



SPECIAL ELECTION INFORMATION: PURCHASE OF LAND

By the numbers:

- **52 +/- acres** located on College Highway
- Borrow up to **\$2.2 million** financed over 20 years
- Special election on the **25th of June**
- Polls open **Noon – 8 PM**, mail-in ballots available
- Located between **115 and 127 College Highway**

What is the special election for?

The special election is to vote on approving the purchase of 52 +/- acres through a debt exclusion.

Why isn't the amount on the ballot?

This guide is intended to provide citizens with basic information and facts, including the cost of the question. The cost of a debt exclusion is prohibited from appearing on the ballot under Mass. General Laws c. 59, § 21C(k).

What is a debt exclusion?

A debt exclusion is a temporary increase in the tax levy that allows a Town to borrow for a specific capital purpose. Unlike an override, which is a permanent increase in the tax levy, the additional amount for the payment of debt is for the life of the debt only.

How much will the land cost?

The Town has negotiated a price of \$2.2 million for the land which would be financed over a period of 20 years. It is expected that once acquired the commercial parcels of the land may be sold. The Senior Center Building Committee has voted to use a portion of their available private funds to reduce the amount needed to borrow for the property purchase.

Why does the Town need the land?

This land has been designated as the preferred location of the proposed new Public Safety Building and Senior Center. There are other potential uses that may include affordable housing, passive recreation, commercial

development, access to the future Greenway Bike Path and other general municipal purposes.

How much will this increase my property taxes?

At the Town's current average single-family home value of \$420,828 (per Division of Local Services), the estimated impact to the average homeowner would be approximately \$42.08/year (10¢ per \$1,000) over the life of the bond, which is expected to be 20 years.

I thought the Senior Center was going to be built at a different location?

The original location that was originally preferred by the Senior Center Building Committee was not feasible after further studies on the suitability of the site.

Will this \$2.2 million build both a Public Safety Building and Senior Center?

No, this question is only to purchase the land. Once design and architectural studies have been completed, the cost of the Public Safety Building and Senior Center will be presented at public meetings and then voted on.

What happens if this is approved?

This question is only to purchase the land. If approved, a lengthy planning process will ensue, involving a land use planner and community engagement to determine future development.

What happens if this isn't approved?

Current Town property is not suitable or financially feasible for construction projects of this size. After much research, the Public Safety Building Committee and Senior Center Building Committee have not identified any other land that would meet their criteria.

Will this land interact with the future Greenway?

Coordination with the Greenway Committee is underway and potential access to the future bike path may be possible.

The ballot question (simple majority):

Shall the Town of Southampton be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay for the bond or notes issued in order to acquire the property located off College Highway, containing 52 acres, more or less, identified as Assessors' Parcels Map 19-141, Map 19-144 and Map 24-15, being the property described in a deed recorded with the Hampshire Registry of Deeds in Book 14641, Page 304, for general municipal purposes, including all costs incidental and related thereto?

DESCRIPTION OF LAND TO BE PURCHASED

