

FACTS REGARDING THE PROPOSED AFTON TOWN HALL, COURT AND GARAGE

PROPOSITION

“Shall the Town of Afton construct a new building to serve as a combination town hall and highway department garage upon 3.47+/- acres of land owned by the town located within the town on the southeasterly side of NYS Route 7, tax map parcel #285-1-32.32, and to pay the cost of construction by: the expenditure of \$515,000.00 received by the town as compensation for flood damage from the Federal Emergency Management Agency (FEMA funds); and the expenditure of a sum of money not in excess of \$215,000.00 from the town’s building capital reserve fund (Building Reserve Funds); and the borrowing of a sum of money NOT TO EXCEED \$400,000.00 by the issuance and private sale pursuant to the Local Finance Law of a statutory installment bond to be repaid over a period of 20 years with interest at a fixed rate of 3.9% per annum (Borrowed Funds)?”

FACT: PAYBACK: TWO LEVELS OF PAYBACK: (Based on maximum of \$400,00)

LEVEL PAYBACK:	Yearly payment	\$29,200
	Total interest over 20 yrs.	\$183,440.40
	Total payback	\$583,440.40

DECLINING PAYBACK:	Yearly payment	starts at \$35,600 and drops to 20,780 on years 20.
	Total interest over 20 yrs.	\$163,800.00
	Total payback	\$563,800.00

*Note: on declining payment method the yearly payback drops below the \$29,200 on the 10th year.

*Note: borrowing less than the \$400,000 will result in a lower yearly payment: I.E.: \$300,000 would be a level payback of \$21,879.50 per year.

FACT: TAX LOAD ON \$400,000 would be .30 per thousand or \$30 a year for a \$100,000 property. The cost on a \$50,000 property with a \$300,000 BOND is .12 per \$1000 or \$1 per month and for a BOND of \$400,000, it would be \$1.25 per month.

FACT: Our ability to do site preparation is based on using normal man hours, *not overtime or any additional labor hours*. Equipment is the existing town equipment and there is no need to outsource that. We have both the time and talent, as well as the necessary equipment to do it ourselves. There would be a cost to purchase any black top for the parking lot but the actual paving we can do ourselves. The town Architect has estimated the site preparation at \$160,000. Our feeling is we can save the taxpayers $\frac{3}{4}$ of the \$160,000 by doing as much of this as we can.

FACT: Furnishings from our existing town office would be moved to the proposed town office.

FACT: The monies transferred into the Highway Fund were put in Highway Equipment Fund to purchase a new truck dump body as stated in the public Town Board meeting and minutes.

FACT: The monies transferred into the building reserve from the general account are how we get the money to do building projects. This is a normal and proper use of taxpayer’s money.

FACT: Architects estimate to bring the 1869 Town Hall building [both 1st and 2nd floors and improvements to the basement] up to code is \$388,686 or \$169.88 per sq. foot of space as compared to \$138 per sq. foot on a new town office building.

FACT: We paid \$21,926.75 for heat, water, electric, phone and internet to operate the existing Town Hall, Court building and garage. Operating one new complex would be a savings of \$4,783 in heating alone. This savings would help to off set the loan payment.

FACT: Borrowing \$20,000, (one half of the value of the existing town hall) each year to repair or upgrade seems like the same as the cost to bond money for a new building. It would only take us 19 years to do the estimated repairs and upgrade and the interest would probably not be at 3.9% over this period of time adding to this expense.

FACT: The present town hall building would be put up for sale by the town and could be a tax based business but not as long as we occupy it.

FACT: The storage building we own is currently used for this purpose now but when we build a new highway garage we can then and only then sell the existing storage building.