



# TOWN OF HUDSON

## Board of Selectmen



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12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6024 • Fax: 603-598-6481

### BOARD OF SELECTMEN MEETING

September 05, 2023

7:00PM

Hudson Community Center, 12 Lions Ave.  
Agenda

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ATTENDANCE
4. NEW BUSINESS
  - A. Town Hall Relocation Opportunity - Discussion
5. ADJOURNMENT

**Reminder.....**

Items for the next agenda, with complete backup, must be in the Selectmen's Office  
no later than 12:00 noon on Thursday, September 07, 2023

# TOWN HALL RELOCATION



BOARD OF SELECTMEN  
ADMINISTRATOR • ASSESSOR  
TOWN CLERK / TAX COLLECTOR  
ADMINISTRATIVE WAREHOUSE  
ENGINEERING • FINANCE  
MEETING ROOM  
BUILDING & ZONING • PLANNING  
COMPUTER EAST  
MEETING & CONFERENCE ROOMS

The 2020 Town Capital Improvements Plan and the 2006 Master Plan and the 2020 Master Plan identify the need for the expansion or relocation of Town Hall to meet the needs of the community.

Town Hall was originally built in 1965 and expanded or renovated in 1974, 1987, 1988 and 1996. As many of you remember, the building also used to be the Police Station until 1996 when the Police moved to their facility on Constitution Drive. The current Town Hall is not fully handicapped accessible(not ADA compliant), current meeting rooms cannot accommodate large meetings, residents must go between levels for customer service or to pay bills, employee security could be improved, there is limited space for records retention and the possibilities for expansion of the facility is limited. The current Town Hall is approximately 12,000 square feet and sits on 1.3 acres (including the attached Fire Station).

Expanding the building on the west side (employee parking lot) was considered but the loss of parking was an issue. Adding a second story was also considered but it is unknown if the current structure could support a second story. It may be possible to expand into the area adjacent to the handicap ramp on the east side of the building (Fire Station side). There could be up to 2,400 additional square feet on two levels. At a cost of \$450 per square foot, this option would be in the \$1,000,000 to \$1,200,000 cost range. This would not correct all of the building's current deficiencies but would allow for additional meeting space and putting all customer service operations on the same level.

Hudson Town Hall, 12 School Street



The reason the Board of Selectmen are holding this meeting is to discuss an opportunity that has arisen to relocate and construct a new Town Hall facility on properties located at the corner of Central Street and Lowell Road.

