

Village Center Redevelopment Project

NORTH YARMOUTH: A GOOD PLACE TO LIVE, TO WORK, TO PLAY

'Oklahoma'

“Everything's up to date in Kansas City
They gone about as fer as they can go
They went an' built a skyscraper seven stories high
About as high as a building' orta grow.”

Selectmen's Goals and Objectives

3

- ▶ Increase the tax base to offset rising costs
- ▶ Position the community to address long term needs.
- ▶ Create additional village housing options
- ▶ Remain consistent with the Comprehensive Plan
- ▶ Stimulate commercial development and business opportunities
- ▶ Evaluate all proposals for funding requirements and cost benefit
- ▶ Include public and professional inputs
- ▶ Increase visibility and desirability of the Town

Background

- ▶ In 2010, the Economic Development and Sustainability Committee (EDSC) was formed to encourage economic development in the town.
- ▶ In 2013, the EDSC developed a multi-phased village center improvement project. Phase 1 was approved at Town Meeting. After the Wescustogo fire, work on phase 1 was suspended.
- ▶ The North Yarmouth Memorial School is closed by MSAD 51 and ownership is returned to the Town.
- ▶ In 2014 the town approved funding and the Selectmen hired consultants to
- ▶ Study the major components of village and or school redevelopment
 - ✓ Analyze economic impacts of growth opportunities
 - ✓ Address cost and engineering issues related to redevelopment at the school and/or Village Center
 - ✓ Determine the long-term needs of the town

Consultant Reports

5

- ▶ Village Development Study . Planning Decisions, Inc
- ▶ Study of Municipal Facilities . Stephen Blatt Architects
- ▶ Septic System Inspection Report . Sweet Associates
- ▶ Preliminary Subsurface Wastewater Disposal Study . Sevee & Maher
- ▶ Estimated Cost of Phased Sewer System . Sevee & Maher

Selectmen Recommend

6

- ▶ Renovate Memorial School into a municipal and community campus
- ▶ Sell the existing town office parcel
- ▶ Encourage development in the Village Center in keeping with the Comprehensive Plan of 2003
- ▶ Create a municipal sewage system infrastructure to enable Village Center development

Rationale for Recommendation

7

- ▶ Increase the tax base by stimulating development and reducing amount of town owned land
- ▶ Flexibility to meet town's current and future needs
- ▶ Consistent with the Comprehensive Plan
- ▶ Project components are scalable reducing risk
- ▶ Create housing options such as Senior Housing
- ▶ Create an attractive, visible, vibrant, welcoming village center
- ▶ Create density that encourages commercial development providing services in the village center

Benefit of Using School Site for Municipal Campus

- ▶ Preserves the existing gym, food service, field and playground resources
- ▶ Provides greatest opportunity for both outside and inside activities
- ▶ Improved facilities for municipal functions meeting ADA accessibility requirements
- ▶ Provides substantial emergency shelter facility
- ▶ In conjunction with the Town Garage and Cassidy Pit the combined 85 Acre land resource provides maximum flexibility for future needs including but not limited to expansion of the community sewer system, public works, public safety, reconstruction of Wescustogo Hall, etc.
- ▶ Lowest cost option (\$111 square foot vs \$196)

Benefits of Selling Town Office Parcel

9

- ▶ Spurs commercial activity and provides more options for land owners in the Village Center thus expanding the tax base
- ▶ Good market timing for real estate sales
- ▶ Property located near/in "Golden Triangle" of Rt 115, Rt 9 and Parsonage Road, a high traffic area
- ▶ The sale and development of the property funds the cost of the sewer system first phase, the renovations of NYMS.

Uses		Sources	
Sewer	\$ 510,000	Land Sale	\$510,000
NYMS Renovation	\$2,670,000	Hook up fees	\$ 88,000
Total	\$3,180,000		
Net Bond Debt Service		Annual Revenue +	\$153,250
	\$ 152,701		

Assuming the Renovated facility is replacement for the Wescustogo Hall, Debt Service would be reduced to \$119,819 annually.

