

Summary Presentation Debt Exclusion Projects

Board of Selectmen

March 28, 2017





Center Fire Station Project

Comparison:

Current Fire Headquarters

- Constructed in 1966
- Approx. 8,111 sq. ft. with 4 bays
- 22,800 residents
- Built for a staff of 30
- Primarily fire response, no ambulances planned
- Single apparatus bays
- Limited meeting/training space
- Not operationally efficient
- Substantial upgrades needed
- 2007 & 2015 Feasibility Studies: Replace, Do Not Renovate

Proposed Fire Headquarters

- New construction on vacant Town owned land in Center
- Approx. 18,000 sq. ft.
- 30,000+ residents
- Current staff of 56 in Dept.
- Design for fire, medical, & special hazard responses
- Five (5) deep apparatus bays with vehicle maintenance bay
- ADA Compliant and gender friendly
- Design for FF Health & Safety



Center Fire Station Project

New Building Location:





Center Fire Station Project

Center Fire Station Presentation: Debt Exclusion Borrowing

Project Cost:

Site Acquisition	None
Design/Engineer: (Architect, Engineers and Owners Project Manager)	1,741,160
Construction: (New Building 18,000 SF Building, Parking Lot, Road)	11,204,000
Equipment/Furnishings: (Furniture, Gear Washer/Extractor, Security System)	750,000
Contingency: (Approximately 10%)	<u>1,204,000</u>
Total	14,899,160

Feasibility Study and Cost Estimate provided by CBI Consulting

Center Fire Station Project



Center Fire Station Presentation: Debt Exclusion Borrowing

Debt Service and Tax Impact:

Tax Impact Center Fire Station: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year.

Fiscal Year	Debt Service Fire Station Estimated \$15 Million	Residential Tax Impact Avg. Value			Commercial/Industrial Tax Impact Avg. Value		
		Avg. Home Value	Tax Rate Impact	Tax Impact Res.	Avg. Com./Ind. Value	Tax Rate Impact	Tax Impact Res.
2018	421,875	367,031	0.09	33	766,663	0.15	115
2019	1,352,500	376,207	0.28	105	785,830	0.48	377
2020	1,322,875	385,612	0.27	104	805,475	0.47	379
2021	1,293,250	395,252	0.27	107	825,612	0.46	380
2022	1,263,625	405,134	0.26	105	846,253	0.45	381
2023	1,234,000	415,262	0.26	108	867,409	0.44	382
2024	1,204,375	425,643	0.25	106	889,094	0.43	382
2025	1,174,750	436,284	0.24	105	911,322	0.42	383
2026	1,145,125	447,192	0.24	107	934,105	0.41	383
2027	1,115,500	458,371	0.23	105	957,457	0.40	383
2028	1,085,875	469,831	0.23	108	981,394	0.38	373
2029	1,056,250	481,576	0.22	106	1,005,928	0.37	372
2030	1,026,625	493,616	0.22	109	1,031,077	0.37	381
2031	997,000	505,956	0.21	106	1,056,854	0.35	370
2032	967,375	518,605	0.20	104	1,083,275	0.34	368
2033	937,750	531,570	0.19	101	1,110,357	0.33	366
2034	908,125	544,860	0.19	104	1,138,116	0.32	364
2035	878,500	558,481	0.18	101	1,166,569	0.31	362
2036	843,875	572,443	0.18	103	1,195,733	0.30	359
2037	814,438	586,754	0.17	100	1,225,626	0.29	355
During Entire Term of Debt Service	Total Debt Service 21,043,688	Avg. Home Value 468,784	Avg. Tax Rate 0.22	Average Tax Bill 101	Avg. Commercial Value 979,207	Avg. Tax Rate 0.37	Average Tax Bill 361



DPW Facility Project

Comparison:

Current DPW Facility

- Original Building built in 1962
- 8,400 SF for Highway and Forestry
- 17,500 SF Building Expansion in 1980 Consolidated the DPW
- Not code compliant
- Building envelope improvements needed
- Unsafe working conditions
- Space constraints
- No proper vehicle wash area

Proposed Renovations and Additions

- Complete renovation of existing building.
- Approximately 20,000 SF Equipment Storage addition
- New 10,000 SF mechanics facility; maintain DPW, Police Fire and Parks vehicles
- Construction of a Wash Bay accessible to all Town Departments and for the preservation of Town assets



DPW Facility Project

DPW Facility Presentation: Debt Exclusion Borrowing

Project Cost:

Site Acquisition	None
Design/Engineer: (Architect, Engineers and Owners Project Manager)	1,248,386
Construction: (New Building, addition and renovations)	9,271,742
Equipment: (Vehicle Lift, Drive-thru Wash Bay and Security System)	220,000
Contingency: (Approximately 5%)	<u>571,131</u>
Total	11,311,259

Feasibility Study and Cost Estimate provided by Kang Associates



DPW Facility Project

DPW Facility Presentation: Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact DPW Facility: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year.

