

## TOWN OF DEERFIELD

### PROPOSED NEW TOWN HALL:

THE PROPOSED NEW TOWN HALL WOULD BE LOCATED IN THE NORTHWEST CORNER OF THE CURRENT TOWN PROPERTY LOCATED AT 838 LONDON ROAD. THE BID PRICE OF \$450,000.00 IS CURRENTLY BEING CONSIDERED BY THE TOWN BOARD FOR CONSTRUCTION TO BEGIN MID 2025. THIS BID PRICE INCLUDES A 42' X 64' BUILDING AND WOULD CONTAIN A CLERK'S OFFICE, A SMALLER MEETING ROOM OR CONFERENCE ROOM, TWO ADA COMPLIANT BATHROOMS, SECURED STORAGE OF TOWN ELECTION MACHINES AND MATERIALS, AND A MEETING ROOM LARGE ENOUGH FOR 65-75 PEOPLE. THE BID PRICE ALSO INCLUDES A NEW WELL, SEPTIC SYSTEM, AND PARKING LOT. IT WOULD SERVE ALL FUNCTIONS OF TOWN GOVERNMENT INCLUDING ALL MEETINGS, ELECTIONS, AND ANY OTHER TOWN FUNCTIONS. CURRENTLY THE TOWN UTILIZES THE DEERFIELD COMMUNITY CENTER FOR MEETINGS AND THE LIBERTY LUTHERAN EDUCATIONAL CENTER FOR ELECTIONS. THE TOWN DOES CONDUCT SMALL MEETINGS SUCH AS THE OPEN BOOK REVIEW AND THE BOARD OF REVIEW AT THE LONDON ROAD LOCATION. A NEW TOWN HALL WOULD PROVIDE A DISTINCT MAIN LOCATION.

THE CURRENT TOWN GARAGE/TOWN HALL WAS BUILT IN 1963. THE MEETING ROOM IS APPROXIMATELY 13'X15' WHICH IS OUTDATED AND VERY SMALL ACCORDING TO TODAY'S STANDARDS. THE BATHROOMS ARE SMALL AND ARE NOT ADA COMPLIANT. THE ENTRANCE TO THE TOWN MEETING ROOM IS ALSO NOT ADA COMPLIANT.

THE COST OF THE PROPOSED NEW TOWN HALL AT \$500,000.00 COULD BE AMORTIZED OVER A 20 YEAR OR 25 YEAR PERIOD WHICH WOULD BE APPROXIMATELY ONE HALF OF ITS USEFUL LIFE EXPENTANTCY. AT A MORTGAGE RATE OF 5.5%, THE BUILDING WOULD COST \$3440.00 PER MONTH OR \$41,280.00 PER YEAR FOR A 20 YEAR AMORTIZATION. THE BUILDING WOULD COST \$3070.00 PER MONTH OR \$36,840.00 PER YEAR FOR A 25 YEAR AMORTIZATION. WITH A TOTAL TOWN ASSESSED VALUATION FOR 2024 OF \$281,000,000, AN ADDITIONAL \$40,000.00 FOR TOWN HALL PER YEAR PAYMENTS WOULD BE APPROXIMATELY \$14.23 PER \$100,000.00 OF ASSESSED VALUATION. FOR EXAMPLE, A RESIDENTIAL HOMEOWNER WITH AN ASSESSED VALUATION OF \$500,000.00 WOULD BE CONTRIBUTING \$71.17 PER YEAR OVER A 20 YEAR PERIOD. AN ESTIMATE FOR EXTRA UTILITIES SUCH AS HEAT, AIR CONDITIONING, AND LIGHTS WOULD BE WITHIN THE \$200.00 PER MONTH RANGE.

ONE ISSUE FOR TOWN RESIDENTS TO CONSIDER WOULD BE THAT IN 2027 THE TOWN WILL BE RECEIVING REVENUES IN THE RANGE OF \$45,000.00 TO \$65,000.00 PER YEAR FOR FUNDS FROM THE CONSTRUCTION OF THE PROPOSED SOLAR FARM PROJECT IN THE SOUTHEAST CORNER OF THE TOWNSHIP. THIS FUNDING WILL BE ANNUALLY FOR 25 YEARS PROVIDED THE PROJECT IS VIABLE FOR THE PROPOSED TERM. ELECTORS SHOULD DECIDE HOW TO UTILIZE THESE FUNDS TO THE GREATEST BENEFIT OF ALL TOWN RESIDENTS WHETHER THAT BEING A NEW TOWN HALL, BETTER ROADS, REDUCED YEARLY BUDGETS OR ANY COMBINATION.