



The Biddeford Beat

THE CITY OF BIDDEFORD WEEKLY NEWSLETTER

MONDAY, SEPTEMBER 9, 2019

VOLUME 19.36

CITY COUNCIL WORKSHOP ON PARKING GARAGE FINANCING PROPOSAL

Tuesday, September 10, 2019

6:00 p.m.

City Hall Council Chambers

The City Council is considering a proposal from Biddeford Innovation, Inc. to build a 640-space parking garage and expand the RiverWalk and pedestrian connections. No residential property tax dollars will be used to pay for this project, and the tax rate will not increase due to this project.

Community members who attend Tuesday's workshop will have the opportunity to share their comments on the proposal with the Council. The Council is expected to vote on the proposal at their September 17 meeting.

For more information on the proposal, please visit www.biddefordmaine.org/parkinggarage. A summary of the project and a detailed Q&A is also included at the end of this newsletter.

UPCOMING MEETINGS

Meetings are located in the Council Chambers at City Hall unless otherwise stated. Live meetings can be viewed on the [City of Biddeford website](http://www.biddefordmaine.org) or on the Public Access Channel.

- Monday September 9, 2019**
 4:30 p.m. Cable T.V. Committee @ Public Access Building
 6:30 p.m. Policy Committee Meeting (Live)
- Tuesday September 10, 2019**
 4:00 p.m. Personnel Committee Meeting
 4:30 p.m. School Committee Meeting (Live) @ BHS Little Theater
 6:00 p.m. City Council Workshop on Parking Garage Financing Proposal with Opportunity for Public Comment (Live)

- Monday September 16, 2019**
 5:30 p.m. Downtown Development Commission @ 2nd Floor Conference Room
- Wednesday September 18, 2019**
 6:00 p.m. Planning Board Meeting (Live)
 6:30 p.m. Solid Waste Management Commission Meeting @ Public Works
 7:00 p.m. Conservation Commission Meeting @ 2nd Floor Conference Room

- Wednesday September 11, 2019**
 4:00 p.m. Historic Preservation Commission @ 2nd Floor Conference Room
 4:45 p.m. Wastewater Management Commission Meeting @ 2nd Floor Conference Room

All meetings are subject to change. [Click here](#) to view updates on the full city calendar.

Watch Videos of Recent Meetings:
[City Council Meeting \(9/3/19\)](#)
[Finance Committee Meeting \(9/3/19\)](#)

Saturday, September 14, 2019

8am to Noon - Biddeford Public Works

For Residents Of
Biddeford
Old Orchard Beach
Saco
Scarborough

**Proof of Residency
Is Required**

FREE HOUSEHOLD HAZARDOUS WASTE drop off

Bring your household hazardous waste items such as button and rechargeable batteries, insect sprays, rust inhibitors, fluorescent light bulbs, non-latex paint, de-greasers, kerosene, paint stripper, paint thinner, drain cleaners, gasoline, flea killer, mothballs, used oils, insecticides, pool chemicals, weed killer, fertilizer, toilet bowl cleaner, pesticides, metal polish, herbicides, rodent killers, no-pest strips, antifreeze, brake & transmission fluid, wood stain, sealants, spot remover

Please use original sealed containers where possible or transport in cardboard boxes.

furniture polish, and more!

Do Not Bring

Latex Paint, Tires, Smoke Detectors, Propane Cylinders, Explosives, Pathological or Radioactive Waste, Computers, Commercial Waste, or Any Unknown Waste Materials

Biddeford Recreation Early Release Adventures

9/11/19 - Doles Apple Orchard
10/2/19 - Pumpkin Valley
11/6/19 - Spare Time Bowling
11/26/19 - Urban Air
12/4/19 - Color Me Mine
1/8/20 - Smitty's Cinema
2/5/20 - Jokers
3/4/20 - Happy Wheels
4/1/20 - Spare Time Bowling
5/6/20 - Smitty's Cinema

All Trips Are Subject
To Change



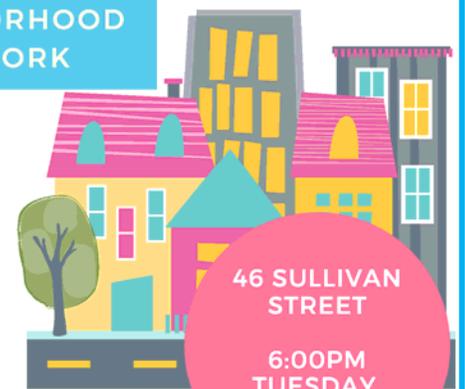
Time: 12:00 – 5:30 p.m.

