Town of Falmouth
Public-Private Development Scenarios
of Town Properties

Part	of Town Properties		Option A	Option B	Option C	Option D	Option E	Option F	Option G
Column	Draft: August 19, 2010	1	Sell Pleasant Hill Fire Station	Sell Pleasant Hill Fire Station	Sell Pleasant Hill Fire Station	Sell Pleasant Hill Fire Station	Sell Pleasant Hill Fire Station		Sell Pleasant Hill Fire Station
Part		2		Motz-Lunt and do	Plummer-Motz-	Plummer-Motz-Lunt			
Part					building and Lunt	r site	site		site for reduced price
Company Comp	Year 1-20 Average	•	Evpand Library at	Invoct \$1M in		Sall existing Town	Sall existing Town	Sall existing Town Hall	Sall existing Town
Part		3	current site per 2007	Library at current	current site per			Sell existing Town Hall	
Part		4	Invest \$2M in current	Invest \$1M in	Invest in \$2M	Sell existing Library	Sell existing Library		
Part			Town Hall		current Town Hall			at Lunt	on Plummer Land
Part		5	community recreation	community	recreation center			Plummer but reduce	Plummer but reduce
The column		6	center	recreation center		Move Library to Lun	Move Library to Lunt		Build community
## PATE OF THE PA							but reduce scope	Mason-Motz but	Mason-Motz but
Part		7							Land Bank the Lunt
Second Content					Plummer Land	to Plummer			Building
Part		8			and at Lunt	Build community	Build community		Library remains as-is
Companies Part Part Companies Part Part Companies Part Pa		-				recreation center at	recreation center at		
Company Comp		٩					reduce scope		
Communication Communicatii Communication Communication Communication Communication									
Comment Comm	COMMUNITY FACILITY RENOVATIONS	•							
Concompage Con									
March Marc			\$ 3,779,844	\$ 1,000,000	\$ 3,779,844	\$ 5,061,191	\$ 3,500,000		
Continue Transmittors on France (Colds Prior Association coloring of the Colds Prior		¢ 0.000.00	0.000.00	d 1000 00	Ф				
Company Comp			φ 2,000,000	ф 1,000,000	\$ 2,000,000		\$ 3,500,000	\$ 3,500,000	\$ 3,500,000
Section Community Processing Control of the Section Community Co		\$ 4,019,092							
March Marc	Build Community Recreation Center off-site		\$ 1,500,000	\$ 1,000,000		\$ 1.10.00	\$ 1.000.00	\$ 4.000.00	\$ 1000.000
MARCINA PRESENTING PRESENTANCE PRESENTING PRESENTANCE PRESENTING PRESENTANCE					\$ 1,443,222		\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
Part	Subtotal - Renovations		\$ 7,279,844	\$ 3,000,000	\$ 7,223,066	\$ 10,523,505	\$ 8,000,000	\$ 4,500,000	\$ 4,500,000
Marchell March Recorded 1900 19	SALE OF TOWN PROPERTIES								
PLANET LINE SITE DE APPRIARE Mills count cours of a 2010.000 service of the Count o		¢ 400.000	¢ 400.000	¢ 400.000	¢ 100.000	\$ 100.000	\$ 400.000	\$ 100.000	¢ 400.000
PLICAMONIC LAND Appealar With new zoning 2,150,000 4,000,000 2,000,000 5,000,000		\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000
FILINION DILLORES LAND Approach With new party - 1,200.000 \$ 2,000	Appraisal: With current zoning		\$ 4,000,000	\$ 4,000,000					
Approximation Section		φ 2,730,000	4,000,000	φ 4,000,000					
## 1		\$ 2.000.000			\$ 2,000,000	\$ 2.000.000	\$ 2.000.000	\$ 2,000,000	\$ 2.000.000
### PLANNER PULLING Denies Planmer builting to deniety allorable housing \$ 1,000,000 **PLANNER PULLING Denies Planmer builting to deniety allorable housing \$ 1,000,000 **PLANNER PULLING Denies Planmer builting to deniety allorable housing \$ 1,000,000 **PLANNER PULLING PAgnetial Win now roring \$ 1,000,000		2,000,000			4 2,000,000	Ψ 2,000,000	Ψ 2,000,000	Ψ 2,000,000	Ψ 2,000,000
PALICUTH METICAL LIBRAY Septian With reasoning 1250,000 12		\$ 800,000			\$ 800,000			\$ 800,000	
PALICUTH METICAL LIBRAY Septian With reasoning 1250,000 12	PLUMMER BUILDING								
Agricultural Methodical Listerary Agricultural Winnew zoning \$ 1,250,000 \$ 1,250,000 \$ 1,250,000 \$ 1,250,000 \$ 1,000,000 \$ 1,0		¢ 1			¢ 1				
Community Comm		φ .			φ ι				
## Approach Mr. new zonny s 1,620,000 \$ 1,000,000 \$ 1,		\$ 1,250,000				\$ 1,250,000	\$ 1,250,000	\$ -	\$ -
PRIORERTY SALE VARIATION CONTINUENCY \$ (750,000) \$ (75									
Subtotal - Property Sales			(7F0 000)	A (750,000)	¢ (750,000)				
