

**TOWN OF CONCORD
SELECT BOARD
AGENDA
SEPTEMBER 20, 2021
6:30 PM
VIDEO CONFERENCE**

Join Zoom Meeting

<https://us02web.zoom.us/j/84092395810?pwd=TnMyWmprWHBlA21CczdQM0EvWVVFZz09>

Meeting ID: 840 9239 5810

Passcode: 865209

+16465588656,,84092395810# US (New York)

Dial by your location

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Meeting ID: 840 9239 5810

#	Time	Agenda Item
1.	6:30pm	Call to Order
2.		Committee Nominations: Paul Macone of 33 Grove Street, Bruce Button of 28 Fairhaven Road, and Anne Rarich of 315 College Road to the Personnel Study Task Force for terms to expire May 31, 2023
3.		Committee Appointments: Carolyn Bottum of 1603 Main Street to the West Concord Junction Cultural District Committee for a term to expire April 30, 2024
4.	6:40pm	Set dates for Special Town Meeting and Special Election for Middle School Building Project
5.	6:50pm	Brainstorming possible revenue offsets to the Middle School Building Project
6.	7:30pm	Discuss each possible revenue offset: <ul style="list-style-type: none"> • Is it feasible? • Estimated savings to debt service • Modeling for the median household • Follow-up
7.		Public Comment
8.		Adjourn

From: Dawn Guarriello <dawnguarriello@yahoo.com>

Sent: Friday, September 17, 2021 2:59 PM

To: Terri Ackerman <tackerman@concordma.gov>; Pat Nelson <executive@concordchildrenscenter.org>

Cc: Matthew Johnson <mjohnson@concordma.gov>; Stephen Crane <scrane@concordma.gov>; Laurie Hunter <lhunter@concordps.org>; Carmin Reiss, Town Moderator <moderator@concordma.gov>; Kaari Tari <ktari@concordma.gov>

Subject: Concord Middle School Special Town Meeting/Election dates request

Greetings Terri

The Concord Middle School Building Committee would like to request the following dates to be considered by the Select Board for Special Town Meeting and Special Town Election relative to the Middle School project. Please see attached Project Schedule.

January 20, 2022 Special Town Meeting

February 2, 2022 Special Town Election

We had full Committee Discussion yesterday in our SBC meeting which included input from our Design Team/OPM, Town Manager and Town Moderator.

Highlights of this discussion include:

- Consensus on the proposed dates as well as approval to send this request to the Select Board. There was appreciation for the sensitivity of allowing a couple weeks between the Holidays and the STM/Election dates. The feeling was that this would allow voters to get back into their routine post-Holidays but also the Communications/Outreach to continue for a few weeks leading right up to the STM/Election days.
- Acknowledgement of the Pandemic and current/ever-changing restrictions and recognizing the complexities of holding a (mostly) indoor STM during a pandemic. Ideas were shared about being creative with how a variety of locations can be inclusive to all voters and their comfort level (i.e. multiple large venues knit together with technology, outdoor options potentially including voters in cars with audio over radio waves, etc) Brainstorming how to accomplish and how to manage. This will take time and the sooner we have the dates set, planning may commence.
- Request to consider establishing "snow dates" in the event of inclement weather.

I hope I've summarized this accurately and appreciate the Select Board's consideration on this matter. Please feel free to reach out to myself or Pat Nelson, Co-Chair, with any questions. We look forward to Monday's brainstorming and discussion on alternative financing for this project.

Thank you,
Dawn & Pat CMSBC Co-Chairs



OLD NORTH BRIDGE

TOWN OF CONCORD

TOWN HOUSE - P.O. BOX 535
CONCORD, MASSACHUSETTS 01742

September 1, 2021

Concord Public School Committee
Middle School Building Committee
Concord Superintendent
Finance Committee
Former Capital Planning Task Force members
Chief Financial Officer
CMLP Director
League of Women Voters

The Select Board would like to invite you to an upcoming brainstorming session, where we can explore potential revenue offsets to the cost of the new Middle School. The session will be held at 6:30 PM on Monday September 20, 2021 at the Town House. Participants may attend in person or via zoom link.