Join Biddeford Recreation for fun activities during Biddeford's Early Release Days!

**\$25/Participant (Second Child Discount Available)
Price includes supervision, transportation, admission,
snack, and drink.**

Kids will be picked up at JFK, BPS & BIS and return to Cub Care for pickup.

MY
NEIGHBORHOOD
NETWORK



46 SULLIVAN
STREET

6:00PM
TUESDAY,
SEPTEMBER 24

NEIGHBORHOOD GET TOGETHER - JOIN US!

Do you love your neighborhood? Are there things you want to change? Would you like to see a dog park in Foav Court?

“My Neighborhood Network” wants to hear from you! Join your neighbors for a dessert social at 6:00 p.m. on Tuesday, September 24 at 46 Sullivan Street. Kids are welcome to join, with an adult.

For more information, call 284-9105 or email linda.waters@biddefordmaine.org.



BPD KEY METRICS

Through Month Ending - Saturday, August 31, 2019



**COURAGE
HONOR
INTEGRITY**

	2016	2017	2018	2018-YTD	2019-YTD	% Change	Aug 2019 8/1/19 - 8/31/19
Total PSAP Calls For Service¹	53,723	49,883	50,582	34,229	34,327	0%	4,827
<i>Per Month Average</i>	4,477	4,157	4,215	4,279	4,291		4,827
Public Initiated	15,496 41%	15,897 47%	16,125 51%	11,076 51%	9,538 45%	-14%	1,328 47%
Agency Initiated	22,143 59%	17,891 53%	15,743 49%	10,596 49%	11,440 55%	8%	1,474 53%
Total Calls For Police Services	37,639 100%	33,788 100%	31,868 100%	21,672 100%	20,978 100%	-3%	2,802 100%
<i>Per Month Average</i>	3,137	2,816	2,656	2,709	2,622		2,802
Criminal OF Reports	1,868 52%	1,892 53%	1,909 54%	1,342 54%	1,015 51%	-24%	129 48%
Non-Criminal OF Reports	1,699 48%	1,693 47%	1,646 46%	1,123 46%	971 49%	-14%	139 52%
Total Offense Reports²	3,567 100%	3,585 100%	3,555 100%	2,465 100%	1,986 100%	-19%	268 100%
<i>Per Month Average</i>	297	299	296	308	248		268
Felony Offenses	525	510	534	390	252	-35%	39
<i>Per Month Average</i>	44	43	45	49	32		39
All Criminal Offenses	4,976	4,715	4,248	2,966	2,412	-19%	328
<i>Per Month Average</i>	415	393	354	371	302		328
Juvenile Arrests	130 5%	147 7%	125 7%	78 6%	69 6%	-12%	6 4%
Adult Arrests	2,352 95%	2,111 93%	1,727 93%	1,185 94%	1,081 94%	-9%	147 96%
Total Arrests	2,482 100%	2,258 100%	1,852 100%	1,263 100%	1,150 100%	-9%	153 100%
<i>Per Month Average</i>	207	188	154	158	144		153
Total Response To Resistance Reports³	130	132	143	93	89	-4%	17
<i>Per Month Average</i>	11	11	12	12	11		17
Pounds of Drugs Collected^{4,6}	1,514	1,684	1,811	1,469	860	-41%	76
<i>Per Month Average</i>	126	140	151	184	108		76
Parking Tickets - Streets					1,435 40%		179 70%
Parking Tickets - Beaches					161 4%		39 15%
Parking Tickets - Downtown Lots					1,994 56%		38 15%
Total Parking Tickets	1,644	2,113	1,969	1,354	3,590 100%	165%	256 100%
<i>Per Month Average</i>	137	176	164	169	449		256
Traffic Stops Conducted	12,534	10,078	8,884	6,113	6,594	8%	867
<i>Per Month Average</i>	1,045	840	740	764	824		867
Traffic Warnings Issued	13,669 79%	10,637 76%	9,461 75%	6,398 74%	7,006 77%	10%	924 76%
<i>Per Month Average</i>	1,139	886	788	800	876		924
Traffic Citations Issued	3,627 21%	3,420 24%	3,076 25%	2,286 26%	2,112 23%	-8%	297 24%
<i>Per Month Average</i>	302	285	256	286	264		297
Motor Vehicle Crashes	692	814	804	529	434	-18%	59
<i>Per Month Average</i>	58	68	67	66	54		59
OUI Arrests	120	106	103	69	91	32%	12
<i>Per Month Average</i>	10	9	9	9	11		12
Operating After Suspension or Rev							
Civil ⁷	75 28%	73 30%	58 28%	37 27%	36 26%	-3%	6 35%
Criminal ⁸	192 72%	174 70%	149 72%	101 73%	102 74%	1%	11 65%
Total	267 100%	247 100%	207 100%	138 100%	138 100%	0%	17 100%
<i>Per Month Average</i>	22	21	17	17	17		17
ACO - Dispatches	997 98%	1,152 99%	1,057 99%	779 99%	802 98%	3%	152 99%
ACO Backup - Dispatches	17 2%	10 1%	10 1%	8 1%	13 2%	63%	1 1%
Total Animal Control⁵ - Dispatches	1,014 100%	1,162 100%	1,067 100%	787 100%	815 100%	4%	153 100%
<i>Per Month Average</i>	85	97	89	98	102		153
MENTAL HEALTH METRICS							
Calls - Mental Illness⁹	269	215	212	145 Calls	138 Calls	-5%	21 Calls
<i>Average Calls Per Month</i>	22	18	18	18	17		21
Officers' Hours On Mental Health Calls¹¹					148 Hours		27 Hours
<i>Average Hours Per Call Committed</i>					1.1		1.3
Calls - Threatened/Attempted/Suicide⁹	253	263	279	198 Calls	161 Calls	-19%	19 Calls
<i>Per Month Average</i>	21	22	23	25	20		19
Officers' Hours On Suicide Calls¹¹					233 Hours		48 Hours
<i>Average Hours Per Call Committed</i>					1.4		2.6

