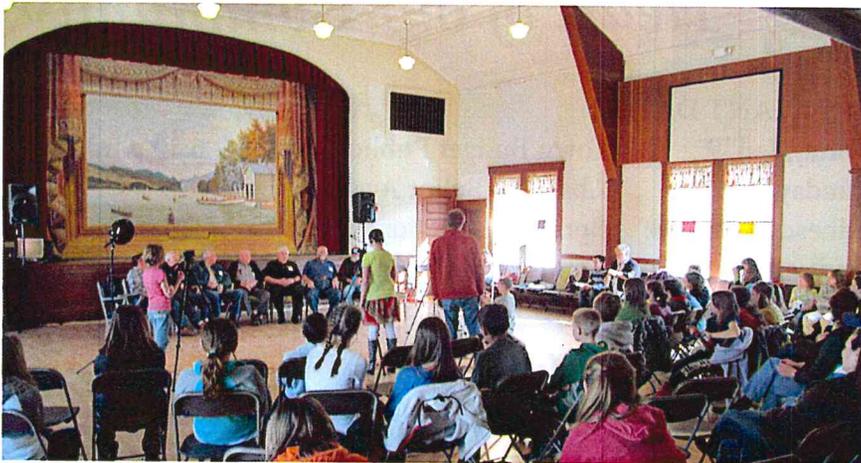




TOWN HALL OVERVIEW

Built in 1914, the Fairlee Town Hall is the centerpiece of the Fairlee Village Historic District, a building listed in the State Register of Historic Places. Our citizens use the building to conduct their business with the town, to engage in public meetings, and to vote.

Sadly, half of this important building cannot be legally used because of structural and fire safety issues and lack of ADA (Americans for Disabilities Act) compliance. Residents have shown their support for addressing these issues by donating over \$185,000 in private contributions and in-kind services, and by approving \$150,000 in the capital budget over the past two years to address some of the building's deferred maintenance.



BUILDING USE SUGGESTIONS FROM THE COMMUNITY

Art Show	Emergency Shelter	Robotics
Bingo	EMS/Fire/Disaster Training	Scout Meetings
Book Sales	Fairlee Fireman's Follies	Senior Activities
Boys & Girls Club	Farmer's Market	Talent Show
Classes (Art, Woodworking, etc.)	Flea Market / Rummage Sales	Town Meetings
Concerts	Fundraisers	VFW
Court Cases & Hearings	Live Music	Veterans Day Celebration
Craft Shows	Movies	Weddings
Dances (Classes, Ballroom, Line, Square, Tango)	Parties – Family Events	Workshops
Debates	Potluck – Get to Know Your Neighbors	Yoga (Adults & Kids)
Educational Seminars	Plays	Zumba
Elections	Quilt Shows	<i>and much, much more...</i>

CALL TO ACTION

The Selectboard believes that an investment in the Town Hall is an investment in Fairlee's future. The Selectboard, the Budget Committee, and the Fairlee Historical Society endorse the 20-year, low interest bond to address essential Town Hall needs.

- We must complete all the deferred maintenance.
- We must address fire safety issues and become ADA compliant.
- We must open the second floor to all members of the public, young and old, able and disabled.

By addressing all Town Hall requirements at one time, we will save money. We will be eligible for federal and state grants resulting in more of our tax money coming back to Fairlee.

The Fairlee Town Hall is a community asset that belongs to all of us. Let's finish the work so we can use the entire building and make it once again the heart of our community.

VOTE FROM YOUR HEART.

PLEASE VOTE YES ON TUESDAY, FEBRUARY 14TH.

WHY REPAIR AND UPGRADE THE TOWN HALL?

- **ADA Compliance and Fire Safety:** Until the building meets ADA and fire safety codes, our community cannot hold public events or meetings on the second floor. Addition of an elevator and a handicap-accessible restroom will open the building to all citizens and guests, regardless of age or disability.
- **Event and Performance Space:** With a large stage and seating for up to 350 people, a renovated second floor can be a gathering space for theatrical and musical performances, movies, workshops, art exhibits, bingo, potlucks, rummage sales, wedding receptions, and countless other activities.
- **Town Meeting:** Increased security requirements may limit our continued use of the Samuel Morey School for Town Meeting, and the Grange Room is too small to safely fit the number of people who typically attend.
- **Emergency Shelter:** Changing weather patterns suggest increased need for a local emergency shelter, something our town currently lacks.
- **Municipal Meeting Space:** With just one large room available on the first floor, some municipal committees must currently meet in the small copier room, limiting community access to important public meetings.
- **Sustainability:** Proper heating and ventilation, additional insulation, and structural integrity will lead to energy savings per square foot.
- **Economic Development:** Having events in the Town Hall will help attract more residents and visitors to our town center, increasing potential customers for our businesses.
- **Secure Storage:** Renovations will enable safe use of the Town Hall's basement for mandated storage of town records and historic materials.



