

Agenda Item No. 4/
Request for Town Council Action

TO: The Honorable Mayor and Town Council

FROM: Arosha Jayawickrema, Town Manager

DATE: April 8, 2022

SUBJECT: Presentation by the Community Senior Center Advisory Committee

SUMMARY:

The Chairman of the Community Senior Center Advisory Committee would like to present to the Town Council to summarize the detailed report they have been given. The Committee has been working diligently since its first meeting in September 2021. They have visited sites, invited speakers to their meetings and created the report you were given that contains factual analysis, assessment and evaluation of the proposal of a town funded Community Senior Center as well as other options. The Chairman will give a synopsis of the report and be prepared to answer any questions Town Council members may have.

ACTION NEEDED:

Discussion Only

ATTACHMENTS:

Report

PREPARED BY:

Jennifer Ochoa, Director of Community, Recreation and Parks Services and Staff Liaison for the Community Senior Center Advisory Committee

Berlin Community & Senior Center

(Sub-Committee Factual Analysis, Assessment & Evaluation thereof)

COMMITTEE MEMBERS

Brenden Luddy-Chair (Deputy Mayor-Town Council)

Donna Bovee-Vice Chair (Chair, Parks & Recreation Commission)

Michael Urrunaga (Town Council)

Tim Grady (Board of Finance)

Barbara Gombotz (Chair, Commission on Aging)

Dave Cyr (Chair, Economic Development Commission)

&

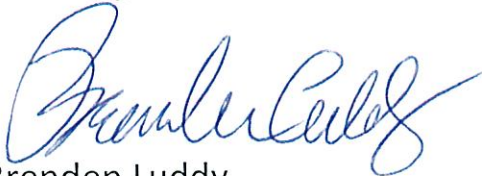
Jennifer Ochoa (Director of Community, Recreation and Park Services)

(acting Town Hall liaison to this sub-committee)

Under a \$750,000 grant Berlin received in 2018 from the State of Connecticut, and outgoing Democrat Majority Leader Joe Aresimowicz, to specifically study the potential for a new, and/or combined Community and Senior Center, a fact gathering sub-committee was established by the Berlin Town Council on July 20, 2021. This sub-committee was sourced to investigate and research the potential of building a new Community and Senior Center in Berlin. The committee is composed of six members as listed above and their report was delivered to Town Council on April 7, 2022. Enclosed for your review is the culmination of their work and efforts.

We thank all members of this sub-committee for their hard work and efforts on behalf of Berlin, and all its residents.

Sincerely,



Brenden Luddy

Deputy Mayor

Chair, Community & Senior Center Sub-Committee

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APPENDIXES OF SUPPORTING MATERIALS

- Appendix A---Statement of Needs from Commission on Aging
- Appendix B---Statements of Needs from Parks & Recreation Commission
- Appendix C---Sub-Committee Tasks as per Town Council
- Appendix D---Notes created from this Sub-Committee members visits of toured facilities
- Appendix E---Financial information provided to this Sub-Committee from toured and existing facilities
- Appendix F---Per capita bonded debt for all 169 CT towns
- Appendix G---Meriden YMCA Director John Benigni responses to Sub-Committee questions submitted
- Appendix H---Financial information regarding potential closing of Berlins two outdoor pools
- Appendix I---Conceptual Programming Ideas

The \$750,000 Grant:

(a) Description:

The Town secured a grant in the amount of \$750,000 from the State of Connecticut to do a comprehensive study and to prepare preliminary design plans for a new Community/Senior Center.

(b) Funds used to date, and purpose (as of 3-3-2022):

| <u>Costs</u> | <u>Budget</u> | <u>Actual</u> | <u>Encumbered</u> | <u>Balance</u> | <u>Reimbursed</u> | <u>Receivable</u> |
|----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
| Appraisals | \$15,000.00 | \$0.00 | \$0.00 | \$15,000.00 | \$0.00 | \$0.00 |
| Engineering/Architectural | \$520,000.00 | \$175,965.30 | \$169,034.70 | \$175,000.00 | \$145,910.02 | \$30,055.28 |
| Environmental Feasibility | \$60,000.00 | \$0.00 | \$0.00 | \$60,000.00 | \$0.00 | \$0.00 |
| Contingency | \$85,000.00 | \$0.00 | \$0.00 | \$85,000.00 | \$0.00 | \$0.00 |
| Consulting Services | \$70,000.00 | \$621.10 | \$0.00 | \$69,378.90 | \$0.00 | \$621.10 |
| TOTAL | \$750,000.00 | \$176,586.40 | \$169,034.70 | \$404,378.90 | \$145,910.02 | \$30,676.38 |
| <u>Engineering/Architectural</u> | | | | | | |
| QA&M | | \$175,965.30 | \$169,034.70 | | \$145,910.02 | \$30,055.28 |
| <u>Consulting Services</u> | | | | | | |
| Commission Secretary | | \$621.10 | \$0.00 | | \$0.00 | \$621.10 |

(c) Grant dollars spent to date, encumbered, & remaining balance:

--\$176,586.40 has been spent to date, and \$169,034.70 is encumbered/intended for preparing a Design/Build Package after a voter approved referendum.

--The current remaining balance is \$404,378.90. This money was intended to be used for debt issuance costs, marketing, plan revisions (if needed), and administrative costs.

(d) Grant Term:

--Term is 7-15-18 to 6-30-20 (Berlin applied for an extension and the request was approved—Grant now expires 12-31-22)

--Additionally, if funds are still remaining as it gets closer to 12/31/22, the Town can ask for another extension.

Options explored by this sub-committee:

(a) Berlin builds & runs a new 72,000 square foot facility as depicted in the conceptual design

(b) YMCA builds & runs their own facility

****Note:** Please see Page 34h for additional comments on options.

Toured facilities list:

| | <u>One adult membership cost</u> | |
|--|----------------------------------|------------------------|
| | <u>resident</u> | <u>non-resident</u> |
| (a) <u>Bloomfield Com. & Senior Center (tour 10-12-21):</u> <u>(Alvin & Beatrice Wood Human Services Center)</u> (pay only for specific programs, outdoor pool only) | no fee | no fee |
| (b) <u>Mansfield Community Center (tour 10-26-21):</u> (2 pools--25 yard lap pool & therapy pool) (plus \$35 join fee) | \$401/yr \$134/3mos | \$432/yr \$146/3mos |
| (c) <u>Glastonbury Riverfront Com&Senior Ctr (tour 10-26-21):</u> (pay only for specific programs, no pool) | no fee | no fee |
| (d) <u>Newtown Com. & Senior Center (tour 10-27-21):</u> (2 pool—6 lane lap pool & therapy pool) | \$20/mos | \$40/mos |
| (e) <u>Branford Com. House & Senior Center (tour 12-1-21):</u> (pay only for specific programs, no pool, Senior Center -\$8/yr to join) | no fee | n/a |
| (f) <u>Windham Com. & Senior Center (tour 12-9-21):</u> (1 pool—recreation) | \$10/mos \$50/6mos | \$20/mos \$60/6mos |
| (g) <u>Rocky Hill Senior/Community Center (tour 12-16-21):</u> (pay only for specific programs, no pool) | no fee | \$20/yr |
| (h) <u>Meriden YMCA (tour 1-14-22):</u> (1 pool--lanes & recreation, plus \$36 join fee) | \$47/mos | \$47/mos |
| (i) <u>Hale-Putnam YMCA (tour 1-28-22):</u> (2 pools—lap pool & recreation pool, plus jacuzzi, sauna & steam rooms) (plus \$25 join fee) | \$64/mos | \$64/mos |

**Note: Rates above are per one adult. Discounts for youths, seniors, families exist for some facilities.

**Note: Please see Appendix D for Sub-Committee notes from toured facilities

Site selection & analysis (Patterson Way):

(a) Traffic concerns & current congestion on Patterson Way:

--not studied or evaluated

(b) Lower Lane access road (possible now, or in the future):

--As depicted in the 72,000 square foot conceptual design the architect estimated a total cost of \$37,000,000 which does not include the cost to build this access road. In addition, the land for the proposed Lower Lane access road is not owned by the Town of Berlin, but by a private person. Discussions as to whether the owners are even interested in selling, and the actual purchase price, have not been discussed, evaluated, or pursued (see Pg 9 Site Plan).

