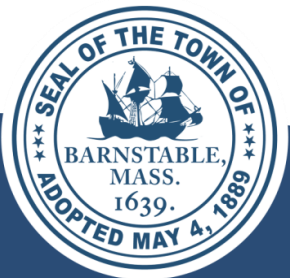


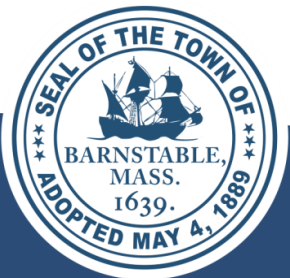
Town of Barnstable District Improvement Financing (DIF) Program Public Presentation

September 5, 2024



Background

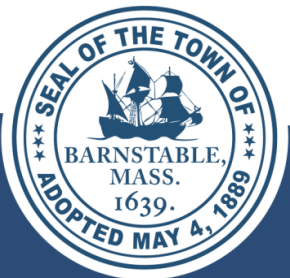
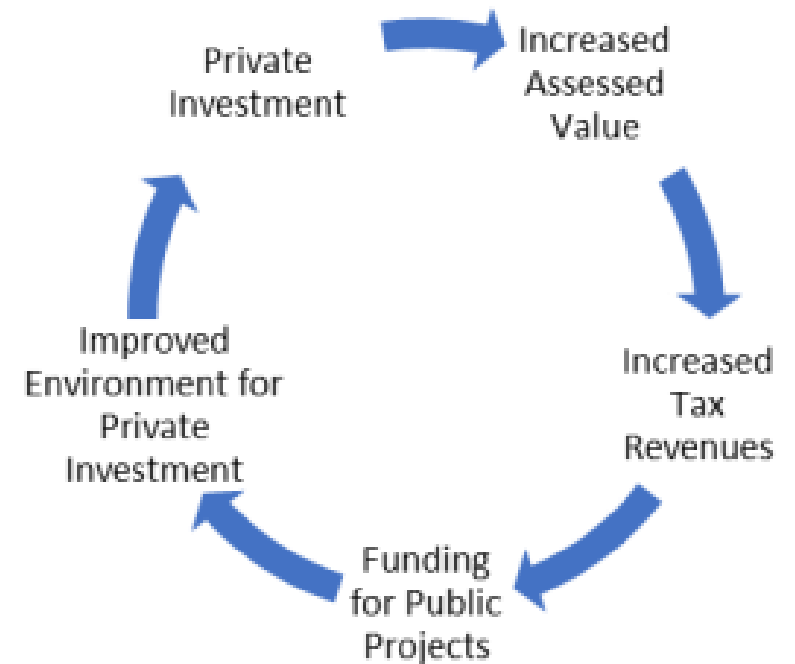
- The Town of Barnstable received a \$50,000 Real Estate Technical Assistance grant from MassDevelopment to explore the creation of a District Improvement Financing Program in downtown Hyannis.
- The Town partnered with the consultant team Camoin Associates to develop the draft Downtown Hyannis DIF Master Plan being presented tonight.



What is a DIF?

