
Other Debts:					
Tax Anticipation Note	15,000	19,000	30,000	20,000	-

^{1/} Approximately 33% of market value

Source: Hallowell Annual Reports

1963-1969

Table 3 - Hallowell, Maine; Financial Projections, 1963-1969, Excluding Expenditures for Capital Improvements

	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>
<u>Projected Expenditures</u>				
Operating expense, excluding education	\$136,571	\$143,993	\$151,415	\$158,837
Education expenditures <u>2/</u>	178,281 <u>1/</u>	185,281	192,000	199,281
Total Operating Expenditures	314,852	329,274	343,415	358,718
<u>Projected Income</u>				
Poll Tax	2,018	2,029	2,090	2,051
Other revenue	57,000	57,000	57,000	57,000
Sub-Total	59,018	59,029	59,090	59,051
Property tax necessary to cover operating expenditures	255,834	270,245	284,375	299,067
Total Projected Income	314,852	329,274	343,415	358,118
<u>Other Financial Data</u>				
Property valuation	2,476,605	2,479,861	2,483,117	2,486,373
Actual tax rate	.113			
Operating tax rate	.103	.109	.115	.120
Operating tax rate @ market value	.026			
Borrowing capacity @ $7\frac{1}{8}\%$ of valuation	185,745	185,990	186,234	186,478
Borrowing capacity @ market value (approx.)	742,986			
Unused borrowing capacity	185,745	185,990	186,234	186,478

Continued on following page

Table 3 (cont'd.)

	<u>1967</u>	<u>1968</u>	<u>1969</u>
<u>Projected Expenditures</u>			
Operating expense, excluding education	\$166,259	\$173,681	\$181,103
Education expenditures ^{2/}	206,281	213,281	220,281
Total Operating Expenditures	372,540	386,962	401,384
<u>Projected Income</u>			
Poll tax	2,062	2,073	2,084
Other revenue	57,000	57,000	57,000
Sub-Total	59,062	59,073	59,084
Property tax necessary to cover operating expenses	313,478	327,889	342,336
Total Projected Income	372,540	386,962	401,420
<u>Other Financial Data</u>			
Property valuation	2,480,629 2,490,629	2,492,885	2,496,141
Operating Tax Rate	.125	.131	.137
Borrowing capacity @ 7 $\frac{1}{2}$ % of valuation	186,722	186,966	187,211
Unused Borrowing Capacity	186,722	186,966	187,211

1/ 1963 budget figure

2/ An annual increase of \$7,000 is shown

Source: James W. Sewall Company

Table 4 - Hallowell, Maine; Capital Budget, Cost Analysis

Notes: 1. All figures are approximate; 2. Interest rates are computed approximately at 4%;
 3. g.o.b. means general obligation bonds; s.d.b. means school district bonds;
 u.d.r.b. means utility district revenue bonds

Major Capital Improvements	Total Cost	Aid	Total Cost to City	Method of Financing	Average Annual Cost	Tax Rate @ Present Assessed Value
Urban Streets)	Continuing Programs			Current rev.	\$10,000	4.0
Rural Roads)				Current rev.	3,000	1.2
Fire Equipment)				Current rev.	3,000	1.2
Public Works Equipment)				Current rev.	5,000	2.0
Contingency)					5,000	2.0
Property Maps			\$8,000		8,000(1 yr.)	3.2
Revaluation			8,000		8,000(1 yr.)	3.2
Public Works Facilities			50,000	\$10,000 cur.rev.	5,000(2 yr.)	2.0
				40,000 20-yr.	(2,000	.7
				g.o.b.	(800	
Fire Station		1/	50,000	10,000 2 yr.cash	5,000	2.0
				40,000 20-yr.	(2,000	.7
				g.o.b.	(800	
City Hall		1/	10,000	current rev.	10,000(1 yr.)	4.0
Farmingdale Elem.School	\$100,000	State 50,000			1,250	.7
		Farm. 25,000	25,000	20-yr.s.d.b.	500	
High School	100,000	State 50,000			1,250	.7
		Farm. 25,000	25,000	20-yr.s.d.b.	500	
Sewers	600,000	State & Fed. 1/			12,000	6.7
		360,000	240,000	20-yr.u.d.r.b.	4,800	
Voting Machines			12,000	current rev.	12,000(1 yr.)	4.8
URBAN RENEWAL			200,000	20-yr.g.o.b.	14,500	5.8

1/ Investigate possibility of getting indirect aid through credit toward urban renewal costs.

Table 5 - Hallowell, Maine; Capital Budget, Timing

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Urban Streets	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Rural Roads	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Fire Equipment	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Public Works Equipment	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Property Maps	8,000						
Revaluation		8,000					
Public Works Facilities	5,000 Bld.-	5,000	3,600	3,500	3,400	3,400	3,300
Fire Station	5,000 Bld.-	5,000	3,600	3,500	3,400	3,400	3,300
City Hall					10,000		
Farmingdale Elem. School			Build	1,750	1,750	1,750	1,750
High School						Build	1,750
Sewer						Build	Sewer Serv. Charge
URBAN RENEWAL			14,500	14,500	14,500	14,500	14,500
Total Expenditures for Capital Improvements	\$44,000	\$44,000	\$47,700	\$49,250	\$59,050	\$49,050	\$50,600

Table 6 - Hallowell, Maine; Capital Budget, Tax Rate and Debt

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Estimated tax rate @ proposed assessed valuation required for proposed capital improvements	18	18	19	20	24	20	20
Estimated tax rate for projected operating expenditures	109	115	120	125	131	137	142
Estimated tax rate for both projected operating expenditures and proposed capital improvements	127	133	139	145	155	157	162
Projected borrowing capacity @ 7 1/2% of assessed valuation	\$186,000	\$186,000	\$186,000	\$187,000	\$187,000	\$187,000	\$187,000
General Obligation Bonds		80,000	76,000	72,000	68,000	64,000	60,000
Public Works Facility		40,000	38,000	36,000	34,000	32,000	30,000
Fire Station		40,000	38,000	36,000	34,000	32,000	30,000
Urban Renewal			200,000	193,000	186,680	179,680	172,380
			126	127	100	113,200	102,360
Unused projected borrowing capacity	\$186,000	\$106,000	Exceeds borrowing capacity				



City of Hallowell, Maine

OFFICE OF THE CITY CLERK

September 1, 1964

TO WHOM IT MAY CONCERN:


This is to certify that the following Council Order was passed on June 8, 1964.