	2016		2017		2018		2018-YTD		2019-YTD		% Change	Aug 2019 8/1/19 - 8/31/19	
Police Transports for Crisis Eval¹⁰													
Transports - Juveniles	33	24%	42	32%	30	26%	20	28%	11	16%	-45%	1	13%
Transports - Adults	106	76%	88	68%	87	74%	51	72%	57	84%	12%	7	83%
Total Transports	139	100%	130	100%	117	100%	71	100%	68	100%	-4%	8	100%
<i>Per Month Average</i>	<i>12</i>		<i>11</i>		<i>10</i>		<i>9</i>		<i>9</i>			<i>8</i>	

Note¹: Represents total calls answered by the Communications Center for Biddeford Public Safety and the other six communities serviced by the Center.

Note²: Represents reports generated by officers to document information gathered when responding incidents.

Note³: Represents reports generated by officers when any level of force is required to control an aggressive or resistant person. Total equals the reports completed and reviewed.

Note⁴: Represents pounds of outdated and/or unwanted prescription or over-the-counter drugs turned in to BPD by the public.

Note⁵: Represents only calls that the ACO or ACO Backup were dispatched to (excludes Animal Complaint calls responded to by Patrol Officers).

Note⁶: Starting in 2019, the Pounds Of Drugs Collected has been adjusted to be the net weight (excluding tare weight) of drugs.

Note⁷: Represents the number of traffic summonses issued for the civil violation of failing to pay a fine or a reinstatement fee for previous traffic violation.

Note⁸: Represents the number of criminal offenses for operating a vehicle while a driver's license is suspended or revoked.

Note⁹: Based on the originating reason code for the call for police services.

Note¹⁰: Represents the number of transports by officers to crisis evaluation at SMHC for non-crime incidents.