Fiscal Year	Debt Service DPW	Residential Tax Impact Avg. Value			Commercial/Industrial Tax Impact Avg. Value		
	Est. Cost \$11.4 Million	Avg. Home Value	Tax Rate Impact	Tax Impact Res.	Avg. Com./Ind. Value	Tax Rate Impact	Tax Impact Res.
2018	320,625	367,031	0.07	26	766,663	0.11	84
2019	1,027,500	376,207	0.21	79	785,830	0.36	283
2020	1,005,000	385,612	0.21	81	805,475	0.36	290
2021	982,500	395,252	0.20	79	825,612	0.35	289
2022	960,000	405,134	0.20	81	846,253	0.34	288
2023	937,500	415,262	0.19	79	867,409	0.33	286
2024	915,000	425,643	0.19	81	889,094	0.32	285
2025	892,500	436,284	0.19	83	911,322	0.32	292
2026	870,000	447,192	0.18	80	934,105	0.31	290
2027	847,500	458,371	0.18	83	957,457	0.30	287
2028	825,000	469,831	0.17	80	981,394	0.29	285
2029	802,500	481,576	0.17	82	1,005,928	0.28	282
2030	780,000	493,616	0.16	79	1,031,077	0.28	289
2031	757,500	505,956	0.16	81	1,056,854	0.27	285
2032	735,000	518,605	0.15	78	1,083,275	0.26	282
2033	712,500	531,570	0.15	80	1,110,357	0.25	278
2034	690,000	544,860	0.14	76	1,138,116	0.24	273
2035	667,500	558,481	0.14	78	1,166,569	0.24	280
2036	645,000	572,443	0.13	74	1,195,733	0.23	275
2037	622,500	586,754	0.13	76	1,225,626	0.22	270
During Entire Term of Debt Service	Total Debt Service 15,995,625	Avg. Home Value 468,784	Avg. Tax Rate 0.17	Average Tax Bill 77	Avg. Commercial Value 979,207	Avg. Tax Rate 0.28	Average Tax Bill 274

