

APPROVALS AND INCENTIVES

PERMITTING AND APPROVALS

After a lengthy permitting process, Saxon was approved for 250 multifamily units and 2 street front commercial parcels.

- **Parcel Size and Location:** 15.16 acres, one third mile west of I-95 at intersection of Leighton Road
- **Zoning:** Contract Zone for 250 multifamily units and 2 street front commercial lots
- **Proposed Multifamily:** Gross Square Footage of approximately 200,484 sf, four story, and 317 parking spaces (218 surfaced, 36 garaged, and 17 stored parking spots).
- **Site Plan Approval:** Expires August 2025
- **State DEP Approval:** Expires December 2023
- **Maine DOT Traffic Permit:** Approved – Developer contributes approximately \$80K to fund sidewalk
- **Utilities:** Public sewer, public water, gas, and electric
- **Proposed Commercial:** Parcel 1 is 1,920 sf and Parcel 2 is 15,072 sf

INCENTIVES

TAX INCREMENT FINANCING: Following the permitting process, Saxon was awarded the second largest Tax Increment Financing (TIF) in Augusta history.

The TIF will **reduce the annual tax liability of the multifamily project and the commercial lots by 65% for 25 years**, starting upon stabilization of the project.

EB-5 FINANCING: Passed by U.S. Congress in 2022, the EB-5 Reform and Integrity Act provides significant incentives to investors making investments in “rural areas,” → defined as locations outside of MSAs having a permanent population of less than 20,000 people.

EB-5 project offerors are rapidly partnering with developers to generate capital for new rural EB-5 projects. The EB-5 money can be **used in any part of the capital stack** and typically carries a **significantly lower cost of capital** than traditional funding sources.

Augusta falls into the **EB-5 designation of “rural”** → several EB-5 offerors have expressed interest in this project → Saxon has received multiple LOI’s from different EB-5 offerors for this project.

