



MUNICIPAL SERVICES FACILITY PROJECT

Frequently Asked Questions

Why do we need to move the Town Yard?

- The Town's needs have outgrown the present Town Yard site, designed in the 1960s.
- Renovation of the present Town Yard would be more costly and would not meet the Town's needs.

Why do we need to do this now?

- The issue of the Town Yard has been debated for more than 20 years; it's time to address the Town's most critical capital need and move forward with the construction of an appropriate Municipal Services Facility.
- Costs of keeping the existing facility operational exceed \$50,000 annually and is expected to increase.
- Costs of construction will increase – by as much as \$500,000 – every year the project is delayed.

Why Campanelli Drive?

- The site offers more space so we can build a safer, more efficient facility.
- Located in an industrial zone the use of the site will be consistent with existing zoning.
- Multiple studies have demonstrated that there are virtually no other appropriate locations available.

How will we pay for this project?

- To purchase sufficient land on Campanelli Drive, the proposed 2017 budget provides an appropriation of \$2.25 million from free cash, which means no impact to current or future tax rate.
- To fund the required design and engineering phase, the proposed budget includes a **One-Time** cost of \$900,000, which results in a **One-Time** increase of **\$63.91** on the average tax bill.
- Actual construction costs will be bonded at next year's Town Meeting, funded within future annual budgets, **without a tax (debt exclusion) override**.
- Construction costs will be mitigated by revenues from the sale or lease of the present site on Lewis Street, and from permitting fees associated with any future use.

What will be the long-term benefits of this move?

- Through a community input process the Town will explore opportunities for new tax revenues through economic development in the vicinity of downtown.
- Provide opportunities for family oriented amenities.
- Enhance recreational opportunities along the Shawsheen River.
- Multiple advantages for the Town around Campanelli Drive: Potential access to open space along the Merrimack River and potential collaboration with the Greater Lawrence Technical School.

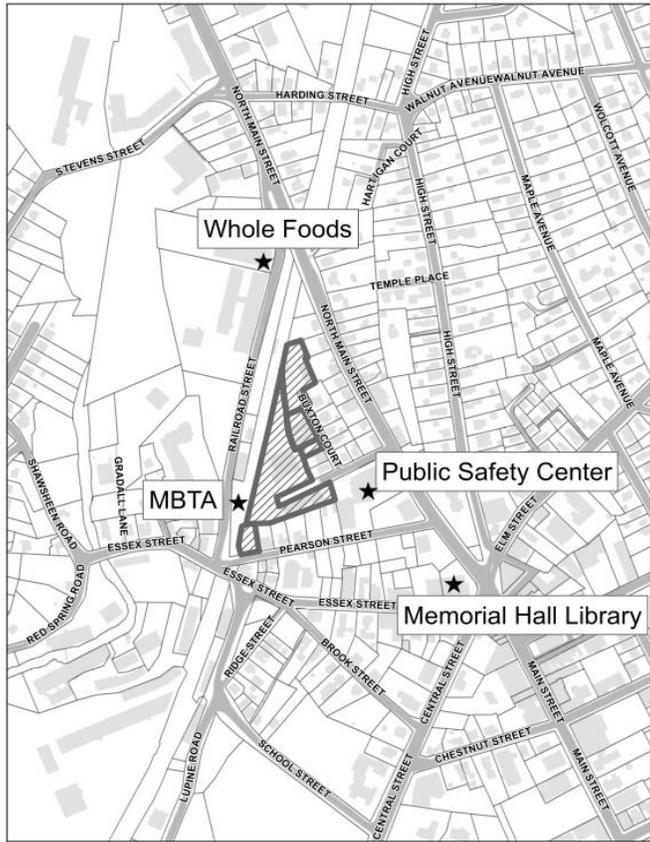
What articles at Town Meeting accomplish this move?

- **ARTICLE 31:** provides \$2.25 million for purchase of a new site for the Municipal Services Facilities with no impact on current or future tax rates.
- **ARTICLE 32:** appropriates \$900,000 for engineering and design plans, resulting in a one-time cost of **\$63.91** on the average tax bill.
- **ARTICLE 33:** seeks state approval to create a Mitigation Fund that will provide the Town with the ability to use specific funds from the future use of the Lewis Street site for reducing the borrowing costs of the project.

It is expected that these articles will be considered at the end of the first night of Town Meeting Monday May 2nd or the beginning of second night Tuesday, May 3rd at the Collins Center

The Board of Selectmen, Finance Committee, Planning Board, Conservation Commission and the Economic Development Council **recommend approval** of Articles 31, 32 & 33

Existing Municipal Services Facility off Lewis Street (3 ± acres)



Proposed location of the Municipal Services Facility – 5 Campanelli Drive (15.16 acres)

