Section Sect	Public-Private Development Scenarios of Town Properties Draft: August 5, 2010	1 2 3 4 5 6 7	Option 1A Sell Pleasant Hill Fire Station Sell all of Plummer-Motz- Lunt and do private development with new zoning Expand Library at current site per 2007 Barba plan Invest \$2M in current Town Hall Build off-site community recreation center	private development Expand Library at current site per 2007 Barba plan	Option 1C Sell Pleasant Hill Fire Station Sell all of Plummer-Motz- Lunt and do high-density private development Expand Library at current site per 2007 Barba plan Invest \$2M in current Town Hall	Option 1D Sell Pleasant Hill Fire Station Sell all of Plummer-Motz- Lunt and do private development with existing zoning Expand Library at current site per 2007 Barba plan Invest \$2M in current Town Hall Build off-site community recreation center	Option 2 Sell Pleasant Hill Fire Station Sell 5 acres of Plummer- Motz-Lunt site, Plummer building and Lunt building Expand Library at current site per 2007 Barba plan Invest in \$2M current Town Hall Build community recreation center at Mason-Motz Build affordable housing at Plummer Building Private development on Plummer Land and at Lunt
Commont Comm							
According to the control of count of the count of count of the count o	COMMUNITY FACILITY RENOVATIONS	•					
Mont Procedure of contract of poster for part of poster of pos	LIBRARY						
Mode Trans of Control Contro			\$ 3,779,844	\$ 3,779,844	\$ 3,779,844	\$ 3,779,844	\$ 3,779,844
Month Properties of Control of Linear Contro		\$ 5,061,191					
March Marc		\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
DOMES CONTINUES PROJECT CONTINUES PROJECT CONTINUES CONTINUES PROJECT CONTINUES CONTIN		\$ 4,019,092					
According community 1 (44-220) 5 7279-84 5 727		\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 1,500,000	
PLEASE T TOWN PROPERTIES PLEASE THE LARGE TEACHER CONTROL STATE OF THE		\$ 1,443,222					\$ 1,443,222
PLANSACTIONAL PRE-STOTION Agenout With new parting \$10,000 \$ \$10,0	Subtotal - Renovations		\$ 7,279,844	\$ 7,279,844	\$ 5,779,844	\$ 7,279,844	\$ 7,223,066
### PARTICLE OF PROPERTY TABLE STATE AND ADDRESS OF THE PROPERTY TABLE STATE AND ADDRE	SALE OF TOWN PROPERTIES						
Appelaid With new zoning 1 2,000,000 2 2,150,000 3 2,150,000 3 2,150,000 3 2,150,000 3 2,150,000 3 2,000,000 4 4,000,000 2 3 2,000,000 4 4,000,000 3 3 2,000,000 4 4,000,000 3 3 2,000,000 4 4,000,000 3 3 2,000,000 4 4,000,000 3 3 2,000,000 4 4,000,000 3 4,000,000 3 3 2,000,000 4 4,000,000 3 2,000,000 4 4,000,000 3 4,0	PLEASANT HILL FIRE STATION Appraisal: With new zoning: \$190,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Page	PLUMMER-MOTZ-LUNT SITE (20 acres)	\$ 0.450.000				¢ 0.450.000	
LINE FILE IDEA Appealatif Subsequent Consequent Plant R 51.750.000 \$ 000.000			\$ 2,750,000	\$ 4,000,000	\$ 4,000,000	φ 2,150,000	
PLIANTER BULDING	PLUMMER LAND						
### PLANDER PLUMONS COUNCES **PRINCIPLE PROMISE With rear soring 5 1,250,000 **PRINCIPLE PLUMONS COUNCES **Substant Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely housing 5 1,250,000 **Substant Am Programme Robing to develop effoliothely be a 1,250,000 **Substant Am Programme Robing to develop effoliothely 6 1,250,000 **Substant Am Programme Robing to develop effoliothely 6 1,250,000 **Substant Am Programme Robing to develop effoliothely 6 1,250,000 **Substant Am Programme Robing to develop effoliothely 6 1,250,000 **Substant Am Progra	Appraisal: 5 acres per OceanView Plan B = \$1,750,000	\$ 2,000,000					\$ 2,000,000
PLANACH DIVIDING Donate Planmer Ruiding to develop affected to focusing \$ 1 PARACHT MEMORIAL LIBRARY Apparative Win new zoring \$ 1 Apparative Win new zoring \$ 2 Apparative Win new zo	LUNT BUILDING Appraisal: With new zoning	\$ 800.000					\$ 800,000