Transport Souther Community Center Capital Reserve Account S 100,000 S 100		\$ (750,000)							
Library Fundamistring			3,440,000	\$ 3,440,000	\$ 2,240,001	\$ 3,090,000	\$ 3,090,000	3,240,000	φ 2,440,000
Lindesignated Fund Elaience \$ 1,000,000	Library Fundraising			\$ 100,000					
Subtolat - All Projected Income S 5,290,000 S 3,340,000 S 5,400,000 S 5,400,000 S 3,440,000 S 3,440,									
NET PROJECT COST S	Subtotal - Other Funding Sources		\$ 1,850,000	\$ 100,000	\$ 1,850,000	\$ 1,850,000	\$ 1,850,000	\$ 1,100,000	\$ 1,100,000
FINANCING Year 1 bond cost for each STM bonded (20 years at 5%) 5 10,000 Average bond cost five 1-20 for each STM bonded (20 years at 5%) 5 76,250 NEW NET AVERAGE ANNUAL PROPERTY TAXES Tax rate per S1000 S 12.35 Assume reduced income due to loss of State aid for education, State manipal revenue sharing, and County laxes. 50% STERIEP Partment-Most Lurill Site 2, Agents in exceeding 37 subdivision lots. Estimate at \$550,000 each for upon build-out (15 years). Entire Partment-Most Lurill Site 2, Agents in exceeding 27 subdivision lots. Estimate at \$550,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Assume Affordable Housing: 15 units @ \$10,000 each for upon build-out (15 years). Purmer Building (Based on anticipated sale value) \$7,000 each for upon build-out (15 years). S 2,000,000 each for upon build-out (15 years). S 2,00									
Section Sect			1,989,844	\$ (540,000)	3,133,065	4,983,505	\$ 2,460,000	\$ 160,000	\$ 960,000
Average bond cost Year 1-20 for each \$1M bonded (20 years at 5%) \$ 76.250	Bond amount		\$ 1,989,844	\$ -	\$ 3,133,065	\$ 4,983,505	\$ 2,460,000	\$ 160,000	\$ 960,000
NEW NET AVERAGE ANNUAL PROPERTY TAXES Tax rate per \$1000 Assume reduced income due to loss of State aid for education, state municipal revenue sharing, and County taxes. Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37 subdivision lots. Estimate at \$350,000 each lot upon build-out (15 years). Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37 subdivision lots. Estimate at \$350,000 each lot upon build-out (15 years). Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). Entire Plummer-Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Plumer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Plumer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 Plummer Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). \$ 0,000,000 \$ 0	Average bond cost Year 1-20 for each \$1M bonded (20 years at		\$ 151.726		\$ 238.896	\$ 379 992	\$ 187.575	16 000	96 000
Tax rate per \$1000	NEW NET AVERAGE ANNUAL PROPERTY TAXES		3.,, 20				,		
State municipal revenue sharing, and County taxes. 50%		\$ 12.35							
Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37 subdivision lots. Estimate at \$350,000 each lot upon build-out (15 years). Entire Plummer-Motz-Lunt Site - Assume high-density private development of the plummer-Motz-Lunt Site - Assume high-density private development. Entire Plummer-Motz-Lunt Site - Aspurate Set of Set 14,820 Entire Plummer-Motz-Lunt Site - Aspurate Set 14,820 Enti		50%							
subdivision lots. Estimate at \$350,000 each lot upon build-out (15 years). Entire Plummer-Motz-Lunt Site - Assume high-density private development Entire Plummer-Motz-Lunt Site - Aspariasic current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). Plummer Building (Assume Affordable Housing: 16 units @ \$150,000) Plummer Building (Assume Affordable Housing: 16 units @ \$2,000,000) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years). Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years). Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years). Euri Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Subdivid - New Net Average Annual Property Taxes Subtotal - New Net Average Annual Property Taxes Subdivid - New Net Average Annual Property Taxes Subdivid - New Net Average Annual Property Taxes Subdivid - New Net Average Wannual increases to Year "1" estimate (\$190,034) \$230,866 \$230,866 \$6,074 \$230,866 \$230,866 \$230,866 \$121,481 \$121		3076							
