

LEWISTON
ECONOMIC DEVELOPMENT HIGHLIGHTS
July 2005

With projects that have been completed since January 2000 and that are scheduled to be completed within the next 24 months, Lewiston will experience more than \$178 million in new investment in the downtown area, and nearly \$297 million city wide. Downtown, \$147.04 million is private sector money, \$9.5 million is state money, \$500,000 is federal money, and \$21.5 million is municipal money going toward infrastructure improvements at the Colisee, expand the library, add 1,372 more parking spaces and improve the physical landscape of downtown. According to the Maine Department of Economic and Community Development, Lewiston led the state in the number of projects built that were larger than \$500,000 or that created ten or more jobs in 2002 and 2004.

A total of 1,682 jobs have been created and 1,004 were retained. When complete this investment will generate an estimated additional \$2,418,350 annually in taxes.

DOWNTOWN

Year Completed	Projects	Investment	S.F.	Est. New Taxes (annually)	Jobs
2000	Trolley Medical Bldg.	\$4 million	38,000	\$110,600	100 new
2001/2002	Bates Mill #3 (BankNorth)	\$8.15 million	103,000	\$199,000	300 new
2002/ongoing	29 Lowell Street	\$10 million	100,000	non profit	27 new + 150 ret.
2002	CMMC School of Nursing	\$2.3 million	20,000	non profit	15 retained
2002	Sun Journal (Phase I)	\$3 million* *land, building and equipment	15,000	\$44,250	200 retained
2002	Dept. of Human Services	\$6 million	54,000	\$66,500	185 retained
2002	District Court	\$9.5 million	40,000	state agency	27 retained
2002	Lepage Bakeries	\$1.5 million	21,900	\$12,600	130 retained
2003	CMMC Cardiac Care Center	\$76 million	125,000	non profit	200 new
2003	Central Maine Civic Center	\$2.5 million	renovation	TIF	2 plus 20 players
2004	Oxford Networks Office	\$1.6 million	18,000	TIF	75 new
2004	Oxford Networks Switch Bldg. (Includes equipment)	\$4 million	3,000	\$4,150	included above
2004	Andover College	\$800,000	13,000	TIF	7 new
2004	VIP Parts, Tire & Service	\$1.8 million	18,000	\$29,500	35 retained
2004	Hardy Wolf & Downing	\$600,000	renovations	n/a	n/a
2004	Colisee	\$1.5 million	16,000	n/a	n/a
2004	Maine Cardiology	\$550,000	renovations	\$11,000	10 new
2004	Bangor Savings	\$150,000	renovations	\$3,000	7 new
2004	WGME	\$50,000	renovations	\$1,400	2 retained

Year Completed	Projects	Investment	S.F.	Est. New Taxes (annually)	Jobs
2004	Five County Credit Union	\$350,000	renovations	\$5,000	6 new
2005	Northeast Bank	\$2.83 million	27,800	TIF	75
2005	Public Theatre	\$2.4 million	renovation	non profit	retention
2005	Bates Mill #6	\$2.5 million	53,000	\$44,000	n/a
2005	22 Park Street	\$2.1 million	21,000	\$27,000	TBD
2005	Tri-County Mental Health	\$1.4 million	14,000	\$27,000	retention
2006	Androscoggin Bank (Mill #6)	\$1 million	17,000	21,900	retention
2006	Pontiac Building	\$2 million	20,000	TBD	retention
2006	Community Concepts	\$3 million	22,000	\$83,000	100 new
2006	Island Point (Phase I)	\$6.5 million	90,000	\$194,000	65 new
SUBTOTAL		\$158.08 million	849,700	\$883,900	899 new; 744 retained

PUBLIC INVESTMENT IN PARKING, PARKS, & STREETSCAPE

Year Completed	Projects	Investment	S.F.	Est. New Taxes (annually)	Jobs
2000	Railroad Park	\$500,000	n/a (federal money)	n/a	n/a
2002	Chestnut St. Parking Garage	\$4 million	600 cars	n/a	n/a
2002	Bates Mill Courtyard	\$720,000	n/a	n/a	n/a
2002	Courtyard Plaza	\$650,000	n/a	n/a	n/a
2004	Gateway Plaza	\$240,000	n/a	n/a	n/a
2003	Park St. Parking Garage	\$4 million	386 cars	n/a	n/a
2004	Southern Gateway Streetscape	\$2 million	n/a	n/a	n/a
2005	Lisbon St. Parking Garage	\$5 million	386 cars	n/a	n/a
2005	Marsden Hartley Cultural Center	\$3.4 million	13,000 s.f.	n/a	n/a
SUBTOTAL		\$20.51 million	13,000		

TOTAL DOWNTOWN INVESTMENT \$178.59 million 862,700 \$883,900 899 new 744 retained

CITY WIDE

Year Completed	Projects	Investment	S.F.	(annually)	Est. New Taxes Jobs
2000	Flagship Cinema	\$2 million	renovation	\$28,500	5 FT, 25 PT new
2000	State Agencies	\$2.3 million	9,300	\$64,700	retention
2000	Diamond Phoenix (relocation & expansion)	\$5 million	104,000	\$94,600	50 new + 100 retained
2000	Butler Brothers (relocation & expansion) retained	\$2 million	54,000	\$33,200	4 new + 24 retained
2000	Montello Heights Phase II	\$3 million	27,200	\$83,000	4 new
2001	Dunkin Donuts (regional bakery)	\$2.2 million* *land, building and equipment	15,000	\$59,000	80 new
2001	SOCHS Women's Health Pavilion	\$10 million	36,000	tax exempt	na
2003	Shaw's Relocation and Expansion	\$12 million	67,500	\$315,000	125 new+125 retained
2003	Tri County Mental Health	\$1.2 million	20,000	tax exempt	retention
2004	CMP Substation	\$3.2 million	na	TIF*	na
2004	Compound Solutions	\$335,000	6,700	\$9,000	na
2004	Lincoln Street Radiator	\$340,000	5,000	\$8,300	retention
2004	Auburn Savings	\$762,000	6,000	\$14,000	8 new
2004	Androscoggin Savings Bank	\$700,000	renovation	n/a	retention
2005 - '06	Wal Mart Distribution Ctr.	\$60 million* *building and equipment	850,000	\$500,000 (avg.)	450 new
2005	Pediatric Associates	\$3.4 million	22,560	\$75,300	2 new, + 11 retained
2005	Emergency Vehicles of Maine	\$1.4 million	18,000	\$38,800	13
2005	Central Distributors	\$1.2 million	31,400	\$27,350	TBD
2005	Gendron Spec Buildings (2 bldgs.)	\$2 million	63,000	\$54,700	TBD
2006	Max Finkelstein, Inc.	\$5.2 million	101,000	\$129,000	30 new
CITY WIDE SUBTOTAL		\$118.24 million	1,436,660	\$1,534,450	783 new +260 retained
GRAND TOTAL		Investment \$296.83 million	Space 2,299,360 s.f.	Taxes \$2,418,350	Jobs 1,682 new + 1004 retained