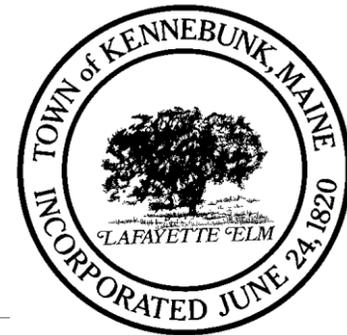
The background image shows the Town of Kennebunk building, a large, classical-style structure with a prominent central dome topped with a weather vane. An American flag flies on a tall pole to the left of the building. The building has a portico with columns and a brick section on the right side. The scene is set against a clear blue sky with some trees in the foreground.

Town of Kennebunk

FY2027 CAPITAL & DEBT PRESENTATION

FY2027 TIF BUDGET PRESENTATION – 2/10/2026



Budget Information

Meetings Broadcast on Spectrum Cable Channels 5 & 1302

Streaming Options available at:

www.kennebunkmaine.us/tv

Full Budget Documents Available Online:

www.kennebunkmaine.us/budget

Agenda



- Capital Improvement Plan
 - Introduction
 - Process
 - 5 Year Summary
 - Division Capital FY26 Requests
- Debt Review
- TIF Budget
- Budget Calendar
- Questions



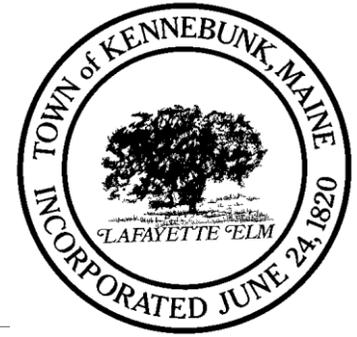
CAPITAL IMPROVEMENT PLAN



What is a Capital Improvement Plan?

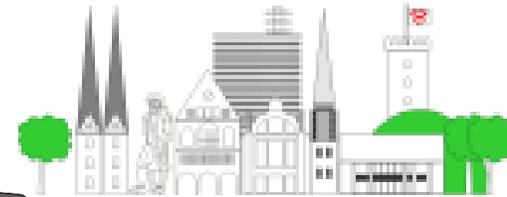
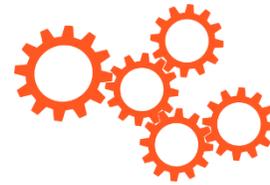
- A multi-year scheduling of public physical improvements, based on studies of available fiscal resources and the need for specific improvements to be constructed in the future.
- It provides an identifiable framework for informed decision-making
- It is updated annually as part of the regular budget process and forecasts the next five (5) fiscal years.





Where do we start?

- A capital improvement is a capital expenditure that is more than \$5,000 and has a useful life of more than one (1) year.
- Capital improvement programming focuses on long term capital that includes:
 - Buildings
 - Building improvements
 - Land
 - Machinery/equipment
 - Vehicles
 - Other commodities
- Focuses on the implementation of community and Town goals through detailed recommendations on capital spending that meet the needs for the current and forecasted future fiscal years.



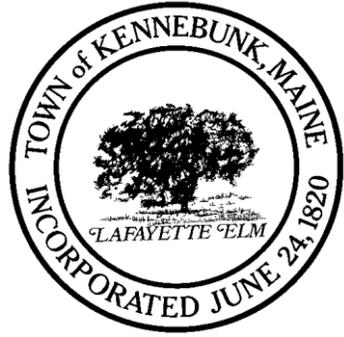


What is the Importance of a Capital Improvement Plan?

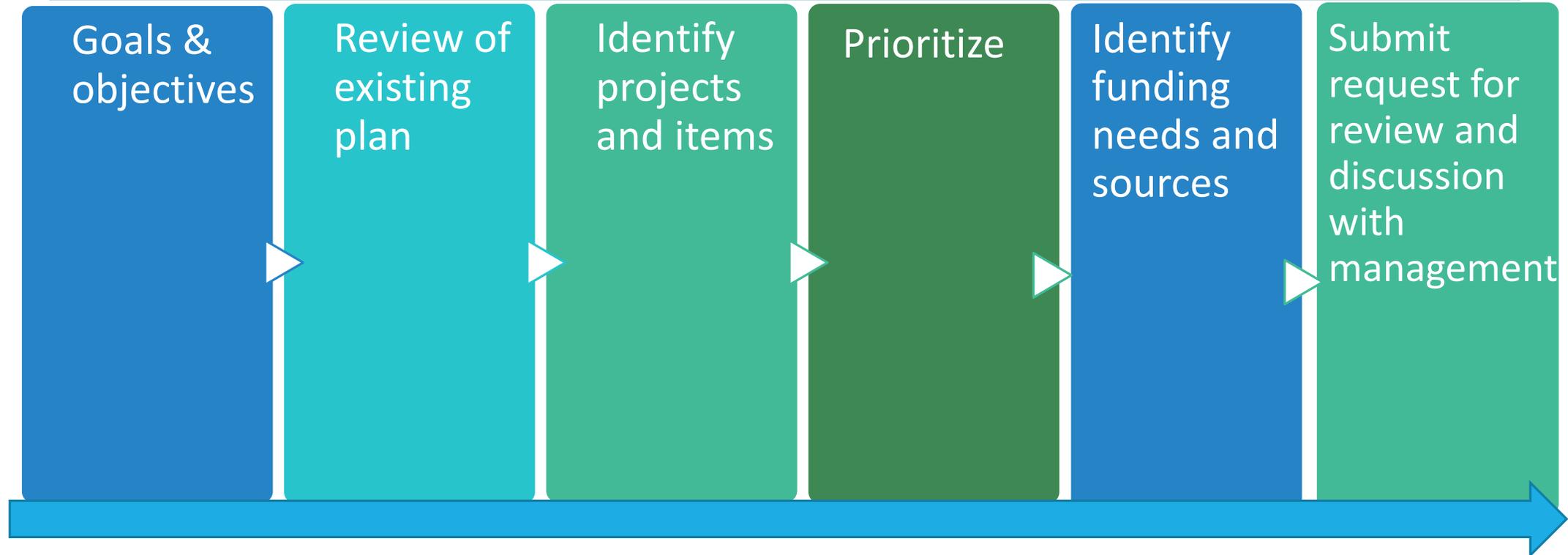
1. Provide a complete picture of the Town's major development needs;
2. Establish fiscal priorities for and between various projects;
3. Schedule major projects so as to reduce fluctuations in the tax rate;
4. Balance the use of funding sources in the most beneficial manner;
5. Discourage piecemeal improvements and duplication of expenditures;
6. Coordinate the activities of various Town departments;
7. Assist in the implementing recommendations as it relates to a Comprehensive Plan;
8. Inform the taxpayers of anticipated future improvements; and
9. Arrange opportunities for the public to offer comments on the program