(c) 10.84 acres (7.81 & 3.03) of land owned by Berlin and use by YMCA:

--not studied or evaluated, but;

1) Possible 50-99 year lease, at \$1.00 per year

2) Sale of land to YMCA

(d) Cost & value of land:

--Berlin purchased & assembled four parcels of land on Patterson Way

(a) Two parcels from Cieniewicz on 8-29-03 for \$630,000 (see V51/P528)

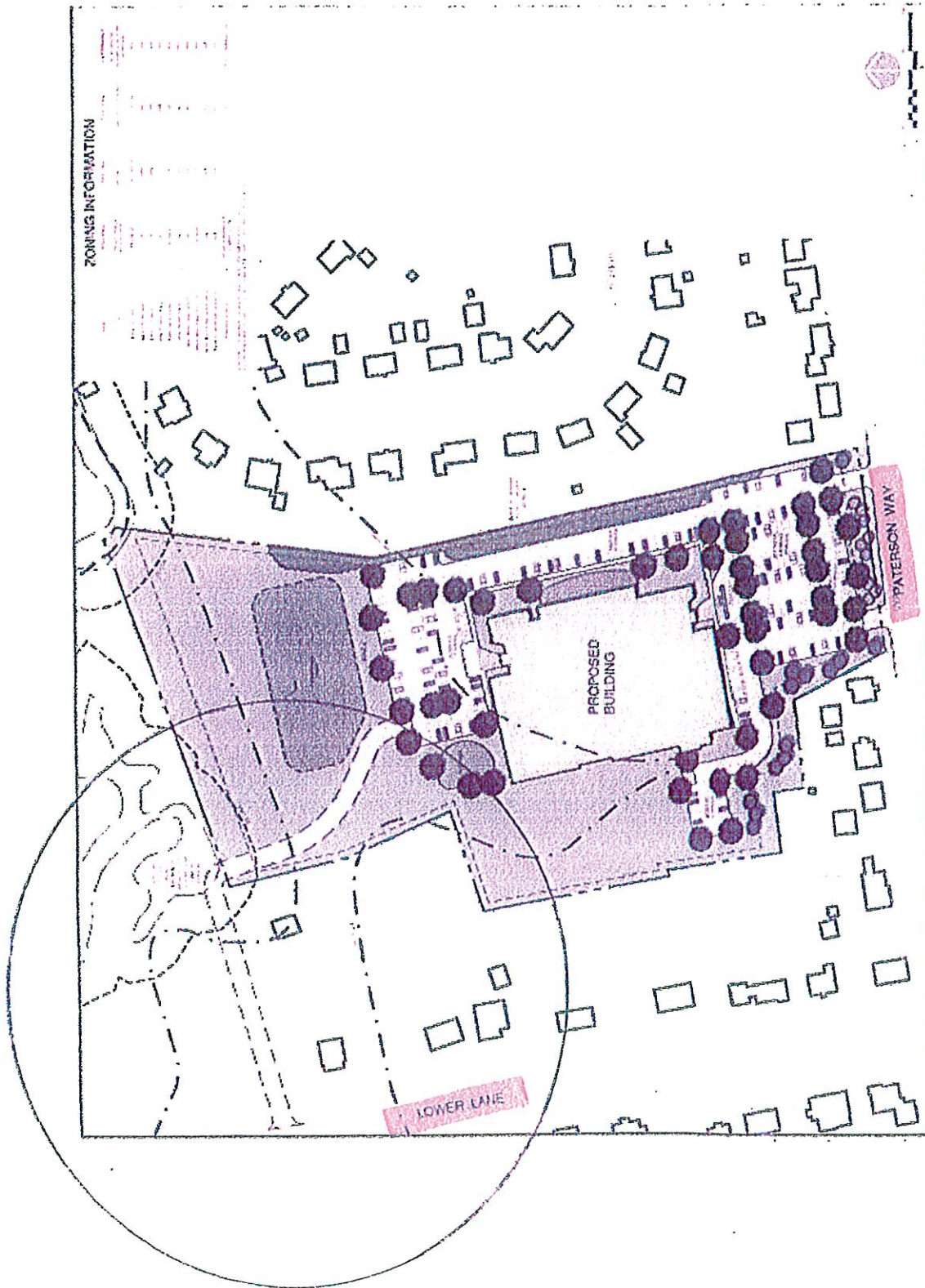
(b) One parcel from Dao on 5-2-08 for \$35,000 (V603/P002-0003)

(c) One parcel from Forsyth on 11-7-08 for \$35,000 (V610/P518-519)

(d) Total cost that Berlin spent for all four parcels above was \$700,000

Site selection & analysis (Patterson Way):

(a) Site Plan showing Lower Lane access road:



SITE PLAN

BERLIN COMMUNITY AND SENIOR CENTER | 0 PATTERSON WAY

Senior Center Usage Numbers-current:

Berlin Senior Center Data As of March 28, 2022

The Berlin Senior Center is for individuals 60 years of age or older and is open approx. 260 days per year, 5 days per week from 8:30 am - 4 pm. Per the latest census, Berlin's population is 20,460 and 29.4% of the population is 60 yrs. or older (6,022 individuals). It is expected that the senior population will grow in the foreseeable future, given the aging baby boomer population. Seniors are living longer and are more physically and socially active than ever before. As from the table below, the Senior Center membership has grown dramatically (2.1 times since 2017) with currently 919 members or 15% of the town's senior population. This growth rate can be tied to the amount of outreach that happened during the pandemic by the Senior Center. New ways of communication were introduced and more virtual programs were offered. The table below provides statistical information from the Senior Center's badge system. Key points are summarized below the table.

| Year | | A Berlin Senior Population 60+ (1) | B Berlin Senior Center Members | C = B/A Members as a % of Senior Population | D Active Members | E = D/B % of Members that are Active | F Annual Participatio n by Active Members | G = F/D Avg. Activities Per Active Member Per Year |
|-----------------------|----------------|--|--|---|------------------------|--|---|---|
| 2017 | | 6,022 | 441 | 7% | 441 | 100% | 12,998 | 29 |
| 2018 | | 6,022 | 482 | 8% | 456 | 95% | 12,910 | 28 |
| 2019 | | 6,022 | 596 | 10% | 471 | 79% | 12,583 | 27 |
| Pre-Pandemic Averages | | | 506 | 8% | 456 | 90% | 12,830 | 28 |
| 2020 | COVID Pandemic | 6,022 | 639 | 11% | 491 | 77% | 2,957 | 6 |
| 2021 | COVID Pandemic | 6,022 | 846 | 14% | 492 | 58% | 7,961 | 16 |
| Members as of 3/28/22 | | | 919 | 15% | | | | |

Key Facts: *Even in the last two years of the COVID Pandemic with the Senior Center closed a good portion of the years and not running all programs:*

- 1 58% of the membership visited the Senior Center (active member) in 2021; pre pandemic was 90%
- 2 Active members participated and visited the center 16 days in 2021; pre-pandemic was 28 days
- 3 15% of the senior population in Berlin are members of the Berlin Senior Center
- 4 Per the Berlin Director of Senior Services, towns with newer Senior & Community facilities have usually doubled active memberships with expanded program offerings meeting the needs of the growing physical and socially active seniors.

(1) Source: US Census 2020; applied to all years; not expected to have been significantly different

Community Center Usage Numbers--current:

COMMUNITY CENTER USAGE STATISTICS

Total number of visits

| | | |
|-------|------------------|--------|
| 2017 | | |
| | Activity Room | 1,491 |
| | Exercise Room | 9,354 |
| | Groups & Classes | 13,640 |
| TOTAL | | 24,485 |

| | | |
|-------|------------------|--------|
| 2018 | | |
| | Activity Room | 1,119 |
| | Exercise Room | 8,318 |
| | Groups & Classes | 11,470 |
| TOTAL | | 20,907 |

| | | |
|-------|------------------|--------|
| 2019 | Activity Room | 1,296 |
| | Exercise Room | 7,400 |
| | Groups & Classes | 10,645 |
| TOTAL | | 19,341 |

| | | |
|-------|------------------|-------|
| 2020 | Activity Room | 278 |
| | Exercise Room | 1,976 |
| | Groups & Classes | 2,388 |
| TOTAL | | 4,642 |

*Closed April to December COVID

| | | |
|-------|------------------|-------|
| 2021 | Activity Room | 263 |
| | Exercise Room | 1,027 |
| | Groups & Classes | 4,208 |
| TOTAL | | 5,498 |

*Closed January to September COVID

*These numbers are calculated by the number of people in the room based on an attendance sheet.
The same person may be counted more than once.