(Bachelder-Bryant)

Ordered that the Mayor is hereby authorized to execute contracts with the James W. Sewall Company for tax maps and Cole, Loyer and Tremble for a tax revaluation. Said contracts to stipulate penalty clauses for any work not completed as of June 1, 1965.

Read and passed.

Attest


Alden L. Niles
City Clerk

City, State and Federal Coordination

It is anticipated that this item will be completed after the Hallowell Urban Renewal Authority has decided upon one of the three study areas. The project selected will be reviewed with those State and Federal agencies having an interest in the area.

HALLOWELL URBAN RENEWAL - TOPOGRAPHIC CONDITIONS

General

The outstanding topographic features of the site are the sharp slopes to be encountered, varying from a maximum of 14% in the uphill section near the railroad to a minimum of 2% in the southeasterly corner. Over most of the project area, slopes are in excess of 8% with only the southeast section, about 1/8 of the area, at appreciably flatter slopes. The effects of these conditions on various aspects of the project are enumerated in the following paragraphs.

Streets

Street grades will be rather sharp, particularly in the higher areas of the project site. Design details of the streets in addition to reflecting traffic and use requirements, must be adjusted to the topography as closely as possible to minimize costs, avoid extensive grading, and to prevent abrupt slope transitions to off-street areas. Close attention will be necessary to preserve trees, shrubbery, and other desirable natural features. Curb and gutters, or other means of containing and directing surface runoff, will be necessary and special consideration must be given to snow removal, street maintenance, and other winter problems.

Buildings

Bi-level entrance arrangements will probably be desirable on the steeper slopes, to prevent excessive grading.

Sanitary Sewerage

Laterals and branch mains should be reconstructed, as part of the street program, to current standards of good practice. New sewers should be separated from the storm drainage and should be coordinated with the interception and treatment program already proposed. The steeper grades will require careful attention to hydraulic characteristics, and off-street sewer locations may be necessary to adequately service bi-level entrance buildings where plumbing is too low for connection to street mains.

Storm Drainage

Site topography will require extensive storm drainage facilities, both to cut off the drainage from above the railroad and to prevent build-up of surface water within the renewal area itself. Drainage should be provided on off-street paved areas as well as within street limits, and the lines should be extended direct to the river so as to avoid damage to property below the renewal area.

Water Supply System

The water supply system, in general, is in good repair and adequate for area needs. No improvements to this utility are contemplated, except as may be necessary in the event of major adjustment of street grades (none anticipated) or by renovation of building services.

Landscaping and Grounds

Use of terraces in open areas will serve to reduce grading on the steeper slopes. Pedestrian walks should be laid out with gentle slopes as far as possible, or steps used where necessary on steep inclines. Ramps are not recommended due to hazardous ice conditions which may occur in winter.

Flooding

Records indicate that serious flooding has occurred in the lower reaches of the renewal area. However, river control and preventive measures for ice jams have been improved in the last few years.

SEWER IMPROVEMENT

Second St.	500 L.F. 6" @ 30 =	15,000
Academy St.	500 L.F. 6" @ 30 =	15,000
Union St.	300 L.F. 6" @ 30 =	9,000
Central St.	200 L.F. 6" @ 30 =	6,000
Water St.	400 L.F. 6" @ 30 =	<u>12,000</u>
	Sub-Total	57,000
San. Sewer (Union & Second St.)	200 L.F. 12" @ 30 =	<u>6,000</u>
	Sub-Total	63,000
Storm Drainage - (Along Water St.)		
Academy St.	250 L.F. 12" @ 36	9,000
	300 L.F. 18" @ 39	11,700
(Levee)	200 L.F. 12" @ 36	7,200
	2 D.I.'s @ \$7.50	<u>1,500</u>
	Sub-Total	29,400
Union St.	400 L.F. 12" @ 36	14,400
	300' Levee 12" @ 36	10,800
	2 D.I.'s @ \$3.50	<u>7,000</u>
	Sub-Total	32,200
Central St.	350 L.F. 12" @ 36	12,600
	450 L.F. 18" @ 39	17,550
	2 D.I.'s @ \$3.50	<u>7,000</u>
	Sub-Total	37,150
Winthrop Street	600 L.F. 12" @ 36	21,600
	11 D.I.'s @ \$3.50	<u>3,850</u>
	Sub-Total	25,450
Parking Area uphill of Water St.	550 L.F. 12" @ 36	19,800
	5 D.I.'s @ \$3.50	<u>1,750</u>
	Sub-Total	21,550
Water St. to river	600 L.F. 24" @ \$12	7,200
	6 D.I.'s @ \$7	<u>4,200</u>
	Total	94,100

	Fwd.	\$ 94,100
1000 Sewer 1100 L.F. 12" @ \$1600		<u>17,600</u>
	Sub-Total	<u>111,700</u>
All Eng., Surveys, Supv., etc.		<u>16,750</u>
	Sub-Total	<u>128,450</u>
Contingencies		12,850
Other Costs - Legal, Land, Admin.		<u>16,000</u>
		\$157,300
Flood Control		50,000
Grading & Landscaping		<u>28,400</u>
Total		\$235,700

Quantities & Cost/Linear foot:

Excavation

$$\frac{\frac{11}{33} \times 2 \times 1}{27} \times 1.20 = \frac{8.8}{3} = 3 \text{ C.Y.}$$