Town Center Master Plan Project



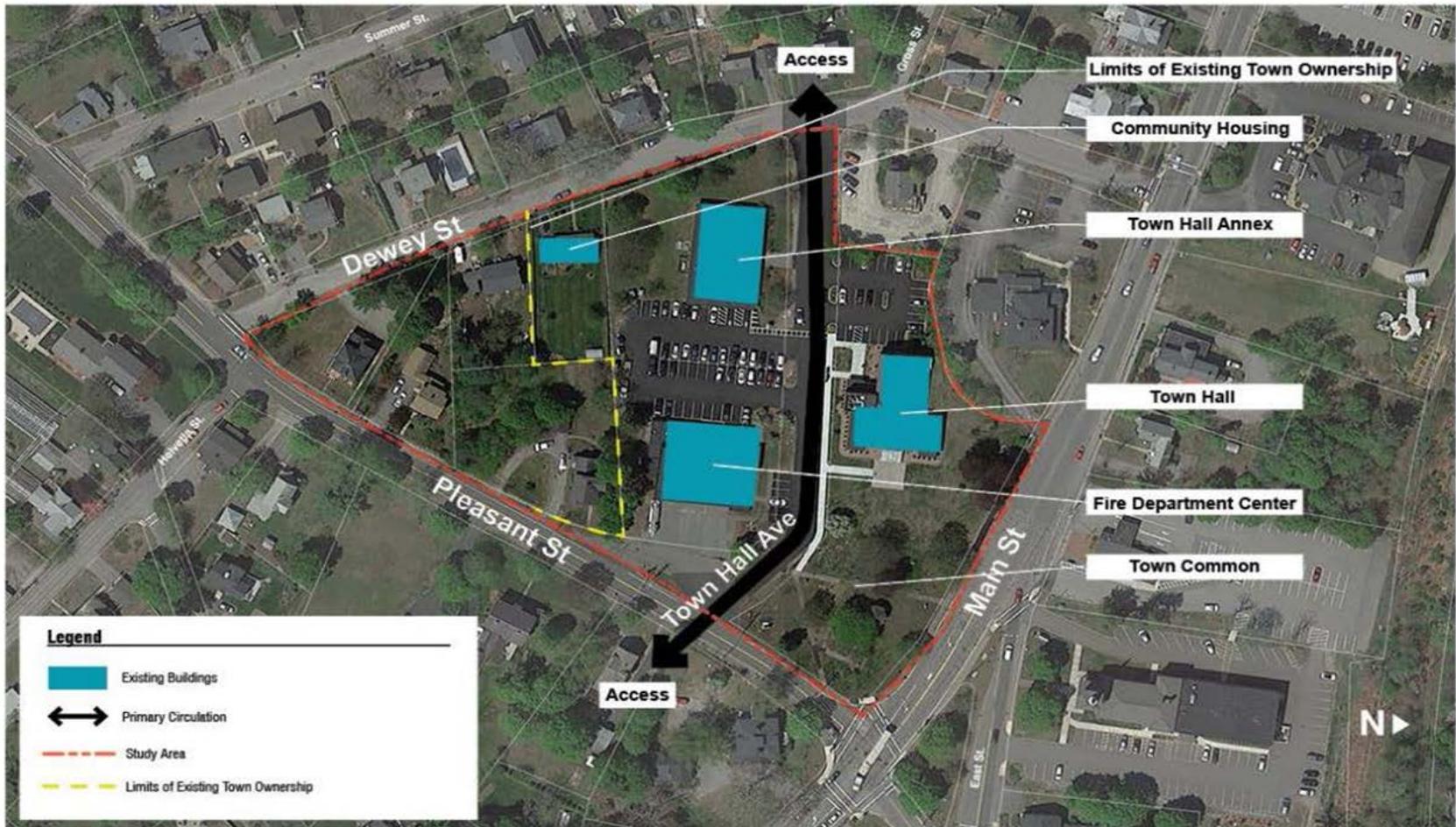
Municipal Campus Initiative Uses:

- Considered Uses for potential inclusion as part of the municipal campus initiative.
1. **Increase area of Town Common**
 2. **Municipal Uses**
 - a. Town Hall
 - b. Town Hall Annex
 - c. Future municipal uses
 - d. Community housing
 3. **Complementary Private Sector Uses**
 - a. Café or restaurants –these uses draw visitors and help create an active center. This could include uses along the edge of the Town Common
 - b. Small shops –Several small shops could become part of the Town Center, providing community-serving goods or services.
 - c. Offices –Professional office space could occupy first or second-level spaces.
 4. **Increased Municipal Parking**

Town Center Master Plan Project



Center Plan Study Area:



Town Center Master Plan Project



Center Plan With No Land Acquisition:



Town Center Master Plan Project



Town Center Presentation: Debt Exclusion Borrowing

Project Costs:

Town Center Improvements without Acquisitions:	
Expanded Common (Site preparation, utilities and landscape)	491,200
Parking and Other Site Improvements	1,322,284
Perimeter Streetscape and Parking Improvements	1,074,571
Design, Engineering, Fees and Other Project Costs	722,014
Contingency (Approximately 25% of Construction)	722,014
Total	4,332,083

Feasibility Study and Cost Estimate provided by the Harriman Group

Town Center Master Plan Project



Town Center Presentation: Debt Exclusion Borrowing

Project Costs:

Town Center Improvements with Site Acquisitions	
Site Acquisitions	1,200,000
Expanded Common (Site preparation, utilities and landscape)	491,200
Parking and Other Site Improvements	1,126,284
Perimeter Streetscape and Parking Improvements	674,571
Design, Engineering, Fees and Other Project Costs	722,014
Contingency (Approximately 25% of Construction)	722,014
Total	4,936,083