Financials:

(a) Projected cost to build **Berlin's** new 72,000 square foot facility:

--Projected cost varies depending on many factors and is estimated to be between \$36-44 million

(b) Projected annual operating costs to run **Berlin's** 72,000 square foot facility:

--Projected annual operating costs based on Town Staff calculations and analysis (see Page 13)

Note: For comparison, please see **Appendix E---Financial information provided to this Sub-Committee from toured & existing facilities

(c) Projected FFE (Furniture, Fixtures, Equipment), expenses and start-ups costs for **Berlin's** new 72,000 square foot facility based on Town Hall staff analysis (see Page 14)

(d) Projected ways **Berlin** pays the annual operating costs to run **Berlin's** new 72,000 square foot facility:

- Increase in property taxes & mil rate increase
- Annual bonding
- Fundraising & donations--public and private
- Membership fees to join and use the new facility
- Or, a combination thereof

Financials:

(a) Projected annual operating budget for Berlin's new 72,000 square foot facility based on Town Hall staff analysis of costs and expenses:

PROJECTED ANNUAL OPERATING COSTS

| ADDITIONAL STAFFING | | | Salary Budget Amount | |
|--|---|---------------------|--------------------------|-------------|
| Facility Manager | Full-Time (for entire building) | Professional | \$80,000 | \$122,000 |
| Aquatics Director | Difference in hiring FT Mid Manager B to replace summer part time | | \$72,500 | \$104,525 |
| Lifeguards/WSI Instructors | Part-Time | Non-Union | Addtl. of current budget | \$41,852 |
| Recreation Supervisor | Full-Time | Mid Manager Union B | \$72,500 | \$113,375 |
| Program Coordinator | Full-Time/Shared Position | White Collar Union | \$58,076 | \$96,787 |
| Administrative Secretary (Senior Center) | Part-Time | Non-Union | \$11,310 | \$11,310 |
| Community Center Supervisor | Part-Time (for when depts are closed) | Non-Union | Addtl. of current budget | \$7,042 |
| Additional Parks and Grounds Staff | Full-Time | Blue Collar Union | \$52,271 | \$90,112 |
| Additional Facilities Staff (Custodians X 4) | Full-Time | Blue Collar Union | \$182,624 | \$330,020 |
| Additional Facilities Staff (Trades X2) | Full-Time | Blue Collar Union | \$111,822 | \$188,596 |
| Parks and Recreation | | | | |
| Maintenance | Exercise Room Equipment | | 10% increase | \$275 |
| Pool Supplies | | | 20% increase | \$1,180 |
| Training | Line Item includes lifeguard training | | 10% increase | \$286 |
| Senior Services | | | | |
| Operating Materials | | | 50% increase | \$1,000 |
| Programs and Activities | | | 50% increase | \$1,000 |
| Bank Fees | | | | \$25,000 |
| Pool | | | | |
| Pool Maintenance (once a week maintenance) | | | | \$6,000 |
| Pool Contractual Services (repairs) | | | | \$10,000 |
| Utilities/Maintenance/Facilities | | | | |
| Water | Based on estimate from QA&M given Newtown expenses | | | \$40,000 |
| Electricity | Based on estimate from QA&M given Newtown expenses | | | \$195,000 |
| Natural Gas | Based on estimate from QA&M given Newtown expenses | | | \$80,000 |
| Facilities Infrastructure (Custodial equipment, materials, supplies) | | | | \$150,000 |
| | New additional operating costs for 72,000 square foot Community & Senior Center | | | \$1,615,360 |
| | Current annual operational budgets (Parks & Recreation, Senior Center, Social & Youth Services) | | | \$1,358,068 |
| | Projected Total Annual Operational Costs | | | \$2,973,428 |

Please note that the above calculations assume operating hours of:

Monday-Friday: 6am-10pm

Saturday & Sunday: 7am-5pm

Financials:

(a) Projected FFE (Furniture, Fixtures, Equipment) expenses, & startup costs for new 72,000 square foot facility based on Town Hall staff analysis of costs & expenses:

START UP ESTIMATED COSTS (in addition to the FFE in QA&M budget)

| | | | |
|--|---|-----------------|-----------|
| Tables, Chairs, Smart Boards, Projectors, Storage Cabinets, Furniture, File Cabinets, Carts, Televisions | | | \$50,000 |
| For Gymnasium | | | |
| Bleachers | includes installation | | \$36,000 |
| Scoreboard | includes installation | | \$8,500 |
| Volleyball Stanchions with Nets | quantity: 2 | | \$14,000 |
| Pickleball Nets and Posts | quantity: 4 | | \$3,000 |
| Mats for the Gym | | | \$9,000 |
| For Pool Area | | | |
| Timing System | | | \$4,400 |
| Starting System | | | \$1,275 |
| Timing Cable Harness | | | \$800 |
| Touchpads | | | \$9,000 |
| Timing Buttons | | | \$1,000 |
| Touchpad Storage Caddy | | | \$1,600 |
| Lifeguard Chairs | | \$650 - \$3,000 | \$10,000 |
| Bleachers | | \$575 - \$3,500 | \$7,000 |
| Lifesaving Equipment | Shepherd's Crooks, Ring Buoys, Rescue Tubes, Backboards, AED | | \$5,500 |
| Swim Lesson Equipment | Dive sticks, kick boards, life vests, etc. | | \$5,000 |
| Portable Storage Carts | | \$240 - \$3,000 | \$5,000 |
| Lane Lines | | | \$4,950 |
| Lane Line Storage | | | \$2,200 |
| Backstroke Flags Stanchions | | | \$1,300 |
| Backstroke Flags | | | \$100 |
| For the Exercise Room | | | |
| To outfit room | Number based on Rocky Hill cost to outfit 588 square foot room & buying new equipment | | \$150,000 |
| For the Café in Reception Area | | | |
| Refrigerator | | | \$1,500 |
| For Kitchen | | | |
| Small appliances, not inc. in Tom's estimate | | | \$3,300 |
| For Outdoor Patio | | | |
| Furniture, Outdoor Umbrellas | | | \$10,000 |
| For Health Room (Senior Center) | | | |
| Specialty Furniture and Equipment | | | \$1,500 |
| For a Game Room | | | |
| To Outfit Room | | | \$10,000 |
| For Food Pantry | | | |
| Shelving/Portable Carts | | | \$1,600 |
| Facilities Vehicles (custodial and trade) | \$50,000 per trades person | | \$100,000 |
| Facilities Infrastructure (custodial equipment, materials, supplies) | | | \$75,000 |
| | | | \$532,525 |
| | | | \$150,000 |
| | | | \$682,525 |

QA&M budgeted amount for FFE

TOTAL

Bonding:

(a) Best practices bonding levels as per Wall Street rating agencies:

- 3-5% (maximum), of annual town budget
- Berlin current bonding/debt level is \$81,456,013 as of 4-1-22 which under Best Practices should be no more than \$41,000,000. At the end of FY2017 Berlin bonded debt was at a high of \$107,729,736., which includes the energy lease but excludes the unfunded DB pension liability.
- Under the Best Practices formula, the current Berlin bonded debt percentage is **8.0% versus the 3-5% range** advocated under Best Practices by rating agencies

(b) Bonding costs, and mil rate increase for 72,000 square foot project:

- \$36,000,000 @10-15-20 year charts & resulting mil rate increase (see Pg 16)
- \$40,000,000 @10-15-20 year charts & resulting mil rate increase (see Pg 17)
- \$44,000,000 @10-15-20 year charts & resulting mil rate increase (see Pg 18)

(c) Dates and timelines for bonding & referendum for (b) above (see Pg 19):

(d) Other upcoming bonding projects on the horizon for Berlin (see Pg 20):

(e) Per capita bonding level FY2019 of 22 towns in Central Connecticut (see Pg 21):

(f) Berlin bond rating impact from (b) above (see Pg 22):

Bonding: \$36million bond chart @ 10-15-20 year increments with mil rate impact:

Town of Berlin

Projected Mill Rate Impact of Community/Senior Center

March 2022

KEY ASSUMPTIONS

Projected total cost \$36,000,000 * Projected mil rate displayed only considers additional debt service from the Community/Senior Center
Value of mill 2,348,139 project. Any other debt service payments and operational changes are not included in the mil rate displayed.