20% excess for
grade variations

$$\frac{1 \times 12 \times 1}{27} \times 1.20 = \frac{0.5 \text{ C.Y.}}{3.5 \text{ C.Y. @ \$1.00} = \$3.50$$

Gravel

$$\frac{1.5 \times 1 \times \frac{11}{33}}{27} = 2 \text{ C.Y.}$$

$$\frac{1 \times 6 \times 1}{27} = \frac{.25 \text{ C.Y.}}{2.25 \text{ C.Y.}} \quad 2.25 \text{ C.Y. @ \$1.40} = 3.15$$

Paving

$$\frac{\frac{110}{220}}{2000} \times \frac{\frac{11}{33} \times 1}{9} = .5 \text{ ton}$$

$$\frac{\frac{220}{2000}}{7000} \times \frac{6^2}{9} = .07 \quad .6 \text{ tons/ft. @ \$12.00} = 7.20$$

Curb

$$@ \$5.00 = 5.00$$

Loam

$$\frac{1}{3} \times 6^2 \times 1 \times \frac{1}{27} = .1 \quad 0.25$$

Seed

$$\frac{.10}{19.20}$$

HALLOWELL SALES

April 1963 - April 1964

		<u>Sale Price</u>	<u>Valuation Ratio</u>
1. Perley R. Choate to R. West Partridge North Street (Store and equipment)	Val: L. 500 B. 2200 <u>2700</u>	27,750	3.1
2. Thomas and Elaine Olary to John and Joan Lane Central Street (Land and buildings)	Val: L. 200 B. 1800 <u>2000</u>	23,250	4.1
3. Dominique and Brun E. Cloutier to Bibyl H. Burlington Winthrop and Monument Streets	Val: L. 400 B. 2600 <u>3000</u>	39,250	5.1
4. George and Pauline B. Cottle to John H. and Louise M. Richmond Central Street	Val: L. 150 <u>1650</u> 2000	23,250	4.1
5. Dawn L. Fogg to Luther F. Hutchins 4 Franklin Street (Land and buildings)	Val: L. 400 B. 2900 <u>3300</u>	39,750	3.4
6. Cecile H. Freedman to Maurice and Gladys Mander 124 and 126 Water Street (Land and buildings)	Val: L. 400 B. 2000 <u>2400</u>	26,750	2.8
7. Robert and Shirley Fuller to Richard and Margaret Loretto 15 Greenville Street (Land and buildings)	Val: L. 200 B. 1200 <u>1400</u>	24,250	3.0

Hallowell Sales

-2-

8.	Robert A. Gill to Robert W. O'Connor Warren Street (Land and buildings)	Val: L. 500 B. 1500 <u>1800</u>	83,750	2.1
9.	Paul and Mariol H. Robbins 72 Central Street (Land and buildings)	Val: L. 500 B. 2200 <u>2500</u>	89,250	3.7
10.	Frances M. Imbiato to Hallowell Art Association Water Street	Val: L. 400 B. 2000 <u>2400</u>	86,250	2.6
11.	Charles M. Howe, Jr. Water Street	Val: L. 1100 B. 4000 <u>5100</u>	816,750	3.3
12.	R. R. & H. Realty Company Second Street (Land and buildings, furniture, equipment)	Val: L. 500 B. 6000 <u>6500</u>	88,750	1.3

36.6

$$36.6 \div 12 = 3.05 \text{ or } 3.1$$

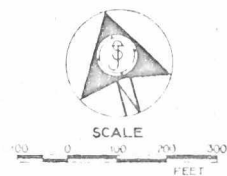
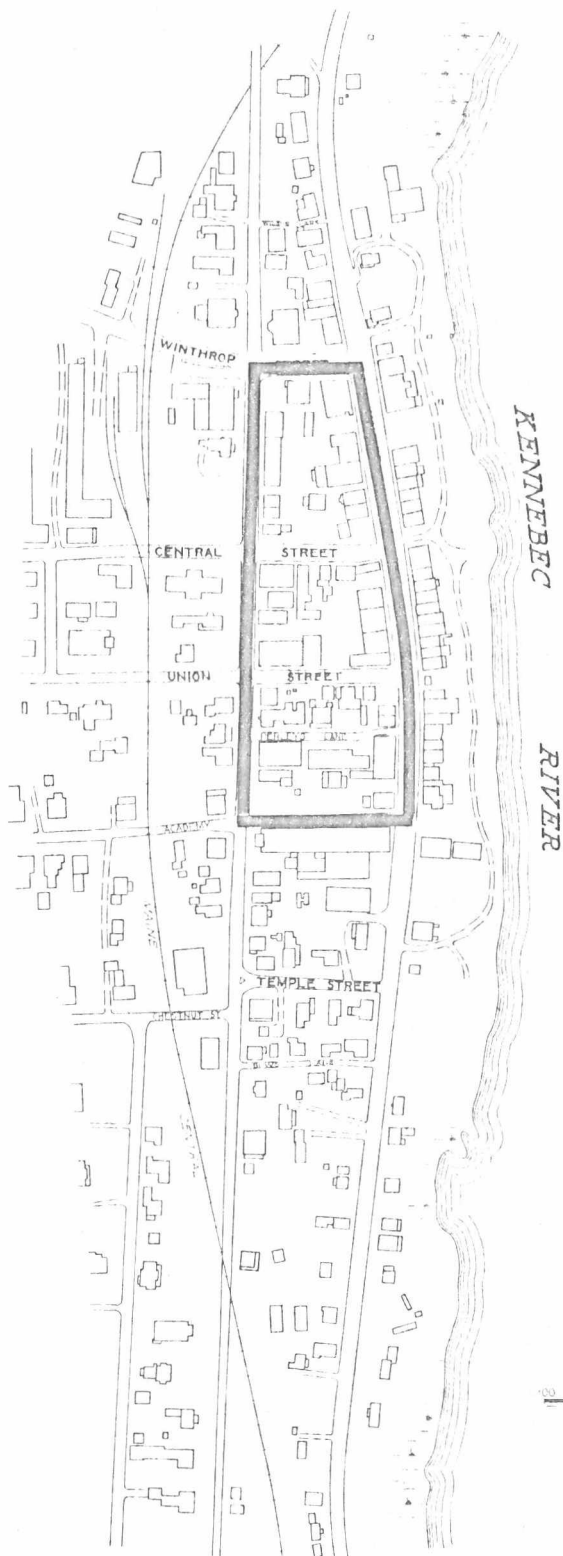
Sales--3.0 - 3.1 times valuations.

