

Bolton Select Board Meeting Agenda

500 Main Street, Bolton MA

Date: 8-19-21

1. Rich Gordon: Developer

- Opening Statement
 - o Discuss overview of development
- Team Introduction

2. George Connors: Civil Engineer

- Site Layout & Infrastructure
 - o Discuss the site layout summary level overview
 - o Short statement on infrastructure required
- Zoning
 - o Special Permit Requirement
- Traffic & MassDOT Plan
- Wetlands/Conservation

3. Scott Richardson: Architect

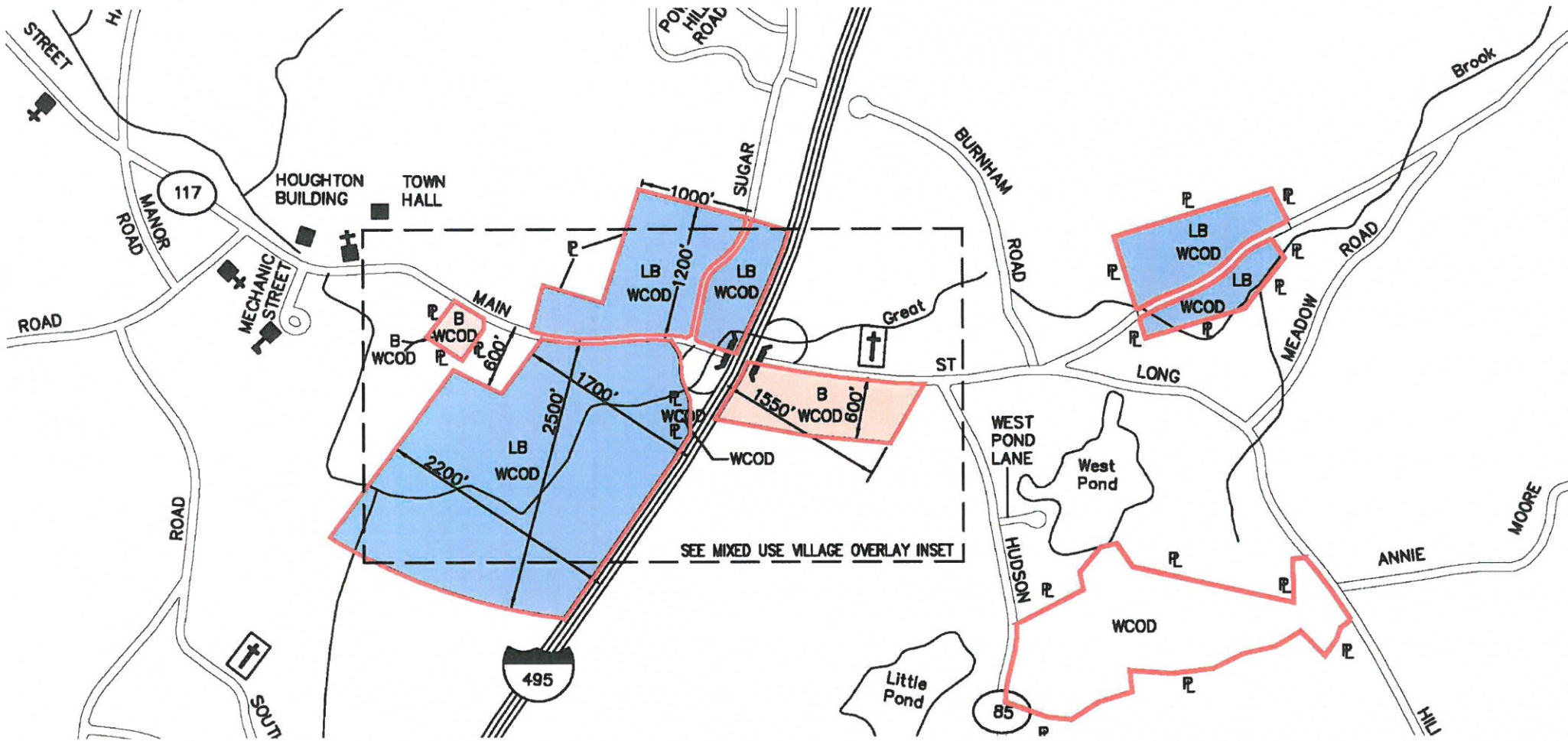
- Preliminary Building Design & discuss screening options