Potential alternative revenues will provide a much-needed offset to the large debt service obligation that the Town will be asked to approve in the coming months. These revenue sources may include such things as solar panels revenue, grants, user fees, sale proceeds from town/school assets, and savings from operations.

Please bring your friends and neighbors, as well as your ideas and suggestions. As you know, in brainstorming, there is no such thing as a stupid idea. We will be collecting all ideas and then discussing which ones are realistic and promising enough to pursue. We will hopefully conclude with a preliminary action plan to begin pursuing these ideas.

Thank you in advance for marking your calendar and joining us for a lively discussion on September 20.

Sincerely,

Terri Ackerman
Select Board Chair

cc: Select Board
Town Manager

REDUCTION OF TAX IMPACT ON
LOWER VALUE RESIDENTIAL PROPERTY

THE RESIDENTIAL EXEMPTION

A major issue in the financing of the new Middle School is the predicted tax impact of approximately \$1,000 - \$1,200 on the home of median assessed value (approx. \$1million). Several proposals will be considered tonight, including a) reducing the cost b) finding sources of revenue not dependent on real estate taxes and c) the structuring the bond issue which will be the primary source of the required funding.

While it is essential that these alternatives be given careful consideration, it is unlikely that any or them or even all of them taken together will have a significant positive effect on reducing the tax burden of the average home-owner.

While excellence in education ranks high among our priorities, affordable housing, and especially maintaining the affordability of existing housing is also of critical importance. If we wish to encourage diversity in the face of a limited stock of moderate priced housing, imposing a significant additional tax burden on these properties is counter-productive.

One way to provide the necessary funding for the new school without pricing the owners of moderate value housing out of town would be the adoption of the statutory Residential Exemption under G.L. c. 59 sec. 5C. Fourteen communities, including Lexington, Brookline, Cambridge, Malden, Waltham and Watertown have adopted this program, which requires no more than a majority vote of the Select Board for its adoption.

Adopting a residential exemption increases the residential tax rate. The amount of the tax levy paid by the residential class

remains the same, but because of the exempted residential valuation, the levy is distributed over less assessed value. This higher rate creates a shift within the class that reduces the taxes paid by homeowners with moderately valued properties. Those taxes are then paid by owners of rental properties, vacation homes and higher valued homes (“Living with the Residential Exemption” Mass Div. of Local Services).

For example, if the amount of the exemption adopted were \$100,000, this would exempt that amount from all Class 1 residential properties, reducing the tax levy by a total of approx. \$500 million (\$100,000 x 5,000 residences). Since the total assessed value of such property is approx. \$6,127,758,000, a reduction of \$500 million would require that the same burden be distributed over \$5,627,758,000. This would require a 9%, about \$1.32, increase in the tax rate which would then become \$16.04 (assuming no other changes).

Applying this to the home assessed at \$750,000,

Current tax at \$14.72: \$11,040.00

With \$100,000 exemption:

First \$100,000	\$0
Balance (\$650,000) @ \$16.04	\$10,426.00

Net tax saving under exempted value: \$614.00

If implemented at the time the new debt service hit the tax rate, this saving would more than cut in half the additional tax burden on such a property and would have an even greater effect on lesser valued properties. If the exemption were higher, as permitted by the law, the savings could be adjusted to completely eliminate the tax burden imposed by the cost of borrowing for the new school on homes below a designated value.

Applying the same formula to a home assessed at \$2,000,000,

Current tax at \$14.72: \$29,440.00

With \$100,000 exemption:

First \$100,000	\$0
Balance (\$1,900,000) @ \$16.04	\$30,476.00

Net tax increase under exempted value: \$1,036.00

HJD 9/17/21