Benefits of Village Center Development

10

- ▶ Expand housing options for Elderly and Empty Nesters
- ▶ Achieve Comprehensive Plan goals
- ▶ Create a vibrant and visible village center/lighting/sidewalks/signage
- ▶ Expand business opportunities
- ▶ Maximize property values

Benefits of Municipal Sewage System

11

- ▶ The Catalyst to Village Center economic development
- ▶ Scalable implementation to meet the demand as it arises
- ▶ Technically sound today and for the long term
- ▶ Encourages Density in the Village Center per Comprehensive Plan and supports projects such as Senior Housing
- ▶ Increase property values and development opportunities for significant undeveloped or underdeveloped land assets in the area
- ▶ Address long term Aquifer Protection

Next Steps – Estimated Costs - Duration

12

- ▶ NYMS renovation Design/engineering \$237,500. (6 months)
- ▶ Sewerage 1st phase Design/engineering \$70,000 (3 months)
- ▶ RFP for Sale and Development of Town Office Property (6 months)

- ▶ Complete Sale of Town Office property \$510,000 (3 Months)
- ▶ Sewerage 1st phase Bidding/Construction \$440,000 (4 Months)
- ▶ NYMS renovation Bidding/Construction \$2,432,500 (8 Months)

The Costs are estimates included in the PDI analysis

Questions from the Previous Presentation

What are the Impacts of doing nothing versus the development option presented?

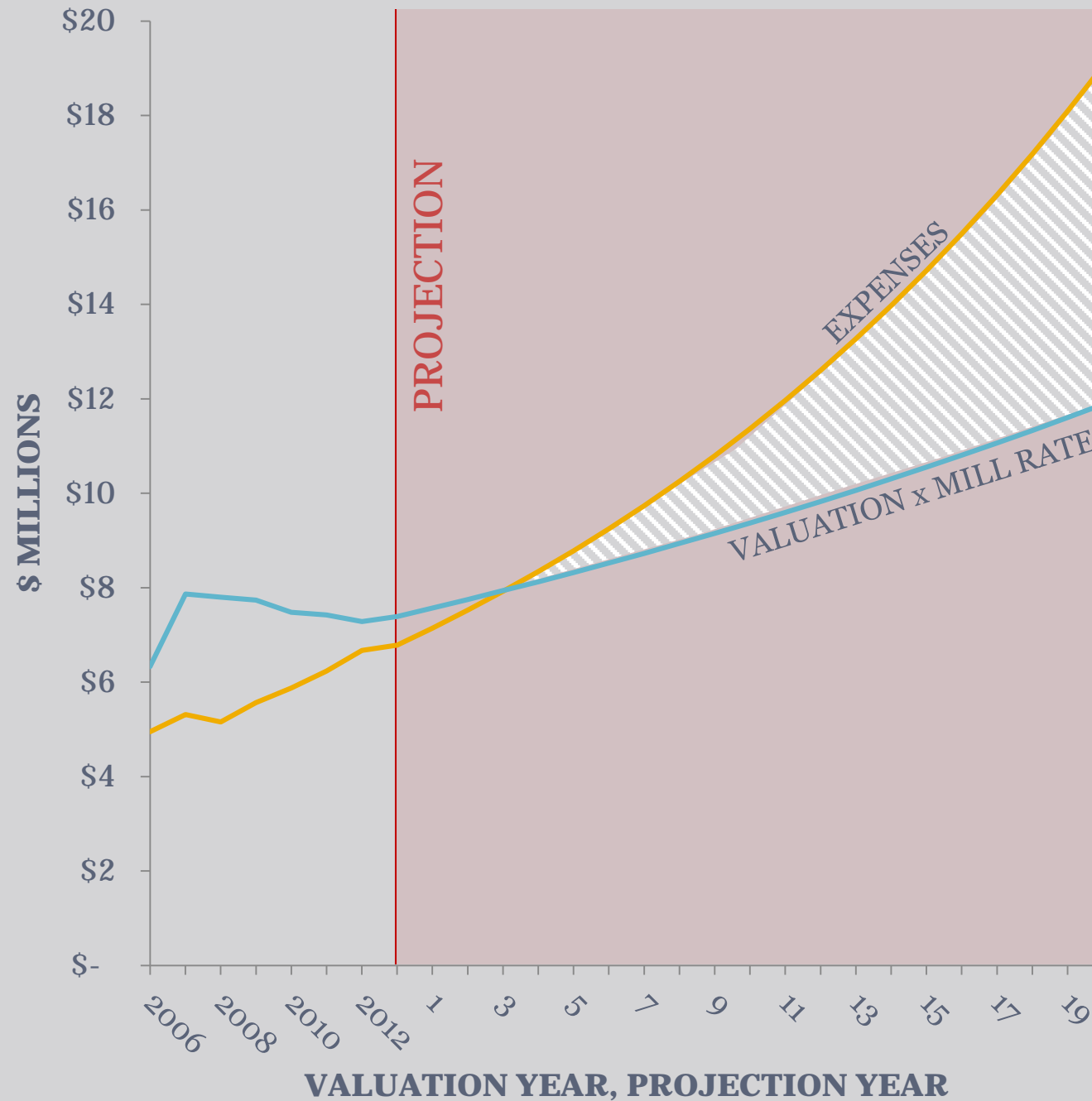
► There are both social and financial impacts.