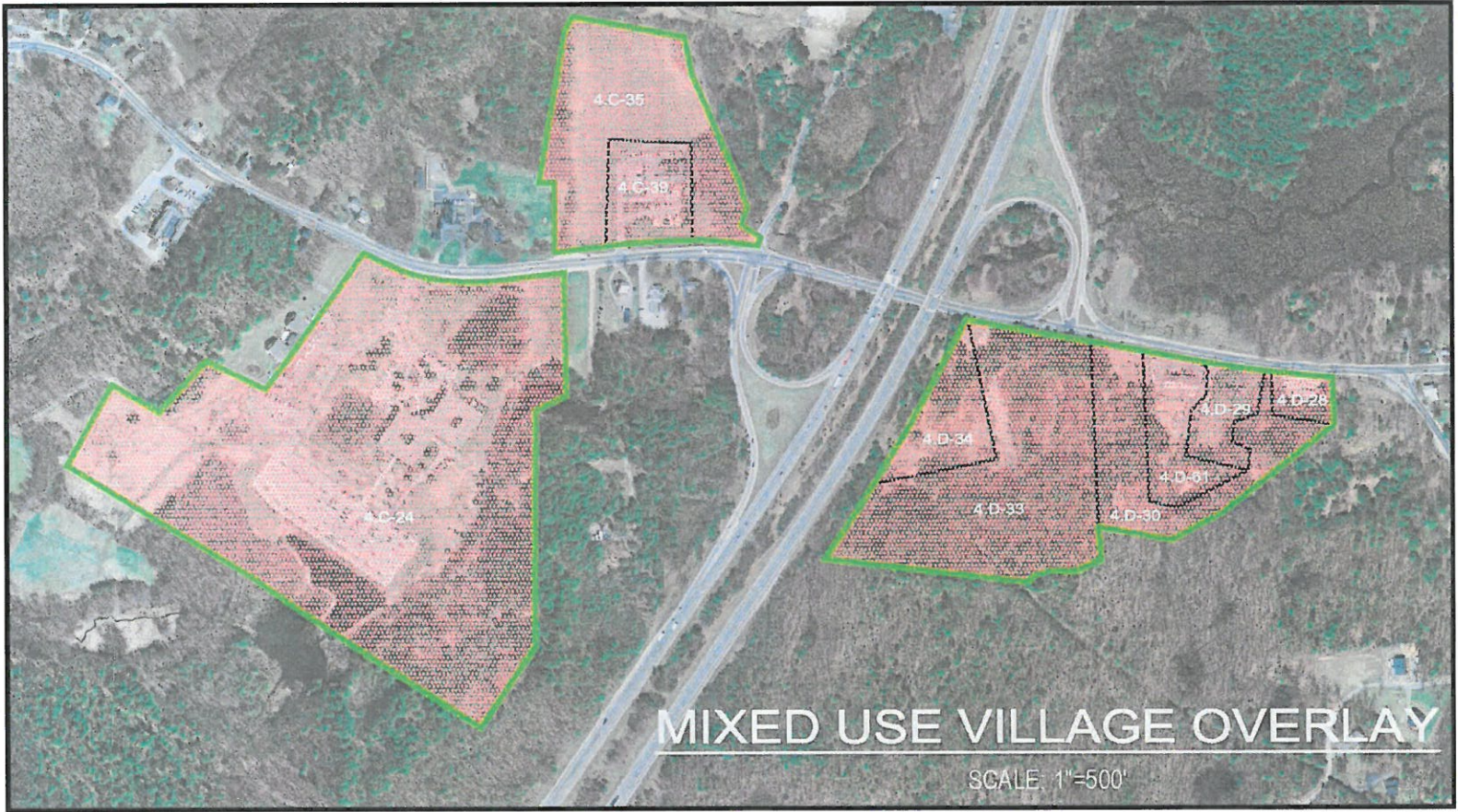
4. Craig Seymour: Economic Advisor

- Economic Analysis overview

5. Rich Gordon: Developer

- Closing Statement
 - o Short summary of presentation to close











500 Main Street, Bolton MA
Preliminary Fiscal Impacts

| REVENUES | | | MUNICIPAL SERVICE COSTS | | | |
|------------------------------|--------------------|--|--------------------------------|--------------------|------------------|------------------|
| Warehouse/Distribution | | | | Total Budget | Residential | Industrial |
| Building Size (SF) | 240,000 | high-bay warehouse/distribution | General Government | \$1,439,997 | \$1,347,456 | \$63,544 |
| Employment | 240 | Range: 100-500 | Public Safety | \$2,390,499 | \$2,236,874 | \$105,488 |
| Bldg & Land Assessment | \$36,000,000 | 72.4% of current Comm. & Ind. tax base | Education | \$16,218,395 | \$0 | \$0 |
| Per. Prty. Assessment | \$6,000,000 | 26% of current Per. Prty. tax base | Public Works | \$1,444,564 | \$1,351,729 | \$63,746 |
| Total Assessed Value | \$42,000,000 | | Human Services | \$188,065 | \$175,979 | \$0 |
| FY21 Property Taxes | \$876,120 | | Culture and Recreation | \$495,789 | \$463,927 | \$0 |
| Residential | | | Debt Service | \$1,325,708 | \$0 | \$0 |
| Number of Units | 42 | 55+ condominiums, 2 bdrms, garage | Other Insurances | \$84,165 | \$78,756 | \$3,714 |
| Average Assessed Value | \$450,000 | | Employee Benefits | \$1,318,733 | \$1,233,985 | \$58,193 |
| Total Assessed Value | \$18,900,000 | 1.8% of current Residential tax base | Total | \$24,905,915 | \$6,888,707 | \$294,684 |
| FY21 Property Taxes | \$394,254 | | Cost per Household | | \$3,961 | |
| Total Assessment | \$60,900,000 | | Cost per Employee | | | \$186 |
| Total Taxes Generated | \$1,270,374 | 5.9% of FY2019 Tax Levy | Municipal Service Costs | \$211,024 | \$166,375 | \$44,649 |
| New Households | 42 | | | | | |
| Population | 71 | | | | | |
| Registered vehicles | 50.4 | Residential only | | | | |
| Total MV Excise Taxes | \$21,027 | | | | | |
| Other Local Reciepts | \$35,454 | | | | | |
| TOTAL ANNUAL REVENUES | \$1,305,828 | | NET FISCAL IMPACT | \$1,094,805 | \$831,471 | \$284,361 |

Source: Bolton Annual Financial Statements, DRG Advisory Services