Recent Commercial Properties Acquisitions in Augusta:

80,000 sq. ft.	\$ 80,000	\$1.00/sq. ft.
435,600 " "	70,000	.16 " "
4,362 " "	205,000	.47 " "
25 acres	500,000	.45 " "

Estimated from above and from inquiries - 50¢ per square foot on ^g large area; 60¢ per square foot in smaller areas

STUDY AREA NO.2



HALLOWELL
KENNEBEC COUNTY, MAINE
CENTRAL AREA
1961

JAMES W. SEWALL COMPANY PLANNING CONSULTANTS, OLD TOWN, MAINE

STUDY AREA NO. 2

Estimate of Federal Grant Requirement

Planning Costs		\$ 69,049
Administrative Costs		50,994
Cost of properties to be acquired		293,580
Costs of project improvements		176,700
Other costs including:		103,500
Site clearance		
Relocation expenses		
Property management		
Interest		
Contingency		
ESTIMATED GROSS PROJECT COST		693,823
Land disposition proceeds		95,000
ESTIMATED NET PROJECT COST		598,823
ESTIMATED LOCAL SHARE (1/4)		149,706
Estimated local non cash grants include:		
Fire Station, Town Garage	\$15,000	
Streets and r/w	5,000	
Credit Fire Station	2,000	
Estimated cash contributions	127,706	
ESTIMATED FEDERAL GRANT		\$449,117
ESTIMATED RELOCATION GRANT		33,400
ESTIMATED TOTAL FEDERAL GRANT REQUIREMENT		\$482,517

Basis of Federal Grant Requirement Estimates - 24 months budget

A. Planning Costs	\$65,026		
Interest 4 1/8% - 18 months	4,023		\$69,049
B. Administrative costs			
2.0 times lines 1a and 1b		\$34,044	
(See narrative in support of Form H-627)			
Survey and Planning during execution		3,500	
Legal Services			
Legal Counsel 24 mos. @ \$100	2,400		
Bond Counsel	1,500		
Evictions	1,000		
Condemnations	5,000		
Disposition	1,000		
Property Management	500		
Acquisition			
Closings 41 @ \$50	2,050	13,450	50,994
C. The currently assessed values for those properties in the proposed project area which are to be acquired total \$93,200. The approximate ratio of this assessed value is one-third. Thus, true market value is 3 times assessment value or \$279,600. A 5% assembly factor, or \$13,980 is added. Acquisition costs are therefore estimated to be			293,580
D. Costs of Project Improvements and Public Facilities. Estimated costs of project improvements such as sewer, water installations, street sidewalk improvements, new sidewalks, storm drainage, rough grading, landscaping and utilities as eligible, excavation as necessary (see Appendix)			176,700
E. Public Housing Credits			
Not Applicable			
F. Section 112			
Not Applicable			
G. Other costs:			
Site Clearance	20,500		
Relocation Expenses	1,000		
Property Management	2,000		
Interest	50,000		
Contingency	30,000		103,500
GROSS PROJECT COST			693,823
H. Land Disposal Proceeds			
It is currently estimated that 190,000 sq.ft. of land will be available for redevelopment at 50¢ per sq. ft.			95,000
NET PROJECT COST			\$598,823

Basis of Federal Grant Requirement Estimates - 24 months budget (Continued)

I. Relocation Payments

12 businesses @ \$2,000	\$24,000	
47 Households @ \$200	9,400	\$33,400

Narrative in support of Form H-627

Line 1a Administrative Overhead and Services (12 months)

Acct. 1410.1 Non Technical Salaries		
Executive Director	\$8,000	
Secretary	3,120	\$11,120
Acct. 1410.09 Retirement Contributions		
FICA - 3 5/8% of first \$4,800		287
Acct. 1410.16 Publications		
Publication and distribution of a summarized report to general public		500
Acct. 1410.19 Sundry Overhead		
Office rental \$85 a month for 12 months	1,020	
Repair of Equipment	100	
Utilities \$15/mo.	180	
Telephone \$50/mo.	600	
Telegraph	25	
Office supplies	300	
Printing & reproduction	200	
Postage & express	100	
Advertising	50	
Periodicals	15	
Insurance	175	
Miscellaneous	100	2,865
Acct. 1416 Administrative Fees		
Accountant 12 mos. @ \$50		600
Total Line 1a		\$15,372

Line 1b Travel

A. Trips out of town

a. New York Regional Office
Anticipated that the Executive Director and the Chairman of the Authority or a member will each make two trips to New York (total trips 4)
 Estimated transportation cost 300
 Estimated subsistence cost 150 450

b. Conferences
Over the 12 month period the Executive Director and the Chairman of the Authority or a member will attend two Regional Conferences (total trips 4)
 Estimated transportation cost 300
 Estimated subsistence cost 150 450

B. Local travel

Automotive allowance for Executive Director	\$350
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C. Estimated moving expenses for Director	400
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Total Line 1b	\$ 1,650
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Total Administrative Overhead	\$17,022
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Line 2 - Office Furniture and Equipment

1 Executive desk	\$250	
1 Executive chair	75	
1 Secretarial desk	175	
1 Secretarial chair	50	
1 Conference table	75	
1 Typewriter	250	
1 Adding machine	200	
6 Office chairs	80	
1 Three drawer file (legal)	150	1,305