Note¹¹: Represents the sum of hours that individual officers spent on calls (calculated by the difference between time dispatched and time cleared)

BIDDEFORD FIRE DEPARTMENT AUGUST INCIDENT ANALYSIS

<u>Incident Type</u>	<u>Occurrences</u>	<u>Percentage</u>
BFD FIRE IN OR ON A BUILDING	3	0.7
BFD PROVIDE MUTUAL/AUTOMATIC AID STRUCTURE FIRE	1	0.2
BFD FIRE CONFINED TO COOKING APPLIANCE	4	0.9
BFD VEHICLE FIRE	1	0.2
BFD MULCH FIRE	2	0.4
BFD BRUSH/WOODS/GRASS FIRE	1	0.2
Outside equipment fire	1	0.2
EMS call, excluding vehicle accident with injury	1	0.2
BFD EMS CALL RESCUE ONLY NO TRANSPORT	50	11.1
BFD EMS CALL RES/ENG NO TRANSPORT	17	3.8
BFD EMS CALL RESCUE ONLY TRANSPORT TO HOSPITAL	141	31.3
BFD EMS CALL RES/ENG TRANSPORT TO HOSPITAL	68	15.1
BFD EMS TRANSPORT SMHC TO A MEDICAL FACILITY	18	4.0
BFD RECEIVE MUTUAL AID FOR EMS CALL	14	3.1
BFD PROVIDE MUTUAL AID FOR EMS CALL	11	2.4
BFD MVC W/OUT INJURY	10	2.2
BFD MVC W/ INJURY	10	2.2
BFD ELEVATOR RESCUE	5	1.1
BFD MARINE CALL	1	0.2
BFD WATER RESUE/ PERSONS IN THE WATER	1	0.2
BFD HAZMAT (MINOR) (GAS OR OIL SPILL)	1	0.2
BFD CARBON MONOXIDE	4	0.9
BFD CARBON MONOXIDE ALARM MALFUNCTION	2	0.4
BFD CABLE LINE DOWN	1	0.2
BFD TELEPHONE LINE DOWN	1	0.2
BFD POWER LINE DOWN	1	0.2
BFD ATTEMPTED BURN ILLEGALLY	2	0.4
BFD LOCK OUT VEHICLE OR STRUCTURE	2	0.4
BFD WATER PROBLEM	1	0.2
BFD PUBLIC ASSIST	3	0.7
BFD PROVIDE MUTUAL AID NON STRUCTURE FIRE	2	0.4
BFD UNPERMITTED BURN	1	0.2
BFD EMS CALL CANCELLED ENROUTE	10	2.2
BFD BFD FIRE CALL CANCELED ENROUTE	3	0.7
BFD CANCELLED ENROUTE MUTUAL/AUTOMATIC AID STRUCTURE FIRE	2	0.4
BFD CHECK ON PERMITTED BURN	1	0.2
BFD OUTSIDE SMOKE OR ODOR INVESTIGATION	4	0.9
BFD MASTER/SUPERVISED BOX WATER FLOW	1	0.2
BFD MASTER/SUPERVISED BOX PULLS/SMOKES	15	3.3
BFD MASTER/SUPERVISED BOX TAMPER OR TROUBLE	3	0.7
BFD FALSE ALARM MASTER/SUPERVISED BOX SYSTEM MALFUNCTION	3	0.7
BFD FALSE CALL-GOOD INTENT	8	1.8
BFD PULLS/SMOKE DETECTOR ACTIVATION RESIDENTIAL	8	1.8
BFD RESIDENTIAL ALARM MALFUNCTION	10	2.2
BFD CITIZEN COMPLAINT	1	0.2
TOTAL	450	100.0





CITY OF
BIDDEFORD



Biddeford
Innovation,
Inc.

Proposed RiverWalk and Parking Solutions

The City Council is considering a proposal from Biddeford Innovation, Inc. to build a 640-space parking garage and expand the RiverWalk and pedestrian connections. The purpose of the project is to reduce the property tax burden for residents and provide parking for current and planned development in the downtown and Mill District. **No property tax dollars will be used to pay for this project, and the tax rate will not increase due to this project.** A City Council Workshop on the proposal will be held on Tuesday, September 10 at 6:00 p.m. in the City Hall Council Chambers. Community members who attend will have the opportunity to share their comments on the proposal with the Council. The Council is expected to vote on the proposal at their September 17 meeting.