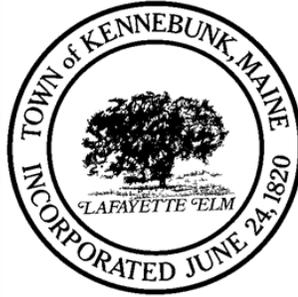
Division CIP Process



Capital Improvement Planning



5 Year Capital Improvement Plan Summary – Vehicle & Heavy Equipment



5 Year Capital Improvement Plan - Vehicles and Heavy Equipment Only

Division	2027	2028	2029	2030	2031
Public Services	\$ 204,000.00	\$ 858,450.00	\$ 435,000.00	\$ 1,265,000.00	\$ 80,000.00
Police Department	\$ 216,000.00	\$ 144,000.00	\$ 144,000.00	\$ 216,000.00	\$ 184,000.00
Fire & Rescue	\$ -	\$ 100,000.00	\$ 350,000.00	\$ 511,500.00	\$ 1,883,000.00
General Government	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -
Recreation	\$ -	\$ 160,000.00	\$ 80,000.00	\$ 125,000.00	\$ 200,000.00
Total	\$ 420,000.00	\$ 1,292,450.00	\$ 1,009,000.00	\$ 2,117,500.00	\$ 2,347,000.00



FY27 Capital

FY27 Capital Requests by Asset Type and Division

Division	Facilities	Public Services	Community Development	Police	General Gov't	Library	Total
Small Equipment	\$ -	\$ -	\$ -	\$ 36,500.00	\$ 25,000.00	\$ 20,000.00	\$ 81,500.00
Building Improvements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ 770,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 810,000.00
Other	\$ 125,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000.00
Vehicles & Heavy Equipment	\$ -	\$ 204,000.00	\$ -	\$ 216,000.00	\$ -	\$ -	\$ 420,000.00
Total	\$ 125,000.00	\$ 974,000.00	\$ 40,000.00	\$ 252,500.00	\$ 25,000.00	\$ 20,000.00	\$ 1,436,500.00



FY27 Total Capital Projects by Division with funding sources

TOWN OF KENNEBUNK BUDGETED CAPITAL PROJECTS FY26-27									
Asset Type	Division	Description	FY26-27 Amount	Funding Source	Acct #	GF Operating Budget	Use of FB	TIF	
<u>POLICE DEPARTMENT</u>									
Vehicles	Police	Three (3) Cruiser & Equipment - Replacement. The Department is looking to purchase (3) Dodge Durango Police Vehicles to replace three frontline patrol vehicles.	\$ 216,000.00	General Fund Capital	16680-57501	\$ 216,000.00			
Equipment	Police	Tasers	\$ 25,000.00	GF Operating Budget	12200-54003	\$ 25,000.00			
Equipment	Police	Mobile Data Terminals (MDTs)	\$ 11,500.00	General Fund Capital	16680-57501	\$ 11,500.00			
		Total Police	<u>\$ 252,500.00</u>			<u>\$ 252,500.00</u>	\$ -	\$ -	
<u>PUBLIC SERVICES DIVISION (HIGHWAY, PARKS)</u>									
Vehicle	Public Services	Ford F-550 Dump Truck w/plow and liftgate	\$ 120,000.00	General Fund Capital	16680-57501	\$ 120,000.00			
Equipment	Public Services	Digital Message Board	\$ 39,000.00	General Fund Capital	16680-57501	\$ 39,000.00			
Equipment	Public Services	25TN Equipment Trailer	\$ 45,000.00	General Fund Capital	16680-57501	\$ 45,000.00			
		Total Public Services	<u>\$ 204,000.00</u>			<u>\$ 204,000.00</u>	\$ -	\$ -	
<u>FACILITIES INFRASTRUCTURE</u>									
Building Improvements	Facilities	Facilities Study Update	\$ 50,000.00	General Fund Capital	16680-57501	\$ 50,000.00	\$ -	\$ -	
Building Improvements	Facilities	Oganizational Assessment	\$ 75,000.00	General Fund Capital	16680-57501	\$ 75,000.00	\$ -	\$ -	
		Total Facilities	<u>\$ 125,000.00</u>			<u>\$ 125,000.00</u>	\$ -	\$ -	

FY27 Total Capital Projects by Division with funding sources



TOWN OF KENNEBUNK BUDGETED CAPITAL PROJECTS FY26-27									
Asset Type	Division	Description	FY26-27 Amount	Funding Source	Acct #	GF Operating Budget	Use of FB	TIF	
<u>ROADS & SIDEWALKS</u>									
Infrastructure	Public Services	Road Drainage - miscellaneous project	\$ 40,000.00	GF Operating Budget	11110-54056	\$ 40,000.00			
Infrastructure	Public Services	Paving - proposed roads (see attached list)	\$ 770,000.00	GF Operating Budget	13300-57509	\$ 770,000.00			
Total Roads & Sidewalks			\$ 810,000.00			\$ 810,000.00	\$ -	\$ -	-
<u>GENERAL GOVERNMENT</u>									
Equipment	IT	Hardware Workstation - Replacements	\$ 25,000.00	GF Operating Budget	11113-54057	\$ 25,000.00			
			\$ 25,000.00			\$ 25,000.00	\$ -	\$ -	-
<u>OTHER</u>									
Other	Library	Library Capital (painting)	\$ 20,000.00	General Fund Capital	16680-57501	\$ 20,000.00	\$ -	\$ -	-
			\$ 20,000.00			\$ 20,000.00	\$ -	\$ -	-
GRAND TOTAL			\$ 1,436,500.00			\$ 1,436,500.00	\$ -	\$ -	-



Capital Asset versus Operating Expense

Capital Asset

Definition

- expenditures related to long-term assets

Accounting

- recorded as an Asset and depreciated over useful life

Example

- Building
- Machinery
- Equipment
- Vehicles
- Land

Operating Expense

Definition

- ongoing expenses

Accounting

- Budgeted and expensed on the P&L

Example

- Salaries
- utilities
- repairs
- maintenance
- office supplies



Funding Source FY27 Capital

Municipalities identify the following as typical funding sources for capital projects:

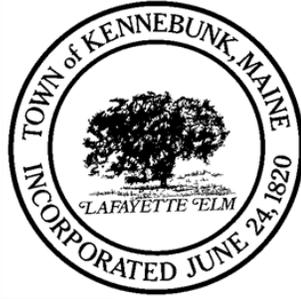
1. General Fund – The most commonly used method of funding is through the use of the General Fund, which is also referred to as ‘through tax appropriation’. If the Town has the financial capacity to pay for a project in a given year, it would reflect the current value of that asset or construction; unlike bonding the asset, it wouldn’t have additional costs for interest that would be carried on the budget for the term of the bond. The intent is to budget annually for assets that are needed from an operational lens and that we typically see year over year.
2. Fund Balance – *Unassigned Fund Balance* is defined in the audited financial statements as General Fund assets less General Fund liabilities less any portion of the GF fund balances that may be restricted, committed or assigned. In other words, it is the balance of unexpended operating budgets and unanticipated excess revenues. Use of the Unassigned Fund Balance is to be in alignment of the Fund Balance Policy and is discussed at budget time.



Funding Source FY27 Capital Cont.