Feasibility Study and Cost Estimate provided by the Harriman Group



Town Center Master Plan Project

Town Center Presentation: Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact Town Center: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year							
Fiscal Year	Debt Service Town Center Est. Cost \$5 Million	Residential Tax Impact Avg. Value			Commercial/Industrial Tax Impact Avg. Value		
		Avg. Home Value	Tax Rate Impact	Tax Impact Res.	Avg. CIP Value	Tax Rate Impact	Tax Impact Res.
2018	140,625	367,031	0.03	11	766,663	0.05	38
2019	747,500	376,207	0.16	60	785,830	0.26	204
2020	721,500	385,612	0.15	58	805,475	0.26	209
2021	700,687	395,252	0.15	59	825,612	0.25	206
2022	679,875	405,134	0.14	57	846,253	0.24	203
2023	659,063	415,262	0.14	58	867,409	0.23	200
2024	638,250	425,643	0.13	55	889,094	0.23	204
2025	617,438	436,284	0.13	57	911,322	0.22	200
2026	596,626	447,192	0.12	54	934,105	0.21	196
2027	575,813	458,371	0.12	55	957,457	0.20	191
During Entire Term of Debt Service	Total Debt Service 6,077,375	Avg. Home Value 411,199	Avg. Tax Rate 0.13	Average Tax Bill 52	Avg. Commercial Value 858,922	Avg. Tax Rate 0.22	Average Tax Bill 185



Trend Exempt Debt

Exempt Debt Change each Fiscal Year

<u>Fiscal Year</u>	<u>Exempt Debt</u>	<u>FY Change</u>
FY 2017	7,412,852	-
FY 2018	6,981,843	(431,009)
FY 2019	7,089,809	107,966
FY 2020	6,929,981	(159,828)
FY 2021	6,584,837	(345,144)
FY 2022	6,428,447	(156,390)
FY 2023	6,082,144	(346,303)
FY2024	6,038,694	(43,450)
FY2025	5,942,631	(96,063)
FY2026	5,556,875	(385,756)
FY 2027	5,364,663	(192,213)
FY 2028	4,425,288	(939,375)
FY 2029	3,484,938	(940,350)
FY 2030	2,758,613	(726,325)
FY 2031	2,029,066	(729,547)
FY 2032	360,528	(1,668,538)
FY 2033	348,028	(12,500)
FY 2034	332,919	(15,109)
FY 2035	320,263	(12,656)

Annual Reduction Exempt Debt:



<u>FY18</u>	
Water Shift	344,109
Exempt Sewer and Sewer 50% Shift	<u>260,845</u>
Total	604,954
<u>FY19</u>	
Library	40,600
Sewer 50% Shift	<u>33,150</u>
Total	33,150
<u>FY20</u>	
Ryan School	126,953
Exempt Sewer and Sewer 50% Shift	<u>121,684</u>
Total	121,684
<u>FY21</u>	
South Fire Station	55,085
Exempt Sewer and Sewer 50% Shift	<u>15,976</u>
Total	71,061
<u>FY23</u>	
Wynn Middle School	233,738
Sewer 50% Shift	<u>7,640</u>
Total	241,378
<u>FY25</u>	
Sewer 50% Shift	<u>26,990</u>
Total	26,990
<u>FY26</u>	
Senior Center	119,600
Sewer 50% Shift	<u>87,019</u>
Total	206,619

<u>FY27</u>	
Senior Center	<u>77,250</u>
Total	77,250
<u>FY28</u>	
Sewer 50% Shift	<u>901,250</u>
Total	901,250
<u>FY29</u>	
Sewer 50% Shift	<u>874,650</u>
Total	874,650
<u>FY30</u>	
Sewer 50% Shift	<u>637,500</u>
Total	637,500
<u>FY31</u>	
Sewer 50% Shift	<u>651,047</u>
Total	651,047
<u>FY32</u>	
High School	1,643,200
Sewer 50% Shift	<u>10,400</u>
Total	1,653,600
<u>FY36</u>	
High School	155,063
Sewer 50% Shift	<u>330,400</u>
Total	330,400
Grand Total	6,431,532

Center Fire Station Project



Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact Center Fire Station: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year