If the proposal is approved, Biddeford Innovation, Inc. will design, build, and manage the parking garage. The City will contribute to the project through two sources. The first is through annual payments from the City's TIF. Money in the TIF fund comes from sheltered property tax payments from businesses and developments in the Mill District – NOT from residential property taxpayers. The second source is revenues from the parking garage and parking lots. If parking revenues are less than expected, the City can make up the difference by collecting payments from surrounding properties in the Mill District, adjusting parking rates, or a combination of the two. If revenues are more than expected, the City will receive the benefit.

All on-street parking will remain FREE. During construction of the garage, rates for parking in surface lots will not increase. Once the garage is completed, rates for parking in the structure will be the same as surface lots. Under the proposal, Biddeford Innovation, Inc. would also assume management of surface lots in the downtown area.

A parking garage is important to our community to promote continued downtown and Mill District development. This matters to taxpayers because new development makes buildings and properties more valuable. More valuable buildings pay more property taxes to the City, which helps stabilize the property tax rate. The construction of the garage is expected to provide the City of Biddeford an additional \$16,407,604 in property taxes in the first 10 years of operation and a net benefit of \$39,772,744 over the 25 year lifetime of the agreement.

For more information, please visit www.biddefordmaine.org/parkinggarage.

PROPOSED RIVERWALK and PARKING SOLUTIONS

between the

CITY of BIDDEFORD

and

Biddeford
Innovation
Inc.



The City of Biddeford has seen a wave of unprecedented growth and entrepreneurialism in its downtown over the past five years. Development in Biddeford's urban core and Historic Mill District is particularly intense at this time, with multiple new development projects planned to begin in the next 12 to 18 months.

However, the historic downtown area was designed in the 1800s and lifestyles have changed significantly since that time. Today, most people travel by car to get to their destination. Even though there is a large amount of real estate capacity for continued growth, there is a shortage of available parking for patrons and employees of possible new developments. The community's infrastructure needs must be met in order to continue to attract additional business activity to Biddeford.

Project Overview

The Biddeford City Council is considering entering a Joint Development Agreement with Treadwell Franklin Infrastructure Capital (TFIC) and James W. Sewall Company (Sewall) to:

- Create and establish Biddeford Innovation, Inc.
- Provide up to \$3 million to complete the next phases of the RiverWalk/pedestrian improvements without the use of residential property tax dollars.
- Design, build, finance, operate and maintain a parking garage on the 3 Lincoln Street property without the use of residential property tax dollars.
- Manage the surface parking lots within the downtown area.

A City Council Workshop on the proposal will be held on Tuesday, September 10 at 6:00 p.m. in the City Hall Council Chambers. Community members who attend will have the opportunity to share their comments on the proposal with the Council. The Council is expected to vote on the proposal at their September 17 meeting.

This project will not cause the property tax rate to increase or use residential property tax dollars.

What are the highlights of this proposed project?

- ✓ 640-space parking garage built on the 3 Lincoln Street property without the use of residential property tax dollars.
- ✓ Completion of the RiverWalk and improved pedestrian connections without the use of residential property tax dollars.
- ✓ Provides a safe and reliable long-term solution to parking congestion issues in Biddeford, supporting local businesses, tourism and the community.
- ✓ Allows the City to work with a private firm with expertise in parking to develop and operate the parking garage while maintaining control over decision making.
- ✓ Provides for economic benefits to remain with the City.
- ✓ Certainty of timing and completion of the parking structure and RiverWalk.
- ✓ No impact on City bonding capacity.
- ✓ Facilitates continued Mill District and downtown development.

How does a parking garage help property taxpayers?

A parking garage promotes continued Mill District and downtown development. This matters to the average property taxpayer because new development makes buildings and properties more valuable. More valuable buildings contribute significantly more to the property tax base, which helps stabilize the tax rate. In fact, the construction of the garage is expected to provide the City of Biddeford an additional \$16,407,604 in property taxes in the first 10 years of **operation and a net benefit of \$39,772,744 over the 25 year lifetime of the agreement.**

How will the garage be paid for? Will residential property tax dollars be used?

No residential property tax dollars will be used to fund this project.