Line 3 - <u>Legal Services</u>	1,200
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Line 4 - <u>Survey and Planning</u>	20,000
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Line 5 - Acct. 144C.02

a. First acquisition			
Appraisals	32 @ \$50	1,600	
	5 @ 75	375	
	4 @ 100	400	2,375
b. Update land use utilization and Marketability Study			
			1,000
c. Re-use appraisals			
			1,500

Total Line 5	4,875
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Line 6 - <u>Update Relocation Plan</u>	500
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Line 7 - <u>Sub-Total</u>	\$44,902
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Line 8 - Reserve and Contingencies

A. Reserve:

a. Administrative overhead for 6 months from approval of Part I, public hearing and approval of part II by HHFA 50% of lines 1a and 1b	8,511
--	-------

Line 8 - Reserve and Contingencies Cont'd:

A. Reserve Cont'd:

b. Second appraisals based upon
first appraisals

\$2,375

c. Title search
Estimate 41 parcels @ \$100

4,100

B. Contingencies - 10% of Line 7

4,490

Total Line 8

\$ 19,476

Line 9 - Total

64,378

Line 10- Project Inspection Fee

31-1-1

648

Line 11- Total Survey and Planning Budget

\$ 65,026

65,026
648
64,378
19,476
44,902
500
4,875
20,000
1,200
1,305
1,650
15,372

18

June 1967

Project Study No. I-77

<u>Building No.</u>	<u>Acquisition Costs</u>	<u>Building No.</u>	<u>Acquisition Costs</u>
F-2-4	\$15,000	F-5-32	\$ 4,500
5 (Depositors Trust)		33	6,000
6	8,700	34)	6,000
7	7,800	35)	
8	15,300	36	17,100
9	6,000	37	13,500
10	7,800	38	11,400
11	10,200	39	7,200
12	3,600	40	4,500
13	4,500	41	1,500
14	3,300	42	2,700
15	4,200	43	3,600
16	11,400	44	6,900
17	<u>7,500</u>		
Total	\$105,300		\$84,900
F-8-60	\$6,300	F-9-67	\$10,000
61	4,500	68	5,000
62	5,100	69	10,500
63	4,500	70	7,200
64	7,200	71	3,000
65	4,500	72	4,500
66	5,100	73	1,200
		74	2,100
		75	<u>3,700</u>
Total	\$37,200		\$52,200

Total Acquisition Costs -- \$279,600

PROJECT IMPROVEMENTS

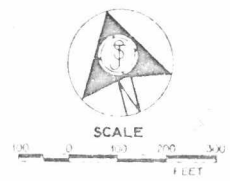
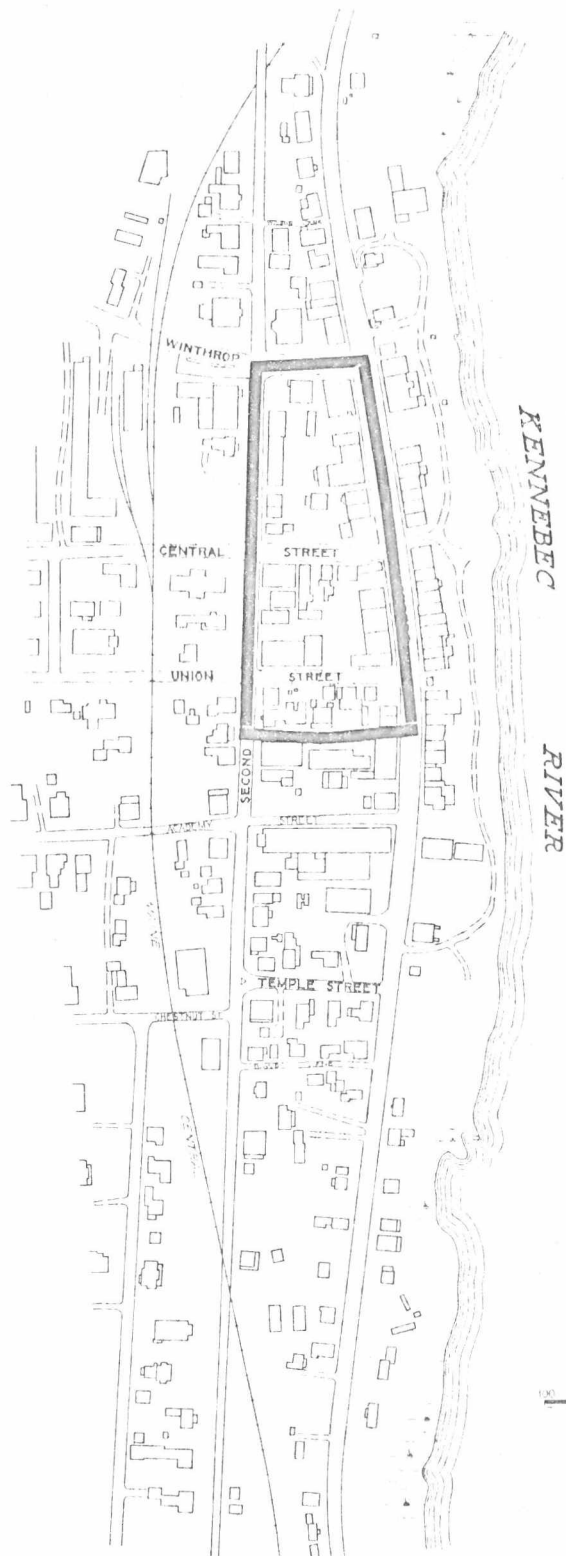
	<u>Streets</u>	<u>Sewers</u>	<u>S.D.</u>
Construction	\$ 45,000	\$ 19,400	\$ 47,300
Engineering	<u>6,750</u>	<u>2,800</u>	<u>7,100</u>
Sub-total	51,750	22,200	54,400
10% Cont.	<u>5,175</u>	<u>2,220</u>	<u>5,440</u>
	56,925	24,420	59,840
Fees	<u>2,275</u>	<u>4,080</u>	<u>8,660</u>
	59,200	28,500	68,500