10-YEAR DEBT SCHEDULE

| 10 4.0% | | | | Mil Rate Impact | Incremental Tax Impact | |
|------------|--------------|-------------|-----------------------|--------------------|--------------------------------|--------------------------------|
| | Principal | Interest | Total Debt Service | | \$280,000 Home 70% of value | \$450,000 home 70% of value |
| 0 | | \$1,440,000 | \$1,440,000 | 0.61 | \$120.20 | \$193.17 |
| 1 | \$3,600,000 | \$1,296,000 | \$4,896,000 | 2.09 | \$408.67 | \$656.79 |
| 2 | \$3,600,000 | \$1,152,000 | \$4,752,000 | 2.02 | \$396.65 | \$637.48 |
| 3 | \$3,600,000 | \$1,008,000 | \$4,608,000 | 1.96 | \$384.63 | \$618.16 |
| 4 | \$3,600,000 | \$864,000 | \$4,464,000 | 1.90 | \$372.61 | \$598.84 |
| 5 | \$3,600,000 | \$720,000 | \$4,320,000 | 1.84 | \$360.59 | \$579.52 |
| 6 | \$3,600,000 | \$576,000 | \$4,176,000 | 1.78 | \$348.57 | \$560.21 |
| 7 | \$3,600,000 | \$432,000 | \$4,032,000 | 1.72 | \$336.55 | \$540.89 |
| 8 | \$3,600,000 | \$288,000 | \$3,888,000 | 1.66 | \$324.53 | \$521.57 |
| 9 | \$3,600,000 | \$144,000 | \$3,744,000 | 1.59 | \$312.51 | \$502.25 |
| 10 | \$3,600,000 | \$0 | \$3,600,000 | 1.53 | \$300.49 | \$482.94 |
| | \$36,000,000 | \$7,920,000 | \$43,920,000 | | | |

15-YEAR DEBT SCHEDULE

| 15 5.0% | | | | Mil Rate Impact | | |
|------------|--------------|--------------|-----------------------|--------------------|----------|----------|
| | Principal | Interest | Total Debt Service | | | |
| 0 | | \$1,800,000 | \$1,800,000 | 0.77 | \$150.25 | \$241.47 |
| 1 | \$2,400,000 | \$1,680,000 | \$4,080,000 | 1.74 | \$340.56 | \$547.33 |
| 2 | \$2,400,000 | \$1,680,000 | \$4,080,000 | 1.74 | \$340.56 | \$547.33 |
| 3 | \$2,400,000 | \$1,560,000 | \$3,960,000 | 1.69 | \$330.54 | \$531.23 |
| 4 | \$2,400,000 | \$1,440,000 | \$3,840,000 | 1.64 | \$320.53 | \$515.13 |
| 5 | \$2,400,000 | \$1,320,000 | \$3,720,000 | 1.58 | \$310.51 | \$499.03 |
| 6 | \$2,400,000 | \$1,200,000 | \$3,600,000 | 1.53 | \$300.49 | \$482.94 |
| 7 | \$2,400,000 | \$1,080,000 | \$3,480,000 | 1.48 | \$290.48 | \$466.84 |
| 8 | \$2,400,000 | \$960,000 | \$3,360,000 | 1.43 | \$280.46 | \$450.74 |
| 9 | \$2,400,000 | \$840,000 | \$3,240,000 | 1.38 | \$270.44 | \$434.64 |
| 10 | \$2,400,000 | \$720,000 | \$3,120,000 | 1.33 | \$260.43 | \$418.54 |
| 11 | \$2,400,000 | \$600,000 | \$3,000,000 | 1.28 | \$250.41 | \$402.45 |
| 12 | \$2,400,000 | \$480,000 | \$2,880,000 | 1.23 | \$240.39 | \$386.35 |
| 13 | \$2,400,000 | \$360,000 | \$2,760,000 | 1.18 | \$230.38 | \$370.25 |
| 14 | \$2,400,000 | \$240,000 | \$2,640,000 | 1.12 | \$220.36 | \$354.15 |
| 15 | \$2,400,000 | \$0 | \$2,400,000 | 1.02 | \$200.33 | \$321.96 |
| | \$36,000,000 | \$15,960,000 | \$51,960,000 | | | |

20-YEAR DEBT SCHEDULE

| 20 6.0% | | | | Mil Rate Impact | | |
|------------|--------------|--------------|-----------------------|--------------------|----------|----------|
| | Principal | Interest | Total Debt Service | | | |
| 0 | | \$1,800,000 | \$1,800,000 | 0.77 | \$150.25 | \$241.47 |
| 1 | \$1,800,000 | \$2,052,000 | \$3,852,000 | 1.64 | \$321.53 | \$516.74 |
| 2 | \$1,800,000 | \$1,944,000 | \$3,744,000 | 1.59 | \$312.51 | \$502.25 |
| 3 | \$1,800,000 | \$1,836,000 | \$3,636,000 | 1.55 | \$303.50 | \$487.76 |
| 4 | \$1,800,000 | \$1,728,000 | \$3,528,000 | 1.50 | \$294.48 | \$473.28 |
| 5 | \$1,800,000 | \$1,620,000 | \$3,420,000 | 1.46 | \$285.47 | \$458.79 |
| 6 | \$1,800,000 | \$1,512,000 | \$3,312,000 | 1.41 | \$276.45 | \$444.30 |
| 7 | \$1,800,000 | \$1,404,000 | \$3,204,000 | 1.36 | \$267.44 | \$429.81 |
| 8 | \$1,800,000 | \$1,296,000 | \$3,096,000 | 1.32 | \$258.42 | \$415.32 |
| 9 | \$1,800,000 | \$1,188,000 | \$2,988,000 | 1.27 | \$249.41 | \$400.84 |
| 10 | \$1,800,000 | \$1,080,000 | \$2,880,000 | 1.23 | \$240.39 | \$386.35 |
| 11 | \$1,800,000 | \$972,000 | \$2,772,000 | 1.18 | \$231.38 | \$371.86 |
| 12 | \$1,800,000 | \$864,000 | \$2,664,000 | 1.13 | \$222.37 | \$357.37 |
| 13 | \$1,800,000 | \$756,000 | \$2,556,000 | 1.09 | \$213.35 | \$342.88 |
| 14 | \$1,800,000 | \$648,000 | \$2,448,000 | 1.04 | \$204.34 | \$328.40 |
| 15 | \$1,800,000 | \$540,000 | \$2,340,000 | 1.00 | \$195.32 | \$313.91 |
| 16 | \$1,800,000 | \$432,000 | \$2,232,000 | 0.95 | \$186.31 | \$299.42 |
| 17 | \$1,800,000 | \$324,000 | \$2,124,000 | 0.90 | \$177.29 | \$284.93 |
| 18 | \$1,800,000 | \$216,000 | \$2,016,000 | 0.86 | \$168.28 | \$270.44 |
| 19 | \$1,800,000 | \$108,000 | \$1,908,000 | 0.81 | \$159.26 | \$255.96 |
| 20 | \$1,800,000 | \$0 | \$1,800,000 | 0.77 | \$150.25 | \$241.47 |
| | \$36,000,000 | \$22,320,000 | \$58,320,000 | | | |

Bonding: \$40million bond chart @ 10-15-20 year increments with mil rate impact:

Town of Berlin Projected Mill Rate Impact of Community/Senior Center March 2022

KEY ASSUMPTIONS

Projected total cost \$40,000,000 * Projected mil rate displayed only considers additional debt service from the Community/Senior Center project. Any other debt service payments and operational changes are not included in the mil rate displayed.
Value of mill 2,348,139

10-YEAR DEBT SCHEDULE

| 10 4.0% | Total | | | Mil Rate Impact | Incremental Tax Impact | |
|------------|--------------|-------------|--------------|--------------------|--------------------------------|--------------------------------|
| | Principal | Interest | Debt Service | | \$280,000 Home 70% of value | \$450,000 home 70% of value |
| 0 | | \$1,600,000 | \$1,600,000 | 0.68 | \$133.55 | \$214.64 |
| 1 | \$4,000,000 | \$1,440,000 | \$5,440,000 | 2.32 | \$454.08 | \$729.77 |
| 2 | \$4,000,000 | \$1,280,000 | \$5,280,000 | 2.25 | \$440.72 | \$708.31 |
| 3 | \$4,000,000 | \$1,120,000 | \$5,120,000 | 2.18 | \$427.37 | \$686.84 |
| 4 | \$4,000,000 | \$960,000 | \$4,960,000 | 2.11 | \$414.01 | \$665.38 |
| 5 | \$4,000,000 | \$800,000 | \$4,800,000 | 2.04 | \$400.66 | \$643.91 |
| 6 | \$4,000,000 | \$640,000 | \$4,640,000 | 1.98 | \$387.30 | \$622.45 |
| 7 | \$4,000,000 | \$480,000 | \$4,480,000 | 1.91 | \$373.95 | \$600.99 |
| 8 | \$4,000,000 | \$320,000 | \$4,320,000 | 1.84 | \$360.59 | \$579.52 |
| 9 | \$4,000,000 | \$160,000 | \$4,160,000 | 1.77 | \$347.24 | \$558.06 |
| 10 | \$4,000,000 | \$0 | \$4,000,000 | 1.70 | \$333.88 | \$536.60 |
| | \$40,000,000 | \$8,800,000 | \$48,800,000 | | | |