Biddeford Innovation, Inc. will provide the up-front financing to build and operate the parking garage. The City will make pre-determined annual payments to Biddeford Innovation, Inc. over a 25-year period. These payments will be made from the Mill District TIF (Tax Increment Financing) fund. Money in the TIF fund comes from sheltered property tax payments from businesses and developments in the Mill District. The second source of payments for the garage will be the revenues that are received from users who park in the garage and municipal surface lots.

Will this agreement affect free on-street parking?

No. On-street parking will remain **free** and under the management of the City of Biddeford.

How much will the parking garage cost to build?

The cost of construction is estimated at \$22,297,150. The price will be confirmed by a formal bidding process and will be capped at \$24,631,350. These costs will be paid by payments from the TIF and parking revenues.

How were the revenue projections calculated? What happens if the garage doesn't generate as much revenue as expected?

The projections for revenues are calculated conservatively by a consultant. They are based on the parking demands of the surrounding buildings and development projects that have recently been announced. Even with these conservative projections, the parking demand on the site is expected to exceed the 640-space garage.

If the garage does not generate as much revenue as is projected, then the City will pay the difference and collect payments from property owners in the proposed Special Assessment District. The Special Assessment District includes the properties that surround the 3 Lincoln Street site. Funds will be collected from the property owners in the Special Assessment District only if revenues fall below 90% of projections. This mechanism is in place to ensure that no residential property tax dollars will be used for this project and that mill owners have an incentive to move forward with successful projects.

What happens if the garage generates more revenue than projected?

If revenues exceed 110% of projections, the City will receive all extra revenues until upfront expenses have been repaid. When that point is reached, the City would then receive \$0.90 of each dollar of additional benefits and Biddeford Innovation, Inc. would receive the remaining \$0.10 of each dollar. Any revenues that are received will be placed in a Special Revenue Fund that would be used for parking-related expenses.

What will it be like to park in the garage?

The garage will have 640 spaces. It is expected to open in 2021. For the first two years it is open, the costs to park in the garage are projected to be the same as current costs to park in the downtown parking lots. The hourly rate and the monthly rate for both the garage and the surface parking lots will see planned adjustments as time goes on.

Hourly Rate Information

Years 1-3: \$2/hour
 Years 4-8: \$2.50/hour
 Years 9-13: \$3/hour
 Years 14-18: \$3.50/hour
 Years 19-23: \$4.25/hour
 Years 24+ \$5.00/hour

Monthly Permit Rate Information

Two types of parking permits will be offered: a Daytime monthly permit or a 24/7 monthly permit.

For the first two years that the garage is open, permits will be sold at the current rate for the surface parking lots (\$55 for a daytime permit and \$70 for a 24/7 permit).

Starting in Year 3, prices will increase by \$2 - \$3 per month each year.

The City will have the ability to review and “buy down” rate increases if city officials determine that rates are set too high. The City may also add reasonable cost increases above the rates that are currently set if they should be needed to keep up with demand.

What happens to the surface lot parking permit program if the City enters into this agreement?

Under the proposed agreement, Biddeford Innovation, Inc. will take over the management of the following surface lots in the downtown area:

- Downtown (Yellow) Lot – between Washington and Alfred Streets
- Washington Street (Red) Lot
- Federal/Franklin Street (Green) Lot
- Foss Street (Purple) Lot
- Alfred Street (Blue) Lot
- Gas House (Maroon) Lot
- Wastewater Treatment Plant (Brown) Lot

The City will continue to have input on how the surface lots are operated, and Biddeford Innovation, Inc. will operate the parking program with the City’s goals and agreements in mind. This includes maintaining the free surface lot parking spaces that support local downtown businesses. The City’s Downtown Committee will also continue to meet to address the needs of the downtown community.

Rates, hours and practices will be consistent across all the lots and garage. The City and Biddeford Innovation, Inc. have agreed that parking costs in the surface lots will not go up during the garage construction period.

Who will handle operations, maintenance and enforcement?

Biddeford Innovation, Inc. will hire a qualified operator through a competitive bidding process to manage the operation and maintenance of the parking garage and surface parking lots. The operator will face penalties if goals and operational standards are not met.

How will the Riverwalk expand as part of the project, and why is it included in the proposal?