Total \$ 156,200

Grading and
Landscaping 20,500

\$176,700

STUDY AREA NO.3



HALLOWELL
KENNEBEC COUNTY, MAINE
CENTRAL AREA
1961

JAMES W. SEWALL COMPANY PLANNING CONSULTANTS, OLD TOWN, MAINE

STUDY AREA NO. 3

RELOCATION - SUMMARY OF RELOCATION NEEDS

Within Project Area No. 3 there are 38 households broken down as follows:

<u>Household size</u>	<u>Number of Households</u>
1 person	13
2 "	8
3 "	7
4 "	2
5 "	2
6 "	1
7 "	1
8 "	0
9 "	2
Refusals	<u>2</u>
	38

Of the 23 multi-person families located within the study area, 19 would continue to rent while 4 families would prefer to purchase their own homes.

The relocation survey revealed that of the 23 multi-person families only three would require assistance in relocating while 19 could relocate themselves.

In matching needs to resources there are 19 multi-person families desiring rental units with 28 available and 4 families preferring purchase with 28 available. A comparison of housing needs with supply would indicate that it is entirely possible to relocate the families without entering into a public housing program.

There are 11 businesses within the project area that would have to relocate.

PROJECT STUDY AREA NO. 3

Estimate of Federal Grant Requirement

Planning Costs		\$64,586
Administrative Costs		50,544
Cost of properties to be acquired		238,770
Costs of Project Improvements		166,700
Other costs including: Site Clearance		89,500
Relocation Expenses		
Property Management		
Interest		
Contingency		
ESTIMATED GROSS PROJECT COST		\$610,100
Land disposition proceeds		88,200
ESTIMATED NET PROJECT COST		521,900
ESTIMATED LOCAL SHARE (1/4)		130,475
Estimated local non cash grants include		
Streets and r/w	\$ 5,000	
Estimated cash contributions	125,475	
ESTIMATED FEDERAL GRANT		\$391,425
ESTIMATED RELOCATION GRANT		29,600
ESTIMATED TOTAL FEDERAL GRANT REQUIREMENT		\$421,025

Basis of Federal Grant Requirement Estimates - 24 months budget

A. Planning Costs	\$60,823		
Interest 4 1/8% - 18 mos.	3,763		\$64,586
B. Administrative costs			
2.0 times lines 1a and 1b		\$34,044	
(see narrative in support of Form H-627)			
Survey and Planning during execution		3,500	
Legal Services			
Legal Counsel 24 mos. @ \$100	2,400		
Bond Counsel	1,500		
Evictions	1,000		
Condemnations	5,000		
Disposition	1,000		
Property management	500		
Acquisition			
Closings 32 @ \$50	1,600	13,000	50,544
C. The currently assessed values for those properties in the proposed project area which are to be acquired total \$75,800. The approximate ratio of this assessed value is one-third. Thus, true market value is approximately 3 times assessment value or \$227,400. A 5% assembly factor, or \$11,370 is added. Acquisition costs are therefore estimated to be			238,770
D. Costs of project improvements and public facilities. Estimated costs of project improvements such as sewer, water installations, street sidewalk improvements, new sidewalks, storm drainage, rough grading, landscaping and utilities as eligible, excavation as necessary (see Appendix)			166,700
E. Public Housing Credits			
Not Applicable			
F. Section 112			
Not Applicable			
G. Other Costs			
Site Clearance	16,500		
Relocation expenses	1,000		
Property management	2,000		
Interest	40,000		
Contingency	30,000		89,500
GROSS PROJECT COST			\$610,100
H. Land Disposal Proceeds			
It is currently estimated that 147,000 sq.ft. of land will be available for redevelopment at 60¢ per sq. ft.			88,200
NET PROJECT COST			\$521,900

Basis of Federal Grant Requirement Estimates - 24 months budget (continued)

I. Relocation Payments

11 businesses @ \$2,000	\$22,000	
38 Households @ \$200	7,600	\$29,600

Narrative in support of Form H-627

Line 1a Administrative Overhead and Services (12 mo. budget)

Acct. 1410.1 Non Technical Salaries

Executive Director	\$8,000	
Secretary	3,120	\$11,120

Acct. 1410.09 Retirement Contributions

FICS - 3 5/8% of first \$4,800		287
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Acct. 1410.16 Publications

Publication and distribution of a summarized report to general public		500
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Acct. 1410.19 Sundry Overhead

Office rental \$85 a month for 12 months	1,020	
Repair of equipment	100	
Utilities \$15/mo.	180	
Telephone \$50/mo.	600	
Telegraph	25	
Office supplies	300	
Printing and reproduction	200	
Postage and Express	100	
Advertising	50	
Periodicals	15	
Insurance	175	
Misc.	100	2,865

Acct. 1416 Administrative Fees

Accountant 12 mos. @ \$50		600
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Total

\$15,372

Line 1b Travel

A. Trips out of town

a. New York Regional Office

Anticipated that the Executive
Director and the Chairman of the
Authority or a member will each
make two trips to New York
(total trips 4)

Estimated Transportation Cost	300	
Estimated Subsistence Cost	150	450

b. Conferences

Over the 12 month period the
Executive Director and the
Chairman of the Authority or
a member will attend two
Regional Conferences
(total trips 4)

Estimated Transportation Cost	300	
Estimated Subsistence Cost	150	450

B. Local Travel		
Automotive allowance for		
Executive Director	\$ 350	

C. Estimated moving expenses for		
Director	400	

Total Line 1b		\$ 1,650
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Total Administrative Overhead		17,022
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Line 2 - Office Furniture and Equipment