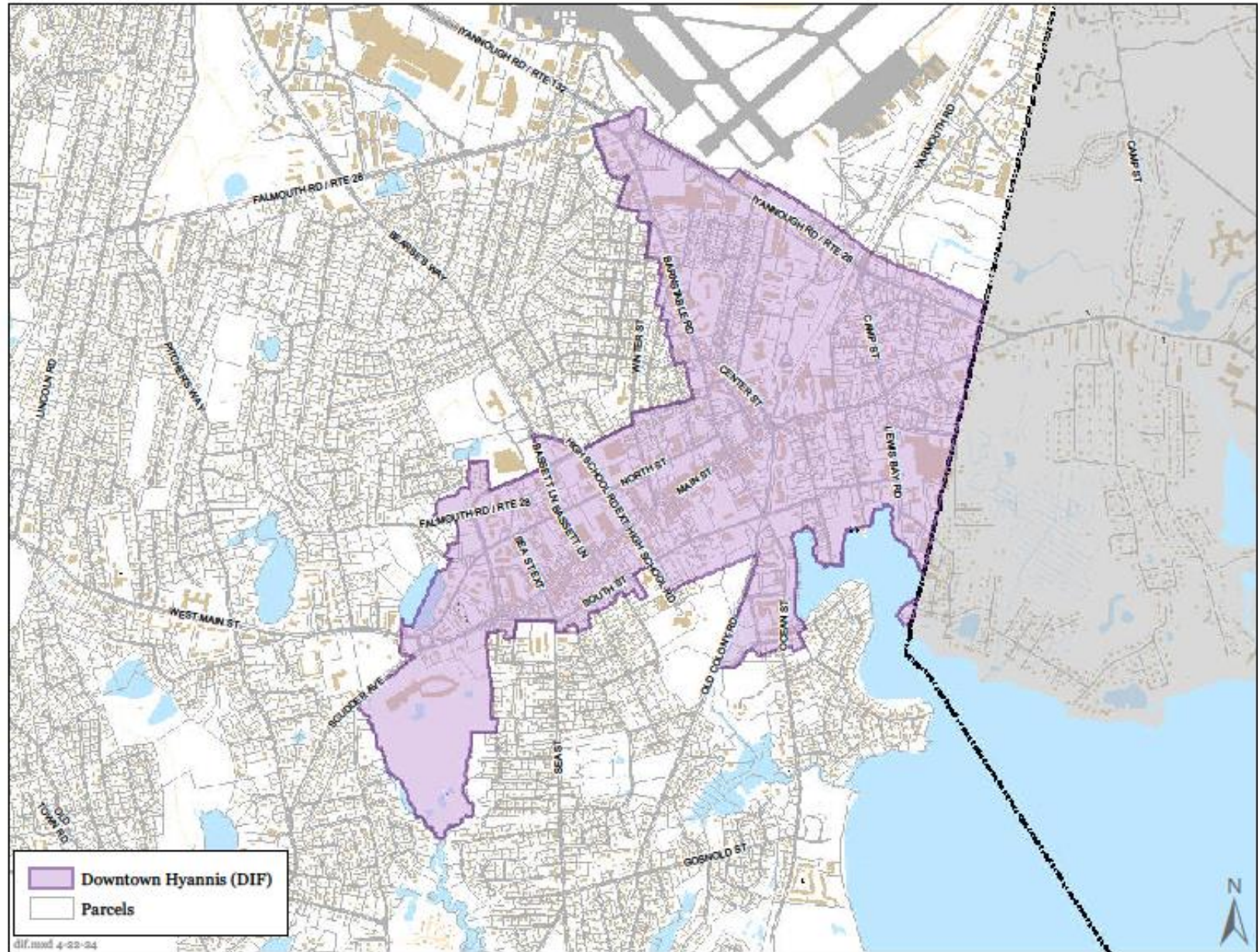
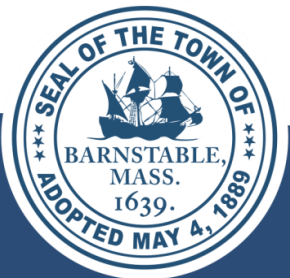
- District Improvement Financing (DIF) is a locally enacted tool that enables a municipality to identify and capture incremental tax revenues (new growth) from new private investment in a specific area, and direct them toward public improvement and economic development projects.

- DIF is not a new tax
- Program is a re-allocation of new growth dollars to be spent in the same area the dollars are generated



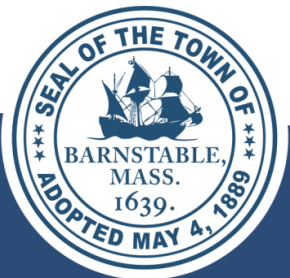
Downtown Hyannis DIF Map

*Proposed District mimics
Hyannis Growth Incentive Zone
+ 35 Scudder Ave parcel*



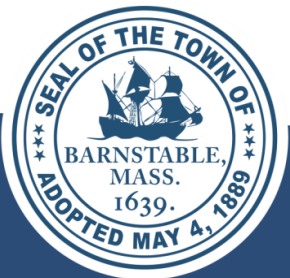
What projects can the DIF fund?