Danata Purmer Buling to develop effordation locating \$ 1		ψ 000,000					* 000,000
FAUNCH MEMORIAL LIBRARY Appraisal: With new zoring \$ 1,250,000 Appraisal: With new zoring \$ 1,250,000 Subbotal - Property Sales \$ 2,900,000 \$ 4,150,000 \$ 4,150,000 \$ 2,200,000 \$ 2,250,000 OTHER PRIMON SOURCES \$ 2,900,000 \$ 4,150,000 \$ 4,150,000 \$ 2,200,000 \$ 2,250,000 Subbotal - Property Sales \$ 1,000,000 \$ 1,000,0		•					
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Apparatism With new power y Sales s Subtotal - Property Sales s S 2,900,000 \$ 4,150,000 \$ 4,150,000 \$ 1,200,000 \$ 2,250,000 OTHER FUNDING SOURCES S 7,0000 \$ 7,0000 \$ 100,000	FALMOUTH MEMORIAL LIBRARY Appraisal: With new zoning	\$ 1,250,000					
Subdata - Property Sales \$ 2,00,000 \$ 4,190,000 \$ 4,190,000 \$ 2,290,000 \$ 2,290,000 \$ 2,290,000 \$ 2,290,000 \$ 2,290,000 \$ 2,000 \$	TOWN HALL Appraisal: With new zoning	\$ 1,250,000					
Library Fundameng		1,200,000	\$ 2,900,000	\$ 4,150,000	\$ 4,150,000	\$ 2,300,000	\$ 2,950,001
Community Center Capital Reserve Account \$ 100.00 \$ 1	OTHER FUNDING SOURCES						
Subtotal - Other Funding Sources	Community Center Capital Reserve Account	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	
Subdicisit - All Projected Income		varies					
FRINACING South amount South am			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Social and control of the cach STM bonded (20 years at 57) \$ 100,000	NET PROJECT COST		\$ 3,029,844	\$ 1,779,844	\$ 279,844	\$ 3,629,844	\$ 2,923,065
Year 1 bond cost for each \$1M bonded (20 years at 5%) \$ 100,000	FINANCING Bond amount		\$ 3,029,844	\$ 1 779 844	\$ 279.844	\$ 3,629,844	\$ 2,923,065
Section Part 1-20 for each \$1M bonded (20 years at 50		\$ 100,000	5,025,044	φ 1,77 3 ,0 44	φ 2/3,044	φ 3,023,044	\$ 2,923,000
Sassume reduced income due to loss of State aid for education, State municipal revenue sharing, and County taxes. 50%	Average bond cost Year 1-20 for each \$1M bonded (20 years at		\$ 231,026	\$ 135,713	\$ 21,338	\$ 276,776	\$ 222,884
Sassume reduced income due to loss of State aid for education, State municipal revenue sharing, and County taxes. 50%	NEW NET AVERAGE ANNUAL PROPERTY TAYER						
State municipal revenue sharing, and County taxes. 50% Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37 subdivision lots. Estimate at \$350,000 each lot upon build out (15 'years). 5 12,950,000 \$ 47,548 5 20,000,000 \$ 69,778 \$ 69,778 \$ 69,778 \$ 69,778 Fine Plummer-Motz-Lunt Site - Aspraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build out (15 's 0,000,000 \$ 9,000,000 \$ 9,000,000 \$ 9,000,000 \$ 14,859 \$	Tax rate per \$1000	\$ 12.35					
Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37 subdivision lots. Estimate at \$\$50,000 each lot upon build-out (15 years). Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37 subdivision lots. Estimate at \$\$50,000 each lot upon build-out (15 years). \$ 20,000,000 \$ \$ 69,778 \$ 69,779 \$	Assume vaduand income due to loca of Ctate aid for advention						