15-YEAR DEBT SCHEDULE

| 15 5.0% | Total | | | Mil Rate Impact | | |
|------------|--------------|--------------|--------------|--------------------|----------|----------|
| | Principal | Interest | Debt Service | | | |
| 0 | | \$2,000,000 | \$2,000,000 | 0.85 | \$166.94 | \$268.30 |
| 1 | \$2,666,667 | \$1,866,667 | \$4,533,333 | 1.93 | \$378.40 | \$608.14 |
| 2 | \$2,666,667 | \$1,866,667 | \$4,533,333 | 1.93 | \$378.40 | \$608.14 |
| 3 | \$2,666,667 | \$1,733,333 | \$4,400,000 | 1.87 | \$367.27 | \$590.25 |
| 4 | \$2,666,667 | \$1,600,000 | \$4,266,667 | 1.82 | \$356.14 | \$572.37 |
| 5 | \$2,666,667 | \$1,466,667 | \$4,133,333 | 1.76 | \$345.01 | \$554.48 |
| 6 | \$2,666,667 | \$1,333,333 | \$4,000,000 | 1.70 | \$333.88 | \$536.60 |
| 7 | \$2,666,667 | \$1,200,000 | \$3,866,667 | 1.65 | \$322.75 | \$518.71 |
| 8 | \$2,666,667 | \$1,066,667 | \$3,733,333 | 1.59 | \$311.62 | \$500.82 |
| 9 | \$2,666,667 | \$933,333 | \$3,600,000 | 1.53 | \$300.49 | \$482.94 |
| 10 | \$2,666,667 | \$800,000 | \$3,466,667 | 1.48 | \$289.36 | \$465.05 |
| 11 | \$2,666,667 | \$666,667 | \$3,333,333 | 1.42 | \$278.23 | \$447.16 |
| 12 | \$2,666,667 | \$533,333 | \$3,200,000 | 1.36 | \$267.11 | \$429.28 |
| 13 | \$2,666,667 | \$400,000 | \$3,066,667 | 1.31 | \$255.98 | \$411.39 |
| 14 | \$2,666,667 | \$266,667 | \$2,933,333 | 1.25 | \$244.85 | \$393.50 |
| 15 | \$2,666,667 | \$0 | \$2,666,667 | 1.14 | \$222.59 | \$357.73 |
| | \$40,000,000 | \$17,733,333 | \$57,733,333 | | | |

20-YEAR DEBT SCHEDULE

| 20 6.0% | Total | | | Mil Rate Impact | | |
|------------|--------------|--------------|--------------|--------------------|----------|----------|
| | Principal | Interest | Debt Service | | | |
| 0 | | \$2,000,000 | \$2,000,000 | 0.85 | \$166.94 | \$268.30 |
| 1 | \$2,000,000 | \$2,280,000 | \$4,280,000 | 1.82 | \$357.25 | \$574.16 |
| 2 | \$2,000,000 | \$2,160,000 | \$4,160,000 | 1.77 | \$347.24 | \$558.06 |
| 3 | \$2,000,000 | \$2,040,000 | \$4,040,000 | 1.72 | \$337.22 | \$541.96 |
| 4 | \$2,000,000 | \$1,920,000 | \$3,920,000 | 1.67 | \$327.20 | \$525.86 |
| 5 | \$2,000,000 | \$1,800,000 | \$3,800,000 | 1.62 | \$317.19 | \$509.77 |
| 6 | \$2,000,000 | \$1,680,000 | \$3,680,000 | 1.57 | \$307.17 | \$493.67 |
| 7 | \$2,000,000 | \$1,560,000 | \$3,560,000 | 1.52 | \$297.15 | \$477.57 |
| 8 | \$2,000,000 | \$1,440,000 | \$3,440,000 | 1.46 | \$287.14 | \$461.47 |
| 9 | \$2,000,000 | \$1,320,000 | \$3,320,000 | 1.41 | \$277.12 | \$445.37 |
| 10 | \$2,000,000 | \$1,200,000 | \$3,200,000 | 1.36 | \$267.11 | \$429.28 |
| 11 | \$2,000,000 | \$1,080,000 | \$3,080,000 | 1.31 | \$257.09 | \$413.18 |
| 12 | \$2,000,000 | \$960,000 | \$2,960,000 | 1.26 | \$247.07 | \$397.08 |
| 13 | \$2,000,000 | \$840,000 | \$2,840,000 | 1.21 | \$237.06 | \$380.98 |
| 14 | \$2,000,000 | \$720,000 | \$2,720,000 | 1.16 | \$227.04 | \$364.88 |
| 15 | \$2,000,000 | \$600,000 | \$2,600,000 | 1.11 | \$217.02 | \$348.79 |
| 16 | \$2,000,000 | \$480,000 | \$2,480,000 | 1.06 | \$207.01 | \$332.69 |
| 17 | \$2,000,000 | \$360,000 | \$2,360,000 | 1.01 | \$196.99 | \$316.59 |
| 18 | \$2,000,000 | \$240,000 | \$2,240,000 | 0.95 | \$186.97 | \$300.49 |
| 19 | \$2,000,000 | \$120,000 | \$2,120,000 | 0.90 | \$176.96 | \$284.40 |
| 20 | \$2,000,000 | \$0 | \$2,000,000 | 0.85 | \$166.94 | \$268.30 |
| | \$40,000,000 | \$24,800,000 | \$64,800,000 | | | |

Bonding: \$44million bond chart @ 10-15-20 year increments with mil rate impact:

Town of Berlin Projected Mill Rate Impact of Community/Senior Center March 2022

KEY ASSUMPTIONS

Projected total cost \$44,000,000 * Projected mil rate displayed only considers additional debt service from the Community/Senior Center
Value of mill 2,348,139 project. Any other debt service payments and operational changes are not included in the mil rate displayed.

| 10-YEAR DEBT SCHEDULE | | | | Incremental Tax Impact | | |
|-----------------------|--------------|-------------|-----------------------|------------------------|----------------|----------------|
| 10 4.0% | Principal | Interest | Total Debt Service | Mil Rate Impact | \$280,000 Home | \$450,000 home |
| | | | | | 70% of value | 70% of value |
| 0 | | \$1,760,000 | \$1,760,000 | 0.75 | \$146.91 | \$236.10 |
| 1 | \$4,400,000 | \$1,584,000 | \$5,984,000 | 2.55 | \$499.49 | \$802.75 |
| 2 | \$4,400,000 | \$1,408,000 | \$5,808,000 | 2.47 | \$484.80 | \$779.14 |
| 3 | \$4,400,000 | \$1,232,000 | \$5,632,000 | 2.40 | \$470.11 | \$755.53 |
| 4 | \$4,400,000 | \$1,056,000 | \$5,456,000 | 2.32 | \$455.41 | \$731.92 |
| 5 | \$4,400,000 | \$880,000 | \$5,280,000 | 2.25 | \$440.72 | \$708.31 |
| 6 | \$4,400,000 | \$704,000 | \$5,104,000 | 2.17 | \$426.03 | \$684.70 |
| 7 | \$4,400,000 | \$528,000 | \$4,928,000 | 2.10 | \$411.34 | \$661.09 |
| 8 | \$4,400,000 | \$352,000 | \$4,752,000 | 2.02 | \$396.65 | \$637.48 |
| 9 | \$4,400,000 | \$176,000 | \$4,576,000 | 1.95 | \$381.96 | \$613.86 |
| 10 | \$4,400,000 | \$0 | \$4,400,000 | 1.87 | \$367.27 | \$590.25 |
| | \$44,000,000 | \$9,680,000 | \$53,680,000 | | | |