# Proposed Site Lowell Road and Central Street

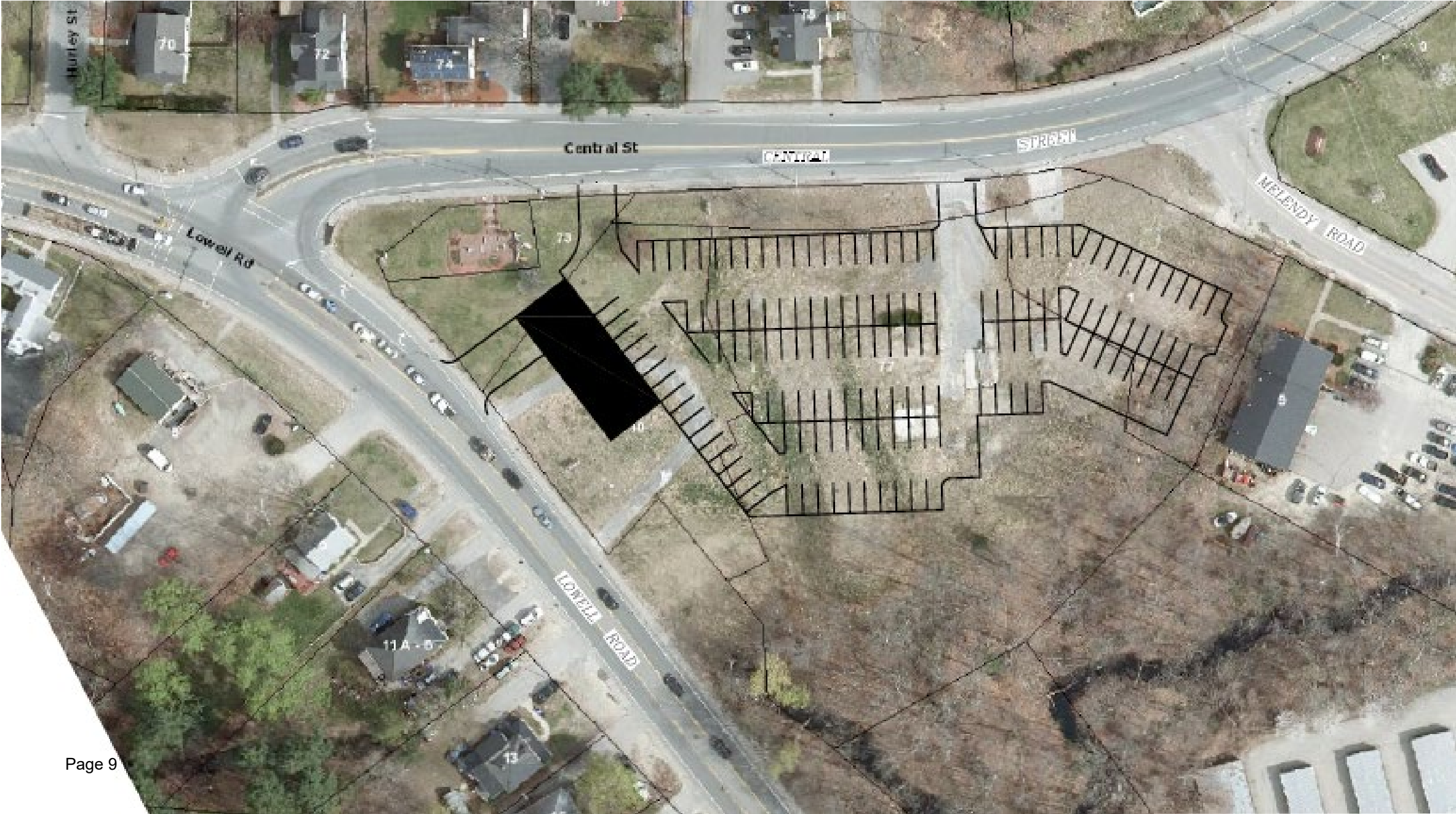




The properties are approximately 2.8 acres, are in the Business (B) zone and are owned by the Sousa Realty Group. We have an opportunity to work with the owner of the parcels through a long term land lease agreement to construct a three level (lower level, ground level/ main floor and third story) 12,000 to 13,000 square foot Town Hall. The benefits of new construction would be full ADA compliance and accessibility, meeting room facilities capable of accommodating large meetings, all customer service functions on the main/ground floor level, improved security and parking for approximately 130 vehicles, which is more than the Community Center can currently accommodate.

In addition, the property and new building would serve as a focal point for the community with the location being closer to the center of Town and easily accessible from all areas of Town.

Proposed Site Lowell Road and Central Street



- The cost to construct a 12,000 to 13,000 square foot building is estimated to be \$4.5 million (\$350 per square foot) with site work costing \$1.0 million and \$0.5 million budgeted for furniture and IT hardware and software for a total estimated cost of \$6,000,000.
- The first year cost for a twenty (20) year, \$6,000,000 bond, would be \$548,625 which is approximately \$0.12 on the tax rate. The total cost for the bond, including interest would be \$8,700,000 with a total tax rate impact of \$1.79 spread out over the twenty (20) years.

- There may be an option to use a portion of the Town's unassigned fund balance (surplus) to reduce the bond to a \$3,000,000 ten (10) year bond. The first year cost of this bond would be \$406,875 which is approximately \$0.09 on the tax rate. The total cost for the bond, including interest would be \$3,637,500 with a total tax impact of \$0.74 spread out over ten (10) years.

