

Public Facilities Project

Renovation of IB School and Davidson Town Hall

- The board of commissioners' strategic plan, adopted in March, includes a priority for addressing facility needs of town departments and the community.
- At their February 13, 2018 meeting, the board decided to suspend work on the design of a new town hall building. They asked staff to investigate, as an alternative, the reuse of the former IB School on South Street. The building, built in 1947, would contain offices and meeting space to house the governing board and the administration, planning, and parks and recreation departments.
- Concurrently, they requested a plan to renovate the existing town hall for 20 years of police and fire department growth.
- Renovating the former IB school enables us to preserve a community-valued historic asset. It sits on five acres of usable open space for fields, etc., with ample parking.

Financial Impact

- As of now, we will potentially have an agreement with CMS to lease the school for 40 years with an option to buy.
- Initially, the overall project cost was estimated at \$16,335,000. We reduced the cost to \$15 million, and plan to seek further cost reductions.
- The financial impact on taxpayers depends on the board of commissioners' decision to issue some or all of the bonds approved by voters in 2017, the county's revaluation, the timing of bond issuance, and each taxpayer's property value. See charts on the reverse side.

Next Steps

- A public hearing will be held at Davidson Town Hall on July 24 at 6:00 p.m. Please share your thoughts.
- Final discussions on the direction of the project will take place at the August 7 board of commissioners meeting to determine if referendum will be on November 6, 2018 ballot to allow citizens to vote.

Please send your thoughts to us via email at publicfacilities@townofdavidson.org.

Financial Impact

Scenarios:

Scenario	2017 GO Bonds	Town Hall Go Bonds	Required Tax Rate Increase	Tax Rate Increase Required Start
1	\$ -	\$ 16,335,000	2.59	2023
2	\$ 15,000,000	\$ 16,335,000	7.06	2022
3	\$ -	\$ 15,200,000	2.17	2023
4	\$ 15,000,000	\$ 15,200,000	6.69	2022
5	\$ 7,500,000	\$ 15,200,000	5.11	2023

Potential Ad Valorem Tax Impact on Homeowners:

Scenario	Required Tax Rate Increase (pennies)	Home Assessed Value									
		\$150,000		\$300,000		\$500,000		\$750,000		\$1,000,000	
		Per Year	Per Month	Per Year	Per Month	Per Year	Per Month	Per Year	Per Month	Per Year	Per Month
1	2.59	\$ 39	\$ 3	\$ 78	\$ 6	\$130	\$ 11	\$194	\$ 16	\$259	\$ 22
2	7.06	\$106	\$ 9	\$212	\$ 18	\$353	\$ 29	\$530	\$ 44	\$706	\$ 59
3	2.17	\$ 33	\$ 3	\$ 65	\$ 5	\$109	\$ 9	\$163	\$ 14	\$217	\$ 18
4	6.69	\$100	\$ 8	\$201	\$ 17	\$335	\$ 28	\$502	\$ 42	\$669	\$ 56
5	5.11	\$ 77	\$ 6	\$153	\$ 13	\$256	\$ 21	\$383	\$ 32	\$511	\$ 43