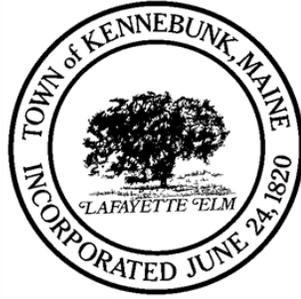
3. General Obligation (GO) Bonds – Bonds are used to finance major municipal capital projects. GO Bonds are issued for a period of time generally extending from ten to twenty years during which time principal and interest payments are made. They are secured by raising a tax appropriation for the upcoming debt obligation payments. This funding source has the advantage of allowing the costs to be amortized over the life of the project and allowing taxpayers to pay a portion of the total cost over that span of time. However, it commits the Town's resources over a long period of time.

4. Bond Anticipation Notes (BAN) – A BAN is a short-term interest bearing security issued in advance of a larger, future bond issue; this would function as interim financing prior to rolling into permanent financing. These are typically obtained from local banks



Funding Source FY27 Capital Cont.

5. Reserve Accounts – This is the creation of a separate account to be used for financing/tracking the acquisition or reconstruction of a specific capital improvement or project. The purpose of reserves is to set aside funds for specific projects, acquisitions, renovations, or reconstruction of capital improvements, capital equipment or paying a funded debt service in accordance with 30-A M.R.S.A Section 5801.
6. Grants – Grants come from other levels of government as well as from outside agencies or other local agencies. Generally, these Federal and State sources provide an outright grant or matching funds to go with locally raised funds. Grants can create spikes in year over year budget comparisons.
7. Tax Increment Financing (TIF) – The TIF program is locally driven and is a flexible finance tool used by municipalities to leverage new property taxes generated by a specific program or projects within a defined geographic district. The municipality defines the district size, determines the amount of new taxes to be captured, identifies allowable public and private projects along with the term up to 30 years.



Town of Kennebunk Fund Balance Policy

- The purpose of this policy is to establish guidelines for preserving an adequate Unassigned Fund Balance Policy to sustain financial sustainability for the Town.
- Unassigned Fund Balance is a balance of funds that have accrued from unexpended operating budgets and unanticipated excess revenues.
- The Unassigned Fund Balance provides the Town with a reserve fund for use in unforeseen, unbudgeted emergency situations.
- The level of fund balance that the Town strives to maintain as unassigned is an amount no less than 17% and no more than 22% of the current fiscal year's budget.
- The amount is based on an approximate amount equal to (2) months of operating expenditures.
- www.kennebunkmaine.us/FundBalancePolicy

1. Cruisers – The capital request is for three (3) Dodge Durango front-line patrol cruisers that would replace three Ford Explorer patrol vehicles. Two (2) of the Ford Explorers will have an estimated mileage of 75,000 miles; these two (2) cruisers would be traded-in to allow for maximum trade-in allowance and reduce vehicle maintenance line items, which are estimated to be substantial. The third cruiser is a 2019 Ford Explorer with 113,705 miles. Due to the age, condition and mileage of this cruiser, it is up for replacement in FY27.

The three (3) cruisers are budgeted at a cost of \$216,000, which includes the cruiser and the necessary cruiser equipment. The funding source for the cruisers is from the general fund.

Police FY27 Capital Requests



Police FY27 Capital Requests cont.

2. Mobile Data Terminals (MDTs)

– The purchase of two (2) MDTs that will replace two (2) current MDTs that are beyond the five-year replacement cycle according to our IT Department. This will also include new mounts for the Durangos. The capital asset request is for \$11,500 and will be funded through the General Fund.



Police FY27 Capital Requests cont.

3. Tasers – These are less-lethal tools to utilize in order to minimize injury to suspects and officers. This would be for approximately eight (8) new tasers and includes necessary equipment and training supplies. The capital asset request is for \$25,000 and the funding source is through the General Fund.



Public Services FY27 Capital Requests

1. Ford F-550 Dump Truck with Plow and Liftgate – This will replace Truck 9, which is a 2016 GMC Sierra 3500; this unit is in fair condition with 65,631 miles. The estimated useful life of this asset is 10 years. This unit was involved in an accident back in 2018 (was repaired) and the liftgate does not work properly presenting a safety issue when it is in use. The budgeted amount is for \$120,000 with the General Fund as the funding source.

2. Equipment Trailer – The budgeted amount is for \$45,000 to replace unit #50, which is a 1996 Custom Tilt Deck Trailer; this unit has served its life and requires replacement. The funding source for this capital asset purchase will be through the General Fund.



Public Services FY27 Capital Requests Cont.

3. Digital Message Board – Public Services has three (3) digital message boards that are used throughout Town for road work projects, road closures, special events, elections, etc. Other departments use the message boards as well for road closures and/or events. This past year, we had to move a sign from a road project to accommodate a road closure, creating a safety concern for Public Services personnel working on the road way. This capital asset request is for a new message board for \$39,000 with the funding source of the General Fund.



1. Facilities Study Update –

Budgeted amount of \$50,000 to update the 2020 Facilities Assessment and Master Plan with a focus on alternatives. The funding source for this project is through the General Fund.

2. Organizational Assessment –

Budgeted amount of \$75,000 to review current staffing levels and project those into the future. The funding source for this project is through the General Fund.

These projects are anticipated to provide accurate and updated information for future planning.

Facilities FY27 Capital Requests



Roads and Infrastructure FY27 Capital Requests



FY 26/27 Proposed Pavement Management Projects

Local Pavement Treatment Projects

Street Name ^	From Street Name	To Street Name	Deteriorated PCI	Estimated Cost (\$)	Post Repair PCI	Functional Class	Surface Type	Maintenance Suggestion	Unit Cost (\$)	Width (ft)	Length (ft)
Cat Mousam Rd	High St	Hillside Dr	55	284,416	70	Major Collector	Asphalt	Mill & Fill	12.71	26	7,746
Hillside Dr	Cat Mousam Rd	End	33	117,935	100	Local	Asphalt	Reconstruction	36.31	24	1,218
Maria Ln	Michele Ln	End	47	31,521	100	Local	Asphalt	Reclamation	12.71	24	930
Michele Ln	Webber Hill Rd W	Webber Hill Rd E	32	277,021	100	Local	Asphalt	Reconstruction	36.31	24	2,861
Settlers Way	Old Falls Rd	End	33	93,728	100	Local	Asphalt	Reconstruction	36.31	24	968
Tanglewood Dr	Sedgewood Dr	Sedgewood Dr	34	66,363	100	Local	Asphalt	Reconstruction	12.71	24	1,958

Total Value \$870,984.02

Required Local Funding¹ \$770,000.00

Total Length 2.97 miles

Total Area 43,537.33 SY

Effective Cost per Mile \$259,269.18

Effective Cost per Square yard \$20.01

1. **Paving** - The Town has had a pavement management program for a number of years and annually invests in maintaining a Pavement Condition Index (PCI) of 70, which is identified as 'Good Condition'. Given the varying needs of restoration, the projected level of CIP investment can vary. The roads for annual maintenance are listed here. It is budgeted at an estimated cost of \$770,000 and is in the GF operating budget within the Highway division as its own line for 'Paving'.