S	State municipal revenue sharing, and County taxes.	50%					
Sevelopment	State municipal revenue sharing, and County taxes. Entire Plummer-Motz-Lunt Site - Appraisal: new zoning 37	50%					
subdivision lots. Estimate at \$450,000 each lot upon build-out (15	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).		\$ 47,548				
Plummer Building (Assume Alfordable Housing: 16 units @ \$14,85	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 - Assume high-density private development	\$ 12,950,000	\$ 47,548	\$ 69,778	\$ 69,778		
anticipated sale value) \$ 2,000,000	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15 years).	\$ 12,950,000 \$ 20,000,000	\$ 47,548	\$ 69,778	\$ 69,778	\$ 35,198	
Subtotal - New Net Average Annual Property Taxes \$ 9,280,000 \$ 135,000 \$ 21,60	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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)	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000	\$ 47,548	\$ 69,778	\$ 69,778	\$ 35,198	\$ 14,820
Pleasant Hill Fire Station (based on anticipated sale value) \$ 150,000 Current Town Hall site (based on anticipated sale value) \$ 750,000 Current Library (based on anticipated sale value) \$ 750,000 \$ 1,250,000 Current Library (based on anticipated sale value) \$ 750,000 \$ 1,250,000 Subtotal - New Net Average Annual Property Taxes \$ 48,474 \$ 70,704 \$ 70,704 \$ 36,124 \$ 80,91 S	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value)	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000	\$ 47,548	\$ 69,778	\$ 69,778	\$ 35,198	\$ 14,820
Current Town Hall site (based on anticipated sale value) \$ 750,000 Subtotal - New Net Average Annual Property Taxes \$ 48,474 \$ 70,704 \$ 70,704 \$ 36,124 \$ 80,91 OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) \$ 230,866 \$ 230,866 \$ 230,866 \$ 138,520 \$ 230,866 \$ 230,866 \$ 230,866 \$ 230,866 \$ 372,85 TOTAL AVERAGE YEAR 1-20 ANNUAL COST \$ 413,418 \$ 295,875 \$ 89,154 \$ 471,518 \$ 372,85 YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years)	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000	\$ 47,548	\$ 69,778	\$ 69,778	\$ 35,198	\$ 43,558
Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) \$ 230,866 \$ 230,866 \$ 230,866 \$ 138,520 \$ 230,866 \$ 230,8	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value)	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000					\$ 43,558 \$ 21,613
Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) \$ 230,866 \$ 230,866 \$ 230,866 \$ 138,520 \$ 230,866 \$ 230,8	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000 \$ 750,000					\$ 43,558 \$ 21,613
Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) \$ 230,866 \$ 230,866 \$ 230,866 \$ 138,520 \$ 230,866 \$ 230,8	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value)	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000 \$ 750,000	\$ 926	\$ 926	\$ 926	\$ 926	\$ 43,558 \$ 21,613 \$ 926
TOTAL AVERAGE YEAR 1-20 ANNUAL COST \$ 413,418 \$ 295,875 \$ 89,154 \$ 471,518 \$ 372,83 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 \$100,000 VALUE \$ 20.67 \$ 14.79 \$ 4.46 \$ 23.58 \$ 18.60 * NOTE = ADD POTENTIAL COST TO ADDRESS LWCF RESTRICTION IF NO ON-	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value)	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000 \$ 750,000	\$ 926	\$ 926	\$ 926	\$ 926	\$ 43,558 \$ 21,613 \$ 926
YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate \$ 0.05 Total project impact on tax rate \$ 0.05 \$ 0.21 \$ 0.15 \$ 0.04 \$ 0.24 \$ 0.05 ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER \$ 100,000 VALUE \$ 20.67 \$ 14.79 \$ 4.46 \$ 23.58 \$ 18.61 NOTE = ADD POTENTIAL COST TO ADDRESS LWCF RESTRICTION IF NO ON-	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Assume high-density private development Entire Plummer Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value) Subtotal - New Net Average Annual Property Taxes OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1"	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000 \$ 750,000 \$ 1,250,000	\$ 926 \$ 48,474	\$ 926 \$ 70,704	\$ 926 \$ 70,704	\$ 926 \$ 36,124	\$ 43,558 \$ 21,613 \$ 926 \$ 80,917
Impact of \$100,000 annual cost on tax rate \$ 0.05	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Assume high-density private development Entire Plummer Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value) Subtotal - New Net Average Annual Property Taxes OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1"	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000 \$ 750,000 \$ 1,250,000	\$ 926 \$ 48,474	\$ 926 \$ 70,704	\$ 926 \$ 70,704	\$ 926 \$ 36,124	\$ 43,558 \$ 21,613 \$ 926 \$ 80,917
ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER \$100,000 VALUE \$ 20.67 \$ 14.79 \$ 4.46 \$ 23.58 \$ 18.64 \$ NOTE = ADD POTENTIAL COST TO ADDRESS LWCF RESTRICTION IF NO ON-	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value) Subtotal - New Net Average Annual Property Taxes OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034)	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000 \$ 750,000 \$ 1,250,000	\$ 926 \$ 48,474 \$ 230,866	\$ 926 \$ 70,704 \$ 230,866	\$ 926 \$ 70,704 \$ 138,520	\$ 926 \$ 36,124 \$ 230,866	\$ 43,558 \$ 21,613 \$ 926 \$ 80,917 \$ 230,866
* NOTE = ADD POTENTIAL COST TO ADDRESS LWCF RESTRICTION IF NO ON-	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units -build out 15 years). Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value) Subtotal - New Net Average Annual Property Taxes OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) TOTAL AVERAGE YEAR 1-20 ANNUAL COST VEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 9,280,000 \$ 3,500,000 \$ 150,000 \$ 750,000 \$ 1,250,000 \$ 230,866	\$ 926 \$ 48,474 \$ 230,866 \$ 413,418	\$ 926 \$ 70,704 \$ 230,866 \$ 295,875	\$ 926 \$ 70,704 \$ 138,520 \$ 89,154	\$ 926 \$ 36,124 \$ 230,866 \$ 471,518	\$ 43,558 \$ 21,613 \$ 926 \$ 80,917 \$ 230,866 \$ 372,833
	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units -build out 15 years) Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value) Subtotal - New Net Average Annual Property Taxes OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) TOTAL AVERAGE YEAR 1-20 ANNUAL COST YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate Total project impact on tax rate	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 3,500,000 \$ 150,000 \$ 750,000 \$ 1,250,000 \$ 0.05	\$ 926 \$ 48,474 \$ 230,866 \$ 413,418 \$ 0.21	\$ 926 \$ 70,704 \$ 230,866 \$ 295,875	\$ 926 \$ 70,704 \$ 138,520 \$ 89,154	\$ 926 \$ 36,124 \$ 230,866 \$ 471,518	\$ 43.558 \$ 21.613 \$ 926 \$ 80,917 \$ 230,866 \$ 372,833