Entire Plummer-Motz-Lunt Site - Assume high-density private development \$20,000,000 \$69,78 \$69,778 \$69,778 \$69,778 \$69,778 \$ 69,779 \$ 69,7	subdivision lots. Estimate at \$350,000 each lot upon build-out (15	\$ 12,950,000							
Entire Plummer-Motz-Lunt Sito - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years). Plummer Building (Assume Affordable Housing: 16 units @ \$2,400,000 \$14,820 Plummer Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) \$2,000,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build build out 15 years) \$9,280,000 Plummer Land Build-Out (Assume value of land plus 44 units build build build build build build build build build	Entire Plummer-Motz-Lunt Site - Assume high-density private		\$ 69,778	\$ 69,778					
Plummer Building (Assume Affordable Housing: 16 units @ \$ 2,400,000 \$ 14,820 \$ 14,	Entire Plummer-Motz-Lunt Site - Appraisal: current zoning 20		,						
\$150,000	Plummer Building (Assume Affordable Housing: 16 units @								
Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years)	Plummer Vacant Land 5 acres - Year 1 scenario (based on	, , , , , , , , , , , , , , , , , , , ,			\$ 14,820				
Lunt Building - Private Residential Facility \$ 3,500,000 Pleasant Hill Fire Station (based on anticipated sale value) \$ 150,000 Current Town Hall site (based on anticipated sale value) \$ 750,000 \$ 926 \$ 9	Plummer Land Build-Out (Assume value of land plus 44 units -					Φ	•		
Current Town Hall site (based on anticipated sale value) \$ 750,000	Lunt Building - Private Residential Facility	\$ 3,500,000	¢ 000	\$ 000	\$ 21,613			\$ 21,613	
Subtotal - New Net Average Annual Property Taxes \$ 70,704 \$ 70,704 \$ 80,917 \$ 56,835 \$ 56,835 \$ 70,729 \$ 49,116 OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) \$ 230,866 \$ 230,866 \$ 230,866 \$ 230,866 \$ 230,866 \$ 121,481 \$ 121,481 TOTAL AVERAGE YEAR 1-20 ANNUAL COST \$ 311,888 \$ (9,961) \$ 388,845 \$ 554,024 \$ 361,607 \$ 66,752 \$ 168,365 YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate \$ 70,000 annual cost on tax rate \$ 70	Current Town Hall site (based on anticipated sale value)	\$ 750,000	э 926	Ф 926	Ф 926	\$ 4,631	\$ 4,631		
OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) \$ 230,866 \$ 60,743 \$ 230,866 \$ 230,866 \$ 230,866 \$ 121,481 \$ 121,481 TOTAL AVERAGE YEAR 1-20 ANNUAL COST \$ 311,888 \$ (9,961) \$ 388,845 \$ 554,024 \$ 361,607 \$ 66,752 \$ 168,365 YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate \$ 0.05 Total project impact on tax rate \$ 0.05 ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER			\$ 70.704	\$ 70.704	\$ 90.017			\$ 70.700	\$ 40.110
Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) \$ 230,866 \$ 230,866 \$ 230,866 \$ 230,866 \$ 230,866 \$ 121,481 \$ 121,4			φ 70,704	φ 70,704	ψ 80,917	φ 56,835	φ 56,835	φ /0,729	Ф 49,116
TOTAL AVERAGE YEAR 1-20 ANNUAL COST \$ 311,888 \$ (9,961) \$ 388,845 \$ 554,024 \$ 361,607 \$ 66,752 \$ 168,365 YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate \$ 0.05 Total project impact on tax rate ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER	Use Year 1-20 average with 2% annual increases to Year "1"			•		•	•	•	
YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate \$ 0.05 Total project impact on tax rate \$ 0.16 \$ 0.19 \$ 0.28 \$ 0.18 \$ 0.03 \$ 0.08 ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER	,								
Impact of \$100,000 annual cost on tax rate \$ 0.05 Total project impact on tax rate \$ 0.16 \$ 0.19 \$ 0.28 \$ 0.18 \$ 0.08 ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER			\$ 311,888	\$ (9,961)	\$ 388,845	\$ 554,024	\$ 361,607	\$ 66,752	\$ 168,365
ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER	Impact of \$100,000 annual cost on tax rate		\$ 0.40		\$ 0.10	\$ 0.00	\$ 0.10	\$ 0.00	\$ 0.00
\$100,000 VALUE \$ 15.59 \$ - \$ 19.44 \$ 27.70 \$ 18.08 \$ 3.34 \$ 8.42	ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER								
	\$100,000 VALUE		φ 15.59	a	3 19.44	3 27.70	р 18.08	э 3.34	ə 8.42

* NOTE = ADD POTENTIAL COST TO ADDRESS LWCF RESTRICTION IF NO ON-SITE AMENDMENT OF 1981 GRANT FOR OUTDOOR RECREATION CAN BE APPROVED AND "CONVERSION" IS REQUIRED.