Recreation Asset Listing

Town of Kennebunk
Vehicle & Heavy Equipment Listing

Department	Asset Type	Description (or other information)	Manufacturer - Make	Model	Model Year	Mileage - Odometer	Engine Hours	Acquisition Cost	Est Life
Recreation	Vehicle	14 Passenger bus (+ driver = 15)	GMC	TG33803	2017	19,931.00	282	\$54,176.00	15 Years
Recreation	Vehicle	Bus - 42 passenger (REC) D	Thomas	School bus type	2013	61,698.00	2097	\$80,000.00	15 Years
Recreation	Vehicle	Bus - 29 passenger (REC) D	FORD	Cutaway type	2013	45,853.00	1677	\$80,000.00	15 Years
Recreation	Vehicle	Bus - 81 passenger (REC)	Thomas	School bus type	2017	26,434.60	600	\$90,000.00	15 years
Recreation	Vehicle	Town SUV	Ford	Explorer	2016			\$31,000.00	
Recreation	Equipment	Enclosed Trailer (KRD)	Alco	C6X12	2025	N/A	N/A	\$6,650.00	10 years

5 Year Capital Improvement Plan

2027	2028	2029	2030	2031
			\$ 125,000.00	
	\$200,000.00			
				\$ 200,000.00
\$ -	\$200,000	\$ -	\$ 125,000.00	\$ 200,000.00

No capital requests in FY27



General Government Asset Listing

Town of Kennebunk
Vehicle & Heavy Equipment Listing

Department	Asset Type	Description (or other information)	Manufacturer - Make	Model	Model Year	Mileage - Odometer	Engine Hours	Acquisition Cost	Assigned To
Assessing	Vehicle	Town SUV	Ford	Escape	2021	8,056	n/a	\$30,767.00	Assessing
Code Enforcement	Vehicle	Town Sedan	Ford	Taurus	2013	107,019	n/a		CEO
Code Enforcement	Vehicle	Town SUV	Ford	Explorer	2016	108,536	n/a		CEO

5 Year Capital Improvement Plan

2027	2028	2029	2030	2031
	\$ 30,000.00			
\$ -	\$ 30,000.00	\$ -	\$ -	\$ -

No Vehicle or Heavy Machinery capital requests in FY27 – next slides are for small equipment capital requests

General Government FY27 Capital Requests

1. Hardware Workstations –

Each year, we continue to update old computer stations. It is budgeted at an estimated cost of \$25,000 and is included in the GF Operating budget.



1. Library Capital (Painting) – Painting and repairs to front columns, façade and upper trim/fascia/soffits. Now that the repairs to the gutters have been completed, it is now time to address the damage that was caused by leaking gutters to the soffits and fascia (upper trim) on the building. Though structurally mostly sound, there are spots where trim was dislodged and also several places where water has loosened paint from the substrate and/or completely removed paint. It is also time to address the deteriorating paint and sealant on the front columns and historic façade of the building. Before further deterioration occurs, the request is for \$20,000 for painting. The funding source is through the general fund.



Other FY27 Capital Requests





DEBT



Current Debt Obligations

- The Town of Kennebunk has four (4) General Obligation Bonds outstanding which are referred to as ‘committed debt obligations’. Principal and interest payments are made annually on the outstanding debt.
- Of the \$24,013,000 total committed debt, \$17,703,000 has been paid in principal and \$3,830,264.67 has been paid in interest through 11/13/2025, for a remaining principal balance of \$6,310,000 and estimated remaining interest to be paid on outstanding bonds of \$833,606 (rounded).
- Second half of the year interest payments are due April 1, 2026.

Payments made as of 11/13/2025

	PRINCIPAL	INTEREST	TOTAL
2013 GO	\$ 4,729,000.00	\$ 947,721.31	\$ 5,676,721.31
2016 GO	\$ 2,699,000.00	\$ 367,716.66	\$ 3,066,716.66
2018 GO	\$ 4,220,000.00	\$ 1,068,374.64	\$ 5,288,374.64
2021 GO	\$ 6,055,000.00	\$ 1,446,452.06	\$ 7,501,452.06
Total Payments on GO bonds	\$ 17,703,000.00	\$ 3,830,264.67	\$ 21,533,264.67



Current Debt Obligations Cont.

The Town's committed debt obligations are as follows:

- **2013 General Obligation Bond**: \$5,244,000 bond due in annual installments and semi-annual interest installments through October 2028 (FY29). The fixed interest rate ranges from 2.00% to 4.00% per annum. Annual principal installments vary from \$170,000 to \$659,000.
- **2016 General Obligation Bond**: \$3,049,000 bond due in annual installments and semi-annual interest installments through October 2030 (FY31). The fixed interest rate ranges from 2.00% to 5.00% per annum. Annual principal installments vary from \$70,000 to \$330,000.
- **2018 General Obligation Bond**: \$5,145,000 bond due in annual installments and semi-annual interest installments through October 2032 (FY33). Interest is charged at a fixed rate from 3.00% to 5.00% per annum. Annual principal installments vary from \$585,000-\$590,000.
- **2021 General Obligation Bond**: \$10,575,000 bond due in annual installments and semi-annual interest installments through October 2035 (FY36). The fixed interest rate ranges from 2.00% to 5.00%. Annual principal installments vary from \$200,000 to \$1,210,000.