- The cost for the initial thirty (30) year land lease would be \$14,583 per month or \$175,000 on an annual basis for years 1 through 5. The lease cost increases by 10.0% for every subsequent five (5) year period, i.e. years 6 through 10 would be \$192,500 per year, years 11 through 15 would be \$211,750 per year, etc. for a total initial thirty (30) year lease cost of \$6,754,694. The first five (5) years of the lease tax rate impact would be approximately \$0.04 per year with a subsequent 10.0% increase every five (5) years. Additional renewal periods would be negotiated into the lease for the subsequent periods after the initial thirty (30) years.

- The total cost of the construction and land lease would be \$10,392,194 for a ten (10) year construction bond and a thirty (30) year land lease or \$15,454,694 for a twenty (20) year construction bond and a thirty (30) year land lease. The tax rate impact would average \$0.07 per year for the ten (10) year bond option or \$0.10 for the twenty (20) year bond option.

**The Board of Selectmen would like to hear from you, the residents and voters, your thoughts, questions and comments on this opportunity.**

# Town of Hudson

## Appendix

### Payment Schedules



**Town of Hudson  
Town Hall Relocation  
Land Lease Cost  
August 31, 2023**

		<u>Monthly Cost</u>	<u>Annual Cost</u>	<u>Tax Rate Impact</u>
30 Year Land Lease only	Year 1	\$14,583	\$175,000	\$0.04
	Year 2	\$14,583	\$175,000	\$0.04
	Year 3	\$14,583	\$175,000	\$0.04
	Year 4	\$14,583	\$175,000	\$0.04
	Year 5	\$14,583	\$175,000	\$0.04
	Year 6	\$16,042	\$192,500	\$0.04
	Year 7	\$16,042	\$192,500	\$0.04
	Year 8	\$16,042	\$192,500	\$0.04
	Year 9	\$16,042	\$192,500	\$0.04
	Year 10	\$16,042	\$192,500	\$0.04
	Year 11	\$17,646	\$211,750	\$0.04
	Year 12	\$17,646	\$211,750	\$0.04
	Year 13	\$17,646	\$211,750	\$0.04
	Year 14	\$17,646	\$211,750	\$0.04
	Year 15	\$17,646	\$211,750	\$0.04
	Year 16	\$19,410	\$232,925	\$0.05
	Year 17	\$19,410	\$232,925	\$0.05
	Year 18	\$19,410	\$232,925	\$0.05
	Year 19	\$19,410	\$232,925	\$0.05
	Year 20	\$19,410	\$232,925	\$0.05
	Year 21	\$21,410	\$256,925	\$0.05
	Year 22	\$21,410	\$256,925	\$0.05
	Year 23	\$21,410	\$256,925	\$0.05
	Year 24	\$21,410	\$256,925	\$0.05
	Year 25	\$21,410	\$256,925	\$0.05
	Year 26	\$23,487	\$281,839	\$0.06
	Year 27	\$23,487	\$281,839	\$0.06
	Year 28	\$23,487	\$281,839	\$0.06
	Year 29	\$23,487	\$281,839	\$0.06
	Year 30	\$23,487	\$281,839	\$0.06
Total Cost Land Lease Only			<u>\$6,754,694</u>	<u>\$1.42</u>