1 Executive desk	\$ 250	
1 Executive chair	75	
1 Secretarial desk	175	
1 Secretarial chair	50	
1 Conference table	75	
1 Typewriter	250	
1 Adding machine	200	
8 Office chairs	80	
1 Three-drawer file (legal)	150	1,305

Line 3 - Legal Services		1,200
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Line 4 - Survey and Planning		18,000
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Line 5 - Acct. 1440.02

a. First Acquisition		
Appraisals 26 @ \$50	1,300	
2 @ \$75	150	
4 @ \$100	400	1,850

b. Update land use Utilization and Marketability Study		1,000
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c. Re-use appraisals	1,500	4,350
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Line 6 - Update Relocation Plan		500
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Line 7 - Sub-Total		42,377
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Line 8 - Reserve and Contingencies

A. Reserve		
a. Administrative overhead for 6 months from approval of Part I, public hearing and approval of Part II by HHFA 50% of lines 1a and 1b	8,511	

b. Second appraisals based upon first appraisals	1,850	
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c. Title Search Estimate 32 parcels @ \$100	3,200	
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B. Contingencies - 10% of Line 7

\$4,237

Total Line 8

\$17,798

Line 9 Total

60,175

Line 10 Project Inspection Fee

648

Line 11 Total Survey and Planning Budget

\$60,823

18

15,372

1,650

1,305

1,200

18,000

4,350

500

42,377

17,798

60,175

648

60,823

Project Study No. 3

<u>Building No.</u>	<u>Acquisition Costs</u>
F-2-4	\$15,000
5 (Depositors Trust)	
6	8,700
7	7,800
8	15,300
9	6,000
10	7,800
11	10,200
12	3,600
13	4,500
14	3,300
15	4,200
16	11,400
17	<u>7,500</u>
Total	\$105,300

<u>Building No.</u>	<u>Acquisition Costs</u>
F-5-32	\$4,500
33	6,000
34	6,000
35	
36	17,100
37	13,500
38	11,400
39	7,200
40	4,500
41	1,500
42	2,700
43	3,600
44	<u>6,900</u>
Total	\$84,900

F-8-60	\$6,300
61	4,500
62	5,100
63	4,500
64	7,200
65	4,500
66	<u>5,100</u>
Total	\$37,200

Total Acquisition Costs -- \$227,400

PROJECT IMPROVEMENTS

	<u>Streets</u>	<u>Sewers</u>	<u>S.D.</u>
Construction	\$45,000	\$19,400	\$47,300
Engineering	<u>6,750</u>	<u>2,800</u>	<u>7,100</u>
Sub-Total	\$51,750	\$22,200	\$54,400
10% Cont.	<u>5,175</u>	<u>2,220</u>	<u>5,440</u>
	\$56,925	\$24,420	\$59,840
Fees	<u>2,275</u>	<u>4,080</u>	<u>8,660</u>
	\$59,200	\$28,500	\$68,500

Total Streets, Sewers, S.D.	\$156,000
Grading & Landscaping	<u>10,500</u>
	\$166,700

Table 1 - Hallowell, Maine; Departmental Expenditures, 1958-1963

	<u>1958</u> ^{1/}	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>
<u>Operating costs</u>					
General Government	316,331	\$17,162	118,441	118,452	324,900
Health & Sanitation	2,393	2,606	3,376	1,336	2,294
Protection	33,524	31,900	36,467	35,502	37,260
Highways	31,315	24,729	36,367	40,794	37,496
Charities	9,275	8,943	2,256	9,171	7,579
County Tax	4,410	4,880	4,830	4,141	4,141
Unclassified	8,912	9,412	11,619	12,358	15,329
Sub-total	106,160	99,632	120,906	121,870	129,149
Education	154,406	181,130	147,317	118,264	138,169
Sub-Total	260,566	280,762	268,423	240,140	267,318
Indebtedness	22,437	5,000	-	1,041	798
<u>Capital Improvements</u>					
Highway Equipment	2,400	-	-	-	-
Street Surfacing	3,623	5,929	2,968	3,721	15,456
New Cemetery	8,338	-	-	-	-
Front End Loader	-	-	-	-	10,000
Total Capital Improvements	14,361	5,929	2,968	3,721	25,456
TOTAL	297,364	291,691	271,391	244,862	293,565

^{1/} All years end December 31st.

Source: Hallowell Annual Reports

Table 2 - Hallowell, Maine; Income and Other Financial Data, 1958-1963

	<u>1958</u>	<u>1959</u>	<u>1960</u>	<u>1961</u>	<u>1962</u>
<u>Actual Income</u>					
Poll Tax	31,941	31,932	31,965	32,004	32,007
Other Revenue	37,751	34,756	53,938	54,577	30,733
Sub-Total	69,692	96,688	55,903	56,581	60,745
Property Tax	198,702	233,358	210,305	213,364	235,864
TOTAL	268,394	320,046	266,208	270,445	296,609
<u>Other Financial Data</u>					
Property Valuation	2,460,325	2,486,425	2,424,934	2,444,164	2,473,349 ^{1/}
Tax Rate	.085	.090	.095	.095	.097
Tax Rate @ Market Value					.024
Borrowing Capacity	184,524	138,482	181,374	183,312	185,012
Bonded Debt:					
School Improvement	25,000	20,000	15,000	10,000	5,000
Unused Borrowing Capacity	159,524	168,482	166,374	173,312	180,012
Other Debts:					
Tax Anticipation Note	15,000	19,000	30,000	20,000	-

^{1/} Approximately 33% of market value

Source: Hallowell Annual Reports

Table 3 - Hallowell, Maine; Financial Projections, 1963-1969, Excluding Expenditures for Capital Improvements