Fiscal Year	Residential Tax Impact Avg. Value				Commercial/Industrial Tax Impact Avg. Value			
	Avg. Home Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	Avg. Com./Ind. Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact
2018	367,031	33	(33)	-	766,663	115	(115)	-
2019	376,207	105	8	113	785,830	377	31	409
2020	385,612	104	(12)	93	805,475	379	(48)	330
2021	395,252	107	(28)	79	825,612	380	(99)	281
2022	405,134	105	(12)	93	846,253	381	(51)	330
2023	415,262	108	(29)	79	867,409	382	(104)	278
2024	425,643	106	(4)	102	889,094	382	(18)	365
2025	436,284	105	(9)	96	911,322	383	(27)	355
2026	447,192	107	(36)	72	934,105	383	(131)	252
2027	458,371	105	(18)	87	957,457	383	(67)	316
2028	469,831	108	(94)	14	981,394	373	(324)	49
2029	481,576	106	(96)	10	1,005,928	372	(332)	40
2030	493,616	109	(74)	35	1,031,077	381	(268)	113
2031	505,956	106	(76)	30	1,056,854	370	(275)	95
2032	518,605	104	(182)	(78)	1,083,275	368	(639)	(271)
2033	531,570	101	-	101	1,110,357	366	-	366
2034	544,860	104	-	104	1,138,116	364	(11)	353
2035	558,481	101	-	101	1,166,569	362	-	362
2036	572,443	103	-	103	1,195,733	359	-	359
2037	586,754	100	-	100	1,225,626	355	-	355
During Entire Term of Debt Service	Avg. Home Value 468,784	Average Tax Bill 101	Average Tax Bill (35)	Average Tax Bill 67	Avg. Commercial Value 979,207	Average Tax Bill 361	Average Tax Bill (124)	Average Tax Bill 237

DPW Facility Project



Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact DPW Facility: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year								
Fiscal Year	Residential Tax Impact Avg. Value				Commercial/Industrial Tax Impact Avg. Value			
	Avg. Home Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	Avg. Com./Ind. Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact
2018	367,031	26	(33)	(7)	766,663	84	(115)	(31)
2019	376,207	79	8	87	785,830	283	31	314
2020	385,612	81	(12)	69	805,475	290	(48)	242
2021	395,252	79	(28)	51	825,612	289	(99)	190
2022	405,134	81	(12)	69	846,253	288	(51)	237
2023	415,262	79	(29)	50	867,409	286	(104)	182
2024	425,643	81	(4)	77	889,094	285	(18)	267
2025	436,284	83	(9)	74	911,322	292	(27)	264
2026	447,192	80	(36)	45	934,105	290	(131)	159
2027	458,371	83	(18)	64	957,457	287	(67)	220
2028	469,831	80	(94)	(14)	981,394	285	(324)	(39)
2029	481,576	82	(96)	(14)	1,005,928	282	(332)	(50)
2030	493,616	79	(74)	5	1,031,077	289	(268)	21
2031	505,956	81	(76)	5	1,056,854	285	(275)	11
2032	518,605	78	(182)	(104)	1,083,275	282	(639)	(357)
2033	531,570	80	-	80	1,110,357	278	-	278
2034	544,860	76	-	76	1,138,116	273	(11)	262
2035	558,481	78	-	78	1,166,569	280	-	280
2036	572,443	74	-	74	1,195,733	275	-	275
2037	586,754	76	-	76	1,225,626	270	-	270
During Entire Term of Debt Service	Avg. Home Value 468,784	Average Tax Bill 77	Average Tax Bill (35)	Average Tax Bill 42	Avg. Commercial Value 979,207	Average Tax Bill 274	Average Tax Bill (124)	Average Tax Bill 150



Town Center Master Plan Project

Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact Town Center: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year

Fiscal Year	Residential Tax Impact Avg. Value				Commercial/Industrial Tax Impact Avg. Value			
	Avg. Home Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	Avg. CIP Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact
2018	367,031	11	(33)	(22)	766,663	38	(115)	(77)
2019	376,207	60	8	68	785,830	204	31	236
2020	385,612	58	(12)	46	805,475	209	(48)	161
2021	395,252	59	(28)	32	825,612	206	(99)	107
2022	405,134	57	(12)	45	846,253	203	(51)	152
2023	415,262	58	(29)	29	867,409	200	(104)	95
2024	425,643	55	(4)	51	889,094	204	(18)	187
2025	436,284	57	(9)	48	911,322	200	(27)	173
2026	447,192	54	(36)	18	934,105	196	(131)	65
2027	458,371	55	(18)	37	957,457	191	(67)	124
During Entire Term of Debt Service	Avg. Home Value 411,199	Average Tax Bill 52	Total Debt Service (17)	Average Tax Bill 35	Avg. Commercial Value 858,922	Average Tax Bill 185	Total Debt Service (63)	Average Tax Bill 122