**Town of Hudson  
Town Hall Relocation  
Land Lease and 20 Year Bond Cost  
August 31, 2023**

		<u>Land Lease Annual Cost</u>	<u>20 Year Bond Cost</u>	<u>Total Annual Cost</u>	<u>Tax Rate Impact</u>
30 Year Land Lease and 20 Year Bond	Year 1	\$175,000	\$698,625	\$873,625	\$0.15
	Year 2	\$175,000	\$535,875	\$710,875	\$0.15
	Year 3	\$175,000	\$523,125	\$698,125	\$0.15
	Year 4	\$175,000	\$510,375	\$685,375	\$0.14
	Year 5	\$175,000	\$497,625	\$672,625	\$0.14
	Year 6	\$192,500	\$484,875	\$677,375	\$0.14
	Year 7	\$192,500	\$472,125	\$664,625	\$0.14
	Year 8	\$192,500	\$459,375	\$651,875	\$0.14
	Year 9	\$192,500	\$446,625	\$639,125	\$0.13
	Year 10	\$192,500	\$433,875	\$626,375	\$0.13
	Year 11	\$211,750	\$421,125	\$632,875	\$0.13
	Year 12	\$211,750	\$408,375	\$620,125	\$0.13
	Year 13	\$211,750	\$395,625	\$607,375	\$0.13
	Year 14	\$211,750	\$382,875	\$594,625	\$0.12
	Year 15	\$211,750	\$370,125	\$581,875	\$0.12
	Year 16	\$232,925	\$357,375	\$590,300	\$0.12
	Year 17	\$232,925	\$344,625	\$577,550	\$0.12
	Year 18	\$232,925	\$331,875	\$564,800	\$0.12
	Year 19	\$232,925	\$319,125	\$552,050	\$0.12
	Year 20	\$232,925	\$306,375	\$539,300	\$0.11
	Year 21	\$256,925	\$0	\$256,925	\$0.05
	Year 22	\$256,925	\$0	\$256,925	\$0.05
	Year 23	\$256,925	\$0	\$256,925	\$0.05
	Year 24	\$256,925	\$0	\$256,925	\$0.05
	Year 25	\$256,925	\$0	\$256,925	\$0.05
	Year 26	\$281,839	\$0	\$281,839	\$0.06
	Year 27	\$281,839	\$0	\$281,839	\$0.06
	Year 28	\$281,839	\$0	\$281,839	\$0.06
	Year 29	\$281,839	\$0	\$281,839	\$0.06
	Year 30	\$281,839	\$0	\$281,839	\$0.06
<b>Total Cost Land Lease and 20 Year Bond</b>		<u><u>\$6,754,694</u></u>	<u><u>\$8,700,000</u></u>	<u><u>\$15,454,694</u></u>	<u><u>\$3.21</u></u>

# NHMBB New Hampshire Municipal Bond Bank

## Town of Hudson

July 2024 Bond Sale

20 Year Estimated Schedule - Level Principal

2023 Assessed Valuation: \$4,768,015,119

Date Prepared: 06/19/23

Interest Start Date: 08/11/24

First Interest Payment: 02/15/25

Net Interest Costs: 4.25% Our 20 year interest rate in our January 2023 bond sale was 3.44%.  
We use 4.25% to be conservative for budgeting purposes.