- The DIF Master Plan spells out the type of expenditures that can be funded through this program:
 - Placemaking/Beautification Projects
 - Storefront Improvement Grants
 - Arts & Culture Projects
 - Public Infrastructure Improvements
 - Annual Program Administration



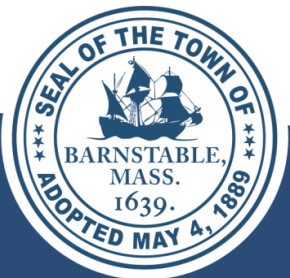
What projects can the DIF fund? – Possible Examples

- Downtown Hyannis Small Business Façade Improvement Program
- Broadband infrastructure
- Artist Shanty upgrades + art programming
- Streetscape, sidewalk, and walkability improvements
- Hyannis Village Green improvements
- Wayfinding signage
- Open space maintenance and street cleanup
- Parking improvements/parking garage
- Build on the Downtown Hyannis Great Streets project



Who decides how DIF funds are allocated?

- A DIF advisory committee will be established to be responsible for the ongoing operation and management of the DIF District and Development Program, with periodic reporting to municipal and elected leaders.
- The committee as proposed will consist of:
 - Town of Barnstable Finance Director
 - Town of Barnstable Planning & Development Director
 - Town of Barnstable Assessor
 - Barnstable Town Councilor representative
 - Comprehensive Financial Advisory Committee representative
 - Hyannis Main Street Business Improvement District representative



How much funding will the DIF generate?

- The DIF is a 25-year program that will capture 50% of the new growth dollars in this area for the first 10 years, and 25% of the new growth dollars for the last 15 years.

Table 5: Tax Increment Retained as DIF Revenues

Years of DIF Term	First Fiscal Year Ending	Share
1	6/30/2025	50%
2	6/30/2026	50%
3	6/30/2027	50%
4	6/30/2028	50%
5	6/30/2029	50%
6	6/30/2030	50%
7	6/30/2031	50%
8	6/30/2032	50%
9	6/30/2033	50%
10	6/30/2034	50%
11	6/30/2035	25%
12	6/30/2036	25%
13	6/30/2037	25%
14	6/30/2038	25%
15	6/30/2039	25%
16	6/30/2040	25%
17	6/30/2041	25%
18	6/30/2042	25%
19	6/30/2043	25%
20	6/30/2044	25%
21	6/30/2045	25%
22	6/30/2046	25%
23	6/30/2047	25%
24	6/30/2048	25%
25	6/30/2049	25%

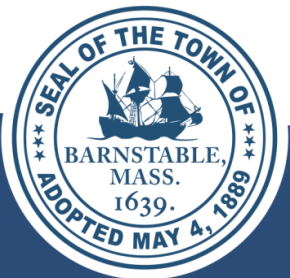
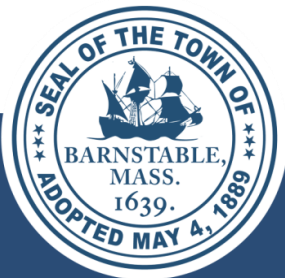