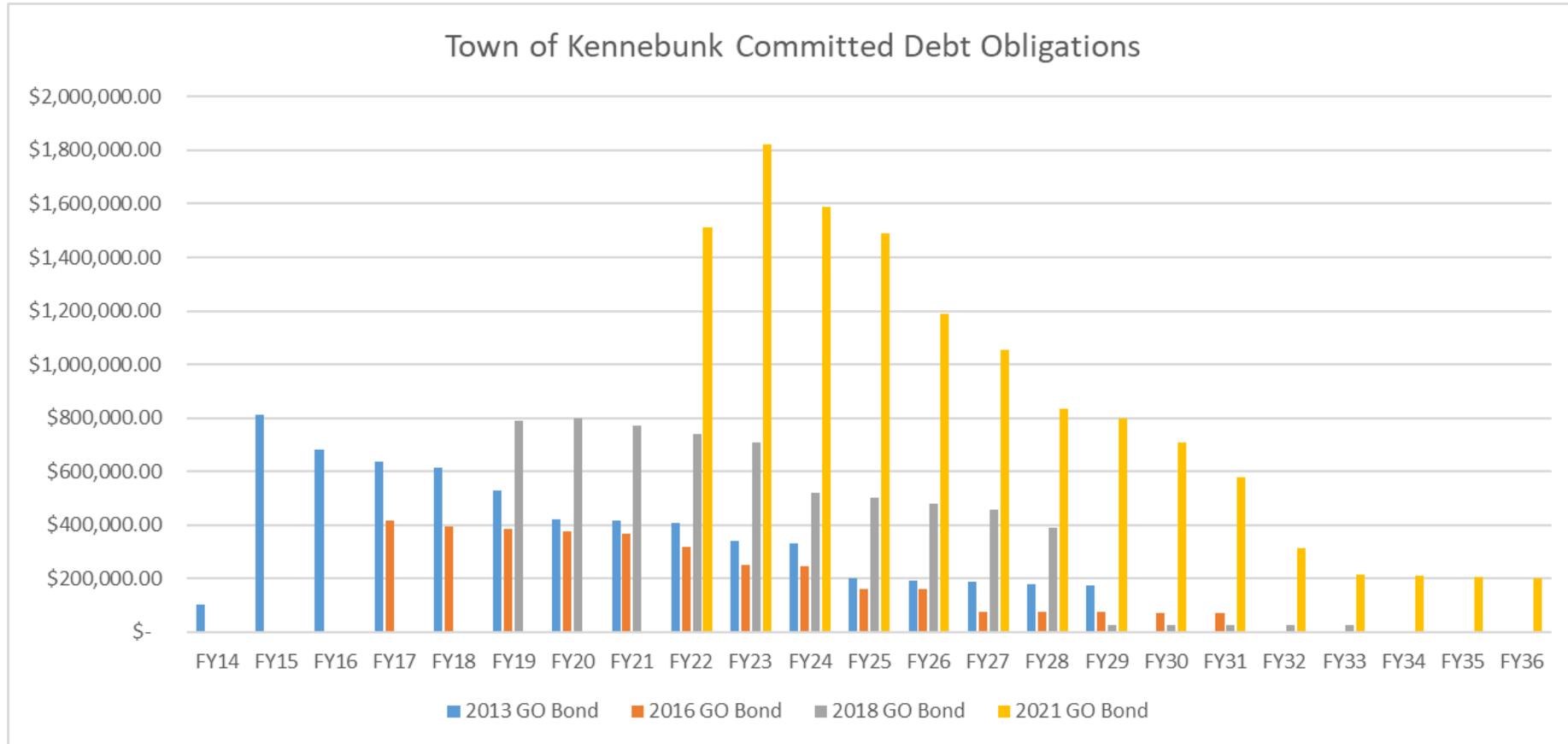


Outstanding Bond Balances - Committed

Bond Outstanding Balances as of 11/13/2025			
	Principal	Interest	Total
2013 GO	\$ 515,000.00	\$ 33,731.26	\$ 548,731.26
2016 GO	\$ 350,000.00	\$ 21,875.00	\$ 371,875.00
2018 GO	\$ 925,000.00	\$ 77,500.04	\$ 1,002,500.04
2021 GO	\$ 4,520,000.00	\$ 700,500.00	\$ 5,220,500.00
Total	<u>\$ 6,310,000.00</u>	<u>\$ 833,606.30</u>	<u>\$ 7,143,606.30</u>

Debt Service	Projected Payoff (based on Amort Sched)
2013 GO Bond Principal & Interest	FY29
2016 GO Bond Principal & Interest	FY31
2018 GO Bond Principal & Interest	FY33
2021 GO Bond Principal & Interest	FY36

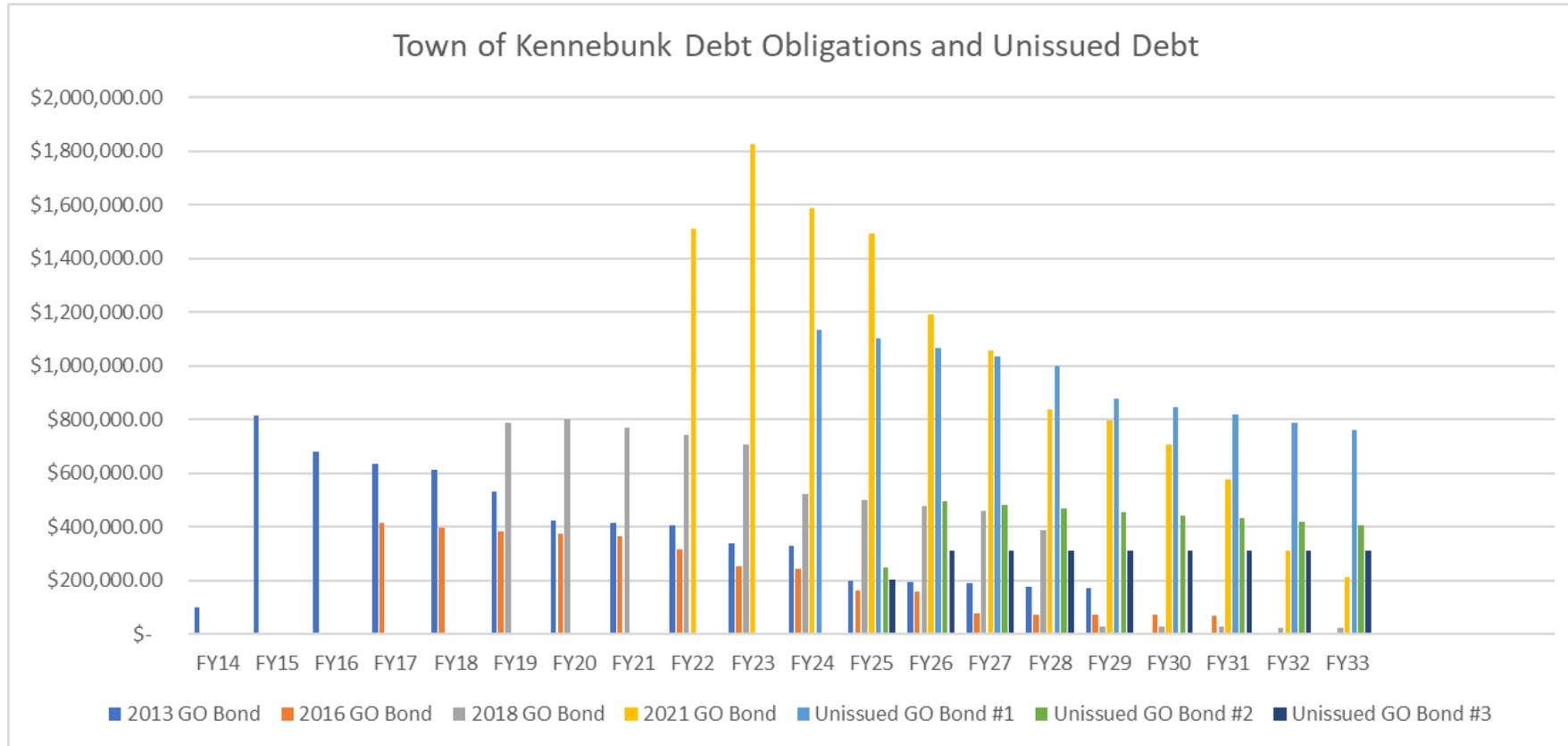
Committed Debt Obligations P&I



This graph shows the annual debt services payments for the four (4) committed debt obligations from debt inception to debt term.