Debt Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Fiscal Year Total Payment	Assessed Valuation	FY-Est. Tax Rate Inc.
	2/15/2025				\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 4,768,015,119	\$ 0.03
1	8/15/2025	\$ 6,000,000.00	\$ 300,000.00	4.25%	127,500.00	427,500.00			
	2/15/2026				121,125.00	121,125.00	548,625.00	4,768,015,119	\$ 0.12
2	8/15/2026	5,700,000.00	300,000.00	4.25%	121,125.00	421,125.00			
	2/15/2027				114,750.00	114,750.00	535,875.00	4,768,015,119	\$ 0.11
3	8/15/2027	5,400,000.00	300,000.00	4.25%	114,750.00	414,750.00			
	2/15/2028				108,375.00	108,375.00	523,125.00	4,768,015,119	\$ 0.11
4	8/15/2028	5,100,000.00	300,000.00	4.25%	108,375.00	408,375.00			
	2/15/2029				102,000.00	102,000.00	510,375.00	4,768,015,119	\$ 0.11
5	8/15/2029	4,800,000.00	300,000.00	4.25%	102,000.00	402,000.00			
	2/15/2030				95,625.00	95,625.00	497,625.00	4,768,015,119	\$ 0.10
6	8/15/2030	4,500,000.00	300,000.00	4.25%	95,625.00	395,625.00			
	2/15/2031				89,250.00	89,250.00	484,875.00	4,768,015,119	\$ 0.10
7	8/15/2031	4,200,000.00	300,000.00	4.25%	89,250.00	389,250.00			
	2/15/2032				82,875.00	82,875.00	472,125.00	4,768,015,119	\$ 0.10
8	8/15/2032	3,900,000.00	300,000.00	4.25%	82,875.00	382,875.00			
	2/15/2033				76,500.00	76,500.00	459,375.00	4,768,015,119	\$ 0.10
9	8/15/2033	3,600,000.00	300,000.00	4.25%	76,500.00	376,500.00			
	2/15/2034				70,125.00	70,125.00	446,625.00	4,768,015,119	\$ 0.09
10	8/15/2034	3,300,000.00	300,000.00	4.25%	70,125.00	370,125.00			
	2/15/2035				63,750.00	63,750.00	433,875.00	4,768,015,119	\$ 0.09
11	8/15/2035	3,000,000.00	300,000.00	4.25%	63,750.00	363,750.00			
	2/15/2036				57,375.00	57,375.00	421,125.00	4,768,015,119	\$ 0.09
12	8/15/2036	2,700,000.00	300,000.00	4.25%	57,375.00	357,375.00			
	2/15/2037				51,000.00	51,000.00	408,375.00	4,768,015,119	\$ 0.09
13	8/15/2037	2,400,000.00	300,000.00	4.25%	51,000.00	351,000.00			
	2/15/2038				44,625.00	44,625.00	395,625.00	4,768,015,119	\$ 0.08
14	8/15/2038	2,100,000.00	300,000.00	4.25%	44,625.00	344,625.00			
	2/15/2039				38,250.00	38,250.00	382,875.00	4,768,015,119	\$ 0.08
15	8/15/2039	1,800,000.00	300,000.00	4.25%	38,250.00	338,250.00			
	2/15/2040				31,875.00	31,875.00	370,125.00	4,768,015,119	\$ 0.08
16	8/15/2040	1,500,000.00	300,000.00	4.25%	31,875.00	331,875.00			
	2/15/2041				25,500.00	25,500.00	357,375.00	4,768,015,119	\$ 0.07
17	8/15/2041	1,200,000.00	300,000.00	4.25%	25,500.00	325,500.00			
	2/15/2042				19,125.00	19,125.00	344,625.00	4,768,015,119	\$ 0.07
18	8/15/2042	900,000.00	300,000.00	4.25%	19,125.00	319,125.00			
	2/15/2043				12,750.00	12,750.00	331,875.00	4,768,015,119	\$ 0.07
19	8/15/2043	600,000.00	300,000.00	4.25%	12,750.00	312,750.00			
	2/15/2044				6,375.00	6,375.00	319,125.00	4,768,015,119	\$ 0.07
20	8/15/2044	300,000.00	300,000.00	4.25%	6,375.00	306,375.00	306,375.00		
TOTALS		\$ 6,000,000.00			\$ 2,700,000.00	\$ 8,700,000.00	\$ 8,700,000.00		

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsel, please let us know and we will provide one.

**Town of Hudson  
Town Hall Relocation  
Land Lease and 10 Year Bond Cost  
August 31, 2023**

		<u>Land Lease Annual Cost</u>	<u>10 Year Bond Cost</u>	<u>Total Annual Cost</u>	<u>Tax Rate Impact</u>
30 Year Land Lease and 10 Year Bond	Year 1	\$175,000	\$481,875	\$656,875	\$0.12
	Year 2	\$175,000	\$395,625	\$570,625	\$0.12
	Year 3	\$175,000	\$384,375	\$559,375	\$0.12
	Year 4	\$175,000	\$373,125	\$548,125	\$0.11
	Year 5	\$175,000	\$361,875	\$536,875	\$0.11
	Year 6	\$192,500	\$350,625	\$543,125	\$0.11
	Year 7	\$192,500	\$339,375	\$531,875	\$0.11
	Year 8	\$192,500	\$328,125	\$520,625	\$0.11
	Year 9	\$192,500	\$316,875	\$509,375	\$0.11
	Year 10	\$192,500	\$305,625	\$498,125	\$0.10
	Year 11	\$211,750	\$0	\$211,750	\$0.04
	Year 12	\$211,750	\$0	\$211,750	\$0.04
	Year 13	\$211,750	\$0	\$211,750	\$0.04
	Year 14	\$211,750	\$0	\$211,750	\$0.04
	Year 15	\$211,750	\$0	\$211,750	\$0.04
	Year 16	\$232,925	\$0	\$232,925	\$0.05
	Year 17	\$232,925	\$0	\$232,925	\$0.05
	Year 18	\$232,925	\$0	\$232,925	\$0.05
	Year 19	\$232,925	\$0	\$232,925	\$0.05
	Year 20	\$232,925	\$0	\$232,925	\$0.05
	Year 21	\$256,925	\$0	\$256,925	\$0.05
	Year 22	\$256,925	\$0	\$256,925	\$0.05
	Year 23	\$256,925	\$0	\$256,925	\$0.05
	Year 24	\$256,925	\$0	\$256,925	\$0.05
	Year 25	\$256,925	\$0	\$256,925	\$0.05
	Year 26	\$281,839	\$0	\$281,839	\$0.06
	Year 27	\$281,839	\$0	\$281,839	\$0.06
	Year 28	\$281,839	\$0	\$281,839	\$0.06
	Year 29	\$281,839	\$0	\$281,839	\$0.06
	Year 30	\$281,839	\$0	\$281,839	\$0.06
<b>Total Cost Land Lease and 10 Year Bond</b>		<u><u>\$6,754,694</u></u>	<u><u>\$3,637,500</u></u>	<u><u>\$10,392,194</u></u>	<u><u>\$2.16</u></u>