| 15-YEAR DEBT SCHEDULE | | | | Incremental Tax Impact | | |
|-----------------------|--------------|--------------|-----------------------|------------------------|--------------------------------|--------------------------------|
| 15 5.0% | Principal | Interest | Total Debt Service | Mil Rate Impact | \$280,000 Home 70% of value | \$450,000 home 70% of value |
| | | | | | | |
| 0 | | \$2,200,000 | \$2,200,000 | 0.94 | \$183.63 | \$295.13 |
| 1 | \$2,933,333 | \$2,053,333 | \$4,986,667 | 2.12 | \$416.24 | \$668.96 |
| 2 | \$2,933,333 | \$2,053,333 | \$4,986,667 | 2.12 | \$416.24 | \$668.96 |
| 3 | \$2,933,333 | \$1,906,667 | \$4,840,000 | 2.06 | \$404.00 | \$649.28 |
| 4 | \$2,933,333 | \$1,760,000 | \$4,693,333 | 2.00 | \$391.75 | \$629.60 |
| 5 | \$2,933,333 | \$1,613,333 | \$4,546,667 | 1.94 | \$379.51 | \$609.93 |
| 6 | \$2,933,333 | \$1,466,667 | \$4,400,000 | 1.87 | \$367.27 | \$590.25 |
| 7 | \$2,933,333 | \$1,320,000 | \$4,253,333 | 1.81 | \$355.03 | \$570.58 |
| 8 | \$2,933,333 | \$1,173,333 | \$4,106,667 | 1.75 | \$342.78 | \$550.90 |
| 9 | \$2,933,333 | \$1,026,667 | \$3,960,000 | 1.69 | \$330.54 | \$531.23 |
| 10 | \$2,933,333 | \$880,000 | \$3,813,333 | 1.62 | \$318.30 | \$511.55 |
| 11 | \$2,933,333 | \$733,333 | \$3,666,667 | 1.56 | \$306.06 | \$491.88 |
| 12 | \$2,933,333 | \$586,667 | \$3,520,000 | 1.50 | \$293.82 | \$472.20 |
| 13 | \$2,933,333 | \$440,000 | \$3,373,333 | 1.44 | \$281.57 | \$452.53 |
| 14 | \$2,933,333 | \$293,333 | \$3,226,667 | 1.37 | \$269.33 | \$432.85 |
| 15 | \$2,933,333 | \$0 | \$2,933,333 | 1.25 | \$244.85 | \$393.50 |
| | \$44,000,000 | \$19,506,667 | \$63,506,667 | | | |

| 20-YEAR DEBT SCHEDULE | | | | Incremental Tax Impact | | |
|-----------------------|--------------|--------------|-----------------------|------------------------|--------------------------------|--------------------------------|
| 20 6.0% | Principal | Interest | Total Debt Service | Mil Rate Impact | \$280,000 Home 70% of value | \$450,000 home 70% of value |
| | | | | | | |
| 0 | | \$2,200,000 | \$2,200,000 | 0.94 | \$183.63 | \$295.13 |
| 1 | \$2,200,000 | \$2,508,000 | \$4,708,000 | 2.00 | \$392.98 | \$631.57 |
| 2 | \$2,200,000 | \$2,376,000 | \$4,576,000 | 1.95 | \$381.96 | \$613.86 |
| 3 | \$2,200,000 | \$2,244,000 | \$4,444,000 | 1.89 | \$370.94 | \$596.16 |
| 4 | \$2,200,000 | \$2,112,000 | \$4,312,000 | 1.84 | \$359.92 | \$578.45 |
| 5 | \$2,200,000 | \$1,980,000 | \$4,180,000 | 1.78 | \$348.91 | \$560.74 |
| 6 | \$2,200,000 | \$1,848,000 | \$4,048,000 | 1.72 | \$337.89 | \$543.03 |
| 7 | \$2,200,000 | \$1,716,000 | \$3,916,000 | 1.67 | \$326.87 | \$525.33 |
| 8 | \$2,200,000 | \$1,584,000 | \$3,784,000 | 1.61 | \$315.85 | \$507.62 |
| 9 | \$2,200,000 | \$1,452,000 | \$3,652,000 | 1.56 | \$304.83 | \$489.91 |
| 10 | \$2,200,000 | \$1,320,000 | \$3,520,000 | 1.50 | \$293.82 | \$472.20 |
| 11 | \$2,200,000 | \$1,188,000 | \$3,388,000 | 1.44 | \$282.80 | \$454.50 |
| 12 | \$2,200,000 | \$1,056,000 | \$3,256,000 | 1.39 | \$271.78 | \$436.79 |
| 13 | \$2,200,000 | \$924,000 | \$3,124,000 | 1.33 | \$260.76 | \$419.08 |
| 14 | \$2,200,000 | \$792,000 | \$2,992,000 | 1.27 | \$249.74 | \$401.37 |
| 15 | \$2,200,000 | \$660,000 | \$2,860,000 | 1.22 | \$238.73 | \$383.67 |
| 16 | \$2,200,000 | \$528,000 | \$2,728,000 | 1.16 | \$227.71 | \$365.96 |
| 17 | \$2,200,000 | \$396,000 | \$2,596,000 | 1.11 | \$216.69 | \$348.25 |
| 18 | \$2,200,000 | \$264,000 | \$2,464,000 | 1.05 | \$205.67 | \$330.54 |
| 19 | \$2,200,000 | \$132,000 | \$2,332,000 | 0.99 | \$194.65 | \$312.83 |
| 20 | \$2,200,000 | \$0 | \$2,200,000 | 0.94 | \$183.63 | \$295.13 |
| | \$44,000,000 | \$27,280,000 | \$71,280,000 | | | |

Bonding:

- (a) Suggested dates for Community/Senior Center bonding & referendum:
(per Finance Director Kevin Delaney)

May 17 Town Council Meeting to set the Public Hearing and authorized the preparation of bond documents

June 7 Town Council Public Hearing

June 21 Town Council adopts the ordinance

July 12 Board of Finance approves the ordinance

July 26 Town Council sends the ordinance to referendum and approves the question for the ballot

Note: Town Council will also meet September 6th and September 20th

Note: Board of Finance will also meet August 12th and September 13th

Bonding: other proposed bonding—Next 10 years:

Town of Berlin

Other Proposed Bonding - Next 10 years

February 2022

| | <u>FY24</u> | <u>FY25</u> | <u>FY26</u> | <u>FY27</u> | <u>FY28+</u> |
|----------------------------------|---------------------|---------------------|--------------------|--------------------|--------------------|
| <u>Existing</u> | | | | | |
| Town Hall Roof | | \$1,200,000 | | | |
| Library Roof | \$1,200,000 | | | | |
| Library/CC Chiller Replacement | | | \$2,100,000 | | |
| Fire Vehicles | \$850,000 | | | | \$3,200,000 |
| Rescue Trucks | | | | | \$1,000,000 |
| Paper Goods Pond Dam | | | \$450,000 | | |
| Pool Building - Percival | | | \$750,000 | | |
| Pool Building - East Berlin | | | | \$750,000 | |
| Replace Turf @ Scalise | | | | | \$1,000,000 |
| Senior Center Roof | | | | \$750,000 | |
| HVAC - Griswold/Hubbard | \$5,000,000 | | | | |
| HVAC - Griswold/Hubbard | | \$5,000,000 | | | |
| Boiler - Hubbard | | | \$500,000 | \$500,000 | |
| Boiler - Willard | | | \$500,000 | \$500,000 | |
| Boiler - Griswold | | | \$500,000 | \$500,000 | |
| Window Replacement - McGee | | | | \$2,100,000 | |
| Window Replacement - Willard | | | | | \$1,500,000 |
| Window Replacement - Hubbard | | | | | \$1,200,000 |
| Window Replacement - Griswold | | | | | \$1,300,000 |
| TOTAL EXISTING | \$7,050,000 | \$6,200,000 | \$4,800,000 | \$5,100,000 | \$9,200,000 |
| Existing bond principal payments | \$6,360,000 | \$6,385,000 | \$6,110,000 | \$4,445,000 | |
| Comply with borrowing strategy? | N | Y | Y | N | |
| <u>Potential New</u> | | | | | |
| Police Station Renovations | \$5,000,000 | | | | |
| Community/Senior Center | \$18,000,000 | \$18,000,000 | | | |
| Clubhouse @ Timberlin | | | | | |
| TOTAL POTENTIAL NEW | \$23,000,000 | \$18,000,000 | \$0 | \$0 | \$0 |
| GRAND TOTAL | \$30,050,000 | \$24,200,000 | \$4,800,000 | \$5,100,000 | \$9,200,000 |

Note: There is now a current discussion of a Police Department remodel and some of the ARPA funds identified for the HVAC system are proposed to offset the mill rate in FY23 (\$300k).