Center Fire Station, DPW and Town Center Projects

Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact Fire, DPW and Town Center Projects Only: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year

Fiscal Year	Residential Tax Impact Avg. Value				Commercial/Industrial Tax Impact Avg. Value			
	Avg. Home Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	Avg. CIP Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact
2018	367,031	70	(33)	37	766,663	238	(115)	123
2019	376,207	245	8	252	785,830	864	31	896
2020	385,612	243	(12)	231	805,475	878	(48)	830
2021	395,252	245	(28)	217	825,612	875	(99)	776
2022	405,134	243	(12)	231	846,253	872	(51)	821
2023	415,262	245	(29)	216	867,409	867	(104)	763
2024	425,643	243	(4)	238	889,094	871	(18)	854
2025	436,284	244	(9)	236	911,322	875	(27)	848
2026	447,192	241	(36)	206	934,105	869	(131)	738
2027	458,371	243	(18)	225	957,457	862	(67)	795
2028	469,831	188	(94)	94	981,394	658	(324)	334
2029	481,576	188	(96)	91	1,005,928	654	(332)	322
2030	493,616	188	(74)	114	1,031,077	670	(268)	402
2031	505,956	187	(76)	111	1,056,854	655	(275)	380
2032	518,605	182	(182)	-	1,083,275	650	(639)	11
2033	531,570	181	-	181	1,110,357	644	-	644
2034	544,860	180	-	180	1,138,116	637	(11)	626
2035	558,481	179	-	179	1,166,569	642	-	642
2036	572,443	177	-	177	1,195,733	634	-	634
2037	586,754	176	-	176	1,225,626	625	-	625
During Entire Term of Debt Service	Avg. Home Value 468,784	Average Tax Bill 204	Average Tax Bill (35)	Average Tax Bill 170	Avg. Commercial Value 979,207	Average Tax Bill 727	Average Tax Bill (124)	Average Tax Bill 603



Center Fire Station and DPW Projects

Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact Fire and DPW Projects Only: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year									
Fiscal Year	Residential Tax Impact Avg. Value				Commercial/Industrial Tax Impact Avg. Value				
	Avg. Home Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	Avg. CIP Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	
2018	367,031	59	(33)	26	766,663	199	(115)	84	
2019	376,207	184	8	192	785,830	660	31	692	
2020	385,612	185	(12)	174	805,475	669	(48)	620	
2021	395,252	186	(28)	158	825,612	669	(99)	570	
2022	405,134	186	(12)	174	846,253	669	(51)	618	
2023	415,262	187	(29)	158	867,409	668	(104)	564	
2024	425,643	187	(4)	183	889,094	667	(18)	649	
2025	436,284	188	(9)	179	911,322	674	(27)	647	
2026	447,192	188	(36)	152	934,105	673	(131)	542	
2027	458,371	188	(18)	170	957,457	670	(67)	603	
2028	469,831	188	(94)	94	981,394	658	(324)	334	
2029	481,576	188	(96)	91	1,005,928	654	(332)	322	
2030	493,616	188	(74)	114	1,031,077	670	(268)	402	
2031	505,956	187	(76)	111	1,056,854	655	(275)	380	
2032	518,605	182	(182)	-	1,083,275	650	(639)	11	
2033	531,570	181	-	181	1,110,357	644	-	644	
2034	544,860	180	-	180	1,138,116	637	(11)	626	
2035	558,481	179	-	179	1,166,569	642	-	642	
2036	572,443	177	-	177	1,195,733	634	-	634	
2037	586,754	176	-	176	1,225,626	625	-	625	
During Entire Term of Debt Service	Avg. Home Value 468,784	Average Tax Bill 178	Average Tax Bill (35)	Average Tax Bill 143	Avg. Commercial Value 979,207	Average Tax Bill 634	Average Tax Bill (124)	Average Tax Bill 510	