Once completed, the RiverWalk will connect from Mechanics Park to the 3 Lincoln Street property. The construction of the RiverWalk provides additional pedestrian connections between the parking structure and other areas of the downtown.

What happens at the end of the agreement?

The agreement will last for 25 years. After 10 years, the City will have three options:

- Continue with the agreement through Year 25
- Purchase the garage from Biddeford Innovation, Inc.
- Sell the garage

If the City chooses to continue the agreement until Year 25, it will take over ownership of the garage at the end of the term at no cost.

Where can I get more information?

Additional information about this project is available on the City of Biddeford website at www.biddefordmaine.org/parkinggarage. In addition, once the project is approved, Biddeford Innovation Inc. will launch a website that will provide constant updates on the project and operations.

Biddeford Innovation Project Team:



- **Lead Project Developer**
- Developer/Owner of infrastructure assets and infrastructure service companies.
- Focus on Municipal and Institutional infrastructure.
- Financial Arranger / Advisor



- **Construction and program management expertise.**
- 140-year old iconic Maine engineering company, with GIS, Survey, Civil engineering and traffic planning capabilities.
- Acquired by TFIC in May 2018.



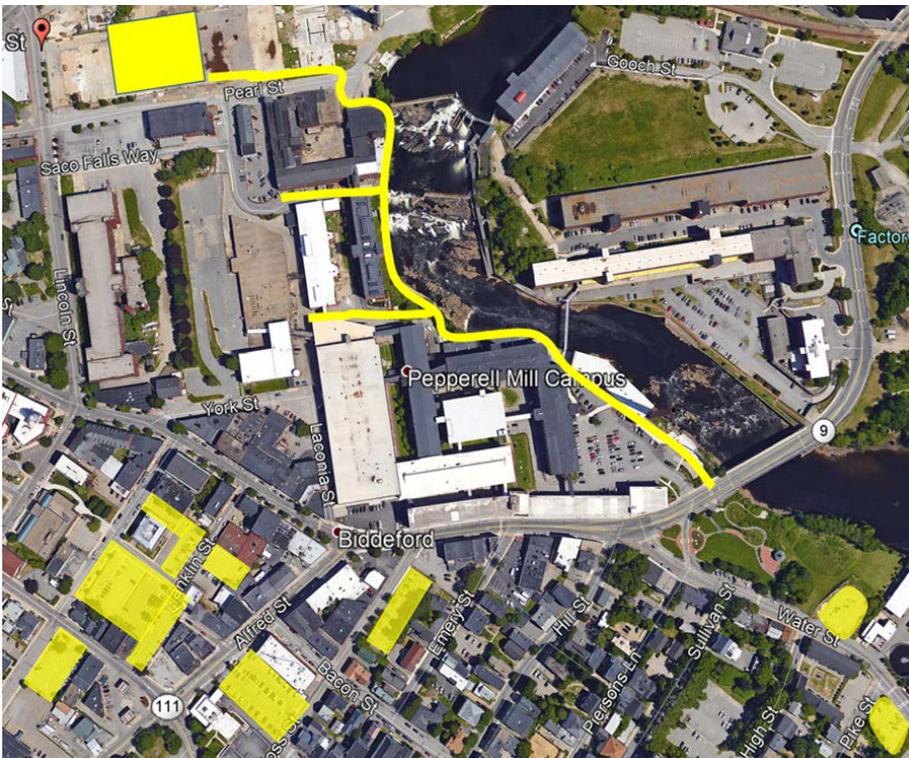
- **Engaged to conduct Market Study / Feasibility Analysis**
- Established 1973 as professional corporation focused on parking and transportation planning.
- More than 100 professional employees, with more than 5000 projects completed to date.



- **Equity Sponsor**
- Over \$10 billion in assets under management.
- Infrastructure real asset investor manager focused on: Real Estate, Infrastructure & Sustainable Energy
- More than 135 projects completed. 20-year history
- Long-Term partner with buy and hold strategy



- **Project Debt Provider**
- Experienced Lender
- Selected based on price and deliverability



Biddeford Innovation Inc. will provide consistent, safe and reliable parking service to the Mill District and Downtown, and all connected by the completed Riverwalk!