Bonding:

(a) Per capita bonding rates Central CT (22 towns per CT OPM office—FY2019):

| <u>Rank</u> (high to low) | <u>Town</u> | <u>Per capita debt</u> |
|---------------------------|--------------------|------------------------|
| 1..... | Hartford..... | \$4,475.62 |
| 2..... | New Britain..... | \$4,126.05 |
| 3..... | Berlin..... | \$3,835.71 |
| 4..... | Cheshire..... | \$3,549.63 |
| 5..... | Farmington..... | \$2,742.88 |
| 6..... | Southington..... | \$2,498.68 |
| 7..... | Rocky Hill..... | \$2,386.40 |
| 8..... | Middletown..... | \$2,332.70 |
| 9..... | Meriden..... | \$2,307.86 |
| 10..... | Wolcott..... | \$2,289.05 |
| 11..... | Plainville..... | \$2,245.88 |
| 12..... | West Hartford..... | \$2,218.30 |
| 13..... | Wethersfield..... | \$2,067.43 |
| 14..... | Portland..... | \$1,892.78 |
| 15..... | Cromwell..... | \$1,776.81 |
| 16..... | Bristol..... | \$1,585.67 |
| 17..... | Glastonbury..... | \$1,531.58 |
| 18..... | Avon..... | \$1,076.19 |
| 19..... | Wallingford..... | \$915.72 |
| 20..... | Newington..... | \$442.96 |
| 21..... | Middlefield..... | \$203.31 |
| 22..... | Durham..... | \$5.82 |

Note: In addition, when you use the Regional Planning Authority (RPA) Identifier that the OPM uses for 38 towns in the “**Capital Region—CRCOG**”, which Berlin falls into, Berlin ranks 3rd highest out of the 38 towns in the “**Capital Region**” area with respect to per capita debt. Also, when Berlin is compared to **all 169 towns in CT**, they rank 15th highest with respect to per capita debt. To see the list of per capita bonded debt for all 169 CT towns go to Appendix F.

Bonding:

- (a) Bond rating downgrade potential if Berlin bonds \$36-44 million for new Senior/Community Center: (Information per Finance Director Kevin Delaney)

--In isolation, all of the borrowing levels result in a 0% increase in the likelihood of a bond rating downgrade. The fundamental question for the rating agency reports is whether the Town of Berlin is willing to adjust finances (raise taxes and/or cut expenses) to fund the increased debt service. Rating agency reports are assessing the likelihood that an entity will make its required payments. Buyers of bonds use this to apply a risk premium. As long as the Town has the ability (and it does) and willingness to increase taxes to service the debt, then the rating agency will continue to rate Berlin high.

--The committee should be careful not to draw (or infer) a direct line Between borrowing \$40 million and a rating downgrade. As long as the taxpayers agree to increase the mill rate/grow the grand list (net of abatements), to fund the project and the related operating cost increases, then the rating agencies are likely not to look unfavorably on the project. The risk is approving the project without the intent to fund the debt service costs.

--Probability of down grade on Bond Rating, as a percentage:

--For a \$36,000,000 project: 00%

--For a \$40,000,000 project: 00%

--For a \$44,000,000 project: 00%

The YMCA Option:

(Comments below from Meriden YMCA Director John Benigni 2-24-22 presentation)

- (a) Our biggest program at the Meriden YMCA is daycare, and I suspect the same in Berlin.
- (b) The earliest and most optimistic date to have a shovel in the ground for a new Berlin YMCA project is 1 ½ years.
- (c) A new YMCA in Berlin will not be a replacement to the existing Berlin Senior Center, but will act as a supplement to it.
- (d) A new Berlin YMCA would be part of a three YMCA consortium (Meriden, New Britain, Berlin). Operating funds and revenues from Berlin could be taken and used to fund Meriden or New Britain YMCA operations if needed, and funds from Meriden & New Britain YMCA's could be used to support the Berlin YMCA if needed.
- (e) We would like to have playing fields, a running track, and a playscape area at a new Berlin YMCA, and we may also move the Willard School Summer Camp there.
- (f) The Meriden & New Britain YMCA's will remain open and functioning even if we build a new YMCA in Berlin.
- (g) A feasibility study could take up to one year to complete, but a short-term study of 4-5 months would know if Berlin can support a YMCA.
- (h) A new YMCA will not meet the Statement of Needs.
- (i) Please see Appendix G for responses to questions submitted to Meriden YMCA Director John Benigni.

Financials (for new YMCA facility):

(a) Projected cost to build YMCA facility:

--Entire cost bore by YMCA

(b) Projected annual operating costs to run YMCA:

--Entire operating budget bore by YMCA

(c) Land use on Patterson Way by YMCA:

--See Page 8c

(d) Possible financial assistance from the Town of Berlin is not yet determined

(e) Any excess fundraising including grants would remain with the Berlin YMCA facility and not be used for other YMCA's

Fund raising & grants:

(a) New 72,000 square foot Town of Berlin owned & run facility:

- State of CT grants: For the most part, none are available for consideration until you have a referendum approved project
- Federal grants: For the most part, none are available for consideration until you have a referendum approved project
- Private grants: For the most part, none are available for consideration until you have a referendum approved project
- Fundraising & Donations: Berlin can attempt this on their own, or hire professional fundraising consultants

(b) YMCA facility:

- State of Connecticut grants:
 - YMCA handles and applies themselves as and when they see fit.
- Federal grants:
 - YMCA handles and applies themselves as and when they see fit.
- Private grants:
 - YMCA handles and applies themselves as and when they see fit.
- Fundraising & Donations:
 - YMCA handles as and when they see fit.

Central CT facilities with pools:

| | <u>Annual membership cost</u> | |
|---|----------------------------------|-----------------------------|
| | <u>individual</u> | <u>family</u> |
| (a) <u>Hospital for Special Care New Britain, CT:</u> (2150 Corbin Ave New Britain—5.4 miles) --Pool #1-Fitness/Lap Pool, 60' x 45' --Pool #2-Recreation pool, 43' x 45' (no sauna, no hot tub) | \$37/mos (\$35/join fee) | \$47/mos (\$35/join fee) |
| (b) <u>LA Fitness Newington, CT:</u> (3563 Berlin Tnpk Newington—3.4 miles) --Pool #1-Lap Pool, 4 lanes @ 25 yards (yes sauna, yes hot tub) | \$34/mos (\$99/join fee) | \$68/mos (\$99/join fee) |
| (c) <u>Cornerstone Aquatics Center:</u> (non-resident rates) (55 Buena Vista Rd. West Hartford—10.9 miles) --Pool #1-Lap Pool, 11 lanes @ 25 yards --Pool #2-Recreation Pool, 3 lanes + open space (no sauna, yes hot tub) | \$63/mos (no join fee) | \$78/mos (no join fee) |
| (e) <u>New Britain YMCA:</u> (50 High St. New Britain—4.7 miles) --Pool #1-one pool & one hot tub (no sauna) | \$52/mos (\$36/join fee) | \$72/mos (\$36/join fee) |
| (f) <u>Meriden YMCA:</u> (110 West Main St. Meriden—8.2 miles) --Pool #1-one pool & one sauna (no hot tub) | \$47/mos (\$36/join fee) | \$69/mos (\$36/join fee) |
| (g) <u>Wheeler Plainville YMCA:</u> (149 Farmington Ave. Plainville—7.4 miles) --Pool #1-Lap Pool, 4 lanes @ 25 yards --Pool #2-Multi-purpose pool (yes sauna, yes hot tub) | \$43/\$64/mos (\$25/join fee) | \$99/mos (\$50/join fee) |
| (h) <u>Southington YMCA:</u> (29 High St. Southington—7.8 miles) --Pool #1-Lap Pool, 6 lanes @ 25 yards (no sauna, no hot tub) | \$56/mos (\$50/join fee) | \$83/mos (\$80/join fee) |

Note: Rates above are per one adult & families. Discounts for youths, seniors, and veterans exist at some facilities, but not enough room to print and list all.

Note: Miles listed above are starting from Berlin Town Hall 240 Kensington Rd.