The feasibility of having an active walkable village center with village scale businesses and services are diminished.

Activity and event options afforded by having the gym, playgrounds and ball fields are greatly diminished.

A major catalyst for development is gone if the town does not have a Sewerage System.

Financial modeling indicates that continued historical growth patterns will put more pressure on the community versus the positive effects of controlled development as proposed.



20-YEAR BASIC EXPENSE & REVENUE PROJECTION

NORTH YARMOUTH

**BASED ON
AVERAGE CHANGE
IN EXPENSES 2006-
2013**

**HISTORIC RATE OF
VALUATION
GROWTH 2006-
2013
2.40%**

What is the vision for the Old Town House and Wescustago Hall?

THE BOARD OF SELECTMAN HAVE NOT MADE ANY FORMAL RECOMMENDATIONS AT THIS TIME, BUT HAVE MOVED THIS PROPOSAL FORWARD KNOWING THAT THERE ARE MULTIPLE OPTIONS AVAILABLE TO ADDRESS THESE QUESTIONS.

ALL OF THESE OPTIONS DESERVE CONSIDERATION AND WILL REQUIRE SPECIFIC APPROVALS ESPECIALLY IF THERE IS A GIFT OF LAND OR ANY OTHER KIND OF FINANCIAL SUPPORT PROVIDED BY TAX PAYERS.

What are the options regarding the Old Town House?

17

- ▶ While the Old Town House is owned by the Historical Society not the town, it has been suggested that relocation of this structure would be a benefit to the revitalization of the Town Center.
- ▶ If the townspeople want the town to donate land for this purpose there would be several options.
 - ▶ The areas north, or west of the parking lots would provide visible accessible locations.
 - ▶ The area to the west of the baseball field would provide street frontage
 - ▶ The Wescustago site in conjunction with the town green would be a continuation of the historical significance of the site.



Wescustogo Hall Replacement?

19

- ▶ The Wescustogo insurance proceeds of \$556,000 have been received and set aside in escrow.
- ▶ While additional insurance funds may be available to replace the structure, certain costs such as parking and site costs, any additional space greater than the original structure, or non code improvements that were not part of the insured premises would not be considered part of the insured replacement costs.
- ▶ The \$556,000 may be used without any restrictions imposed by the insurance company.
- ▶ The architect's cost estimate to rebuild a stand alone building is \$1.1 million.

Wescustogo Hall Replacement (2)

Stand alone Options:

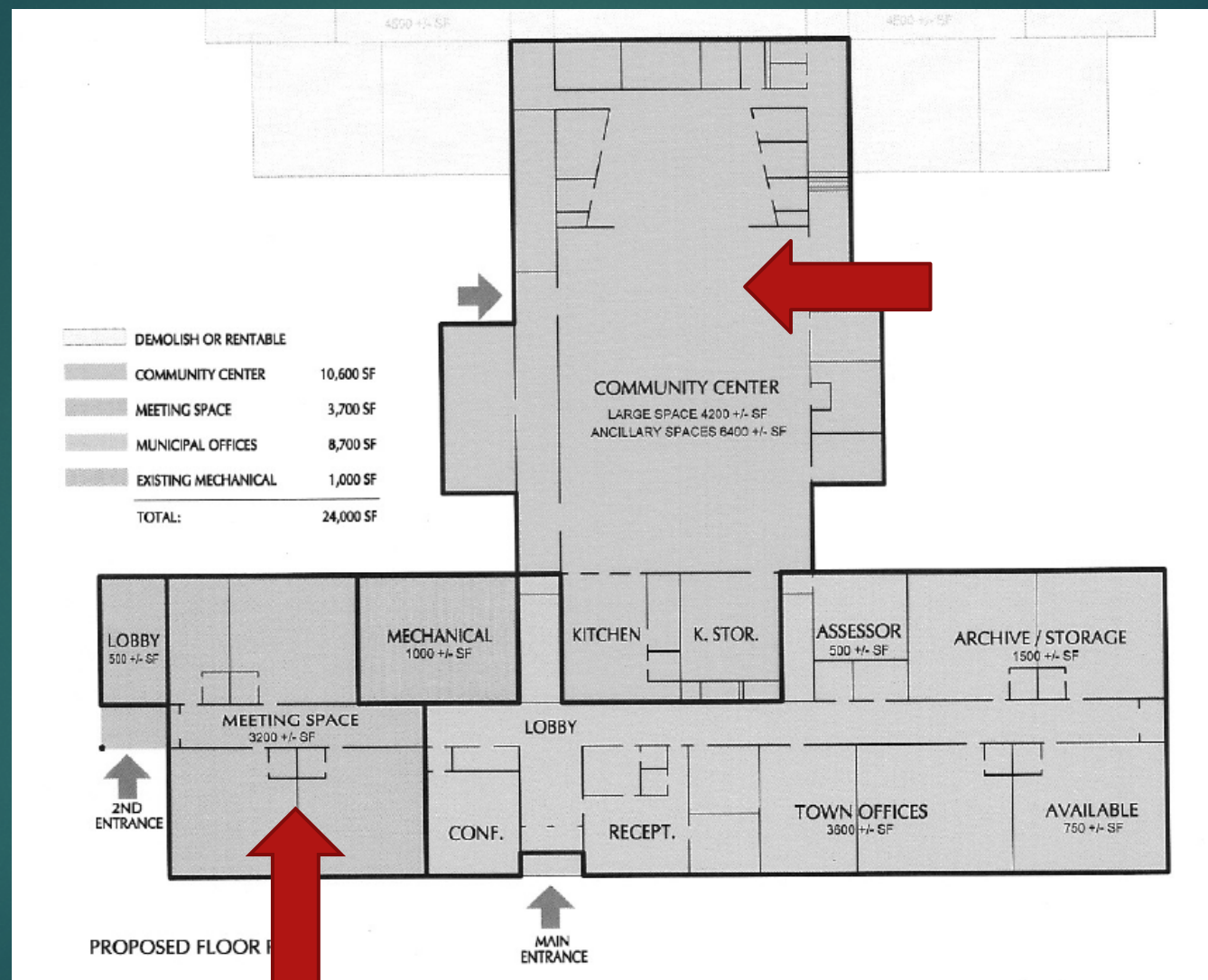
- ▶ Rebuilding on the original site does not afford suitable parking and the septic system is not likely to be in compliance with current codes.
- ❑ The area north of the parking area at NYMS would be a suitable site with visibility and access from parking.
- ❑ The area north of the gym currently occupied by a portion of the school to be demolished would allow for parking access and connectivity to the infrastructure, heat, power, electronics etc in the renovated building.



Wescustogo Hall Replacement (3)

22

- ❑ Instead of constructing a stand alone structure, the renovated gymnasium could be designated as the replacement facility. It would be larger and comply with all of the use options detailed in the 1997 warrant including a larger kitchen and food storage facility. The athletic uses would be an additional benefit.
- ❑ The proposal anticipates a large meeting space similar in size to the former Wescustago Hall. This space could be designated as the replacement facility and would be more in keeping with the social and meeting functions of the former Wescutago Hall. With a separate and distinct entrance and lower ceiling height and more appropriate floor and wall finishes, this option would not feel or look like a gym. The kitchen facility in the gym area is readily accessible and would be in excess of the functionality at the old building.
- ❑ Neither of these proposals would increase the construction costs of the project.
- ❑ Either of these options would allow the application of the \$556,000 insurance proceeds to reduce the overall project costs.



TIF – Tax Increment Financing

- ▶ Widely used tool for towns to promote economic development
- ▶ The key element is the exclusion of property value increases within the TIF district from the basis for determining a towns' contribution to school and county assessments.
- ▶ This exclusion is granted in consideration that the taxes assessed on excluded property valuation will be used for specific economic development purposes such as sewer and municipal facilities such as those detailed in the Village Center Redevelopment proposal.
- ▶ Tax assessments on identical properties in or out of a TIF district are the same.
- ▶ Currently North Yarmouth does not have any exclusions to reduce the education and county assessments while our MSAD 51 partner, Cumberland makes use of this option.