Authorized but Unissued Debt Obligations





Issuing Debt FY26



- Issue \$9,390,000 of authorized but unissued debt in FY26 (roads, vehicles and machinery/equipment from prior fiscal years)
- Included in this is \$6,000,000 out of the \$11,000,000 total cost for the Town Garage at 36 Sea Road
- No new debt authorizations in the FY26 or FY27 Budget



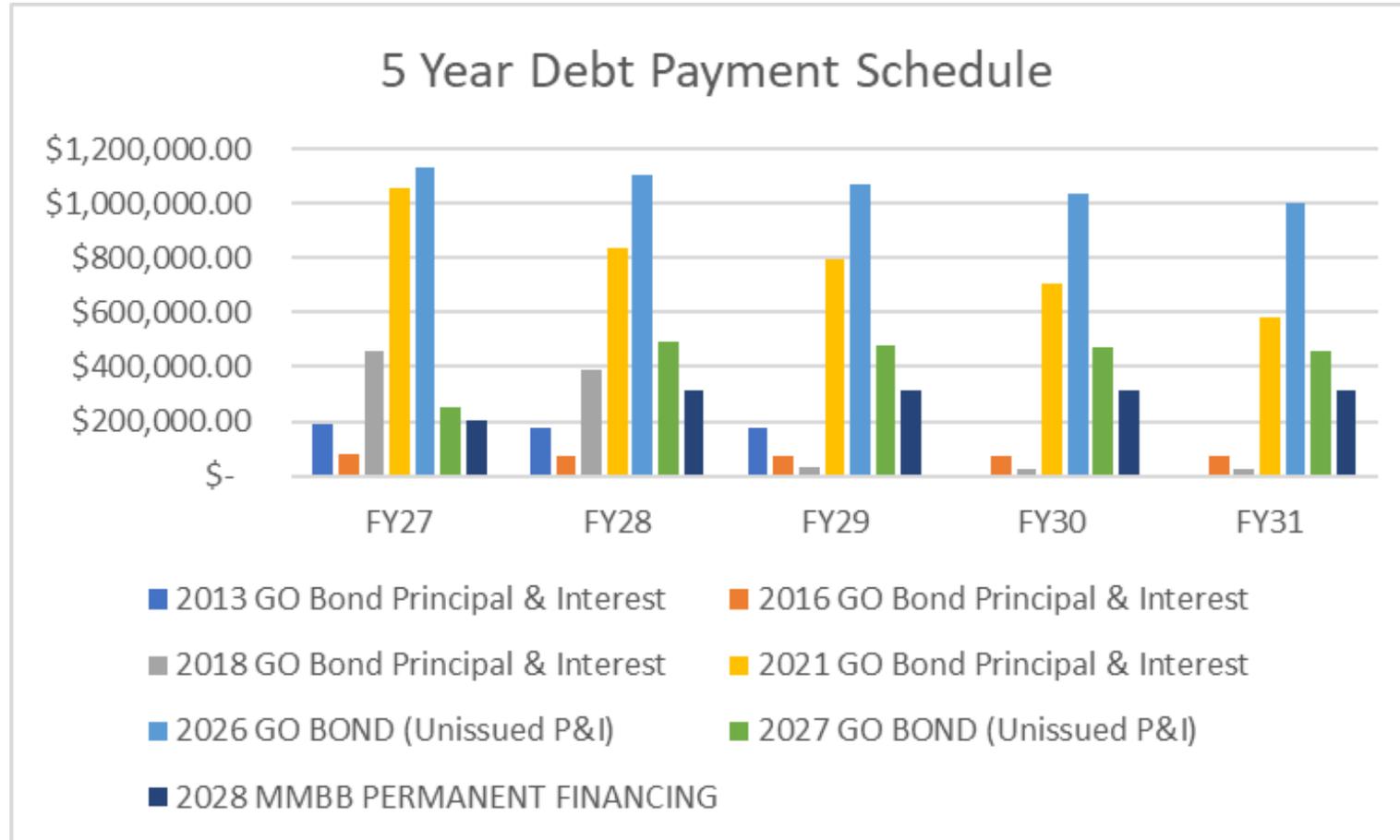
Issuing Debt FY27



- Issue the final \$5,000,000 for the Town Garage at 36 Sea Road
- Work on the Longwood, Rosewood and Glenwood Road reconstruction project began in the late summer of 2026. The Town is funding the construction with interim financing. In FY27, the Town will apply for permanent financing with the Maine Municipal Bond Bank and the debt service payments will be included in the FY28 budget.

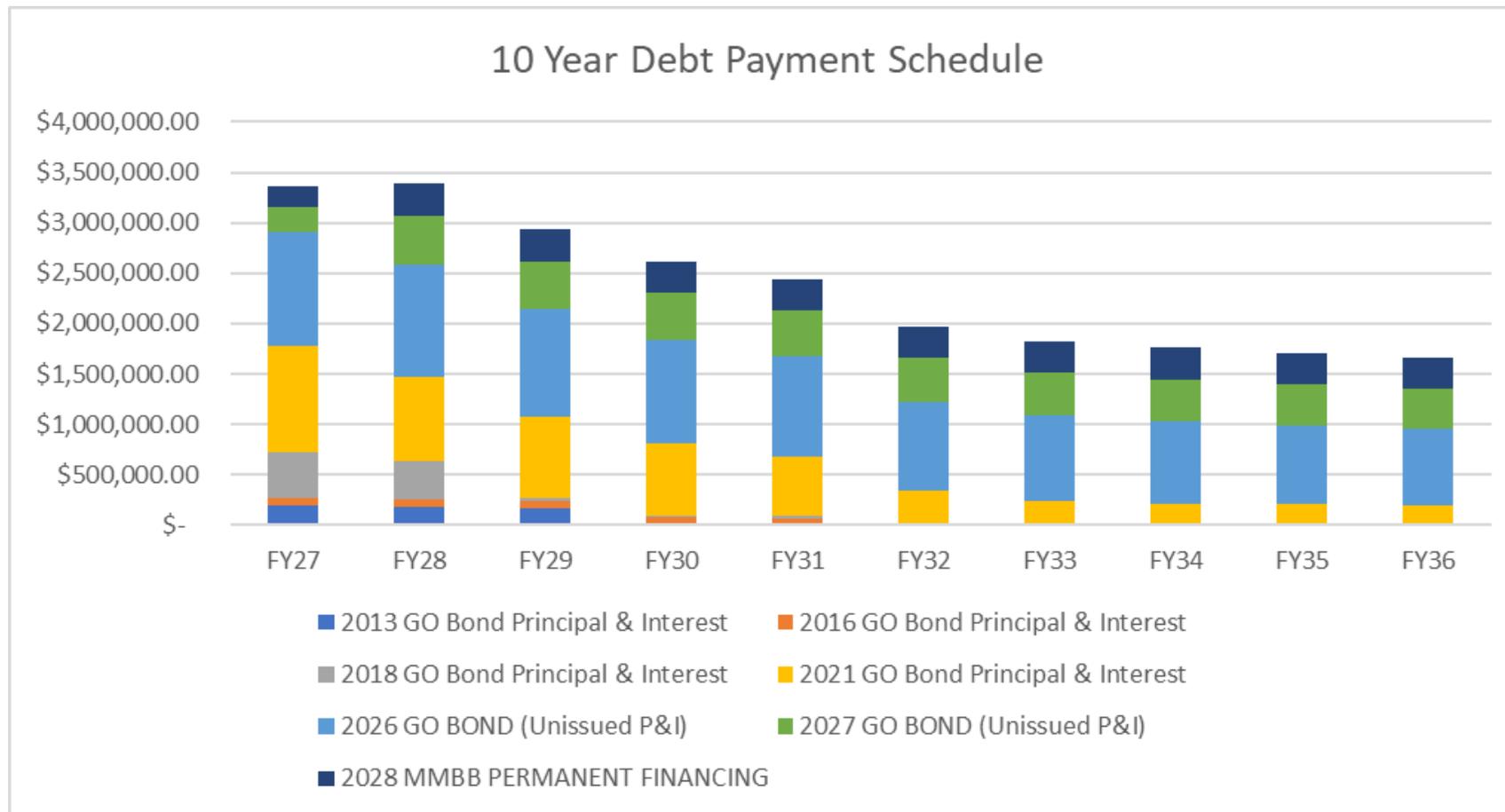


5 Year Summary





10 Year Debt Structure





TIF Budget



What is a TIF?