Berlin High School Swim & Dive Team:

(a) BHS Swim & Dive Team participants/members Winter 2022 & Fall 2021:

Boys Swim Team (winter 2022): 23 boys

Boys Dive Team (winter 2022): 1 boy

Girls Swim Team (Fall 2021): 24 girls

Girls Dive Team (Fall 2021): 2 girls

(b) BHS Swim & Dive Team participants/members Winter 2021 & Fall 2020:

Boys Swim Team (winter 2021): 25 boys

Boys Dive Team (winter 2021): 3 boys

Girls Swim Team (Fall 2020): 25 girls

Girls Dive Team (Fall 2020): 3 girls

(c) BHS Swim & Dive Team participants/members Winter 2020 & Fall 2019:

Boys Swim Team (winter 2020): 34 boys

Boys Dive Team (winter 2020): 3 boys

Girls Swim Team (Fall 2019): 30 girls

Girls Dive Team (Fall 2019): 5 girls

****Note:** BHS only offers Varsity Swim & Dive teams, no freshman or JV teams, and no McGee teams either.

=====

****Please also note,** in addition to the BHS Swim & Dive Team members, pool usage can and will include Berlin Seniors, Berlin residents, and the entire Berlin Community.

Current abnormal conditions locally (USA), & globally, with the potential and/or likelihood to impact/elevate project costs:

--Global pandemic/Coronavirus

--Inflation (currently at 40 year high)

--Supply chain disruptions/issues

--Construction delays

--The Great Resignation (labor shortages)

--Ukraine-Russia War

--Rising & increasing interest rates and bonding impact

Unanswered Questions:

- (a) Economic Impact to existing Berlin businesses: not evaluated
- (b) Renovate existing Community and/or Senior Center: not evaluated
- (c) What to do with old Senior Center & **resulting costs**: not evaluated

- (d) What to do with old Community Center & **resulting costs**: not evaluated

*****Note: And with respect to libraries as a whole, are they expanding or contracting given the internet and the digital information age?***

- (e) Traffic on Patterson Way: not evaluated
- (f) Lower Lane access road: not evaluated
- (g) Closing of any outdoor pools: Please see **Appendix H** for costs and Capital Improvement Plan
- (h) Neighbors & abutting property owners input: not evaluated

Pros—new Berlin Community & Senior Center:

- 1) Berlin controls use and operations of facility
- 2) Pool would be close to BHS & residents need not leave town for pool usage
- 3) Berlin gets brand new/combined Community & Senior Center-one stop shopping
- 4) New and additional programming opportunities offered
- 5) Peck Memorial Library may expand its use in abandoned Community Center space
- 6) Possibility of more senior housing at old Senior Center
- 7) Mental Health & wellness benefits for users, and youth development
- 8) Near center of town and walking distance to three Berlin schools
- 9) Provides expanded & year-round activities for children/families/teens/seniors
- 10) Includes indoor competitive and diving pool, as well as a recreational pool and a therapy pool
- 11) Meets Parks & Recreation Commission & Commission on Aging Statement of Needs
- 12) Elimination of two separate facilities and duplicate space
- 13) Eliminates parking challenges/safety concerns at current Senior Center
- 14) Intergenerational, flexible facility to adapt and change programs/activities as community changes

Cons—new Berlin Community & Senior Center:

- 1) Any shortfall in design, construction, and annual operating costs will be taxpayer funded
- 2) Berlin taxes will increase via 10-15-20 year bonds
- 3) Bonding levels for Berlin will remain high
- 4) Other bondable projects will have to wait or not get done
- 5) Increased town staff/employees to be hired (salaries & benefits), and annual operating & maintenance costs required which increases the town budget & taxes
- 6) “Opportunity Cost” of 10.84-acre land use
- 7) Over & above the costs to build a new facility, FFE (Furniture, Fixtures, Equipment), expenses are required
- 8) Membership costs will exist where none exist now for our current Senior Center & Community Center
- 9) Town must decide what to do with old Community Center, and at what cost
- 10) Possible traffic issues
- 11) Potential issues with neighbors and property owners
- 12) Town may need to spend additional money on Lower Lane access road entrance/exit.
- 13) Fundraising & grants are applied for and handled by town staff (resources used)
- 14) Seniors who live at the current Berlin Senior Center property/Percival Heights will have to travel for services and functions
- 15) Construction of this facility exposes Berlin to “Abnormal Conditions” listed on Page 28
- 16) Current QA&M Conceptual Design is beyond the Statement of Needs.

Pros—new YMCA:

- 1) Berlin does not bond any money or pay to build a facility
- 2) Berlin taxes do not increase
- 3) Not a taxpayer funded project
- 4) YMCA builds & runs the facility with their own people
- 5) Pool would be close to BHS & residents need not leave town for pool usage
- 6) Includes indoor competitive and diving pool
- 7) Berlin gets a new facility for seniors and residents to use
- 8) Other bondable projects do not have to wait or not get done
- 9) Other non-bondable projects do not have to wait or not get done
- 10) No need to hire additional town staff/employees to run a facility (i.e. salaries & benefits)
- 11) High bond levels continue to drop
- 12) No need to spend for FFE (Furniture, Fixtures, Equipment), expenses
- 13) Will not turn away anyone who cannot afford membership fees
- 14) State Representative Cathy Abercrombie & State Senator Rick Lopes are on the Boards of Directors of YMCA
- 15) "Abnormal Conditions" listed on Page 28 are not as much of a concern as as if we built our own facility
- 16) Fundraising & grants are applied for and handled by YMCA staff
- 17) New and additional programming opportunities offered
- 18) Remaining \$750,000 Grant funds may possibly be repurposed within Berlin
- 19) Berlin may not need to spend funds to re-purpose current Community Center
- 20) Town staff resources not required to prepare bonding package documents
- 21) No need to consider a reduced size Berlin built & run facility to lower costs
- 22) Mental Health & wellness benefits for users, and youth development
- 23) Near center of town and walking distance to three Berlin schools
- 24) Provides expanded & year-round activities for children/families/teens/seniors

Cons—new YMCA:

- 1) Berlin does not control use and operations of facility and pool
- 2) Possible traffic issues
- 3) “Opportunity Cost” of 10.84-acre land use & possible Berlin financial contribution
- 4) Membership costs will exist where none exist now for our current Senior Center & Community Center & town would not control these fees
- 5) Potential issues with neighbors and property owners
- 6) Berlin does not get a brand-new Community & Senior Center combo
- 7) A feasibility study could take up to one year to complete with no guarantees
- 8) The earliest and most optimistic date to have a shovel in the ground for a new Berlin YMCA project is 1 ½ years
- 9) A new Berlin YMCA will not be a replacement to the existing Berlin Senior Center, but will only act as a supplement to it.
- 10) Does not meet the Commission on Aging Statement of Needs
- 11) Does not meet the Parks & Recreation Commission Statement of Needs
- 12) Usage not limited to only Berlin residents
- 13) Specific and detailed plans were not available for this sub-committee to review
- 14) Seniors who live at the current Berlin Senior Center property/Percival Heights will have to travel for some services and functions
- 15) Construction of this facility exposes the YMCA, and as a result Berlin, to “Abnormal Conditions” listed on Page 28
- 16) The YMCA would not pay property taxes due to tax-exempt status
- 17) Does not eliminate parking challenges/safety concerns at current Senior Center

Conclusion & Observations:

- (a) Bonding commencement process deadlines are weeks away (see Page 19)
- (b) Future/additional analysis regarding 72,000 square foot design:
 - Consider reduced facility size to lower project cost. For example, possibly eliminate the third pool, the Social & Youth Services Department, the Food Pantry, and have an April 2023 Referendum, as the QA&M Conceptual Design exceeds the Statement of Needs.
- (c) Give consideration & review to “Unanswered Questions” (see Page 29)
- (d) Consider “Abnormal Conditions”, listed on Page 28 when evaluating and making decisions
- (e) Recommend traffic analysis/study on Patterson Way
- (f) Recommend further evaluation and probability of Lower Lane access road
- (g) Even if a new YMCA is built in Berlin, or a new Berlin Community & Senior Center is built, it will not be free to use. Berlin residents would have to pay a monthly or annual membership fee to join with either option. This should be explained. See Page 26 for current Private & Public options nearby.
- (h) Page 6 indicates what options were explored by this committee, but we did not evaluate additional options such as “renovating the existing Senior Center and parking lot”, and/or “renovating the existing Community Center”, or the additional option to “do nothing” at this time.
- (i) Consider “Opportunity Cost” of using this town owned 10.84 acre parcel of land on Patterson Way for these aforementioned options.