



Franklin County Adult Education

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February 3, 2025

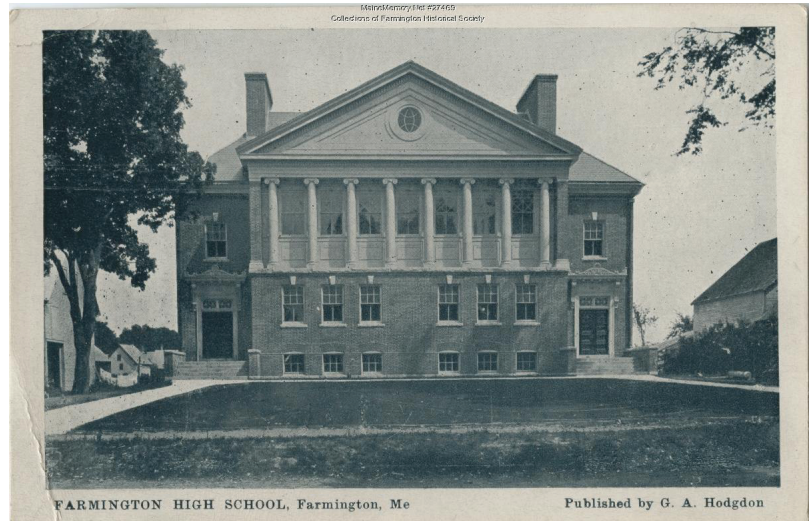
Franklin County Adult Education won a **grant** from the Maine Connectivity Authority to purchase 144 High Street (Ingalls Building) in Farmington. After the purchase, building upkeep, maintenance and utilities will be covered by leasing agreements with community partners. There will be **no cost to the taxpayers.**

With this grant-funded purchase, we will create the **Franklin County Adult Education and Community Resource Hub**, a space for local residents to access education, workforce training, and telehealth services. Community service providers can rent affordable office space and meeting rooms. Ideally, this will allow adults living in Franklin County to improve digital skills, find jobs, access healthcare, and stay involved in their community. To ensure that more residents can visit the Community Resource Hub, Western Maine Transportation will add a stop in downtown Farmington.

Community organizations have already committed to supporting this initiative, including Western Maine Community Action, Children's Taskforce, SAPARS, MaineHealth, Greater

Franklin Economic Development, FedCap, Health Reach & Rural Health Advisory Network, Eastern Maine Development Corps, Maine Military & Community Network, Seniors Plus, Franklin County Correctional Facility, and Western Maine Transportation. Organizations considering leasing space include Healthy Community Coalition, Recovery Center, CareerCenter, DHHS, and Vocational Rehabilitation.

The cost to maintain the building including utilities and maintenance will be covered by leasing agreements, with additional funds which will be in a reserved account for upkeep as needs arise. To demonstrate the financial sustainability of our project, the illustrated sales term sheet, the grant details, and the projected cash flow analysis below.



Illustrative Sale Term Sheet for 144 High Street, Farmington

Subject Property	~20,100 square ft commercial building at 144 High Street, Farmington, ME (the "Subject Property")
Seller	Ingalls Leasing, LLC, a Maine limited liability company
Purchaser	Mt. Blue Regional School District ("Mt. Blue RSD")
Sale Price	\$1,550,000
Operating Cost Reimbursement through 2030	Estimated Operating costs (heat, electricity, maintenance, utilities, etc.) ~\$79,596 per year. Seller agrees to offset purchaser's operating costs as follows: \$63,677 (80%) at the end of year 1 \$47,758 (60%) at the end of year 2 \$31,838 (40%) at the end of year 3 \$15,919 (20%) at the end of year 4
Existing Leases	Sale would be subject to and benefit from the following existing leases: 770 square feet on the ground level to Nurse Practitioner Layla Barker 262 square feet on the ground level to Literacy Volunteers 6,670 square feet on the first floor to Spurwink Services 750 square feet on the second floor to Goodwill Employment Services
Seller Improvements	New membrane roof (completed October 2024) Two new second floor bathrooms, per attached specifications, completed prior to closing New front parking lot, completed prior to closing

Details of the awarded Maine Connectivity Grant for 144 High Street, Farmington

	Unit Cost	# Units	Total Cost	Other Sources	MCA-Funding
Ingalls School	\$1,650,000.00	1	\$1,650,000.00	\$0	\$1,650,000.00
Construction Cost	\$123,574.00	1	\$123,574.00	\$0	\$123,574.00
Total Grant Award	\$1,773,574.00	1	\$1,773,574.00	\$0	\$1,773,574.00

Projected Cash Flow Analysis: Based on projections of Heat, Electricity, Custodial, Snow removal and Maintenance

Operating Funds	2027	2028	2029	2030	2031
Leases and Rents	\$192,000.00	\$192,000.00	\$192,000.00	\$192,000.00	\$192,000.00
Operating Expenses Subtotal	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00
Ending Balance/ Fund Available for Operations	\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00