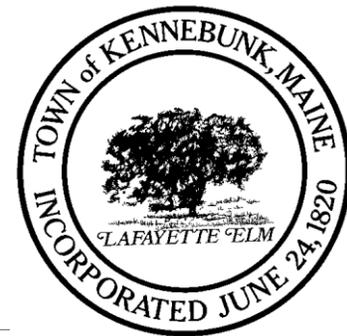
- TIF stands for Tax Increment Financing
- Tax:
 - Real property taxes related to the new development or real and personal property taxes related to the new development
- Increment
 - Something gained or added
 - Value of property associated with new development of a TIF'ed footprint referred to as 'increase assessed value'
 - The identified TIF district has an original taxable assessed value (provided by the assessor) for the parcels identified in the District. Each year, the Assessor provides the amount by which the assessed value has increased or decreased from the original value.
- Financing
 - A municipality may retain all or part of the tax increment revenues generated from the increased assessed value of a TIF to finance certain allowable projects.

*Information obtained from maine.gov - Maine Department of Economic & Community Development



Town of Kennebunk TIFs

- Locally driven
- Primarily supports public infrastructure and utilities, as well as economic development projects
- Captured assessed value does not go into the General Fund
- Authorized Project Costs
 - Tier 1: Infrastructure, buildings or equipment
 - Tier 2: Infrastructure needed for a project outside the district
 - Tier 3: Economic Development efforts
 - Tier 4: Cost of improvements to be leased to the State or municipal Government



Town of Kennebunk TIFs Cont.

- Route 1 TIF expires 3/29/2036
- West Kennebunk TIF includes Utility Corridor expires 3/29/2036
- Lower Village TIF expires 3/30/2040

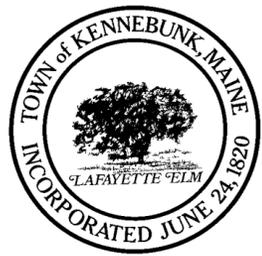


FY2027 Proposed TIF Budget

LINE ID	Expense Item	Budget FY25-26	Proposed FY26-27			District Allocation of Project as %			District Allocation of Project as \$		
			Proposed FY26-27	Change	% Change	WestK	Route1	LVillage	WestK	Route1	LVillage
Recurring Expenses											
Annual Dues											
1	Southern Maine Finance Authority	\$ 5,258	\$ 5,258	\$ -	0.00%	30.0%	60.0%	10.0%	\$ 1,577	\$ 3,155	\$ 526
2	Chamber of Commerce	\$ 10,000	\$ 10,000	\$ -	0.00%	30.0%	60.0%	10.0%	\$ 3,000	\$ 6,000	\$ 1,000
3	So.Maine Regional Planning & Devel Corp dues	\$ 8,000	\$ 8,000	\$ -	0.00%	30.0%	60.0%	10.0%	\$ 2,400	\$ 4,800	\$ 800
3a	SMPDC MPO Dues	\$ 10,000	\$ 10,000	\$ -	0.00%	30.0%	60.0%	10.0%	\$ 3,000	\$ 6,000	\$ 1,000
KDC											
4	Kennebunk Development Corp	\$ 5,000	\$ 5,000	\$ -	0.00%	30.0%	60.0%	10.0%	\$ 1,500	\$ 3,000	\$ 500
4a	KDC Micro Loan Program Support	\$ -	\$ -	\$ -		30.0%	60.0%	10.0%	\$ -	\$ -	\$ -
Festival Support											
5	Downtown/LV Festival Support - Public Safety & Services	\$ 30,000	\$ 40,000	\$ 10,000	33.33%		50.0%	50.0%	\$ -	\$ 20,000	\$ 20,000
	Downtown/LV Festival Programming	\$ 15,000	\$ 15,000	\$ -	0.00%		50.0%	50.0%	\$ -	\$ 7,500	\$ 7,500
Community Development/Public Services											
6	Sidewalk and Landscaping Improvements	\$ 81,500	\$ 81,500	\$ -	0.00%	30.0%	60.0%	10.0%	\$ 24,450	\$ 48,900	\$ 8,150
7	Materials - Sidewalk planters	\$ -		\$ -					\$ -	\$ -	\$ -
8				\$ -					\$ -	\$ -	\$ -
9				\$ -					\$ -	\$ -	\$ -
10	Public Transportation	\$ 30,000	\$ 17,000	\$ (13,000)	-43.33%	30.00%	60.00%	10.00%	\$ 5,100	\$ 10,200	\$ 1,700
11	Traffic Signal Software & Programming Rte 1 North	\$ -		\$ -					\$ -	\$ -	\$ -
12	Regional Sustainability and Coastal Resiliency Coord	\$ 40,000	\$ 20,000	\$ (20,000)	-50.00%	30.00%	60.00%	10.00%	\$ 6,000	\$ 12,000	\$ 2,000
Committee Misc.											
13	EDC	\$ 2,000	\$ 2,000	\$ -	0.00%	30.0%	60.0%	10.0%	\$ 600	\$ 1,200	\$ 200
Contingency											
14	Select Board Contingency for ED	\$ 25,000	\$ 25,000	\$ -	0.00%	30.00%	60.00%	10.00%	\$ 7,500	\$ 15,000	\$ 2,500
Economic Vitality Department											
15	Marketing	\$ 31,500	\$ 30,882	\$ (618)	-1.96%	30.00%	60.00%	10.00%	\$ 9,265	\$ 18,529	\$ 3,088
16	Business Outreach expenses	\$ 1,500	\$ 1,500	\$ -	0.00%	30.00%	60.00%	10.00%	\$ 450	\$ 900	\$ 150
17	Conferences and Training	\$ 2,000	\$ 2,000	\$ -	0.00%	30.00%	60.00%	10.00%	\$ 600	\$ 1,200	\$ 200
Subtotal Recurring Expenses		\$ 296,758	\$ 273,140	\$ (23,618)	-7.96%				\$ 65,442	\$ 158,384	\$ 49,314