	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 - Assume high-density private development Entire Plummer-Motz-Lunt Site - Appraisal: 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 Wacant Land 5 acres - Year 1 scenario (based on anticipated sale value) Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years). Lunt Building - Private Residential Facility Pleasant Hill Fire Station (based on anticipated sale value) Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value) Subtotal - New Net Average Annual Property Taxes OPERATING COST INCREASE Use Year 1-20 average with 2% annual increases to Year "1" estimate (\$190,034) TOTAL AVERAGE YEAR 1-20 ANNUAL COST YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate Total project impact on tax rate	\$ 12,950,000 \$ 20,000,000 \$ 9,000,000 \$ 2,400,000 \$ 2,000,000 \$ 3,500,000 \$ 150,000 \$ 750,000 \$ 230,866	\$ 926 \$ 48,474 \$ 230,866 \$ 413,418 \$ 0.21	\$ 926 \$ 70,704 \$ 230,866 \$ 295,875	\$ 926 \$ 70,704 \$ 138,520 \$ 89,154	\$ 926 \$ 36,124 \$ 230,866 \$ 471,518	\$ 43.558 \$ 21.613 \$ 926 \$ 80,917 \$ 230,866 \$ 372,833

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of Town Properties		Option 3	Option 4A	Option 4B	Option 4C	Option 4D
Draft: August 5, 2010	1 2	Sell Pleasant Hill Fire Station Sell 5 acres of Plummer- Motz-Lunt site and Lunt building	Sell Pleasant Hill Fire Station Sell 5 acres of Plummer- Motz-Lunt site	Sell Pleasant Hill Fire Station Sell 5 acres of Plummer- Motz-Lunt site	Sell Pleasant Hill Fire Station Sell 5 acres of Plummer- Motz-Lunt site	Sell Pleasant Hill Fire Station Sell 5 acres of Plummer- Motz-Lunt site
	3	Sell existing Town Hall	Sell existing Town Hall	Sell existing Town Hall	Sell existing Town Hall	Sell existing Town Hall
	4	Reduced Investment in	Sell existing Library	Sell existing Library	Sell existing Library	Sell existing Library
	5	current Library Build community recreation center at Mason-Motz	Private development on Plummer Land	Private development on Plummer Land	Private development on Plummer Land	Private development on Plummer Land
	6	Private development on Plummer Land and at Lunt	Move Library to Lunt	Move Library to Lunt	Move Library to Lunt but	Move Library to Lunt but
	7	Move Town offices to Plummer	Move Town offices to Plummer	Move Town offices to Plummer	reduce scope Move Town offices to Plummer but reduce scope	reduce scope Move Town offices to Plummer but reduce scope
	8		Build community recreation center at Mason-Motz		Build community recreation center at Mason-Motz but	Build community recreation center at Mason-Motz but
				Increase undesignated fund	reduce scope	reduce scope Increase undesignated fund
	B !			balance to \$1,000,000		balance to \$1,000,000
COMMUNITY FACILITY RENOVATIONS	Base input data is below					
LIBRARY Addition-Renovation at current site (Barba 2007 estimate)	\$ 3,779,844	\$ 2,750,000				
Move Library to Lunt Building (Oak Point Assciates estimate)		\$ 2,750,000	\$ 5,061,191	\$ 5,061,191	\$ 3,500,000	\$ 3,500,000
TOWN OFFICES Renovations at current site (staff estimate)	\$ 2,000,000					
Move Town offices to Plummer (Oak Point Associates estimate)		\$ 4,019,092	\$ 4,019,092	\$ 4,019,092	\$ 3,500,000	\$ 3,500,000
COMMUNITY RECREATION CENTER Build Community Recreation Center off-site						