	<u>1963</u>	<u>1964</u>	<u>1965</u>	<u>1966</u>
<u>Projected Expenditures</u>				
Operating expense, excluding education	\$136,571	\$143,993	\$151,415	\$158,837
Education expenditures <u>2/</u>	178,281 <u>1/</u>	185,281	192,000	199,281
Total Operating Expenditures	314,852	329,274	343,415	358,718
<u>Projected Income</u>				
Poll Tax	2,018	2,029	2,090	2,051
Other revenue	57,000	57,000	57,000	57,000
Sub-Total	59,018	59,029	59,090	59,051
Property tax necessary to cover operating expenditures	255,834	270,245	284,375	299,067
Total Projected Income	314,852	329,274	343,415	358,118
<u>Other Financial Data</u>				
Property valuation	2,476,605	2,479,861	2,483,117	2,486,373
Actual tax rate	.113			
Operating tax rate	.103	.109	.115	.120
Operating tax rate @ market value	.026			
Borrowing capacity @ <u>7 1/2%</u> of valuation	185,745	185,990	186,234	186,478
Borrowing capacity @ market value (approx.)	742,986			
Unused borrowing capacity	185,745	185,990	186,234	186,478

Continued on following page

Table 3 (cont'd.)

	<u>1967</u>	<u>1968</u>	<u>1969</u>
<u>Projected Expenditures</u>			
Operating expense, excluding education	\$166,259	\$173,681	\$181,103
Education expenditures ^{2/}	206,281	213,281	220,281
Total Operating Expenditures	372,540	386,962	401,384
<u>Projected Income</u>			
Poll tax	2,062	2,073	2,084
Other revenue	57,000	57,000	57,000
Sub-Total	59,062	59,073	59,084
Property tax necessary to cover operating expenses	313,478	327,889	342,336
Total Projected Income	372,540	401,962	401,420
<u>Other Financial Data</u>			
Property valuation	2,480,629	2,492,885	2,496,141
Operating Tax Rate	.125	.131	.137
Borrowing capacity @ 7½% of valuation	186,722	186,966	187,211
Unused Borrowing Capacity	186,722	186,966	187,211

^{1/} 1963 budget figure

^{2/} An annual increase of \$7,000 is shown

Source: James W. Sowell Company

Table 4 - Hallowell, Maine; Capital Budget, Cost Analysis

Note: 1. All figures are approximate; 2. Interest rates are computed approximately at 4%;
 3. g.o.b. means general obligation bonds; s.d.b. means school district bonds;
 u.d.r.b. means utility district revenue bonds

<u>Major Capital Improvements</u>	<u>Total Cost</u>	<u>Aid</u>	<u>Total Cost to City</u>	<u>Method of Financing</u>	<u>Average Annual Cost</u>	<u>Tax Rate @ Present Assessed Value</u>
Urban Streets)	Continuing Programs			Current rev.	\$10,000	4.0
Rural Roads)				Current Rev.	3,000	1.2
Fire Equipment)				Current rev.	3,000	1.2
Public Works Equipment)				Current rev.	5,000	2.0
Contingency)					5,000	2.0
Property Maps			\$8,000		8,000(1-yr)	3.2
Revaluation			8,000		8,000(1-yr)	3.2
Public Works Facilities			50,000	\$10,000 cur.rev.	5,000(2-yr)	2.0
				40,000 20-yr.	(2,000	.7
				g.o.b.	(800	
Fire Station		<u>1/</u>	50,000	10,000 2-yr cash	5,000	2.0
				40,000 20 yr.	(2,000	.7
				g.o.b.	(800	
City Hall		<u>1/</u>	10,000	Current rev.	10,000(1-yr)	4.0
Farmingdale Elem. School	\$100,000	State \$50,000			1,250	.7
		Farm. 25,000	25,000	20-yr s.d.b.	500	
High School	100,000	State 50,000			1,250	.7
		Farm. 25,000		20-yr s.d.b.	500	
Sewers	600,000	State & Fed. <u>1/</u>			12,000	6.7
		360,000	240,000	20-yr u.d.r.b.	4,800	
Voting Machines			12,000	Current rev.	12,000(1-yr)	4.8
URBAN RENEWAL			126,000	20-yr g.o.b.	9,160	3.7

1/ Investigate possibility of getting indirect aid through credit toward urban renewal costs.

Table 5 - Hallowell, Maine; Capital Budget, Timing

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Urban Streets	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Rural Roads	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Fire Equipment	3,000	3,000	3,000	3,000	3,000	3,000	3,000
Public Works Equipment	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Contingency	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Property Maps	8,000						
Revaluation		8,000					
Public Works Facilities	5,000	Bld.- 5,000	3,600	3,500	3,400	3,400	3,300
Fire Station	5,000	Bld.- 5,000	3,600	3,500	3,400	3,400	3,300
City Hall					10,000		
Farmingdale Elem. School			Build	1,750	1,750	1,750	1,750
High School						Build	1,750
Sewers						Build	Sewer serv. charge
URBAN RENEWAL			9,160	9,160	9,160	9,160	9,160
Total expenditures for Capital Improvements	\$44,000	\$44,000	\$42,360	\$43,910	\$53,710	\$43,710	\$45,260

Table 6 - Hallowell, Maine; Capital Budget, Tax Rate and Debt

	<u>1964</u>	<u>1965</u>	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Estimated tax rate @ proposed assessed valuation required for proposed capital improvements	18	18	17	18	22	18	18
Estimated tax rate for projected operating expenditures	109	115	120	125	131	137	142
Estimated tax rate for both projected operating expenditures and proposed capital improvements	127	133	137	143	153	155	160
Projected borrowing capacity @ 7 1/2% of assessed valuation	\$186,000	\$186,000	\$186,000	\$187,000	\$187,000	\$187,000	\$187,000
General Obligation Bonds		80,000	76,000	72,000	68,000	64,000	60,000
Public Works Facility		40,000	38,000	36,000	34,000	32,000	30,000
Fire Station		40,000	38,000	36,000	34,000	32,000	30,000
Urban Renewal			126,000	122,000	117,000	113,200	108,568
Unused projected Borrowing Capacity	\$186,000	\$106,000	Exceeds borrowing capacity				