LINE ID	Expense Item	Budget FY25-26	Proposed FY26-27	Change	% Change	District Allocation %			District Allocation \$		
						WestK	Route1	LVillage	WestK	Route1	LVillage
Town Office Wages											
18	FT Economic Development Director	\$ 123,322	\$ 128,255	\$ 4,933	4.00%	30.00%	60.00%	10.00%	\$ 38,476	\$ 76,953	\$ 12,825
19	FT Communications and Community Engagement Coord.	\$ 83,543	\$ 86,885	\$ 3,342	4.00%	30.00%	60.00%	10.00%	\$ 26,065	\$ 52,131	\$ 8,688
20	Project Mgmt and Engineering - Chris O. 20%	\$ 28,036	\$ 14,579	\$ (13,457)	-48.00%	30.00%	60.00%	10.00%	\$ 4,374	\$ 8,747	\$ 1,458
21	Town Manager ED efforts - 10%	\$ 18,739	\$ 19,488	\$ 750	4.00%	30.00%	60.00%	10.00%	\$ 5,846	\$ 11,693	\$ 1,949
22	Community Development Support - Lee Jay 20%	\$ 22,586	\$ 11,745	\$ (10,841)	-48.00%	30.00%	60.00%	10.00%	\$ 3,523	\$ 7,047	\$ 1,174
Subtotal Town Office Wages		\$ 276,226	\$ 260,952	\$ (15,275)	-5.53%				\$ 78,285	\$ 156,571	\$ 26,095
EDC Projects and Town Requested Assets											
23	Cell Service Upgrade	\$ 20,000	\$ 5,000	\$ (15,000)	-75.00%		100.00%		\$ -	\$ 5,000	\$ -
23a	Fiber to the Premise Upgrade	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
24	Branding	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
25	Traffic Lights and Related Equipment	\$ 50,000	\$ 50,000	\$ -	0.00%	10.00%	80.00%	10.00%	\$ 5,000	\$ 40,000	\$ 5,000
26	Streetscan Pavement Mgmt Service	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
27	Micro Loan Funding	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
28	Downtown Parking Enhancements	\$ 25,000	\$ -	\$ (25,000)	-100.00%		100.00%		\$ -	\$ -	\$ -
29	LV Boardwalk replacement	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
30	Fire/Brush/Forestry Truck	\$ 15,000	\$ -	\$ (15,000)	-100.00%	100.00%			\$ -	\$ -	\$ -
31	Cable Franchise and Ordinance Updates	\$ -	\$ -	\$ -					\$ -	\$ -	\$ -
32	Downtown Master Plan	\$ 5,000	\$ 100,000	\$ 95,000	1900.00%		100.00%		\$ -	\$ 100,000	\$ -
33	Replace Sidewalk Brick Store Museum	\$ 175,000	\$ -	\$ (175,000)	-100.00%		100.00%		\$ -	\$ -	\$ -
34	Economic Development Plan Implementation	\$ 25,000	\$ 120,000	\$ 95,000	380.00%	30.00%	60.00%	10.00%	\$ 36,000	\$ 72,000	\$ 12,000
35	TIF Document Review/Future Planning	\$ 5,000	\$ 5,000	\$ -	0.00%	30.00%	60.00%	10.00%	\$ 1,500	\$ 3,000	\$ 500
36	Wayfinding	\$ 10,000	\$ 10,000	\$ -	0.00%		50.00%	50.00%	\$ -	\$ 5,000	\$ 5,000
Subtotal EDC Projects and Town Requested Assets		\$ 330,000	\$ 290,000	\$ (40,000)	-12.12%				\$ 42,500	\$ 225,000	\$ 22,500



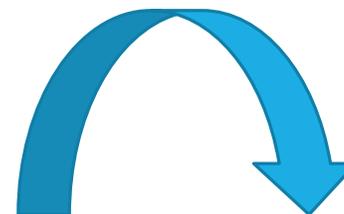
LINE ID	Expense Item	Budget FY25-26	Proposed FY26-27		% Change	District Allocation %			District Allocation \$			
			Proposed FY26-27	Change		WestK	Route1	Lvillage	WestK	Route1	Lvillage	
	Debt Payment											
	Bond Payments	\$ 684,682	\$ 675,908	\$ (8,774)	-1.28%	Based on GO Bonds issued			\$ 522,037	\$ 112,938	\$ 40,933	
	Subtotal Debt Payment	\$ 684,682	\$ 675,908	\$ (8,774)	-1.28%				\$ 522,037	\$ 112,938	\$ 40,933	
	Grand Total	\$ 1,587,666	\$ 1,500,000	\$ (87,666)	-5.52%				\$ 708,264	\$ 652,893	\$ 138,842	



Highlights

TIF (total for all 3 TIFs)

	FY26 Budget	FY27 Proposed	\$ Change	% Change
Recurring Expenses	\$ 296,758.00	\$ 273,140.00	\$(23,618.00)	-7.96%
Town Office Wages	\$ 276,226.00	\$ 260,952.00	\$(15,274.00)	-5.53%
EDC Projects and Town Requested Projects	\$ 330,000.00	\$ 290,000.00	\$(40,000.00)	-12.12%
TIF Bond Payments	\$ 684,682.00	\$ 675,908.00	\$(8,774.00)	-1.28%
Total	\$ 1,587,666.00	\$ 1,500,000.00	\$(87,666.00)	-5.52%



FY27 TIF Allocation

Kennebunk TIF	FY27 Proposed
Route 1	\$ 708,264.00
West Kennebunk (incl. Utility Corridor)	\$ 652,893.00
Lower Village	\$ 138,843.00
Total	\$ 1,500,000.00



FY2027 BUDGET CALENDAR

Budget Meeting Calendar



DATE/TIME	DESCRIPTION
Thursday February 5, 2026 6:00PM	Select Board/Budget Board - Budget Meeting (Budget Presentation)
Tuesday February 10, 2026 6:00PM	Select Board/Budget Board - Budget Meeting (Capital Improvement Plan, Debt Service, TIFs)
Thursday February 12, 2026 6:00PM	Select Board/Budget Board - Budget Meeting (Expenditures)
School Vacation Week - no meetings	
Thursday February 26, 2026 6:00PM	Select Board/Budget Board - Budget Meeting (Expenditures)
Tuesday March 3, 2026 6:00PM	Select Board/Budget Board - Budget Meeting (Revenues)
Thursday, March 5, 2026 6:00PM	Select Board/ Budget Board - Budget Meeting (if additional meeting is needed)
This schedule above is subject to change if meetings proceed slower or faster than anticipated.	

Tuesday March 24, 2026 6:30PM	1st Public Hearing (for Budget) at Regular Select Board Meeting (Budget Board invited)
Tuesday April 14, 2026 6:30PM	1st Public Hearing (for Warrant Articles) at Regular Select Board Meeting (Budget Board invited)
Friday May 8, 2026	Absentee Ballots Available
Tuesday May 12, 2026 6:30PM	Warrant Signed by Select Board at Regular Select Board Meeting
Wednesday May 13, 2026	Warrant Posted
Tuesday May 26, 2026 6:30PM	2nd Public Hearing (for Budget and Warrant Articles) at Regular Select Board Meeting (Budget Board invited)
Tuesday, June 9, 2026 6:00AM - 8:00PM	Town Meeting



Questions?