Table 6. Downtown Hyannis DIF District Expenses and Estimated Tax Revenues

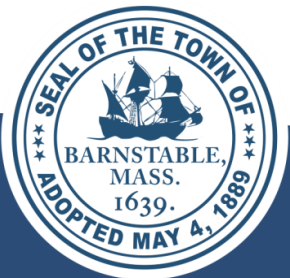
FY Ending	FY Expense	New Growth	Low-Growth Scenario			High-Growth Scenario		
		Revenue to DIF	DIF Revenues	Gap/ Excess	To General Fund	DIF Revenues	Gap/ Excess	To General Fund
6/30/2025	\$0	50%	\$0	\$0	\$0	\$0	\$0	\$0
6/30/2026	\$0	50%	\$4,245	\$4,245	\$4,245	\$4,245	\$4,245	\$4,245
6/30/2027	(\$300,000)	50%	\$4,245	(\$295,755)	\$4,245	\$4,245	(\$295,755)	\$4,245
6/30/2028	(\$300,000)	50%	\$93,813	(\$206,187)	\$93,813	\$93,813	(\$206,187)	\$93,813
6/30/2029	(\$300,000)	50%	\$307,234	\$7,234	\$307,234	\$307,234	\$7,234	\$307,234
6/30/2030	(\$300,000)	50%	\$353,555	\$53,555	\$353,555	\$430,106	\$130,106	\$430,106
6/30/2031	(\$300,000)	50%	\$399,876	\$99,876	\$399,876	\$552,978	\$252,978	\$552,978
6/30/2032	(\$300,000)	50%	\$446,198	\$146,198	\$446,198	\$675,850	\$375,850	\$675,850
6/30/2033	(\$300,000)	50%	\$493,716	\$193,716	\$493,716	\$799,919	\$499,919	\$799,919
6/30/2034	(\$300,000)	50%	\$540,037	\$240,037	\$540,037	\$922,791	\$622,791	\$922,791
6/30/2035	(\$300,000)	25%	\$293,179	(\$6,821)	\$879,536	\$522,832	\$222,832	\$1,568,495
6/30/2036	(\$300,000)	25%	\$316,339	\$16,339	\$949,018	\$584,267	\$284,267	\$1,752,802
6/30/2037	(\$300,000)	25%	\$339,500	\$39,500	\$1,018,499	\$645,703	\$345,703	\$1,937,110
6/30/2038	(\$300,000)	25%	\$364,256	\$64,256	\$1,092,769	\$708,735	\$408,735	\$2,126,206
6/30/2039	(\$300,000)	25%	\$387,716	\$87,716	\$1,163,148	\$770,471	\$470,471	\$2,311,412
6/30/2040	(\$300,000)	25%	\$397,684	\$97,684	\$1,193,053	\$802,359	\$502,359	\$2,407,077
6/30/2041	(\$300,000)	25%	\$407,652	\$107,652	\$1,222,957	\$834,248	\$534,248	\$2,502,743
6/30/2042	(\$300,000)	25%	\$417,621	\$117,621	\$1,252,862	\$866,136	\$566,136	\$2,598,409
6/30/2043	(\$300,000)	25%	\$427,589	\$127,589	\$1,282,766	\$898,025	\$598,025	\$2,694,074
6/30/2044	(\$300,000)	25%	\$438,156	\$138,156	\$1,314,467	\$930,512	\$630,512	\$2,791,535
6/30/2045	(\$300,000)	25%	\$448,124	\$148,124	\$1,344,371	\$962,400	\$662,400	\$2,887,201
6/30/2046	(\$300,000)	25%	\$458,092	\$158,092	\$1,374,276	\$994,289	\$694,289	\$2,982,866
6/30/2047	(\$300,000)	25%	\$468,060	\$168,060	\$1,404,180	\$1,026,177	\$726,177	\$3,078,532
6/30/2048	(\$300,000)	25%	\$478,028	\$178,028	\$1,434,085	\$1,058,066	\$758,066	\$3,174,197
6/30/2049	(\$300,000)	25%	\$487,996	\$187,996	\$1,463,989	\$1,089,954	\$789,954	\$3,269,863
Total	(\$6,900,000)	0%	\$8,772,912	\$1,872,912	\$21,032,896	\$16,485,358	\$9,585,358	\$41,873,706

Source: Camoin Associates



Benefits

- Redirects tax revenue being generated in Downtown Hyannis back into the area to address ongoing infrastructure needs.
- Helps mitigate potential gentrification effects by providing funding generated through new investment to projects that directly benefit *existing* businesses and residents.
- Can be used as a match to leverage additional funding from state and federal sources for projects in the area.
- Replaces Transformative Development Initiative (TDI) funding, set to expire in 2025, as flexible source of funds for economic development.



Questions?