WHAT HAS BEEN COMPLETED AND WHAT REMAINS?

We have made good progress on restoring our Town Hall but much work remains to be done.

- Replaced fire-damaged structural beams
- Replaced slate roof
- Added sprinkler system
- Refinished wood floors throughout the building
- Add elevator for ADA-compliant access to entire building
- Strengthen balcony and stage
- Restore tin ceiling and repair plaster walls
- Replace stairwell to basement for access to protected storage
- Construct handicap-accessible bathroom



Stairwell to basement



Balcony ceiling and walls

WHAT IS THE NEXT STEP?

Town officials have analyzed what remains to be done and have determined that the most cost-effective way to complete the necessary Town Hall repairs and upgrades is to request a bond. **It will be significantly less expensive for taxpayers to bond and finish the work now** than to slowly accumulate funds in the capital budget before beginning a construction project at some point in the future. We all know that material and labor costs will increase over time, so every year that we wait makes this necessary project more costly.

Interest rates are at a historic low. We can borrow money now, spread out payments over two decades, and pay relatively little in finance charges. Therefore, the Selectboard, Budget Committee and Fairlee Historical Society all endorse entering into a 20-year low-interest bond to finish this project.



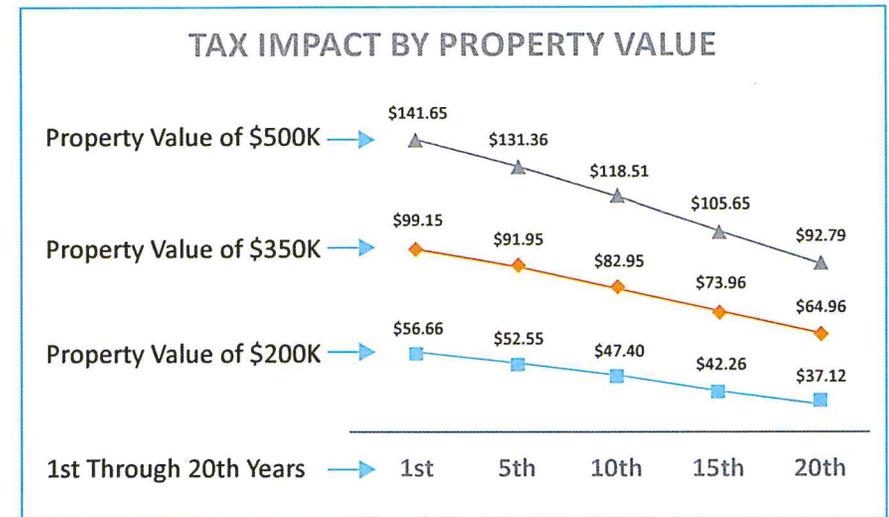
HOW MUCH WILL THIS PROJECT COST?

Estimates indicate the cost of completing the Town Hall renovations to be \$846,500. Of this amount, **approximately 60% is for repairs and maintenance** that have been neglected over the past several decades, while the remaining 40% is necessary to ensure ADA compliance and access.

Grants through the federal and state government are available to help finance projects like this, but only if there is a clear construction date. While receipt cannot be guaranteed, **the town is likely to acquire over \$100,000 through various grants.** In other words, this bond will allow us to bring more of our tax money back to Fairlee.

In comparison to adding \$75,000 per year to the capital budget and postponing repair and renovation until we have accumulated funds equal to the total cost of the project, the 20-year bond scenario ensures that by the tenth year **residents would see a savings of almost a penny in the tax rate.**

If the bond is approved, the cost to a taxpayer with property value of \$200,000 will be \$56.66 in the first year, dropping to \$37.12 in the twentieth year. The cost to a taxpayer with property value of \$350,000 will be \$99.15 in the first year, dropping to \$64.96 in the twentieth year. The cost to a taxpayer with property value of \$500,000 will be \$141.65 in the first year, dropping to \$92.79 in the twentieth year.



		TAX IMPACT BY PROPERTY VALUE						
Year	Est. Tax Rate	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000	\$450,000	\$500,000
1st	\$0.0283	\$56.66	\$70.82	\$84.99	\$99.15	\$113.32	\$127.48	\$141.65
5th	\$0.0263	\$52.55	\$65.68	\$78.82	\$91.95	\$105.09	\$118.23	\$131.36
10th	\$0.0237	\$47.40	\$59.25	\$71.10	\$82.95	\$94.81	\$106.66	\$118.51
15th	\$0.0211	\$42.26	\$52.83	\$63.39	\$73.96	\$84.52	\$95.09	\$105.65
20th	\$0.0186	\$37.12	\$46.40	\$55.68	\$64.96	\$74.25	\$83.51	\$92.79

Assumptions include Grand List remaining at approximately \$2.1 million.