Center Fire Station and Town Center Projects



Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact Fire and Town Center Projects Only: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year								
Fiscal Year	Residential Tax Impact Avg. Value				Commercial/Industrial Tax Impact Avg. Value			
	Avg. Home Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	Avg. CIP Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact
2018	367,031	44	(33)	11	766,663	153	(115)	38
2019	376,207	166	8	173	785,830	582	31	613
2020	385,612	162	(12)	150	805,475	588	(48)	540
2021	395,252	166	(28)	138	825,612	586	(99)	487
2022	405,134	162	(12)	150	846,253	584	(51)	533
2023	415,262	166	(29)	137	867,409	581	(104)	477
2024	425,643	162	(4)	157	889,094	587	(18)	569
2025	436,284	161	(9)	153	911,322	583	(27)	556
2026	447,192	161	(36)	125	934,105	579	(131)	448
2027	458,371	160	(18)	142	957,457	574	(67)	507
2028	469,831	108	(94)	14	981,394	373	(324)	49
2029	481,576	106	(96)	10	1,005,928	372	(332)	40
2030	493,616	109	(74)	35	1,031,077	381	(268)	113
2031	505,956	106	(76)	30	1,056,854	370	(275)	95
2032	518,605	104	(182)	(78)	1,083,275	368	(639)	(271)
2033	531,570	101	-	101	1,110,357	366	-	366
2034	544,860	104	-	104	1,138,116	364	(11)	353
2035	558,481	101	-	101	1,166,569	362	-	362
2036	572,443	103	-	103	1,195,733	359	-	359
2037	586,754	100	-	100	1,225,626	355	-	355
During Entire Term of Debt Service	Avg. Home Value 468,784	Average Tax Bill 127.53	Average Tax Bill (35)	Average Tax Bill 93	Avg. Commercial Value 979,207	Average Tax Bill 453.45	Average Tax Bill (124)	Average Tax Bill 330

DPW and Town Center Projects



Debt Exclusion Borrowing Debt Service and Tax Impact:

Tax Impact DPW and Town Center Projects Only: Using FY17 Avg. Home Value of 358,079 and Avg. FY17 Commercial Value of 747,964 and each increasing 2.5% per year

Fiscal Year	Residential Tax Impact Avg. Value				Commercial/Industrial Tax Impact Avg. Value			
	Avg. Home Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact	Avg. CIP Value	Project Tax Impact	Exempt Debt Reduction	Net Tax Impact
2018	367,031	37	(33)	4	766,663	123	(115)	8
2019	376,207	139	8	147	785,830	487	31	519
2020	385,612	139	(12)	127	805,475	499	(48)	451
2021	395,252	138	(28)	111	825,612	495	(99)	396
2022	405,134	138	(12)	126	846,253	491	(51)	440
2023	415,262	137	(29)	108	867,409	486	(104)	382
2024	425,643	136	(4)	132	889,094	489	(18)	471
2025	436,284	140	(9)	131	911,322	492	(27)	465
2026	447,192	134	(36)	98	934,105	486	(131)	355
2027	458,371	138	(18)	119	957,457	479	(67)	412
2028	469,831	80	(94)	(14)	981,394	285	(324)	(39)
2029	481,576	82	(96)	(14)	1,005,928	282	(332)	(50)
2030	493,616	79	(74)	5	1,031,077	289	(268)	21
2031	505,956	81	(76)	5	1,056,854	285	(275)	11
2032	518,605	78	(182)	(104)	1,083,275	282	(639)	(357)
2033	531,570	80	-	80	1,110,357	278	-	278
2034	544,860	76	-	76	1,138,116	273	(11)	262
2035	558,481	78	-	78	1,166,569	280	-	280
2036	572,443	74	-	74	1,195,733	275	-	275
2037	586,754	76	-	76	1,225,626	270	-	270
During Entire Term of Debt Service	Avg. Home Value 468,784	Average Tax Bill 103	Average Tax Bill (35)	Average Tax Bill 68	Avg. Commercial Value 979,207	Average Tax Bill 366	Average Tax Bill (124)	Average Tax Bill 242

Timetable



- 3/15/17- 8 pm Town Manager Presentation to Board of Selectmen
- 3/16/17- 7 pm Town Manager Informational Meeting
- 3/17/17- 10 am Town Manager Informational Meeting
Senior Center, 175 Chandler Street
- 3/23/17- 7 pm Town Manager Informational Meeting
- 3/30/17 - 7 pm Town Manager Informational Meeting
(Location at Town Hall unless otherwise noted)

- 4/1/17 Town Election
- 5/1/17 Annual Town Meeting

Debt Exclusion Projects



Questions