# NHMBB New Hampshire Municipal Bond Bank

## Town of Hudson

July 2024 Bond Sale

10 Year Estimated Schedule - Level Principal

2023 Assessed Valuation: \$4,768,015,119

Date Prepared: 06/19/23

Interest Start Date: 08/11/24

First Interest Payment: 02/15/25

Net Interest Costs: 3.75% Our 10 year interest rate in our January 2023 bond sale was 2.71%.  
We use 3.75% to be conservative for budgeting purposes

Debt Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Fiscal Year Total Payment	Assessed Valuation	FY-Est. Tax Rate Inc.
	2/15/2025				\$ 75,000.00	\$ 75,000.00	\$ 75,000.00	\$ 4,768,015,119	\$ 0.02
1	8/15/2025	\$ 3,000,000.00	\$ 300,000.00	3.75%	56,250.00	356,250.00			
	2/15/2026				50,625.00	50,625.00	406,875.00	4,768,015,119	0.09
2	8/15/2026	2,700,000.00	300,000.00	3.75%	50,625.00	350,625.00			
	2/15/2027				45,000.00	45,000.00	395,625.00	4,768,015,119	0.08
3	8/15/2027	2,400,000.00	300,000.00	3.75%	45,000.00	345,000.00			
	2/15/2028				39,375.00	39,375.00	384,375.00	4,768,015,119	0.08
4	8/15/2028	2,100,000.00	300,000.00	3.75%	39,375.00	339,375.00			
	2/15/2029				33,750.00	33,750.00	373,125.00	4,768,015,119	0.08
5	8/15/2029	1,800,000.00	300,000.00	3.75%	33,750.00	333,750.00			
	2/15/2030				28,125.00	28,125.00	361,875.00	4,768,015,119	0.08
6	8/15/2030	1,500,000.00	300,000.00	3.75%	28,125.00	328,125.00			
	2/15/2031				22,500.00	22,500.00	350,625.00	4,768,015,119	0.07
7	8/15/2031	1,200,000.00	300,000.00	3.75%	22,500.00	322,500.00			
	2/15/2032				16,875.00	16,875.00	339,375.00	4,768,015,119	0.07
8	8/15/2032	900,000.00	300,000.00	3.75%	16,875.00	316,875.00			
	2/15/2033				11,250.00	11,250.00	328,125.00	4,768,015,119	0.07
9	8/15/2033	600,000.00	300,000.00	3.75%	11,250.00	311,250.00			
	2/15/2034				5,625.00	5,625.00	316,875.00	4,768,015,119	0.07
10	8/15/2034	300,000.00	300,000.00	3.75%	5,625.00	305,625.00	305,625.00	4,768,015,119	0.06
			=====		=====	=====	=====		
TOTALS		\$ 3,000,000.00	\$ 3,000,000.00		\$ 637,500.00	\$ 3,637,500.00	\$ 3,637,500.00		

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsel, please let us know and we will provide one.