Develop community recreation center at Mason-Motz (Oak Point Associates estimate)		\$ 1,443,222	\$ 1,443,222	\$ 1,443,222	\$ 1,000,000	\$ 1,000,000
Subtotal - Renovations		\$ 8,212,314	\$ 10,523,505	\$ 10,523,505	\$ 8,000,000	\$ 8,000,000
SALE OF TOWN PROPERTIES PLEASANT HILL FIRE STATION						
Appraisal: With new zoning: \$190,000 PLUMMER-MOTZ-LUNT SITE (20 acres)	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
Appraisal: With new zoning Appraisal: With new zoning						
PLUMMER LAND						
Appraisal: 5 acres per OceanView Plan B = \$1,750,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
LUNT BUILDING Appraisal: With new zoning	\$ 800,000	\$ 800,000				
PLUMMER BUILDING						
Donate Plummer Building to develop affordable housing	\$ 1					
FALMOUTH MEMORIAL LIBRARY Appraisal: With new zoning	\$ 1,250,000		\$ 1,250,000	\$ 1,250,000	\$ 1,250,000	\$ 1,250,000
TOWN HALL Appraisal: With new zoning	\$ 1,250,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 750,000
Subtotal - Property Sales		\$ 3,700,000	,			
OTHER FUNDING SOURCES Library Fundaising	\$ 750,000	\$ 750,000				
Community Center Capital Reserve Account Undesignated Fund Balance	\$ 100,000 varies	\$ 100,000 \$ 500,000			\$ 100,000 \$ 500,000	\$ 100,000 \$ 1,000,000
Subtotal - Other Funding Sources Subtotal - All Projected Income		\$ 1,350,000 \$ 5,050,000				
NET PROJECT COST		\$ 3,162,314				
FINANCING Bond amount		\$ 3,162,314	\$ 5,023,505	\$ 4,523,505	\$ 2,500,000	\$ 2,000,000
Year 1 bond cost for each \$1M bonded (20 years at 5%) Average bond cost Year 1-20 for each \$1M bonded (20 years at						
5%)		\$ 241,126	\$ 383,042	\$ 344,917	\$ 190,625	\$ 152,500
NEW NET AVERAGE ANNUAL PROPERTY TAXES Tax rate per \$1000	\$ 12.35					
Assume reduced income due to loss of State aid for education, State municipal revenue sharing, and County taxes.	50%					
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	\$ 12,950,000					
development Entire Plummer-Motz-Lunt Site - Appraisal: current zoning 20 subdivision lots. Estimate at \$450,000 each lot upon build-out (15	\$ 20,000,000					
years). Plummer Building (Assume Affordable Housing: 16 units @ \$150,000)	\$ 9,000,000 \$ 2,400,000					
Plummer Vacant Land 5 acres - Year 1 scenario (based on anticipated sale value)	\$ 2,400,000					
Plummer Land Build-Out (Assume value of land plus 44 units - build out 15 years) Lunt Building - Private Residential Facility	\$ 9,280,000 \$ 3,500,000	\$ 43,558 \$ 21,613	\$ 43,558	\$ 43,558	\$ 43,558	\$ 43,558
Pleasant Hill Fire Station (based on anticipated sale value)	\$ 150,000	\$ 926				
Current Town Hall site (based on anticipated sale value) Current Library (based on anticipated sale value)	\$ 750,000 \$ 1,250,000	\$ 4,631	\$ 4,631 \$ 7,719			
Subtotal - New Net Average Annual Property Taxes		\$ 70,728	\$ 56,835	\$ 56,835	\$ 56,835	\$ 56,835
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
TOTAL AVERAGE YEAR 1-20 ANNUAL COST		\$ 401,264	\$ 557,074	\$ 518,949	\$ 364,657	\$ 326,532
YEAR 1-20 TAX IMPACT Impact of \$100,000 annual cost on tax rate Total project impact on tax rate		\$ 0.20	\$ 0.28	\$ 0.26	\$ 0.18	\$ 0.16
ADDITIONAL AVERAGE ANNUAL TAXES YEAR 1-20 PER \$100,000 VALUE		\$ 20.06				
* NOTE = ADD POTENTIAL COST TO ADDRESS LWCF RESTRI						
SITE AMENDMENT OF 1981 GRANT FOR OUTDOOR RECREAT APPROVED AND "CONVERSION" IS REQUIRED.						

Option 4A-B is Committee Recommendation